



TITUSVILLE, PA

DESIGN GUIDE FOR HISTORIC STRUCTURES & FEATURES



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PREFACE

An Overview

The 2.6 square-mile City of Titusville is located in the southeast corner of Crawford County, Pennsylvania. Initially a lumber center, Titusville is most known as the “Birthplace of the Oil Industry,” and is home to the world’s first commercially successful oil well, the Drake Well, which successfully drilled for oil in 1859. The subsequent oil boom quickly attracted people, businesses, and wealth to the area. With this influx came the fast-paced development of elaborate and modest structures in Titusville structured by a previously laid out street grid. A central business district was formed north of Oil Creek and south of Cherry Street, primarily centered on segments of W. Spring Street, Diamond Street, and Central Avenue. Residential homes were erected within a few blocks’ walking distance, many of which were (and still are) sophisticated and represented the area’s prosperity. Humble structures emulated the fashionable homes and the popular architectural styles of the time.

Today, about 170 acres located in the approximate center of the City of Titusville comprise the Titusville National Register Historic District. As of 2017, 452 of the historic district’s lots contained structures, with just over 90% of them contributing to the significance of the district (contributing structures). The other 10% of the lots contain structures that are not historically significant (non-contributing structures). Titusville’s period of historic significance ranges from approximately 1859 to the turn of the 20th century. In addition to homes and commercial structures, other historically-significant assets in Titusville include churches, civic buildings, parks, tree-lined streets, cemeteries, decorative ironwork, stone walls, and more.



The Purpose of this Design Guide

The recommendations given in this document are meant to be helpful and used voluntarily. No rules, regulations, or policies are specifically associated with this document.

By way of background, many of Titusville's existing historic structures are in good condition. Others have suffered neglect and are in need of repair before they are too deteriorated to preserve. Over the past 150+ years, numerous significant structures have been demolished and new modern development, not entirely compatible with the city's historic ambiance, crept into town.

The historic structures of Titusville represent a wide range of building types and architectural styles. Although each structure is unique in physical appearance, the community is visually tied together by a tree-lined street grid, an intricate balance of architectural features, and a high level of craftsmanship. As time passes and changes to individual properties compound, there is a real danger that Titusville could lose the intrinsic character of its past and become a place that is no longer treasured for its historic authenticity. Inappropriate and insensitive changes made to historic properties will not only impair Titusville's ability to retain and attract residents, visitors, students, businesses, and investment, it also will negatively affect property values.

For this reason, a guiding vision was needed to focus Titusville's stakeholders on a goal to preserve the city's historic character while at the same time embracing progress and change. This document is an outcome of that vision.

The design guidelines contained in Section 4 of this document address the preservation and enhancement of Titusville's authentic historic characteristics, with an emphasis on the Titusville National Register Historic District due to the concentration of historic assets in that portion of the city. Refer to the following sub-parts of Section 4 for more recommendations pertaining to:

- Section 4A:** Existing Buildings
- Section 4B:** Demolition and New Construction
- Section 4C:** Landscaping
- Section 4D:** Connecting Features (Roads, Sidewalks, Interpretive Signs)

The preservation of authentic historic character is important for Titusville because:

- The City will be well-positioned to attract new residents, visitors, and investors through its well-maintained supply of authentic historic assets.
- Property values will stabilize and potentially rise.

Refer to "Measuring Economic Impacts of Historic Preservation," by PlaceEconomics. Found online at: <https://www.achp.gov/sites/default/files/guidance/2018-06/Economic%20Impacts%20v5-FINAL.pdf>
- As entrepreneurs and businesses seek out unique places to invest in northwestern Pennsylvania, Titusville will be an attractive choice.
- More visitors will come to Titusville to experience its historic charm. While spending time in the City, they will dine, shop, and use local services, thereby contributing to the local economy.
- New and existing residents will value each other's preservation efforts, creating a domino effect of physical improvements.

SECTION 1

INTRODUCTION

The **City of Titusville, Pennsylvania** is known as the place where the modern oil industry began. Dating back to 1796 when Jonathan Titus and Samuel Kerr first settled in the area, the city has since evolved from a modest settlement to a wealthy lumber and petroleum center, and now to the city it is today. These 200+ years of history are evident in the city's current physical structure and give Titusville its unique characteristics.

The Titusville Historic District sits in the central portion of the city and is listed on the United States' National Register of Historic Places. The district covers an approximate 170-acre area that best represents Titusville's historical construction from the beginning of the oil industry to the turn of the 20th century.

Today, nearly all of the structures and other physical features found in Titusville contribute to the city's exceptional history, whether modest or elaborate, constructed during or after the oil boom, or located within or outside of the historic district. This is an important statement to understand because the Guidelines presented in this document address Titusville's all-inclusive history. Not only are the largest and fanciest homes, churches, civic structures, and business district buildings significant to Titusville's past (and its future), but so are the many distinctive simple structures, the street and sidewalk grid, the freestanding walls and fences, and the cemeteries, parks, trees, and so on.

It is important for Titusville's stakeholders to recognize that the actions they take today will become their legacy for the city's future. In the year of this document's publication (2018), the 21st century is in its first quarter and the historic character of the city is at stake. There are no regulations in place for the preservation of Titusville's historic



character, and nearly all historic preservation efforts are conducted voluntarily. Most Titusville residents cherish the city's history and understand that it has unique historical significance. Some properties remain pinnacles of successful preservation and reuse efforts, but others are falling into states of serious disrepair. There has not yet been a guiding vision or document to steer the community into a future that retains its authentic historic character for the benefit of generations to come. This Design Guide document is meant to help residents, business and property owners, and other stakeholders continue moving forward on a path of preservation of Titusville's unique historic and community spirit.

Purpose of this Document

This document's purpose is to identify the most important character-defining features of Titusville's historic environment, and to present a set of Guidelines that, when followed, will assist in retaining the city's authentic community character. The Design Guidelines contained in Section 4 address the maintenance and enhancement of Titusville's historic assets, with an emphasis on the Titusville National Register Historic District due to its national recognition as an important place in American history.

The Guidelines also recognize modern-day challenges related to the preservation and maintenance of historic structures and features, including but not limited to building material and maintenance costs, availability of materials, accessibility of skilled labor, and compliance with building codes and other applicable government regulations.

Communities with in-tact historic character are becoming increasingly difficult to find across the country. The craftsmanship exhibited in older buildings is nearly impossible to construct from the ground-up today. As other communities in Pennsylvania and around the nation become increasingly homogenous, a special place like Titusville that can offer a safe, well-maintained, and high-quality living environment has the opportunity to market its historic character to attract residents, businesses, and investments.

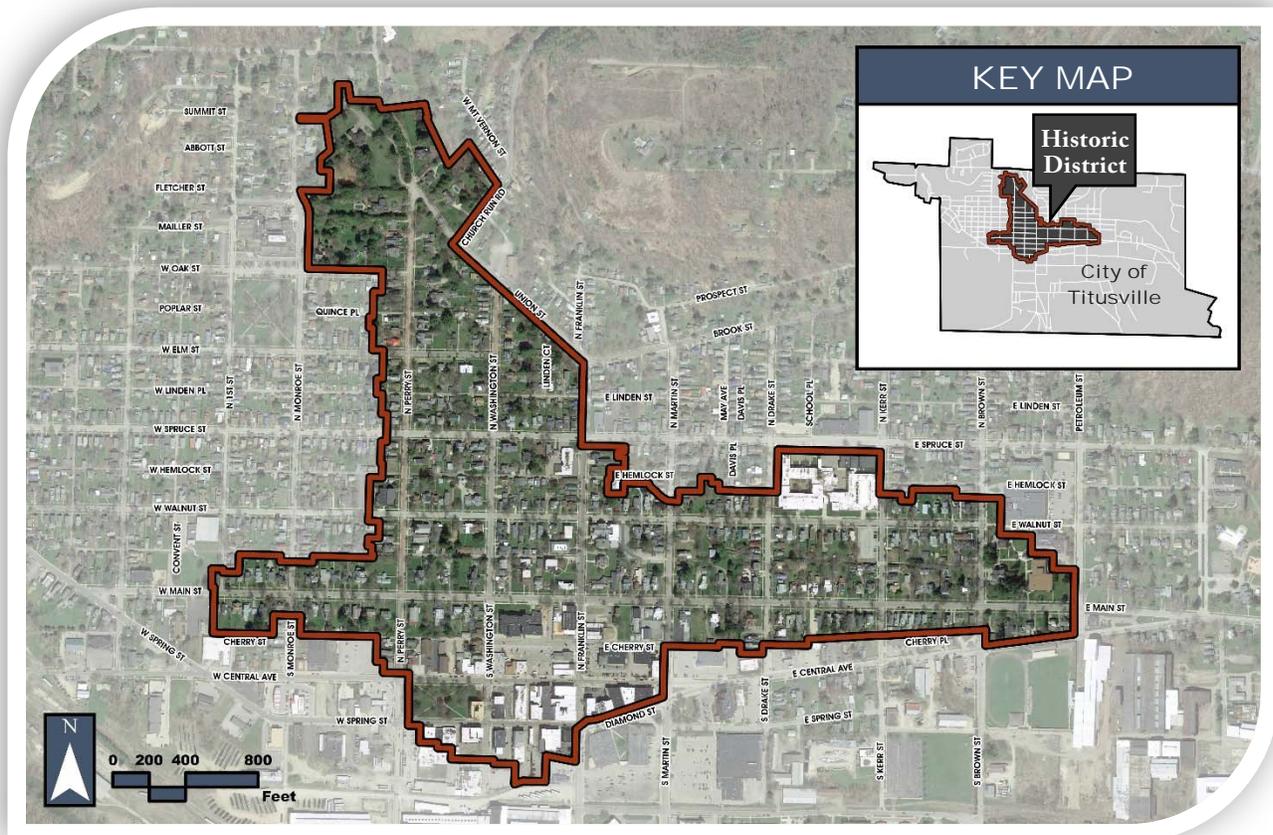


The current owners of Titusville's historic structures and features have the opportunity — and the responsibility — to serve as stewards of the city's future by appropriately caring for their homes, businesses, and properties so that the authentic, historical nature of the city is preserved for the benefit of future generations.

Authentic Historic Character

From the viewpoint of a first-time visitor to Titusville, or to anyone familiar with historic preservation initiatives, the city's collection of historic assets is impressive. The heart of the city is laid out in a traditional grid pattern that is easily walkable. Buildings of various types and sizes line the streets and exhibit more than 20 identifiable architectural styles. Iron fences, stone walls, and large canopy trees are common. Further, due to the rapid influx of monetary wealth to Titusville during the oil boom, a majority of the historic structures represent highly fashionable styles for their time of construction. As prosperity accrued to city residents of the late 19th and early 20th centuries, structures became larger and more elaborate. Existing buildings were frequently expanded as their owners' wealth grew, resulting in the addition of wings, floors, and/or more stylish architectural features. Prominent architects were often retained to design buildings and they oversaw the construction of Titusville's larger homes, commercial structures, and religious and civic buildings. Many of the smaller and more modest structures were patterned thereafter with similar artistic details.

Fast forward 100+ years to today and, remarkably, Titusville possesses a large majority of its authentic historic character. Some buildings are well-cared-for, while others are in need of attention and repair. The same goes for the street and sidewalk system, and other features including but not limited to fences, walls, landscaping, and similar characteristic elements of the city's physical makeup.



Google Earth Imagery (2017)

Using this Document - Steps to Success

Provided below are seven steps that Titusville's stakeholders can take to help ensure that their properties will contribute a positive legacy to the city's future. The Guidelines presented in Section 4 of this document are meant to be educational and helpful and will not necessarily result in improvement projects that are time-consuming or expensive. The recommendations are meant to provide direction with the intent of maintaining (and potentially increasing) property values, while preserving the significance of Titusville's historic assets. As the 21st century continues, one of the keys to retaining and attracting new residents and investment to Titusville will be to provide the type of community that is not easily found in other places. For Titusville, this means the experience of being in an authentically-historic community that is looking towards the future as much as it is delighting in its past.

→ Step 1:

Review the Guidelines

Review Section 4 of this document and determine which recommendations apply to your property. It is recommended that you work with a design professional to assist in implementation if you have further questions.

→ Step 2:

Identify the Character-Defining Features of Your Building/Property

Take an inventory of the character-defining features of your property (the physical features that make it special and tie it to Titusville's history). Review Section 3 of this document for general information about the most common architectural styles found in Titusville. If no features currently exist (for example, for a new construction project), determine which guidelines from Section 4 can be incorporated into the project.

→ Step 3:

Identify the Character-Defining Features of Neighboring Buildings/Properties

How a property, building, or other physical feature in Titusville relates to its neighbors and the character of the street and surrounding neighborhood may impact your decisions. Identify ways that your project would complement (or detract from) the historic, character-defining features found on adjacent properties and the general historic quality of Titusville. Make it a priority for your project to be as reflective of Titusville's traditional community character as possible.

→ Step 4:

Check City of Titusville Regulations

The Guidelines presented in Section 4 of this document are recommendations, and work in conjunction with the City of Titusville's Municipal Code, including the Zoning Ordinance, and other governmental regulations. Check with the city to be sure that you understand all of the requirements that will apply to your project.

→ Step 5:

Plan the Work and Obtain Approvals

No matter the size or scale of your project, plan the work to adhere to all governing regulations and to as many of the applicable, recommended Guidelines given in Section 4 of this document. If permits or approvals are required from the City of Titusville, be sure to obtain them before starting work. Questions can be directed to the City of Titusville Building/Zoning Code Enforcement Office.

→ Step 6:

Identify Possible Incentives

If your property is located in the Titusville Historic District and produces income (retail sales, a business, or rental property, for example), substantial historic building renovation projects may be eligible for federal and state tax credits if they comply with the U.S. Secretary of the Interior's Standards for Rehabilitation (many but not all of which are incorporated into this Design Guide). Questions about tax incentives can be directed to the Pennsylvania Historical and Museum Commission (PHMC) (www.phmc.state.pa.us).

→ Step 7:

Celebrate Success

When your project is complete and you wish to be recognized for a job well done, notify the Titusville Historical Society, www.titusvillehistoricalsociety.org. They will acknowledge the success, possibly document or photograph your completed project, and promote your accomplishments.

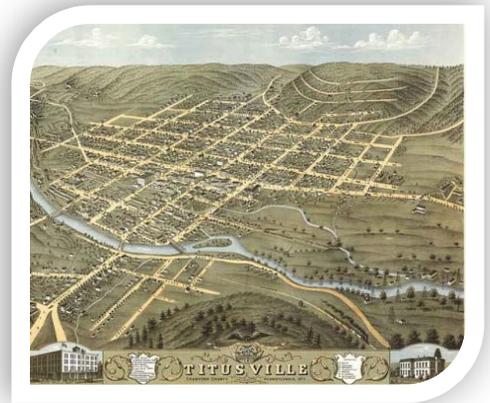
SECTION 2

HISTORICAL OVERVIEW

The historical overview of the City of Titusville and the Titusville National Register Historic District contained in this section is a summary of information provided on the *U.S. Department of the Interior, National Park Service's National Register of Historic Places Inventory Nomination Form for the Titusville Historic District* (NPS, 1985). Refer to the Nomination Form for a more in-depth description of Titusville's historic significance or contact the Titusville Historical Society, www.titusvillehistoricalsociety.org, or the historian at the Benson Memorial Library for additional historical information about Titusville.

The Early Days

First settled by Europeans at the beginning of the 19th century, Titusville developed as a typical rural community in Crawford County and northwestern Pennsylvania in the early to mid-1800s. In 1800, two former surveyors for the Howland 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 developing community. Settlement was slow and the first lots weren't sold until 1818. While the presence of oil was known and used medicinally by the indigenous inhabitants and travelers at the time, Titusville was founded and first developed for its abundance in wood as a basis for a natural resource economy. Through the first half of the 19th century, Titusville was primarily a lumber center, using the waterways (Oil Creek to the Allegheny River) as a method of transporting the resource to market to the south, most notably in Pittsburgh. Titusville was incorporated as a borough in 1847.



Titusville, circa 1871

Titusville's Historically Significant Period

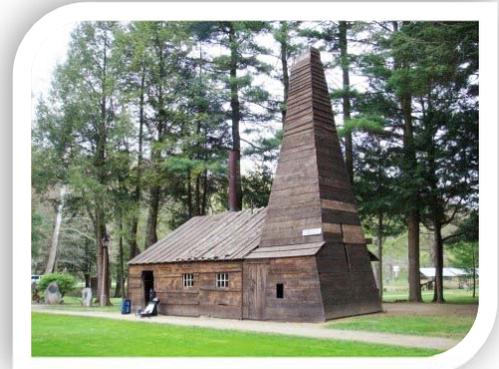
The first successful pumping of oil by Col. Edwin L. Drake in August of 1859 brought about the area's great oil boom. Titusville quickly grew in size due to its location as the closest community to the Drake Well, and the City retained its regional commercial significance into the early 20th century.

The oil boom's "get rich quick phenomenon" meant fortunes were made (and often lost) in short periods of time. Existing services and resources were overtaxed by the influx of thousands of people. "Contemporary accounts record whole sections of town being constructed in weeks and the sounds of hammering and building continuing throughout the night...It was estimated that during 1865 over 500 new buildings were constructed in Titusville alone" [NPS, 1985, item 8 pages 1-2]. With such high demand came growth in every type of support and service system including hotels, grocers, hardware, ironworkers, lumber mills, and chemical companies. The population grew quickly from about 500 to over 10,000 people, and Titusville adopted city status in 1866.

By 1869, Titusville emerged as the commercial and financial capital of the oil region. Industrial activity and uses such as financial institutions, a local newspaper, telegraph, and railroad and road connections perpetuated Titusville as a regional commercial center of northwestern Pennsylvania during the last half of the 19th century. The early oil boom years also increased the demand for wood needed in the production of shipping barrels, construction of oil derricks, workers' homes, and other community buildings.

Additional commercial structures were built during the 20th century to support operation of other industries (grocers, hardware, ironworkers, lumber mills, chemical companies, etc.), which maintained Titusville's importance as a commercial and financial center in northwestern Pennsylvania. Titusville also was referred to as "Queen City" due to its elite cultural standing, containing an opera house, theaters, hotels, and concert halls.

Although Titusville experienced "hard times" with the collapse of the speculative oil boom in 1866, the city survived "because of the immense mercantile trade it had developed within the region" [NPS, 1985, item 8 page 3]. When a new oil field in nearby Pleasantville erupted in the 1870s, Titusville again saw growth in construction and its economy. By the late summer of 1870, over 300 new dwellings were constructed in the city. As oil exploration spread beyond the Titusville area leading up to the end of the 19th century, both oil production and the area's economy declined; despite the decline, Titusville continued to serve as a commercial center for the region and continued to prosper through the mid-20th century.



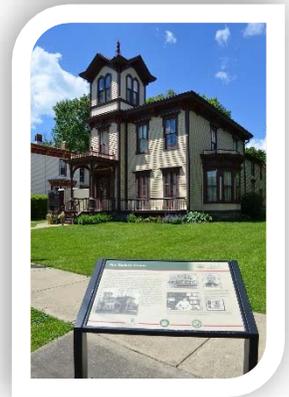
at least nine contributing/significant structures that were described in the list of properties on the nomination form also were demolished since the formation of the District in the early 1980s.

Street trees are a major contributor to Titusville’s historic character by embellishing and shaping the landscape of the city. Planted in the public right-of-way, the characteristically large street trees are complemented by others planted on private property behind the street right-of-way line and work together to provide shade to many sidewalks, front yards, and houses in Titusville, while also helping to screen the overhead utility lines and poles. The predominant street tree historically planted in Titusville is the maple.

All streets in the Historic District have **sidewalks** on both sides, except along alleys. Streets are paved with asphalt except for a portion of North Washington (400 and 500 blocks), which are still composed of brick. **Alleys** are located in a majority of the residential blocks, allowing for rear garages and rear vehicular entry, thereby providing for the preservation of pleasant appearances of front yards with few front driveways. Alleys also allow for the residential use for a number of smaller “carriage houses,” which are located behind houses on the main public streets and only are accessible from the alleys.

Generally, there is no extensive private landscape treatment (plants, fences, or walls) between the public street and private properties, but there are some larger residential properties with ornamental fencing, dating from the 19th century. These **ornamental iron fences** are another character-defining feature of Titusville.

Most houses in the residential portions of the Historic District are two to three stories tall, and the chief building material is wood with a “liberal use of natural-appearing siding materials” [NPS, 1985, item number 7, page 1]. A front yard setback of about 18 feet is typical; the smallest is about eight feet. There is a great variety of building forms, all having a different design. Some are very large and spacious while others are small, but all houses have some level of **architectural detail**. Common architectural details include the use of cornices, brackets, trims around door and window openings, dormer and bay windows, columns, porches, intersecting roof planes, and much more (refer to Section 3 of this document for more information).



The commercial building area is tightly contained by buildings that are two, three, or four stories in height, providing a strong sense of enclosure and focusing attention to sidewalk activities within the typical 60-foot street right-of-way. Shops and offices are generally set directly next to each other along the blocks with no space between buildings. Each building was constructed on a separate lot by different owners at different times, so there was and still is a considerable variety of architectural styles in the commercial district.

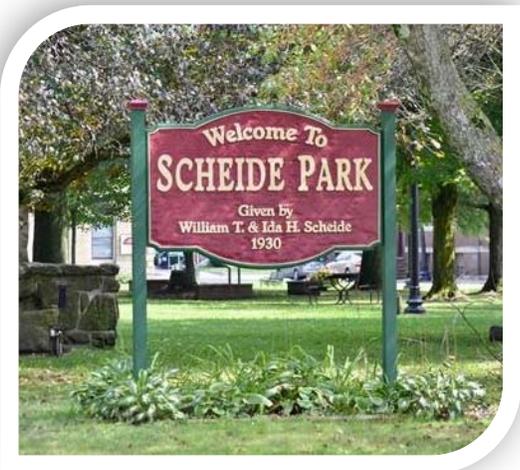
Styles applied in the construction of new buildings became more ornate and artistic with the increase in wealth. Buildings constructed from circa 1870 to 1900 exhibit a variety of architectural styles; more than 20 identifiable styles are present in Titusville. Residences were often altered from their original style as the wealth of the property owner allowed for adaptive alterations to the home for a style that had become in vogue. The Historic District and other portions of Titusville also contain numerous homes of modest proportion and style application; these residences housed the working class of Titusville and date from circa 1860 to 1900. As such, these residences also are important components of Titusville's authentic community character.

Historic Construction Materials

Reflecting the historic, social, and economic events in Titusville during the period in which the city developed as the base for the nation's oil history, the Titusville Historic District and surrounding streets contain architecture matching the pattern of growth in American architecture from the last half of the 19th century. There are many noticeable architectural examples and adaptations of late Victorian period and early 20th century styles. Because of Titusville's lumber industry, frame construction materials were readily available and affordable in the early 1800s; frame buildings remained dominant for a period of about five years beginning in 1859, as oil seekers who came to Titusville at that time were primarily interested only in getting rich quickly (rather than building architectural gems), and therefore rapidly built typical "oil-boom town" structures that are still found throughout the Historic District (for example, 104 and 106 Diamond Street). One structure from before Drake drilled the well in 1859 is the William Barnsdall House at 402 N. Washington Street that was constructed in 1855. Titusville's social permanence became evident in the mid-1860s when the first brick buildings were constructed. Examples of brick construction include the First National Bank (now a real estate office) at 102 Diamond Street, the R.D. Fletcher Store building at 108-110 S. Franklin Street, the church at 221 W. Main Street (now a Church of Christ), the Corinthian Hall at 111-113 W. Spring Street, and the first brick residence, the Joseph L. Chase House at 204 W. Main Street. Brick is now the predominant construction material of the commercial district, whereas the residential area consists predominantly of frame buildings. However, several of the more elaborate and larger houses also were constructed with brick and other masonry materials.

Parks

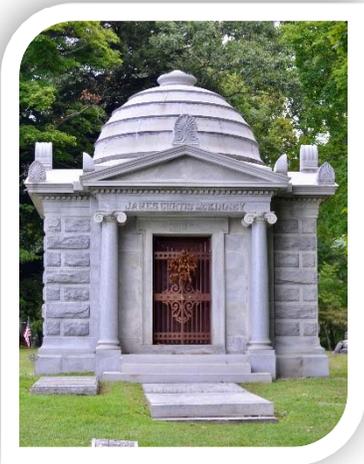
Scheide Park (established 1930) and Roberts Grove (established 1894) are small city parks blocked within the street grid providing green space for Titusville residents and visitors. Together these parks offer picnic areas, playgrounds, basketball courts, pavilions, a gazebo, benches and seating areas, and shade trees crisscrossed by paved paths. Scheide Park also contains the city's Veterans Memorial at the corner of N. Washington Street and W. Central Avenue. Burgess Park is the City's oldest community park, and was created in the late 1940s; the park contains a swimming pool (opened in 1951), a pond, picnic shelters, and a variety of active recreation amenities including sports courts, skate park, and playground. Burgess park is also home to the Titusville Community Center which houses the Senior Center.



Cemeteries

Woodlawn Cemetery and the much older and smaller Pioneer Park (first burial 1800) are two cemeteries in Titusville worth noting for their connection to the city’s authentic historic community character. Burial sites at Woodlawn Cemetery hold families who rose to prominence and fortune during the early development of the oil industry. A monument to Edwin L. Drake (1819-1880) was erected in Woodlawn Cemetery in 1902 to honor his legacy. These examples of American rural cemeteries are known for their park-like settings; visitors seek tranquility while sitting on benches, strolling along paved paths, or picnicking with friends and family.

While cemeteries provide opportunities for connecting to nature and the city’s past, cemeteries are not conducive to active recreation. Amenities like playgrounds and ballfields or courts are not considered appropriate in these tranquil areas. Preservation of the peaceful environment of these cemeteries along with their landscape features (gates, winding roadways, grave markers, sculptures, memorials, benches, picturesque vistas, and the like) will continue allowing the living a place to intimately connect with the past.



Historic Cemeteries

Refer to the National Park Service’s Preservation Brief No. 48, *Preserving Grave Markers in Historic Cemeteries*, which identifies proper methods to maintain, prevent damage to, and repair grave markers.

<https://www.nps.gov/tps/how-to-preserve/briefs.htm>

Keith Eggener, author of *Cemeteries*, a book about the evolution of American cemeteries, highlights “the coming together of [the] disparate states of life and death, nature and culture. Cemeteries are the places that those kinds of meetings of the past and the future come to the fore ” [Greenfield, 2011].

Today

Although the city is no longer an “oil town booming” with people filling the commercial sidewalks, there are plenty of businesses serving local and regional residents. In addition, heritage tourism entices visitors to Titusville to see the nearby Drake Well, ride the excursion train along the Titusville and Oil Creek Railroad, connect to the Erie to Pittsburgh bicycle trail via the Queen City trail, and take the historic walking tour to see the impressive architectural styles that make up the Titusville National Register Historic District. The University of Pittsburgh at Titusville also attracts students, faculty, and visitors into town who give patronage to local businesses and restaurants.



SECTION 3

ARCHITECTURAL STYLES

This section provides an overview of the most prevalent architectural styles found in the City of Titusville, as well as other styles that are less frequently applied yet still have a tie to the city's historical significance. Each architectural style (or grouping of similar styles) is presented on the following pages along with a brief written description, illustration, and/or photographs that describe the character-defining features of the style.

Through the ability to identify the various features of different styles, property owners can more easily recognize the style of their structure(s) and strive to preserve the distinctiveness and individuality of these diverse features. Refer to Section 4 of this document for specific recommendations.

Many of the architectural styles found in Titusville have roots in Europe. Early residents of the United States often patterned the architectural style of their home or business building after the popular architectural styles found in their European homelands. As time passed and some styles diminished in popularity, Titusville building owners with the financial means made additions and improvements to mirror a more contemporary style of the time, resulting in many of Titusville's historic buildings having mixed architectural styles.

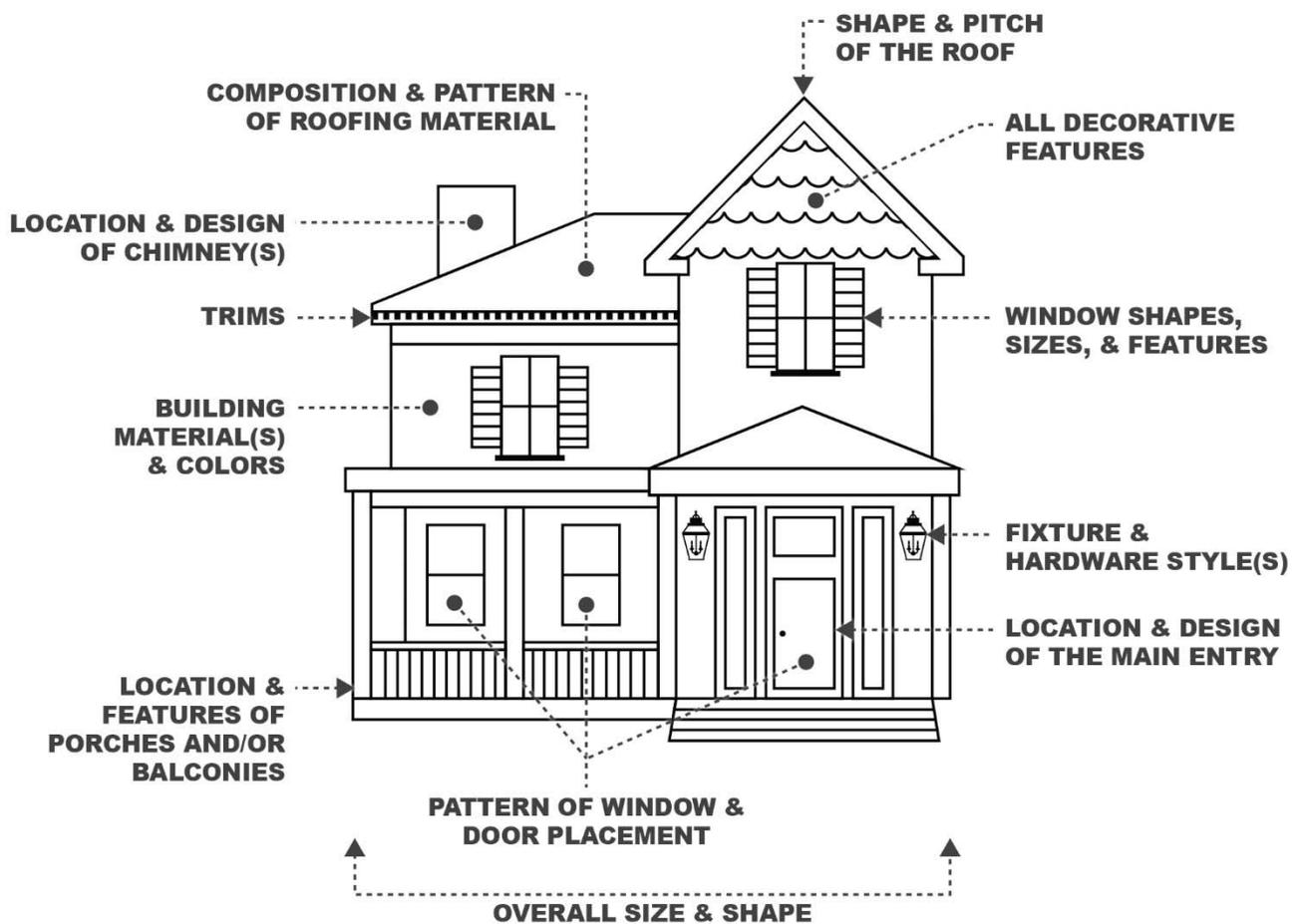
What is "Architectural Style"?

An architectural style is defined by the features that make a structure notable or historically identifiable. A style may be characterized by elements such as form (size and shape) of a building, the building materials used (wood, masonry, brick, etc.), the positioning and shape of windows and doors, various architectural details, and overall character. Popular styles change over time and are influenced by many factors; therefore, the collection of architectural styles found in a community often tell a story about its history and the social structure of its residents.

How to Identify Characteristic Architectural Features of Any Structure

Every building has its own identity and distinctive character. The term “architectural character” refers to all of the visual aspects and physical features found on the exterior of a structure. Regardless of a building’s size or cost, it has a character. In Titusville, many buildings, large and small, do not neatly fit into a single architectural style category as described on the following pages. Thus, it is important to take each building’s physical features into account to determine what makes it special.

The diagram below serves as a visual aid to assist in determining the character-defining features of a building.

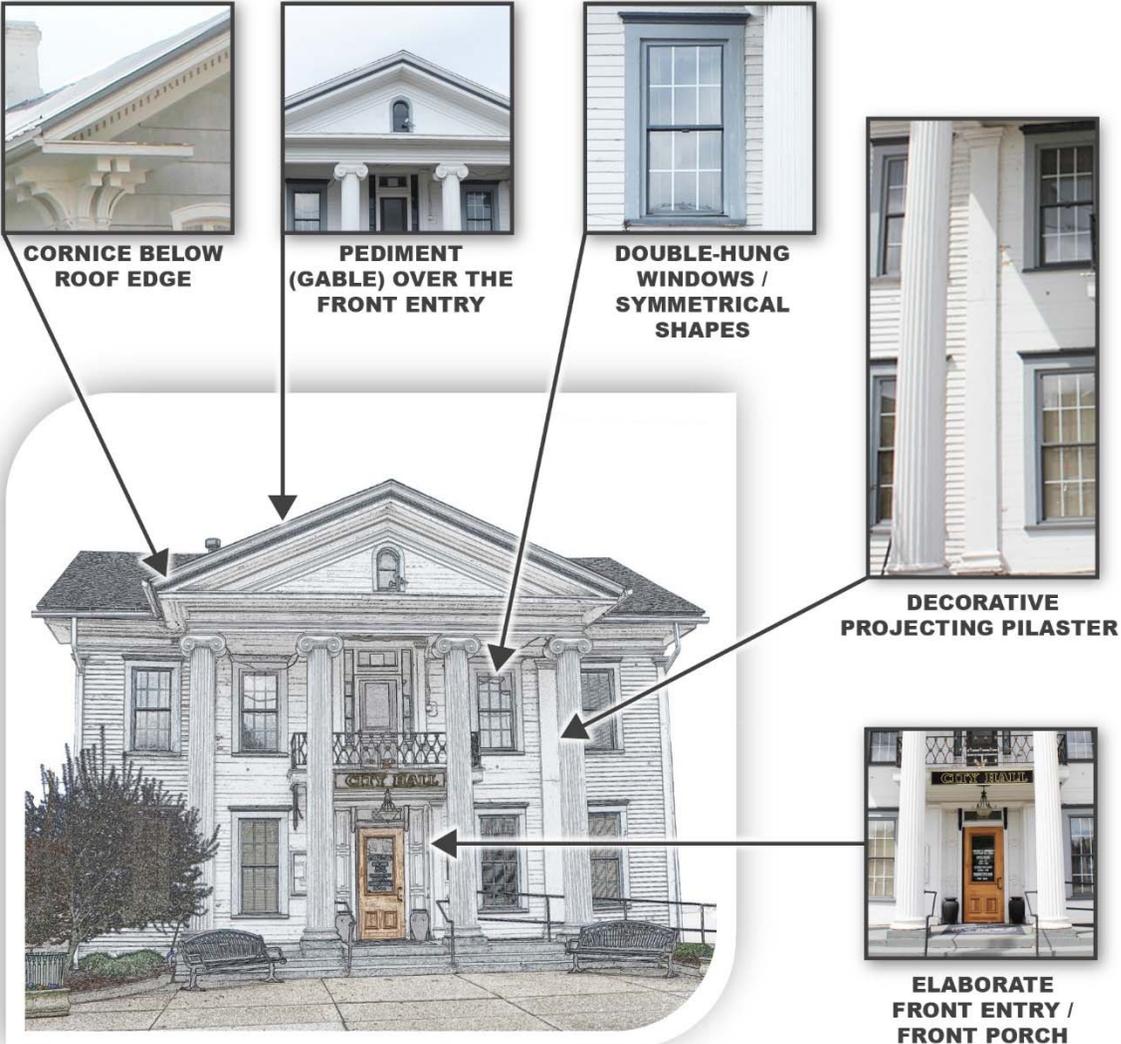


For more information on architectural character, refer to the U.S. Department of the Interior’s Preservation Brief No. 17 *Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character* found online at: <https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>.

Greek Revival

The Greek Revival style reflected a desire to take architectural inspiration directly from the ancient temples of Greece. This style gained popularity in the United States around the year 1820. Greek Revival architecture was typically applied to public buildings, but the style also spread to home design via pattern books. The Greek Revival style was popular in Titusville and throughout Pennsylvania in the early to mid-19th century, the most notable example being Titusville’s City Hall, which was originally constructed in 1865 as a private residence then used as a hotel (The Bush House) until 1872.

Characteristic features include a symmetrical building shape, pediment (gable) over the front entry, heavy cornice (decorative horizontal molding below the edge of the roof), wide frieze (a long, narrow, horizontal panel or band for decorative purposes), and simple/bold moldings. Many Greek Revival buildings also have a front entry porch with columns, decorative pilasters (usually round or rectangular columns projecting from a wall), and narrow windows around the front door. This style often displays white marble or is painted white to resemble white marble.



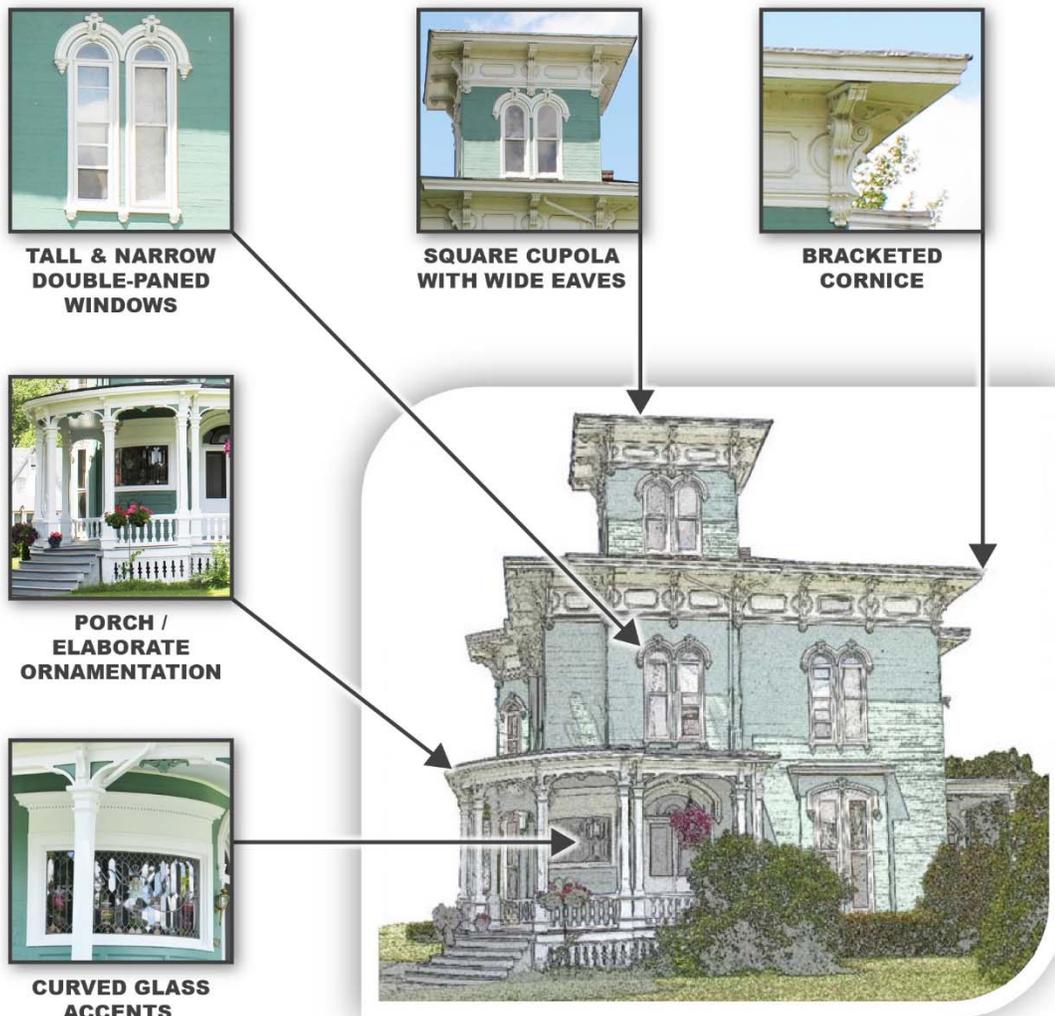
Titusville City Hall | 107 N. Franklin St.

Italian Villa & Italianate

The Italianate and Italian Villa styles became popular in the early to mid-19th century as part of the romantic movement in architecture, and reflected the public's taste for buildings that evoked a romanticized region or time in history.

The Italian Villa is distinguished by a square tower feature (cupola), topped with a decorative bracketed cornice and wide eaves. By the mid-19th century, this popular style evolved into the Italianate style. The main difference being that the Italianate style includes the bracketed cornice, but does not always include the cupola. These styles were primarily applied to homes, institutional structures, and to commercial buildings frequently having a business on the first floor and offices or living quarters designated to the upper floors.

The most character-defining feature is elaborate ornamentation. Other characteristic features include a rectangular-shaped building form, a tall appearance (two, three, or four stories), a flat or low-pitched roof, tall and narrow double-paned windows, side bay windows, and porches topped with balconies. Arched features above windows are also common. Exterior building materials are often colorful (but not overly so) with contrasting trim.

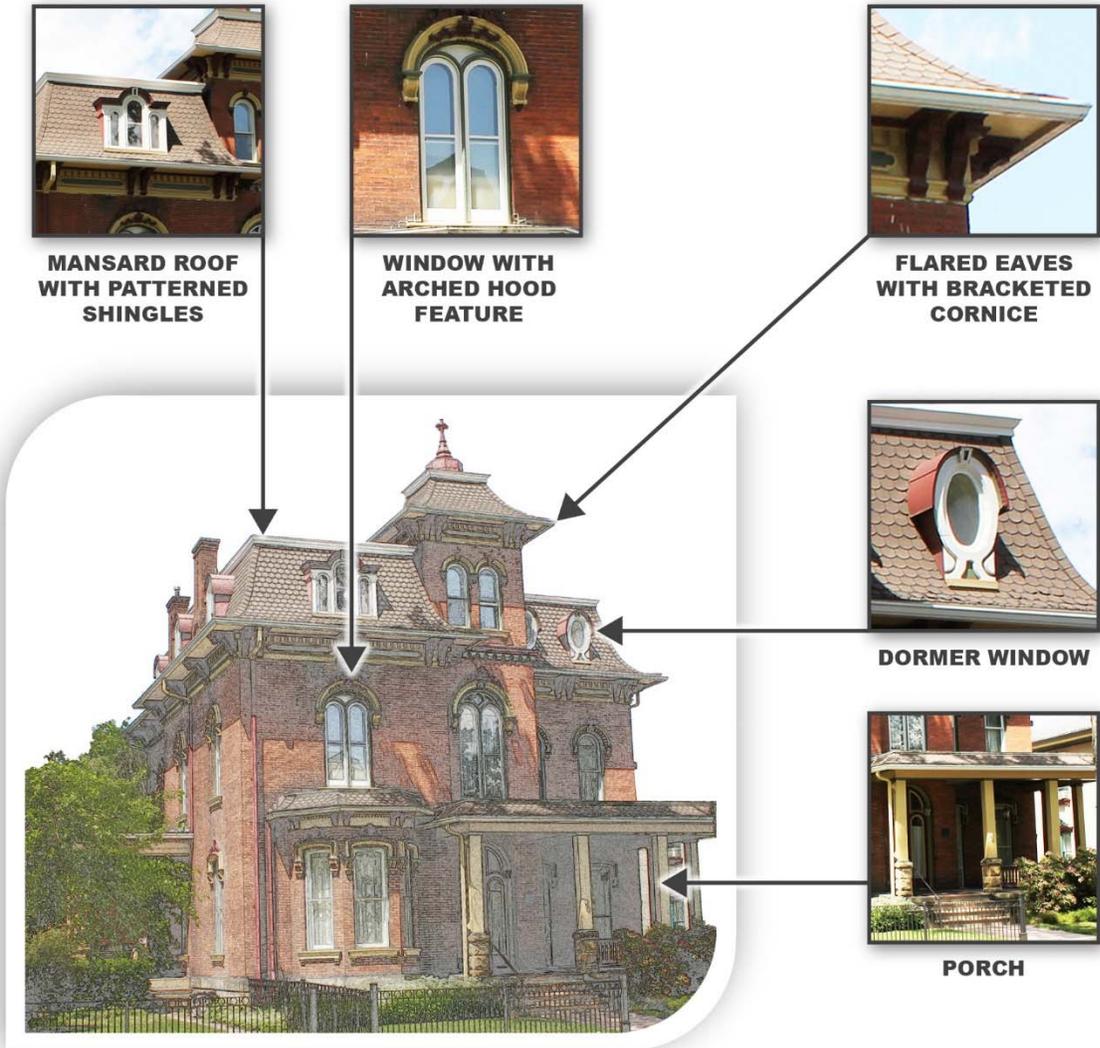


602 E. Main St.

Second Empire

The Second Empire style is a subset of Victorian architecture that was popular throughout the United States in the 1860s and 1870s and was used extensively in the northeastern part of the nation. The Second Empire style was viewed as a contemporary “modern” style, rather than a revival style, because it was popular in France and the United States simultaneously. In Titusville, the Second Empire style was used for homes as well as public and commercial buildings.

The steeply-sloping mansard roof is the key identifying feature of this style; it was considered a fashionable and functional element because it created a fully usable attic space. Other features include a patterned shingle roof, flared eaves (edges of the roof that overhang the face of a wall), dormer windows that penetrate the roof, iron roof cresting, cornices (decorative horizontal molding that crowns a building) with heavy brackets, quoins (decorative stonework at the building corner), balustrades (railings), and a one-story porch. Tall hooded windows are typical and whimsical arched wooden hoods are usually found over windows and doors. The building shape is generally boxy, and either symmetrical or “L” shaped with a strongly-projecting bay.

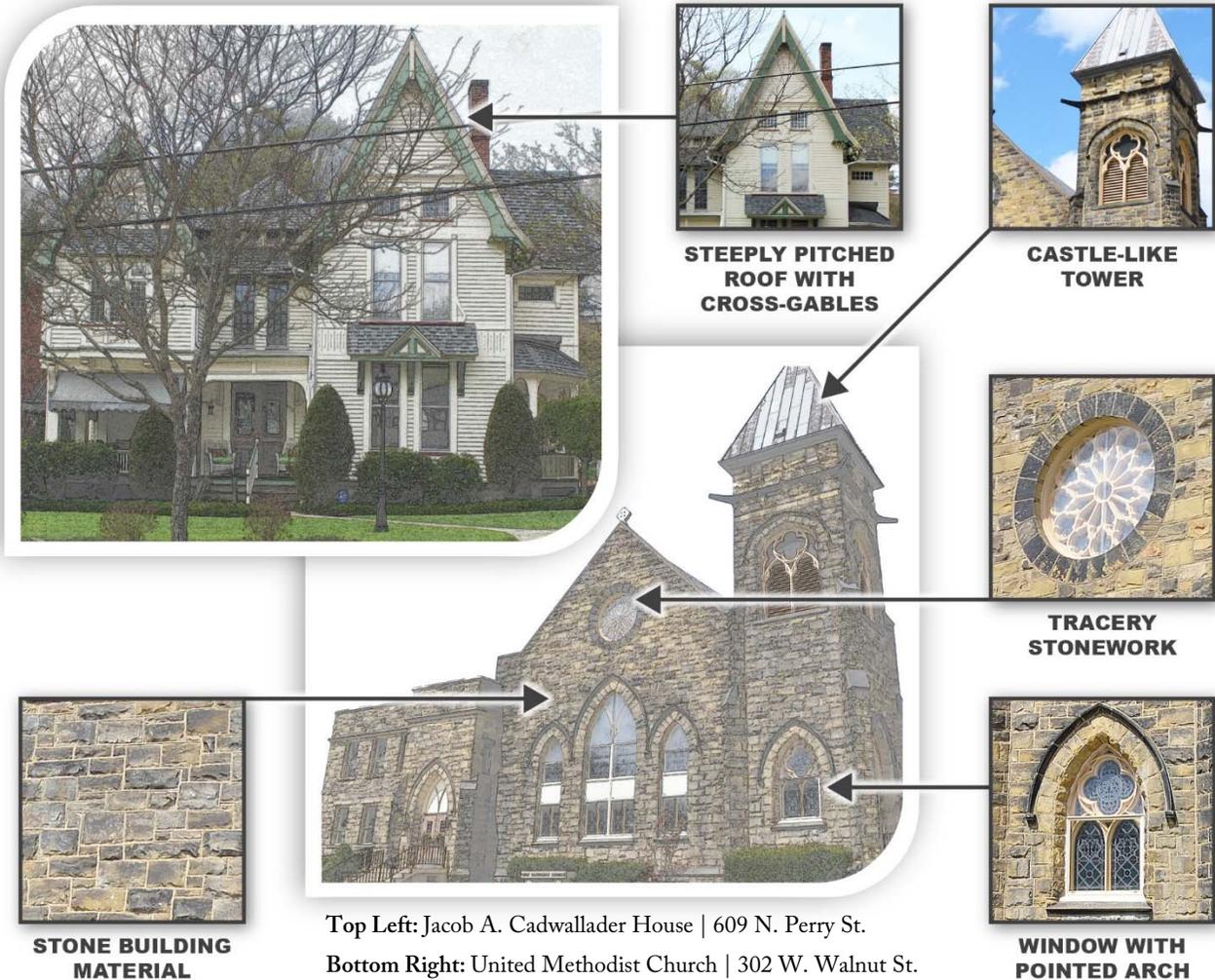


William B. Sterrett House | 226 E. Main St.

Gothic Revival & Victorian Gothic

Gothic styles of architecture, especially that of the Gothic Revival design, were popular in the United States in the mid- to late 19th century. Associated with the romantic movement in architecture, this style imitates the grand castles and cathedrals found in Europe, which were often inspired by medieval design. The Gothic style was frequently applied to religious structures (churches) and homes. Gothic-style buildings are characterized by a steeply pitched roof with steep cross-gables, deep porches, windows with pointed arches, tracery stone work (which supports the window glass), and masonry exterior walls or walls with vertical siding and gingerbread trim or other fancy wooden trims. Castle-like towers with parapets are common on high style buildings (i.e., churches and large homes).

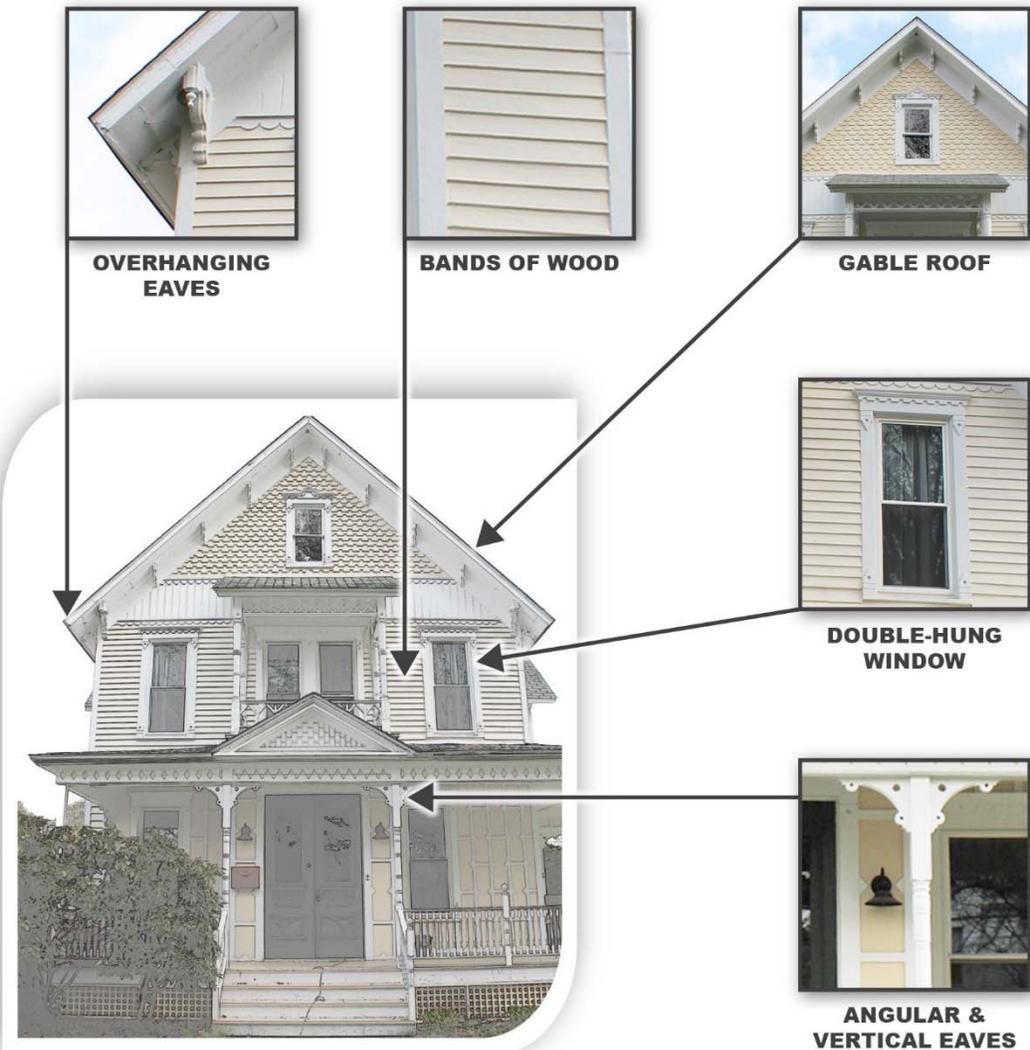
Later in 19th-century Titusville, Gothic Revival styles were mixed with other elements of Victorian era styles and became the eclectic style known as Victorian Gothic. Victorian Gothic buildings are distinguished by the use of brick or stone, with polychrome bands of decorative masonry.



Stick

The Stick style is a type of Victorian style that became popular in the mid-19th century and was introduced by the pattern books of Andrew Jackson Downing. The Stick style is used on many homes in Titusville, and is distinguished by the decorative stickwork or bands of wood trim applied horizontally, vertically, or diagonally to the exterior wall surfaces. The Stick style is considered a transitional style, with decorative details similar to the preceding Gothic Revival style, and a shape and form closely related to the following Queen Anne style. The Stick style (and also the Gothic Revival and Queen Anne styles) was inspired by Medieval English building traditions.

The Stick style treats wall surfaces, doorways, cornices, windows, and porches as decorative elements. Angular and vertical elements are usually emphasized. In addition to the characteristic decorative bands of wood (clapboards on exterior building walls), the Stick style is identifiable by the use of a steeply pitched gable roof, overhanging eaves, decorative trusses at the gable peak, and multi-textured wall surfaces.

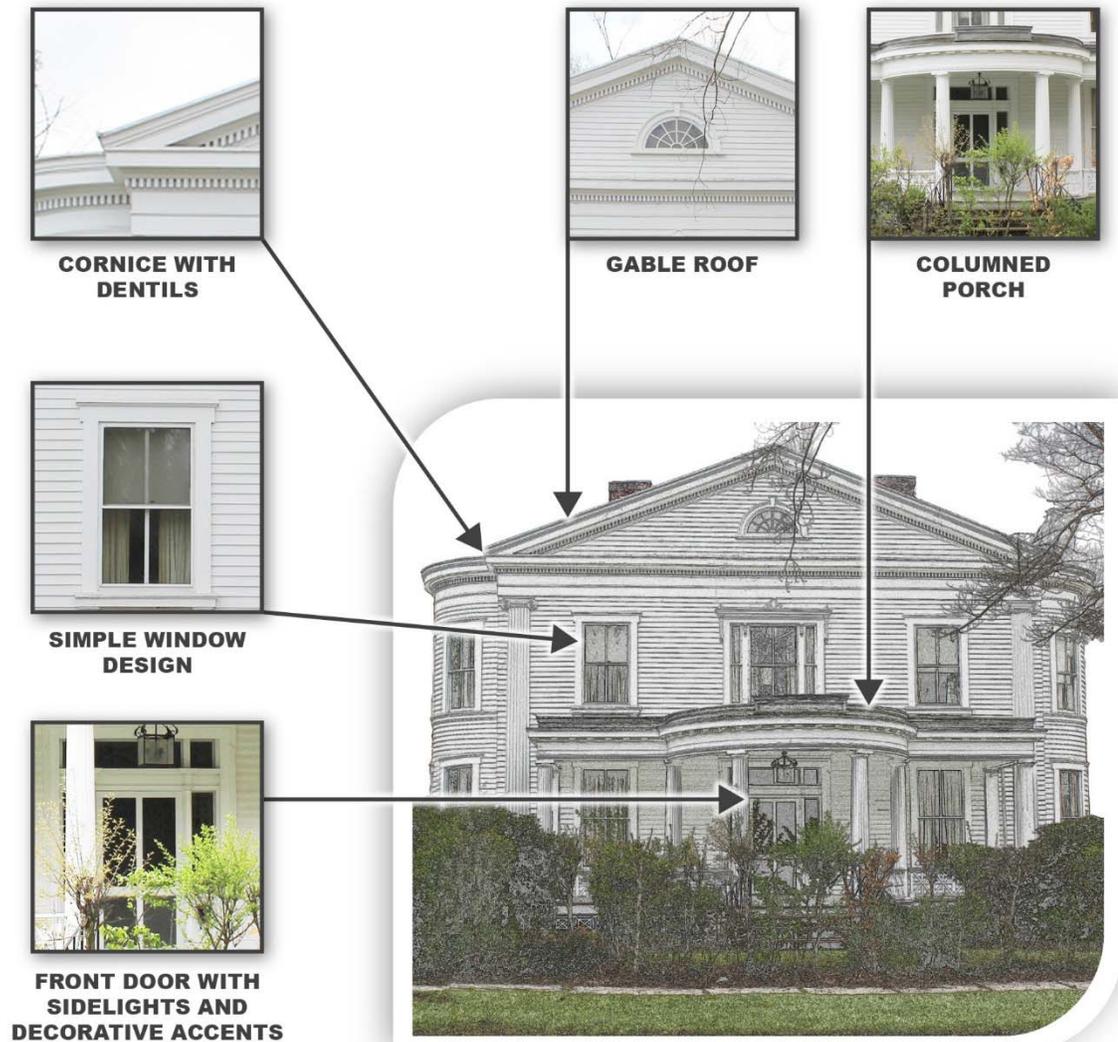


412 W. Main St.

Colonial Revival

Colonial-style buildings are characterized by a rectangular shape, symmetrical front façade, regularly-spaced single windows, and some type of decorative accent over the front door. The size and complexity of that decoration is one of the features that differentiate the Colonial sub-styles. The front door also frequently features sidelights topped by transom windows. Colonial-style structures are typically two or three stories in height and feature a gable roof.

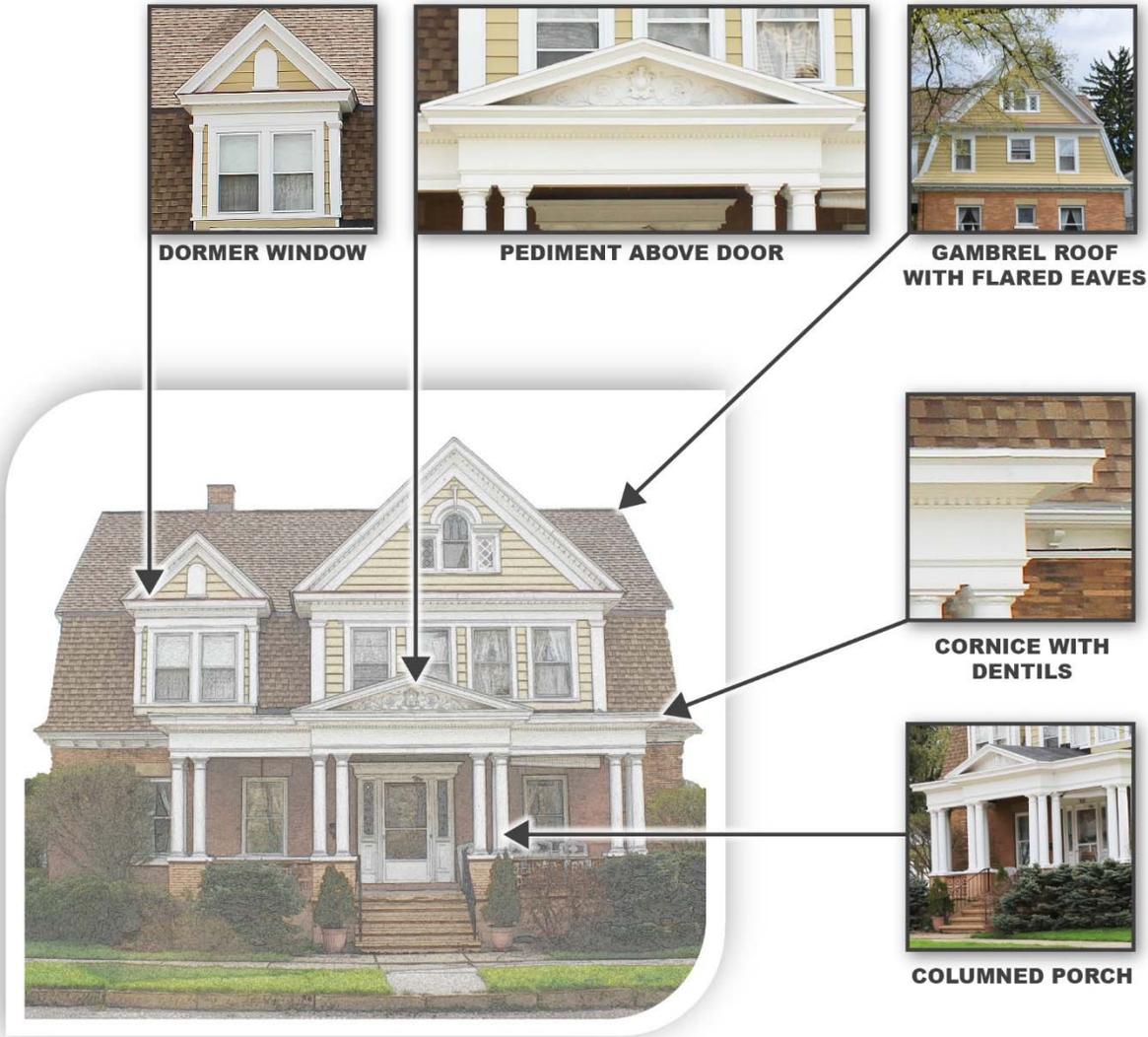
The Colonial Revival and Dutch Colonial style buildings were popular in the late 19th century and also are distinguished by their columned porch or portico, pedimented doors or windows, and cornice with dentils or modillions. Beginning in the early 20th century, the Spanish Colonial Revival style became popular and is identifiable by a low-pitched (often clay tile) roof, round arches at the entryway, and decorative window grills. In Titusville, these styles were mostly used for homes, institutional buildings, and churches. Examples range from simple, square-shaped structures to large estate homes.



W. H. Abbott House | 215 W. Main St.

Dutch Colonial Revival

The Dutch Colonial Revival is subtype of the Colonial Revival style of architecture that was popular during the first half of the 20th century. The primary characteristic feature of the Dutch Colonial style is the gambrel roof, which has a low sweeping shape. Dormer sheds and windows are typical in the roof and eaves are usually, but not always, flared. Other distinguishing features include a columned porch or portico, pedimented doors or windows, and cornice with dentils or modillions. Several homes in Titusville display Dutch Colonial Revival architecture.



DORMER WINDOW

PEDIMENT ABOVE DOOR

GAMBREL ROOF WITH FLARED EAVES

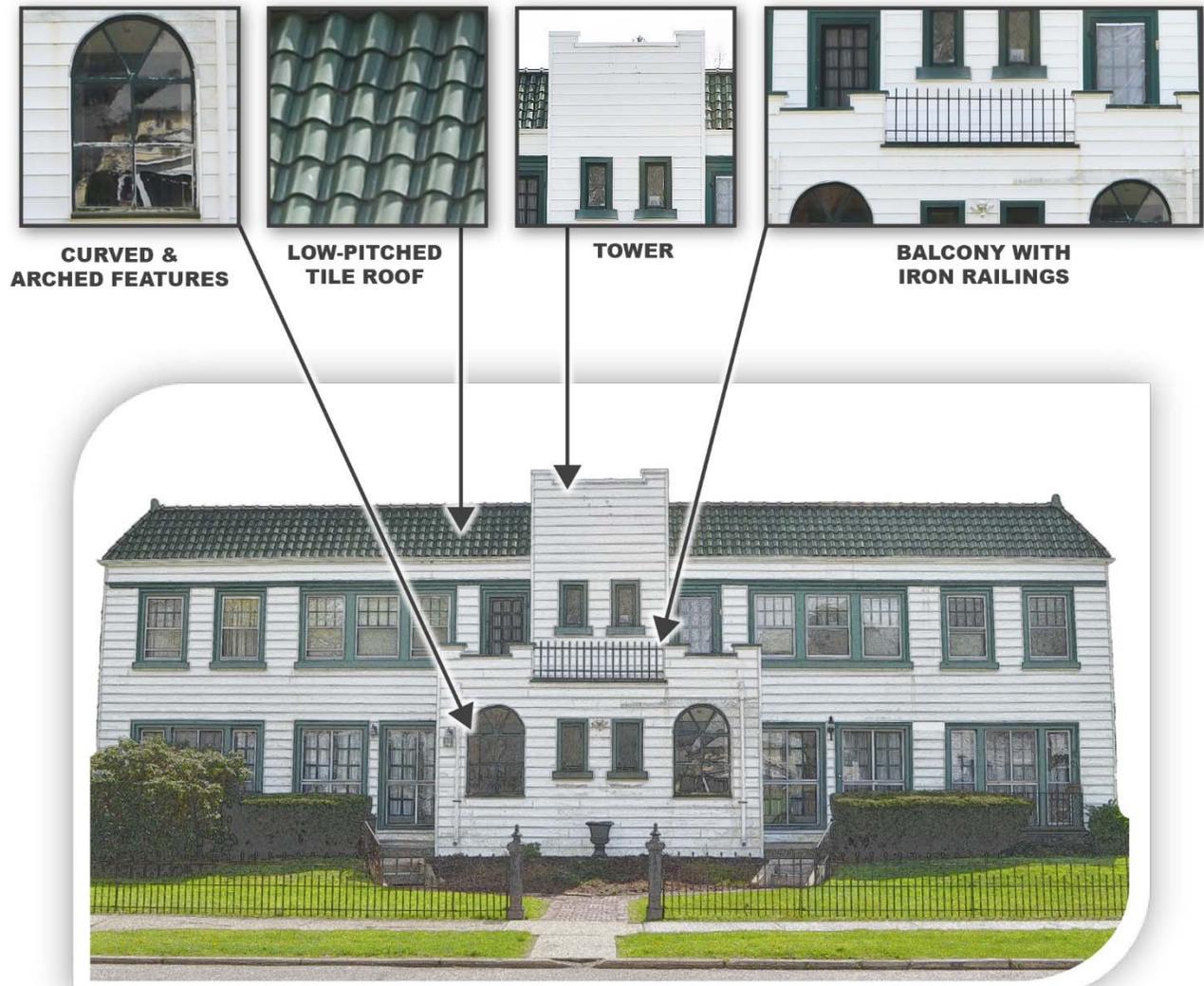
CORNICE WITH DENTILS

COLUMNED PORCH

302 N. Perry St.

Spanish Colonial Revival

Beginning in the early 20th century, the Spanish Colonial Revival style became popular as a result of the Panama-California Exposition, and became a style movement in the United States from 1915 to about 1940. Although this architectural style is typically found in the southern and southwestern United States, Spanish Colonial Revival architecture is also present in Titusville. The style is identifiable by a low-pitched hip or gabled tile roof, a heavy wooden door, curved and arched features mostly found at windows and doors, tower-like chimneys, and ornamental iron work and tile work. Doors and gates typically display iron details and balconies or terraces are common.

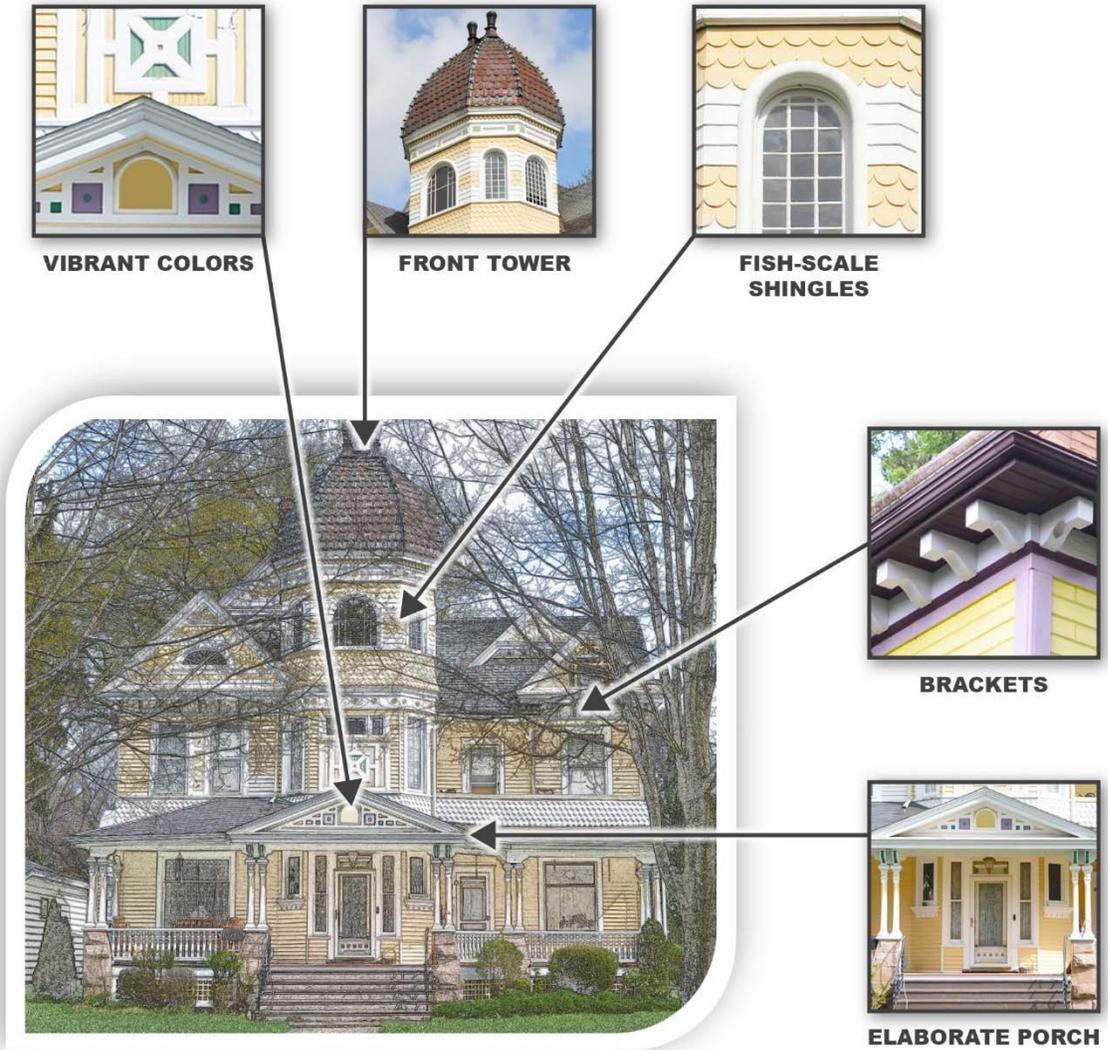


205-211 W. Elm St.

Queen Anne

The Queen Anne style became popular in the late 19th century, and is known to typify elegant architecture of the Victorian age. Although this style is named for England’s Queen Anne, the style is more closely related to medieval forms of architecture from the previous Elizabethan and Jacobean eras in English architecture. The Queen Anne style became popular in the United States through the use of pattern books and the publishing of the first architectural magazine “The American Architect and Building News.”

The Queen Anne style is characterized by an asymmetrical front façade and abundant decorative elements. A round or polygonal front tower or turret with a conical roof is typical, usually but not always positioned on a front corner of the building. Other identifying features include a large and elaborate partial- or full-width porch, decorative spindle work, brackets, and textured wall surfaces including fish-scale shingles. The use of vibrant colors is common.



318 W. Main St.

Other Architectural Styles Found in Titusville

Other identifiable and historically-significant architectural styles are also found in Titusville, but to a lesser degree of frequency. Provided below is a brief description of some of those styles.

Georgian

The Georgian style originated in 18th century England and was the first architect-inspired style in the United States arriving via British architectural pattern books. The Georgian style reflected a period of colonial growth and a desire for more formally designed buildings in the new colonies. Buildings in this style typically include homes, schools, and courthouses. Georgian buildings are usually characterized by the use of stone or brick materials and have a symmetrical form, side-gabled or hipped roof, paired chimneys, cornice with dentils, multi-pane windows (six to 20 panes of glass in each sash), and a water table or belt course (a continuous row or layer of stones or brick set in a wall). The front entry is usually centered with an elaborate portico.



Hillhurst Bed & Breakfast |
701 N. Perry St.

Romanesque

The Romanesque style was introduced to the United States in the mid-19th century, as buildings based on ancient Rome grew in popularity. The influential American architect Henry Hobson Richardson adapted the style in the 1870s and 1880s, developing a more dramatic version of the style that became known as Richardsonian Romanesque. The Romanesque style was used for homes, brownstones, schools, churches, government offices, banks, and commercial buildings. This style has a massive, and strong appearance formed in part by heavy masonry building materials such as stone, brick, and marble. Characteristic features include thick walls, large windows and doors, arched windows and rows of arched features (arcades), towers, polychromatic stonework on details, and sturdy pillars and columns.



First Presbyterian Church and Emerson
Chapel | 216 N. Franklin St.

Beaux Arts

The Beaux Arts style originated in France and is derived from *Les beaux arts* (the fine arts). It gained popularity in the United States in the late 19th century after the 1893 Columbian Exposition in Chicago in 1893 and due to an increase in American architects studying abroad in France. This style developed in places like Titusville where turn-of-the-century affluence was concentrated and was seen as an ideal expression of both corporate wealth and civic pride. Buildings in this style typically include court houses, post offices, banks, schools, libraries, offices, churches, and mansions. Beaux Arts buildings are characterized by their grand and imposing size and scale, symmetrical façade, and classical



Titusville Trust Company |
127 W. Spring St.

Greek and Roman decorative elements like columns, pediments, quoins, balustrades, and wall surfaces with garlands, floral patterns, or shields. These buildings have flat or low-pitched roofs, pedimented or arched windows, and are generally perceived as formal or monumental in style.

Tudor Revival

The Tudor Revival style was popular in the early part of the 20th century and is an eclectic mixture of early and Medieval English building traditions. The style created a picturesque, traditional appearance that was meant to pay tribute to architecture from the English Elizabethan and Jacobean eras. Tudor Revival buildings are most easily identified by their decorative half-timbering. Other characteristic features include a steeply pitched roof, cross gables, overhanging gables on second stories, a prominent chimney, narrow multi-paned windows, and patterned stone or brickwork.

Art Deco

The Art Deco style gained popularity in the early 20th century, and was the first American architectural style that looked forward instead of back in time. The Art Deco style was an intentional departure from previously popular styles in an effort to embody the modern age. Buildings in this style often include theaters, commercial buildings, offices, and government headquarters. In Titusville, there are a few Art Deco buildings in the commercial area. These buildings are identified by their smooth walls, sharp linear appearance, a stepped front façade, and stylized decorative elements including chevrons, zigzags, and other geometrical patterns. Windows are typically positioned in a strip/row. Low-relief decorative panels are sometimes found at entrances, around windows, along roof edges or as string courses.



Charles L. Gibbs House | 509 E. Main St.



GTE Telephone Office Building |
217 W. Spring St.

Traditional Architectural Color Schemes

Traditionally, the color of wood, masonry, and architectural details used on historic buildings contributed to the structure’s architectural style. For materials that were painted, paint was used to delineate three main visual elements of a building - the body (walls), the trim, and moveable parts like doors and shutters. Masonry materials were rarely painted, leaving the colors of the natural brick or stone to assist in defining the building’s architectural style.

Provided below are example color palettes for the most prevalent architectural styles found in Titusville. Please note that original paint colors cannot always be determined by visual inspection of the original painted material. Oxidation, fading, and other environmental elements can affect paint color over time. Historic color photographs, if available, are a more reliable resource.

Greek Revival

Body - White, off-white, straw, or stone colors (greys, pale blue greys, grey browns, tans).



Trim - White, off-white, or cream.



Doors and Shutters - Green or black.



Titusville City Hall | 107 N. Franklin St.

Italian Villa & Italianate

Body – Stone or earth to blend into the natural environment.



Trim – Darker shade of the body color.



Doors and Shutters – Darker shade of the body and trim colors.



Ida M. Tarbell House | 324 E. Main St.

Second Empire

Body – Neutral colors, such as grays, tans, beiges, browns, and olive.



Trim – Same shade as the body color, but slightly lighter or darker.



Doors and Shutters – Black, green, or darker shade of the body color.



William B. Sterrett House | 226 E. Main St.

Gothic Revival & Victorian Gothic

Body – Browns, blues, greens, golds, reds, and other deep natural and jewel tone colors.



Trim – White, off-white, cream, and lighter shades of the body color.



Doors and Shutters – Brown, black, or match the trim color.



First Baptist Church | 220 N. Perry St.

Stick

Body – Vibrant colors, such as yellow, blue, olive, red, and gray.



Trim – Vibrant colors clearly distinguished from and often contrasting the body color.



Doors and Shutters – Dark but colorful.



409 N. Perry St.

Colonial Revival and Dutch Colonial Revival

Body – Stone, white, off-white, and pale pastels (yellows, greys, greens).



Trim – White or off-white.



Doors and Shutters – Black, white, green, red.



307 W. Main St.

Spanish Colonial Revival

Body – Off-white, cream, and tans.



Trim – Browns, tans, rusts, dark reds, and dark greens.



Doors and Shutters – Matching or darker shade of the trim color.



207 W. Elm St.

Queen Anne

Body – One or two strong vibrant colors, such as yellow, green, maroon, and tan.



Trim – White or a vibrant color that complements the body color.



Doors and Shutters – Darker shade of the body and trim colors.



408 N. Washington St.

SECTION 4

DESIGN GUIDELINES

The Design Guidelines presented in this section are organized as follows:

- Section 4A:** Existing Buildings
- Section 4B:** Demolition and New Construction
- Section 4C:** Landscaping
- Section 4D:** Connecting Features (Roads, Sidewalks, and Interpretive Signs)

Depending on the nature of the project being undertaken, one or more of the above categories may apply. Make sure to refer to the [Steps to Success](#) on pages 1-4 and 1-5.

The Challenge of Design Guidelines

The challenge in preparing a design guide is to develop a set of recommendations that are embraced by the community's decision-makers, property owners, residents, and other stakeholders and that achieve desired results. For Titusville, the desired result is to retain the community's authentic historic character while embracing progress and change.

Some people view mandated guidelines as an infringement on personal property rights. Those who take this position believe that property owners should have the freedom to do whatever they want to do with their property with few exceptions. Other people view a design guide as a necessary protective measure. From this viewpoint, guidelines provide an assurance that neighbors will care for their buildings and properties in ways that uphold the unique and valued characteristics of the city, which in turn protects and oftentimes increases property values.

For Titusville, the recommendations given in this document are meant to be helpful and used voluntarily. At the time of its creation, no rules, regulations, or policies were associated with this document.

How to Use These Guidelines

The authenticity of Titusville has many components that support its character. In maintaining the various types of historical architectural styles and features found in Titusville, it is helpful to follow some overarching guidelines to preserve, restore, repair, and enhance the uniquely historical aspects of Titusville's physical structure. With these tools below, users of the Design Guide can equip themselves with the knowledge necessary to be involved and active in sustaining their celebrated city.

Sections 4A through 4D of this Design Guide give recommendations for various historical features found in Titusville. The symbols indicated below provide a visual key for the type of action suggested.



Retain and Preserve: 

Guidelines marked with this symbol are intended to help the user of this Design Guide understand what features of their project should be maintained as they are in order to preserve the historic character.

Repair: 

Guidelines marked with this symbol identify design features that should be repaired before costly or difficult replacement becomes necessary.

Reface or Refinish: 

These guidelines identify when it is necessary to reface or refinish a design feature, to provide a layer of protection and stabilize the feature in a way that enhances Titusville's historic character.

Replace: 

Guidelines marked with this symbol indicate when it is time for a design feature to be replaced, and what to consider when choosing replacement materials.

Pay Attention to Detail: 

When it comes to maintaining the overall character of a historic community, details do matter. Guidelines marked with this symbol call attention to design components where details are especially important.

Consider the Context: 

In a community where design features are visible from many vantage points and by many people in a public setting (from the streets or alleys, from adjacent properties, by neighbors and visitors to historic Titusville), it is important to consider how changes to one property or feature impact the overall character of the building, street, neighborhood, the city, etc. The preservation of some features is more important to the overall historic character of Titusville than others. Guidelines marked with this symbol identify what users should consider about the context of a small or large change to a building or property in a larger frame of reference.

Avoid: 

These guidelines identify potential actions that users of this Design Guide should avoid when deciding how to proceed with a project. Alternatives should always be considered in these cases.

Consult a Professional: 

When in doubt, consult a professional or seek advice from a local expert. Guidelines marked with this symbol identify when it's a good time to get help from others when considering changes to a building or property.

SECTION 4A

EXISTING BUILDINGS

The Guidelines for Existing Buildings are meant to provide guidance to property owners, contractors, design professionals, and others on ways to maintain the stability and character of historic buildings in the City of Titusville. These Guidelines provide a base of knowledge and serve as a reference for general maintenance, rehabilitation, and restoration projects conducted on building exteriors. Building interiors are not addressed by these Guidelines.

The Guidelines for Existing Buildings are prioritized into five categories to address the most critical items first, followed by other priorities. These are:

Priorities

All Buildings: Priority 1: Building foundations, roofs, and load-bearing walls.

All Buildings: Priority 2: Windows, doors, porches, chimneys, and exterior building materials.

All Buildings: Priority 3: Decorative features and architectural enhancements.

Carriage Houses and Garages: Special considerations for vehicle storage spaces.

Commercial Structures: Special considerations for storefronts.

The Guidelines for Existing Buildings are tailored to Titusville's collection of historic architectural styles, the overall historic character of Titusville, and environmental and climatic conditions of northwestern Pennsylvania.

Before determining which of the Existing Building Guidelines apply to your property, please review the Steps to Success found on pages 1-4 and 1-5 in Section 1 of this document. Also, refer to page 3-17 in Section 3 for tips on how to identify the character-defining features of a building.

Please note that not every guideline presented herein will apply to every structure. Titusville's collection of historic buildings includes a variety of building types and architectural styles, and there are various ways to appropriately maintain, repair, rehabilitate, and restore these buildings. The guidelines to be applied to a particular building will depend on the structure's type, architectural style, building materials, and physical condition; in other words, the character of the building. Refer to Section 3 of this document for a general overview of the character-defining features for the most common architectural styles found in Titusville.

The Guidelines for Existing Buildings are intended to assist in ensuring the stability and longevity of historic structures and to maintain and improve the treasured historic character of the Titusville community overall. The character-defining features of a building, whether big and obvious or small and detailed, help to tell the story of a building's history and relay the time period in which it was built. Restoring and preserving these features and the stories they tell is critical to the goal of maintaining Titusville's authentic historic character for generations to come.

PRIORITY 1 FOR ALL BUILDINGS: Foundations, Roofs, and Load-Bearing Walls

Ensuring the stability of existing structures that contribute to Titusville’s historic character is the highest priority. When a building is unstable, it can be subject to collapse or other safety issues that are difficult and expensive (or impossible) to repair. The structure’s foundation, roof, and load-bearing walls are features that must be maintained in good repair to ensure that the building is structurally stable and guarantee a long-term existence. By focusing on these three components of the building as the first priority, Titusville’s historic structures will have a better chance of longevity. Even if a building falls into a temporary state of disrepair, it will have a better chance of being repaired, rehabilitated, and reused if the foundation, roof, and load-bearing walls are in good shape.



Building Foundations

The building foundation is a key stability element that connects the structure to the ground and transfers loads (weight and pressure). Foundations can be shallow or deep, and deep foundations (buildings with full or partial basements) are common in Titusville. The foundation is not commonly regarded as a defining architectural element of a building, but foundation maintenance is vital to maintaining structural integrity. Foundations typically require little maintenance but damage can occur when a building settles, when water drains toward the building, or when ivy or other plants or their roots grow on or into the foundation material. If a foundation is deteriorated, serious damage to the structure can occur that is often difficult to fix. All serious deficiencies to a foundation should be addressed immediately.

Guidelines for Building Foundations:

-  1.1 Follow all of the masonry guidelines in Section 4B related to Exterior Building Materials.
-  1.2 Slope the ground located around foundation walls away from the building. This includes soil areas (lawn, landscaping, etc.), as well as patios, sidewalks, and all ground surfaces.
-  1.3 Direct water flowing from gutters and downspouts away from the building foundation.

Maintenance Tip: If downspouts connected to underground drains are prone to clogging, disconnect the downspout from the drain and attach a long flexible pipe to the end of the downspout to direct the water away from the building toward the lawn or other area that can absorb the water. Rain barrels also can be used if there is a desire to collect rainwater and use it for watering or other useful purpose.

Cost-Saving Tip: If gutters and downspouts are in poor condition and they are not a major character-defining feature of the building, it is acceptable to replace them with inexpensive aluminum units. If gutters and downspouts are a character-defining feature, refer to the Guidelines in this section under Priority 3.

- ↻ 1.4 Keep ventilation openings in the foundation clear. Existing ventilation openings should not be filled. If the design of the ventilation cover (also called a “grill”) contributes to the architectural style of the building, maintain the original design if feasible. In Titusville, many foundation opening covers are made of cast iron or other decorative metal and contribute to the building’s character. Replacement covers and parts can often be found online.



ATTRACTIVE FOUNDATION OPENINGS

This foundation opening is covered in a decorative metal grill, which contributes to the building’s architectural style.

Cost Saving Tip: If repairing or replacing a decorative metal or wood vent cover with a like-material and design is too expensive, the next best option is to use a less expensive weather-resistant metal or resin (plastic) of the same color. If the original vent color is metallic or dark in color, replacing it with a light-colored plastic model (as commonly found in home improvement stores) will detract from the building’s character and is not recommended.

- ⊘ 1.5 Prevent ivy and other plant material from growing on and into building foundations (also applies to all exterior building walls).
- 🏠 1.6 If a new foundation opening is needed (for a vent, for example), install it on the rear façade of the building or in a place that does not have high visibility from a public street. This will help maintain the architectural character of the building.
- 🛡️ 1.7 On some historic structures in Titusville, above ground foundation walls are visually distinguished from the main wall by a change of material or an architectural design feature such as shaped stone or a belt course. If the building material, the finish, or the method in which it connects to the wall above is a distinguishing architectural characteristic of the building, strive to maintain those features during any maintenance or repair activities.



DECORATIVE BANDS

Decorative bands between the foundation wall and the main building are a distinguishing architectural element.

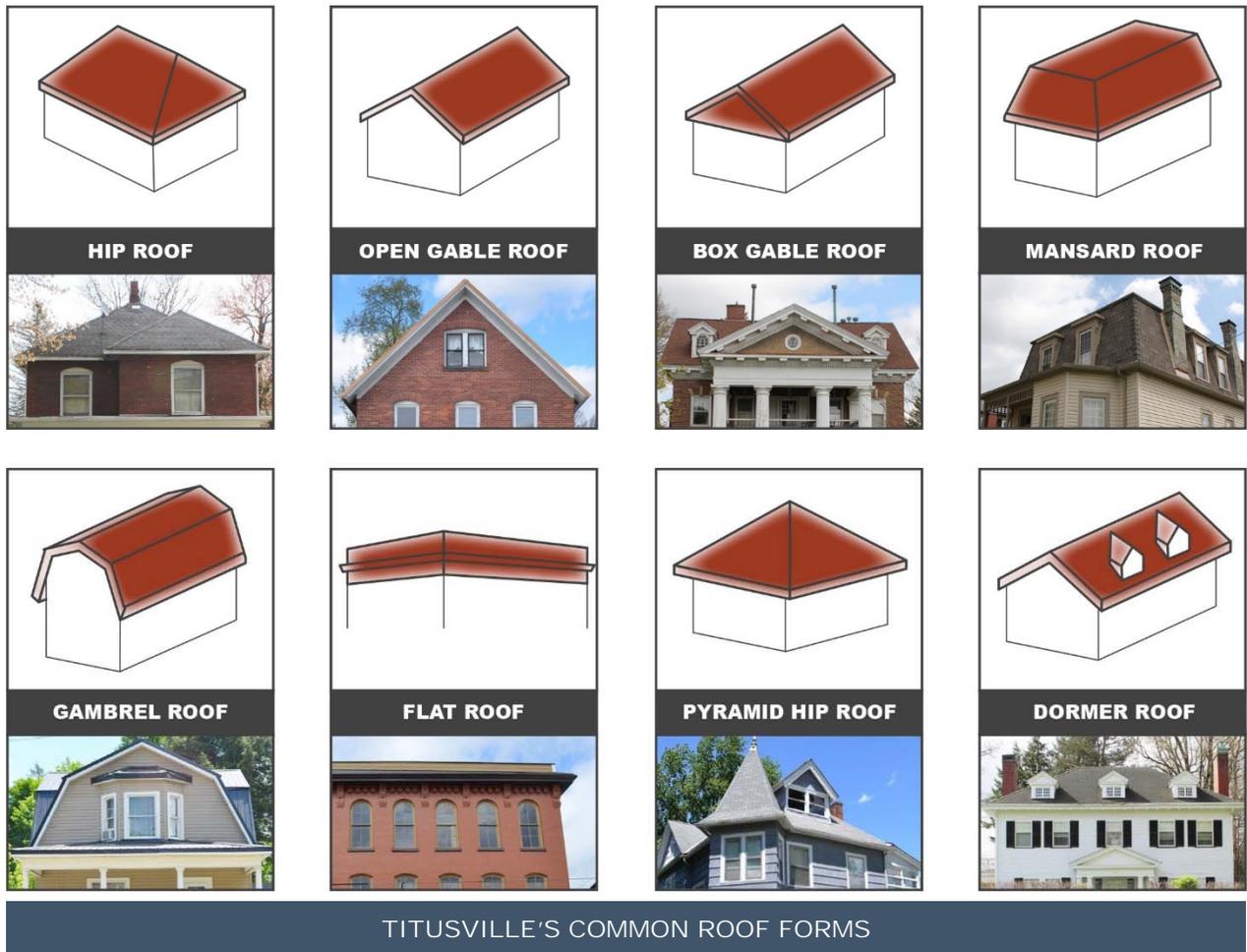
Roofs

In Titusville, many historic buildings feature a characteristic roof style and/or distinctive roof materials such as slate, tile, sheet metal, or shingle. The roof form substantially contributed to the architectural style and character of many Titusville buildings, both large and small; the roof was often a major design feature regardless of the building's size. Building roofs continue to markedly contribute to Titusville's authentic character because they are highly visible elements of many historic structures.

When addressing a structure's roof, determine how the roof contributes to the building's architectural style and character, and take steps to preserve its key features. Notwithstanding these design features, a structure without a well-maintained roof can suffer serious damage from moisture invasion, so having a secure and stable roof is always of utmost importance.

Shown below are the most common roof forms found on historic structures in Titusville. Roof form is the shape and pitch of a roof; it can vary greatly between architectural styles and is a key distinguishing feature of various historic architectural styles. For example, Colonial Revival buildings have side gabled or hipped roofs, while Queen Anne buildings have a steeply pitched roof with irregular shape, and Second Empire buildings have a mansard roof. Some architectural styles include towers or cupolas, which are discussed under *Priority 3* later in this Section 4A.

The Most Common Roof Forms Found in Titusville are:



Guidelines for Roofs:

- 1.8  Preserve character-defining roof forms as key architectural elements of the structure. (Common roof forms found in Titusville are shown on the previous page.) When repairing or replacing roofs, preserve the roof shape, pitch, and overhang to the maximum extent possible.
- 1.9  Regularly inspect and maintain roofs (and its flashing, gutters, and downspouts) to prevent deterioration of the roof and moisture intrusion. Remember to check the underside visible from the attic or top floor. When moisture penetrates through a roof, major water damage can occur to the interior of the building and is expensive to repair. Keep in mind that a roof does not fail all at once. Make small repairs to the roof over time, as needed, to prevent the need to prematurely replace the entire roof in the future.
- Cost-Saving Tip: Repair missing, broken, and cracked tiles and shingles promptly to avoid more extensive roofing problems later that can be much more expensive to address.*
- 1.10  When a major roofing problem is identified, contact a professional (either an architect, a reputable roofing contractor, or a craftsman familiar with the characteristics of the particular roof form and materials). Ask the professional for advice on immediate patching procedures and help plan for permanent repairs.
- Cost-Saving Tip: If an immediate short-term solution is needed until a roof can be properly repaired or replaced, temporarily stabilize the roof with materials such as plywood and building paper to protect the building from suffering expensive water damage. Heavy gauge plastic and vinyl tarps also can be used in a pinch. None of these short-term fixes are long-term solutions. When using temporary materials, be careful not to use heavy materials that can overload the roof structure and cause further damage or destroy historic roofing material. Avoid caulking, tar, and bituminous patching compounds because they can harm roofing material.*
- 1.11  Preserve dormers (a structure with window projecting from the roof) whenever possible. If dormers are severely damaged and must be removed, replacing them with a new dormer is preferable over removing the dormer entirely.



DORMER WINDOWS



A roof dormer is an architectural projection that typically includes a window.



1.12 Preserve historic roofing material including slate, clay tile, wood shingle, and metal whenever possible. Historic roofing materials often substantially contribute to the character of historic structures. This is particularly the case for historic roofs with a high degree of visibility, patterning, or texture and roofs with steep pitches such as mansard and pyramid roof forms.



HISTORIC ROOF MATERIALS

Historic roofing material, such as this slate tile roof on the Saint James Memorial Episcopal Church, substantially contributes to historic character.



1.13 Seek professional advice before replacing a historic roof. An architect, experienced contractor, tradesman, or preservation group will likely be able to recommend suppliers of replacement materials. Historic replacement materials can often be found, and if not available, materials can be identified that are not wholly different in appearance from the original.

Cost-Saving Tip for Slate and Tile Roofs: If 20% or more of the slates or tiles on a roof or roof slope are broken, cracked, missing, or sliding out of position, it is usually less expensive to replace the roof entirely than to execute individual repairs. If the roof is replaced, consider salvaging the slates or tiles and making them available to others seeking replacement pieces for roof repairs.



1.14 If replacement roof materials are required (especially for a highly visible roof such as mansard roof forms and roofs with steep pitches), use replacement materials that have a similar texture, composition, profile, pattern, size, and color to the historic roof material. Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles, slate, or tiles. On flat roofs and roofs that are not visible, modern and economical roofing materials are fine to use.

Cost-Saving Tip: When selecting replacement roofing material, consider maintenance and replacement costs over the life of the building. Although some materials are more expensive to initially install, they often last longer (40-60 years) than other, less-expensive materials that may need to be replaced more often (15-30 years).



REPLACEMENT MATERIALS

The original mansard style roof materials on this home were replaced with material that replicates the style of the historic roof materials.

The Most Common Historic Roofing Materials Found in Titusville are:

Slate Shingles:

Because slate was costly to obtain and install, the use of slate as a roofing material exhibited a sense of wealth and prominence. Several of Titusville's historic structures have slate roofs. This material was popular among the wealthy for its durability, fireproof qualities, and attractiveness. Slate is characteristic for Gothic and Tudor Revival architectural styles and mansard roof forms.

- ↕ 1.15 Slate is expensive, so strive to replace or repair broken, cracked, and missing slates as needed with real slate shingles, rather than replacing the entire roof. Although the use of artificial mineral fiber slate is less expensive, it is not recommended because it has a different texture, the cost savings is marginal, and it tends to fade in color. When replacing an entire slate roof, replacement with slate is recommended. If too costly, mimicking the appearance of slate is strongly preferred and can be achieved by some types of ceramic tiles and asphalt shingles.

Wood & Metal Shingles:

Wood shingles were popular throughout the United States in all periods of building history; however, most if not all of the original and historically-fashionable wood shingle roofs in Titusville (most frequently used on Victorian style homes) have been replaced with other materials. Metal shingles were fabricated of galvanized sheet-metal with lead typically used for protective flashing. Whether wood or metal, the size and shape of the shingles and the detailing of the shingle roof were characteristic of regional craft practices.

- ↕ 1.16 When repairing or replacing shingles, match the historic appearance. Preserve the unique visual qualities imparted by size, shape, texture, detailing, and color of the shingles and the installation pattern.

Sheet Iron & Other Sheet Metals:

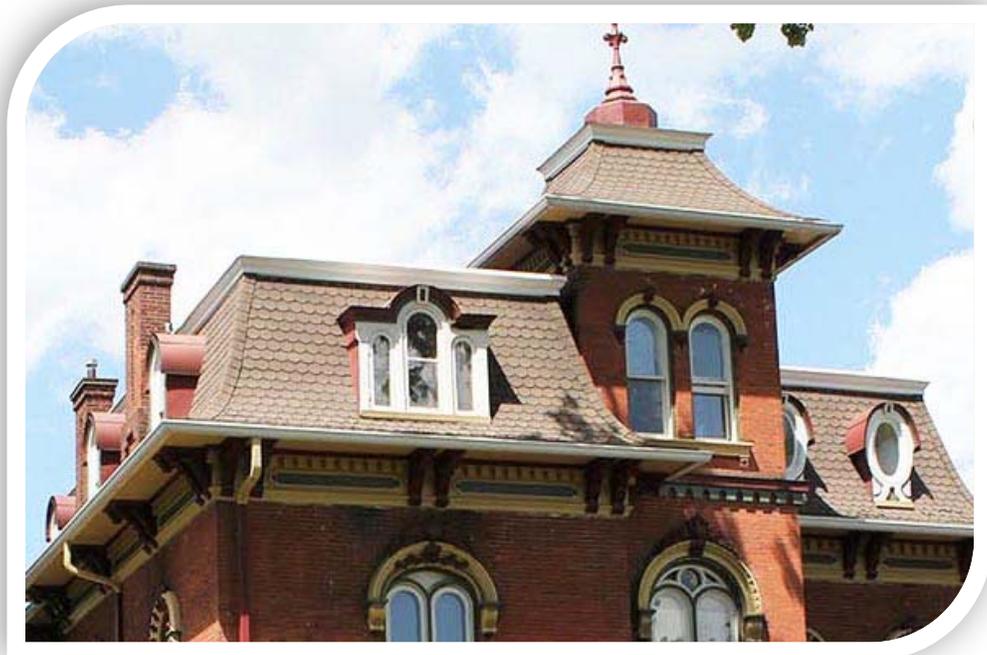
Sheet iron was first known to have been manufactured in the northeastern United States by the Revolutionary War financier, Robert Morris, who had a rolling mill near Trenton, New Jersey. Metals used as primary or secondary roofing material can include iron, lead, zinc, nickel, and copper. In varying degrees, each of these sheet metals are likely to deteriorate from corrosion, causing pitting or streaking by air pollutants and other chemical or natural agents; thus, ongoing maintenance and periodic sealing is recommended.

- ↕ 1.17 If historic metal roof materials require replacement, strive to replace with similar-looking metal material. If in-kind material is not available or is cost-prohibitive, seek out alternative materials with similar visual characteristics, such as lead-coated copper, terne-coated steel, and aluminum/zinc-coated steel.

Tin Shingles:

Tin shingles, commonly embossed to imitate wood or tile or made with a decorative design, were popular as an inexpensive, textured roofing material that became prevalent in the United States in the 19th century. Tin shingles also could be adorned to make interesting patterns and were often painted (usually red, or green to imitate the green patina of copper).

- ↻ 1.18 If a historic tin shingle roof needs to be replaced, replace it with new tin shingle roof laid in a similar pattern. Even though the new shingles will likely not be made of solid tin, most newly fabricated tin shingles have a similar decorative appearance. Although the cost of new tin shingles will be more expensive than an asphalt shingle roof, the tin roof should last two or three times longer.
- 🛡️ 1.19 Many older structures in Titusville contain decorative roof features that significantly contribute to the architectural style of the building. Retain and preserve historic elements such as dormers, chimneys, parapets, soffits, eaves, and brackets. Refer to *Priority 3* of this Section 4A, which discusses architectural details, including roof details, in more depth. Chimneys are addressed under *Priority 2*.



ROOF SHAPE AND FEATURES

This roof is a good example of the result of preserving the historic roof form (mansard), historic roof features (wide overhanging eaves with inset dormer windows), the roofing material, and color (patterned shingle; brown). The roofs of many historic structures in Titusville are an integral part of the building's historic architectural style and worthy of preservation.

- 🏠 1.20 When making additions to the roof such as vents, skylights, solar panels, antennae, etc., apply these additions to non-character-defining areas of the roof, on rear-facing slopes, or on other areas of the roof that are not highly visible.

Load-Bearing Walls

In any structure, the purpose of walls is to allow the structure to stand and to bear the heavy weight of the building. Starting from the roof, weight presses downwards as well as out. This weight is called “the load,” and the walls that support this weight are called “load-bearing walls.” Some walls do not bear weight and are simply used to separate spaces and create interior rooms.

All exterior walls are load-bearing, as well as several of the interior walls. If you are not sure which walls are load-bearing, consult a professional. In older structures with small rooms, some renovation projects seek to open up the space by removing interior walls to create larger rooms. This can certainly be done for non-load-bearing walls. However, if a load-bearing wall is torn down, damaged, or otherwise fails to support its load, the stability of the overall structure may be in jeopardy. It is imperative that all load-bearing walls remain intact or are properly replaced with sound engineering to keep the structure standing.

Guideline for Load-Bearing Walls:



- 1.21 Do not knock down or cut openings into any walls unless the wall is identified as non-load-bearing. Contact an architect, contractor, or other professional if there are any questions about whether a wall is load-bearing. These walls require special handling in order to be removed or altered. Removing or cutting openings (to make space for a door or window, for example) into a load-bearing wall may result in collapse of all or part of the building.

PRIORITY 2 FOR ALL BUILDINGS: Windows, Doors, Porches, Chimneys and Exterior Building Materials

Second priority items for all buildings involve the exterior features that give the structure its most noticeable pattern and form. These include the building's openings (its windows and doors), the projections that are stood upon and used as outdoor living spaces (porches and balconies), and the materials that comprise the exterior walls. Chimneys also are included under Priority 2 due to their structural assembly. Repairs, replacements, and other changes made to these features can have a dramatic effect on the architectural character of a building and are therefore the highest priority items to address after the stabilization components of a structure discussed under Priority 1.



Windows

Windows come in a variety of shapes and sizes and are often decorative as well as functional. Because windows are integral character-defining features of historic buildings, their treatment is of utmost importance. The windows' placement pattern, size, shape, and style have dramatic visual effects and help to define the structure's architectural style, level of craftsmanship, scale, and proportion.

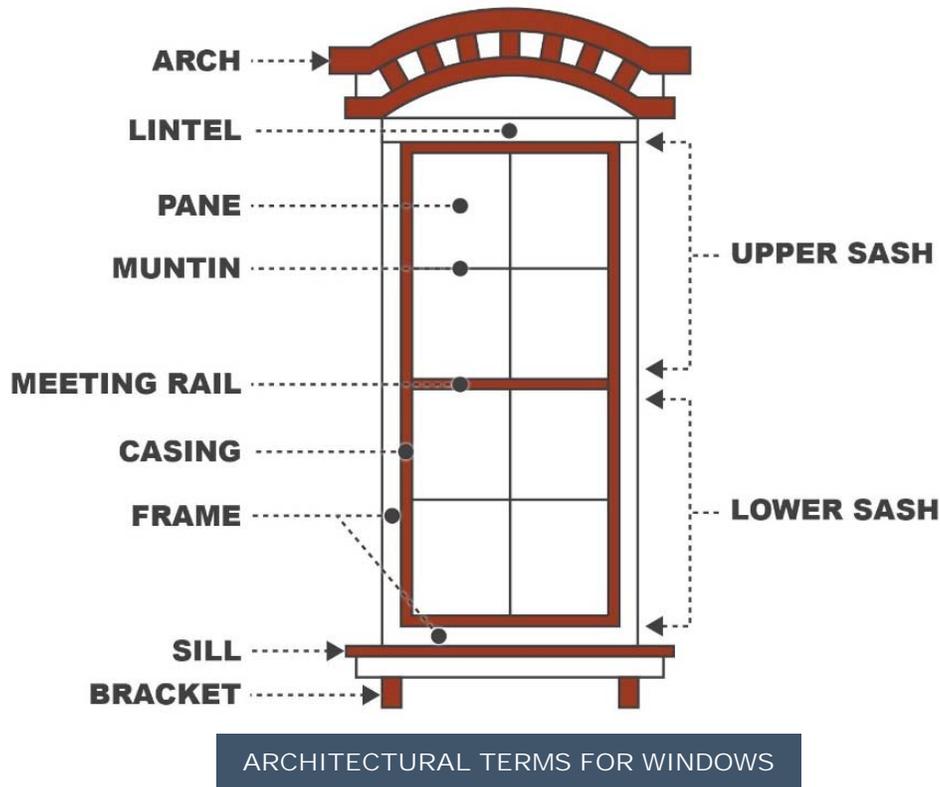
Changes made to windows can significantly impact the character of a building. Repairs to original historic windows are strongly preferred over replacement with modern windows. Many standard-sized modern windows do not fit the shape of historic window openings, so when replacing historic windows with more modern ones there can be odd-looking "patch-work" on the building wall to make the modern window fit an opening that is mismatched in size. Titusville's commercial district and some of its residential neighborhoods have been adversely affected by the closing-in of window openings and window replacement patch-work. When a non-recommended practice like this develops, it can become locally accepted as a viable solution, and perpetuate a negative effect on the historic character of adjacent properties including the entire block, street, and neighborhood. It is good practice to stop and reverse the trend of closing-in historic window openings and replacing historic windows with mis-sized modern windows.



WELL-DONE WINDOW REPLACEMENT

Example of a well-done window replacement project. Photo on the left shows historic large window openings boarded up and replaced with small modern windows. Photo on the right shows beautification of the building with properly sized and designed replacement windows.

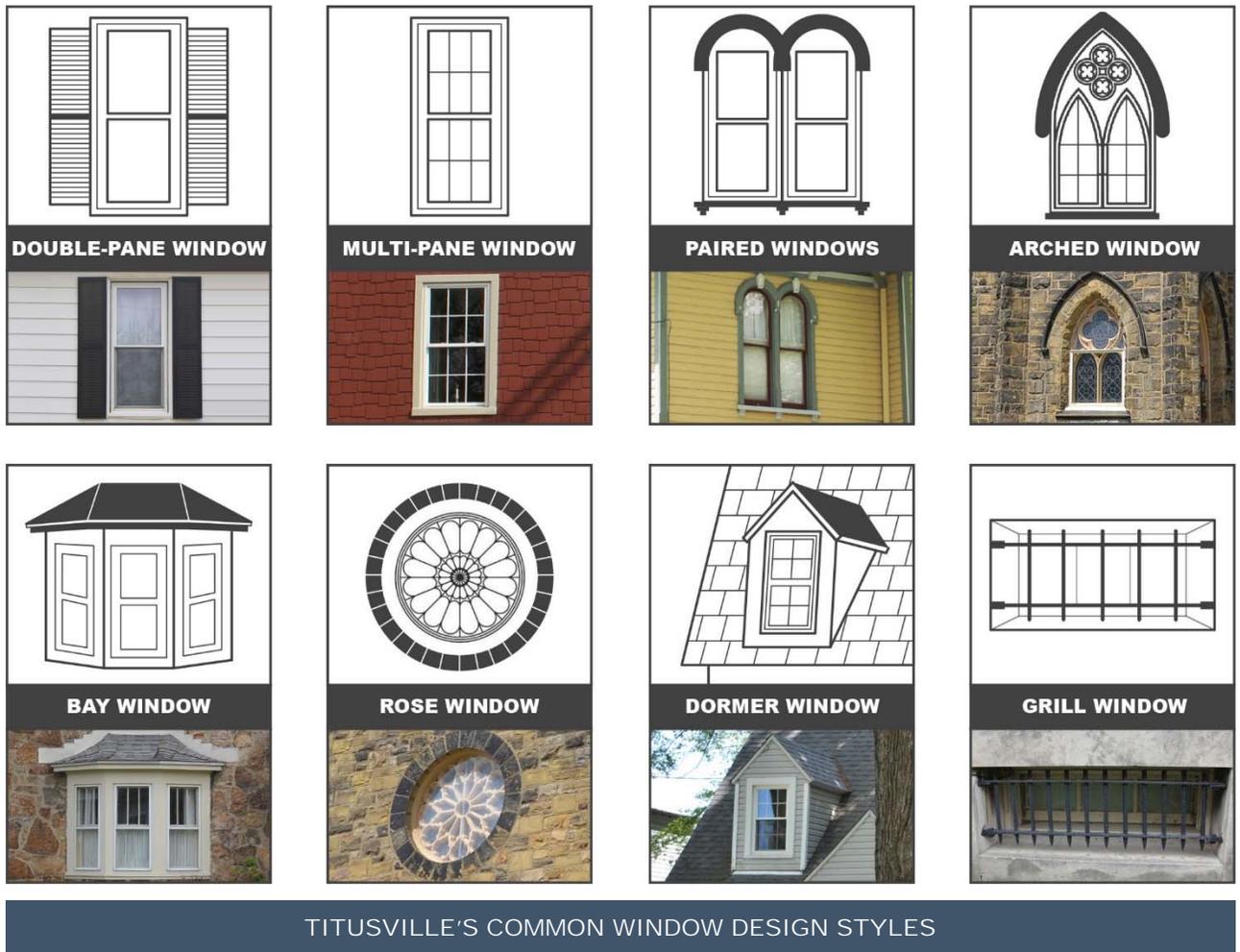
The window guidelines presented herein give recommendations for preserving, repairing, and replacing historic windows by using methods that avoid awkward patch-work while also respecting the architectural character of the historic building stock. The recommendations use architectural terms related to window composition, shown here for reference.



Guidelines for Windows:

- ⊘ 2.1 It is not appropriate to cover an original window opening or to add a new window opening to a character-defining historic building façade. Do not brick-in or use plywood or other material to cover window openings on a primary façade (windows facing front or in public view).
- ↻ 2.2 If it is necessary to enclose window openings on secondary facades (windows facing side or rear that are not in public view), enclose the opening with a material that can be removed in the future. If there is no viable option other than to enclose the window with a permanent material, differentiate the original window shape and design by a distinguishing color or other design treatment.
- 🔨 2.3 Repair, rather than replace, historic windows. Repairs may include in-kind replacement of deteriorated or missing parts of the window. Only replace historic windows when they are damaged or deteriorated beyond repair.
- 🛡️ 2.4 If original window glass is broken, cracked, or must be replaced, only replace the glass and not the entire window. Preserve the window details around the glass, such as the arch, lintel, shutters, hardware, frame, sill, and brackets. When replacing window glass, replicate the historic details of the window design, including the sashes, panes, and muntins.

Shown below are the most common window design styles found on historic structures in Titusville.



- ⊘ 2.5 Do not replace an entire historic window solely for weatherization purposes. Instead, use weatherization techniques, which are less costly than wholesale replacement.

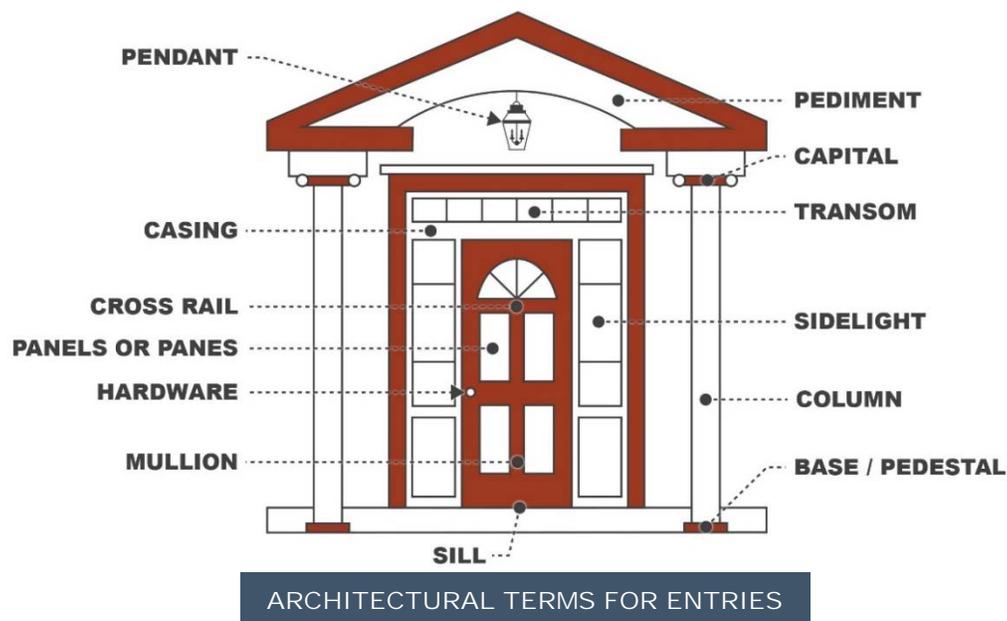
Cost Saving Tip: Contemporary weather-stripping and caulking should be the first line of defense as part of the window repair process. Windows that are weather-proofed also will reduce costs associated with heating and cooling the interior. Appropriate contemporary weather-stripping methods include the use of rolled vinyl strips, metal strips, or plastic spring strips to reduce heat and cold infiltration. If using storm windows, they should be similar in style to the existing window and should match existing trim color.

- ♿ 2.6 If a historic window is in good shape but weatherization efforts have failed, consult a professional to determine if a modern “second window” or “storm window” can be installed on the interior of the window opening that can be opened or closed like the original. Unlike storm windows, interior, modern second windows are not visible from the exterior and retain the historic features of the original window as seen from the outside.

- ↻ 2.7 If an entire historic window must be replaced, replace it with a salvaged historic window or with a new window that has the same size, shape, and style (custom-designed if necessary). The size, shape, number, and position of windows is often one of the primary character-defining features of a historic structure.
- 🏠 2.8 Window shutters are acceptable on buildings that historically would have had shutters. Retain original shutters or, if necessary, replace them with similarly-designed and sized substitutes. Window shutters were historically functional, and would cover the entire window when closed. Avoid adding window shutters to buildings if the architectural style of the building did not originally feature shutters, and avoid covering decorative window details with shutters.
- 🔧 2.9 Perform routine maintenance on historic windows, which may include some degree of paint removal (interior and exterior), sash removal and repair, frame repairs, weather stripping, and repainting. Repair decayed wood through waterproofing or patching and painting to prolong the life of the wooded window. Do not use heat to strip paint or remove rust because it can break the glass. It is better to scrape or chemical strip the paint and rust from windows.
- 🚫 2.10 Do not install window air conditioning units on a primary façade if installation on a secondary façade can address the same need. If this is not an option, avoid altering the window sash, brackets, and other decorative window surround details to accommodate the air conditioning unit.

Doors

Primary entry doors on historic buildings are important elements. Doors (and porches, as discussed later in this section), are the gateways to building interiors and were often designed for a welcoming and sometimes dramatic and impressive effect. Door sizes and decorative features vary between the type of building (home, commercial shop, church, public building, etc.), the architectural style of the building, and time period of its construction. The recommendations given below use architectural terms related to entry door composition, which are shown below for ease of reference and understanding. Also note that the recommendations primarily apply to primary entry doors and not to back doors or service doors that have no public visibility.



Guidelines for Doors:

-  2.11 Retain and preserve original doors and door details whenever possible, including their original panels, glass, cross-rails, mullions, side lights, and hardware.
-  2.12 Repair rather than replace deteriorated door elements if the original door can be retained. Hardware, glass, panels, and sidelights are particularly easy to repair and replace without reconstituting the entire door.
-  2.13 If replacement of an original door is necessary, select a door with materials and features that match the original as closely as possible and that complement the architectural style of the structure. Also, maintain the shape and size of the doorway if feasible. This may not always be possible, such as in the case of necessary door widenings for handicap accessibility. Do not make the size of the original door opening smaller by partially filling in the original opening with masonry, wood, plywood, or other material.
-  2.14 It is not appropriate to cover or “brick-in” an original door opening or to add a new door opening to a character-defining historic building façade.
-  2.15 When painting a door, remove and then reinstall door hardware. Do not paint door hardware such as door handles and hinges.
-  2.16 Do not replace an original primary entry door solely for weatherization purposes. Use weatherization techniques such as weather-stripping and caulking, which are less costly than wholesale replacement of an entire door.
-  2.17 If storm doors are used, match the original door frame proportions and sash design. Do not allow storm doors to obscure or damage important architectural door details.



ORIGINAL FRONT DOOR DESIGN

The Byron Benson House retains its original front door design, which complements the home’s tall first floor windows and clapboarded exterior finish.



CLEAR STORM DOOR

Storm doors installed with single clear glass panes allow views of these original wood doors seen on N. Perry Street.



DOOR REPLACEMENT

Door replacement on this N. Washington Street home retained the historic features of the door surround, including its sidelights, transom, pediment, and columns.

Porches and Balconies

Porches and balconies are key components, and often focal points, of a building's architectural style. Whether located in the front, on the side, or at the rear of a building, the porch serves as a gathering place or brief resting place for the building's occupants and guests. Balconies and terraces serve similar purposes but are generally more intimate given that these elevated spaces are accessed from the building's interior.

Porches and balconies contain similar and complementary design features as found on the rest of the structure. Even so, the size, scale, location, and architectural details of a porch or balcony can reveal a great deal of information about the structure's age and original use. Large porches encompassing and flanking the front or side door of a historic structure express a sense of welcome and community, and were historically used for social gathering and extra living space during pleasant weather. A large majority of Titusville's historic structures have at least one usable porch. In comparison, newer, modern homes are more frequently designed with porches that are too small to serve as an outdoor living space.

The recommendations given below use architectural terms related to porch and balcony design, which are shown below for reference.



ARCHITECTURAL TERMS FOR PORCHES

Guidelines for Porches and Balconies:



2.18 Retain and preserve historic porches and balconies and their architectural elements, including but not limited to: steps, columns, balustrades, railings, and roofs.



2.19 If the foundation, roof, or outer support posts of a porch are decayed (or if it looks like the porch is pulling away from the rest of the structure), consult an architect, contractor, or other experienced professional. If the porch is structurally integrated with the rest of the building, or if it is experiencing significant structural decay, it can pose a safety issue that needs to be immediately addressed.

- 2.20  Repair rather than replace traditional porch details. If deterioration of columns, balustrades, and railings has occurred to the point that replacement is necessary, select replacement materials that are generally of the same composition, appearance, and color. The use of modern synthetic materials that would not have been used in the original construction is not recommended.
- 2.21  Do not permanently enclose open porches or balconies on primary façades (facing front or in public view) if they were not originally enclosed.
Cost Saving Tip: Instead of spending the money to enclose an open porch (which has the potential to substantially detract from the architectural style of the structure), consider using seasonal screens or hanging modern solution-dyed acrylic fabrics to achieve the look of a historic drop-curtain.
- 2.22  Do not install a porch or balcony where none originally existed, nor remove any originally existing porch or balcony without an in-kind replacement. The removal or addition of these features can destroy the authentic architectural character of a building.
- 2.23  Repair and maintain original porch flooring materials that are visible from the sidewalk or public street. Adding outdoor carpeting or other non-traditional coverings to porch floors in public view is not recommended. Additionally, if the porch is wood, damaging moisture can accumulate under carpeting and rubber mats.



TRADITIONAL PORCH AND BALCONY FEATURES

Traditional porch and balcony features accentuate the various historic architectural styles found throughout the Titusville National Register Historic District. These classic examples are found on N. Washington Street, E. Main Street, W. Main Street, and N. Perry Street. On the Tarbell house (top right), the front porch and veranda are replicas, and the metal railings on both sides of the porch stairs were designed for compatibility with the structure’s architectural style and color palette.

Chimneys

Given the seasonal climate of Crawford County, many residential homes and some commercial and institutional buildings were built with fireplaces and chimneys. On the structure’s exterior, chimneys are traditionally constructed of masonry. The number of exterior chimneys and their placement on the structure reflects the architectural style of the building and indicates the interior location(s) of the fireplace(s).

Guidelines for Chimneys:

- 2.24  Preserve exterior chimneys regardless of whether or not the associated interior fireplace is operational. Follow the recommendations for Masonry and Mortar provided in the next section.

Cost Saving Tip: If a masonry chimney needs to be rebuilt, reuse the original bricks or stones instead of purchasing new material. Photograph the chimney from all sides and document its pieces before it is deconstructed in case there are any questions during reassembly.

- 2.25  Repair decorative chimney features and replace these features if they are missing. Aesthetic and functional features on chimneys include ornamental brick work, corbelling (structural pieces of decorative stone), protection covers, and flashing.

- 2.26  If the chimney is leaning or pulling away from the building, consult a professional mason and/or structural engineer for an evaluation before major structural issues develop.

- 2.27  To lower the risk of a structure fire, use a professional chimney sweep or inspector before undertaking work on a fireplace or chimney, as well as before its initial use if it has not been employed for an extended period of time.



CHIMNEY DESIGN

Single and multiple chimneys are found on many of Titusville’s historic structures. The chimney on the William Scheide House (top right) was part of a 1920s addition to the structure.



Exterior Building Materials

The color and primary material composition of a building's exterior is perhaps the first feature that people notice on a building, whether it be wood, brick, stone, other masonry, or modern synthetic material. The exterior wall material of a historic building also is indicative of its architectural style. For example, Second Empire style buildings are usually made of brick and wood, Gothic style buildings are distinguished by the use of brick or stone, and the Victorian Stick style is known for its clapboard bands of wood. In contrast, many Italianate and Queen Anne structures are distinguished by their color palettes more so than their exterior materials. (Refer to Section 3 of this document for more information on Titusville's most prevalent architectural styles.)

The primary exterior building materials found in the Titusville Historic District are wood, masonry, and stucco. These materials are distinguishing features of the city's historic buildings and should be maintained and preserved whenever possible.

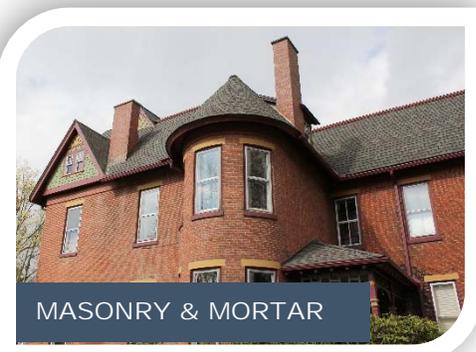
Wood: Wood is a common material used on the exterior of historic buildings in Titusville. Many of the city's early buildings were constructed of wood, and wood continued to be a popular building material and defining architectural feature for several of the city's prevalent architectural styles. Exterior building walls made of wood should be preserved whenever possible. Notwithstanding, wood has a tendency to deteriorate from moisture and insect infestation, and frequent painting and repairs can be necessary. Also, wood structures are not usually air-tight and can allow for some cracks, particularly around windows and doors. It is a priority to exercise careful judgement when weatherproofing wood structures to ensure the proper long-term care of historic wood structures in Titusville.

Masonry & Mortar: Masonry and mortar is a common material used on the exterior of historic buildings in Titusville. These materials include stone, brick, concrete block (mostly used for foundations), or a combination of these materials. Masonry and mortar stonework is generally durable and needs little maintenance and repair. Yet, general upkeep is still needed to assure long-term resilience. The color, texture, and patterns formed by stonework give character to many of Titusville's buildings. Deterioration of these features can occur due to water damage and general neglect. Often inappropriate repairs, like the use of harsh cleaning methods, insensitive raking techniques, and inappropriate mortars when

Titusville's Authentic Building Materials

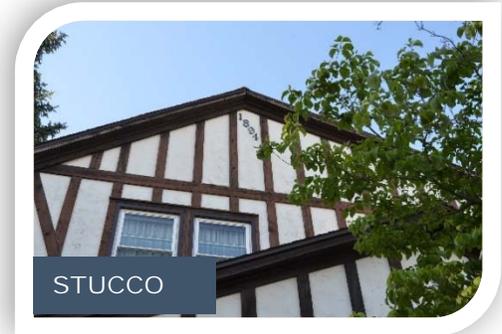
The earliest buildings in Titusville were constructed of wood because lumber was an abundant resource and main export prior to the oil boom.

During the oil boom, many buildings in Titusville were constructed from brick and other masonry materials due to the increased wealth and the residents' expected long-term presence in the city.



repointing can also cause deterioration. Maintaining and preserving masonry and mortar exterior building walls should be a main priority for preservation when found on a historic structure.

Stucco: Stucco is essentially an exterior plaster that is applied in two or three coats over a masonry or wood substrate. In northwestern Pennsylvania it is commonly associated with Spanish Colonial, Tudor, and Art Deco styles of architecture. Due to its application process, stucco can take on a smooth or troweled texture and can be also be scored to create a pattern. Moisture intrusion and cracking are the main deterioration issues with stucco, and repairs need to be approached with an understanding of the stucco's composition, which could include clay, sand, cement, and other materials.



The recommendations provided herein apply to exterior building wall material. Additional material-specific guidelines related to architectural projections and embellishments are included under *Priority 3* later in this section.

Guidelines for Exterior Building Materials:

- 2.28  Preserve and protect the building's original exterior building materials.
- 2.29  Never cover original brick, stucco, stone, or other masonry building materials with synthetic materials such as vinyl or aluminum siding, exterior insulation, artificial stone, or asphalt shingles. They are not appropriate substitute materials on historic buildings. The application of siding over (or in replacement of) original wood or clapboard building walls is discouraged, but can be successfully done without significant harm to the building's architectural character if the replacement materials are close in visual composition to the original look of the wood in terms of color, plank direction, plank width, and detailing.

Cost Saving Tip: Although synthetic materials are inexpensive and may seem like a good alternative to repairing original wall materials, covering exterior walls with synthetic siding can hide the underlying maintenance needed, and could cause continued deterioration to the structure that will ultimately require major and costly structural repairs. Also, synthetic materials tend to fade in color and are easily punctured and cracked, requiring them to be replaced more often than wood or masonry materials. If using synthetic material, make sure it is properly installed to avoid moisture accumulation behind the material used to avoid rot, mold, mildew, and other issues.

- 2.30  When repairing or restoring a historic building that was originally constructed of wood or masonry and was later covered with synthetic materials, remove the synthetic materials and, if possible, reveal and repair the original materials.
- 2.31  If the exterior wall material is deteriorated beyond repair, replace it with similar materials that match the original in design, size, shape, texture, pattern, and color. Avoid patching exterior building walls in public view with materials that do not match the rest of the wall.



- 2.32 When repointing mortar on masonry structures, use an experienced restoration professional. Match the existing mortar in color, composition, hardness, profile, and tooling (how deep the mortar is worked into the joints). There should be no notable differences between the old and new mortar joints. Replacement mortar should always be equivalent to or softer than the original. Against softer surrounding masonry, hard mortar mixtures can trap moisture in the joints and cause extensive damage to historic structures; later attempts to remove hard mortars will damage the masonry.

Cost Saving Tip: Only repoint joints that are unsound and maintain the joints that are in good condition. Rarely does an entire building need to be repointed.



- 2.33 Regularly inspect wood for cracks, loose joints, and signs of water and insect damage; make repairs as needed to avoid progressively larger problems. Wood features can be repaired by methods such as patching, piecing-in, and consolidation (joining pieces together). Minor issues such as cracks in the wood can be addressed by filling-in and caulking, followed by coating with a primer and paint.

Cost Saving Tip: Only use wood sealants at vertical joints, such as where a clapboard meets a corner board. The use of sealants on horizontal joints can trap moisture, which can create even more expensive issues.



Decorative masonry features are found on this brick building, including arches, dentils, brackets, and cast masonry accents.



Decorative wood features are found on this wood clapboard home, including fish scale shingles, columns, and dentil moldings.



- 2.34 Do not paint masonry that has never been painted. In contrast, never strip wood and leave it in its bare state. Wood should always be coated with primer and paint to combat moisture intrusion.



- 2.35 If a building needs a new coat of paint, select a color that is traditionally compatible with the architectural style. Refer to the architectural style color palettes presented in *Section 3*.



- 2.36 Before painting, remove all loose exterior paint, but do not aggressively strip paint that is firmly adhered to the walls. Hand-scraping and hand-sanding in conjunction with mild chemical strippers is best for wood structures.



- 2.37 Use gentle techniques when cleaning the outside of a historic structure. Low-pressure washing with detergent and natural soft bristle brushes is recommended. Do not sandblast or use high-pressure water, which can damage fragile components. Also, do not wash masonry in the winter because the water can infiltrate joints, freeze, and damage the structure. If using a chemical cleaner, test the cleaning method on a small area first to make sure it will not damage the historic material. In general, it is better to underclean than overclean exterior building walls.

PRIORITY 3 FOR ALL BUILDINGS: Decorative Features and Architectural Enhancements

Third priority items on all existing structures relate to the numerous decorative features and enhancements that contribute to the building's historic character and architectural style. These features are categorized into architectural projections (decorative objects that "project-out" from the primary structure) and flat ornamental details (elements that lay flush against the building).

Decorative features and architectural enhancements strongly contribute to the character of historic buildings but are prioritized third because they are less crucial than structural stability (Priority 1) and the building's openings, chimneys, and primary exterior materials (Priority 2). Priority 3 items are the details that attract the eye and steal the heart of one who looks closely at the craftsmanship of a historic structure.



Towers and Cupolas

Towers and cupolas are architectural features that project above a structure's roof. Both are defining architectural features that can vary greatly in their physical appearance among architectural styles and their era of construction. For instance, the Gothic Revival style of architecture may feature castle-like towers, a Queen Anne style may feature a round or polygonal corner tower, and the Italianate style may feature a cupola or square tower projecting from the roof with a bracketed cornice. Although sometimes seen on modest structures, towers and cupolas in Titusville are most often found on larger, more elaborate buildings. These elements, along with their associated architectural details, should be preserved whenever possible.



ROOFTOP PROJECTIONS

An example of a well-preserved cupola on a Queen Anne style home found on W. Main Street.

Guidelines for Towers and Cupolas:

-  3.1 Preserve and retain towers and cupolas including their shape, pitch, and overhang. Their adornments also should be preserved, including but not limited to parapets, soffits, cornices, eaves, and brackets.
-  3.2 The roofing material used on the tower or cupola may be identical or different than the material used on the primary structure's roof. Preserve original historic roofing material for towers and cupolas whenever possible. If replacement roofing materials are necessary, select a material that conveys a similar texture, composition, profile, pattern, size, and color to its original appearance. Refer to *Priority 1* of this section for more information on roofs.

- 3.3  Ensure that towers and cupolas are properly ventilated to prevent moisture retention and other issues. If vents need to be added, locate them in an area that is obscured from public view.
- 3.4  Do not add towers or cupolas to historic structures that did not originally have these features.

Architectural Enhancements

This section addresses the most common decorative features found on Titusville’s historic buildings. There are many more types of architectural enhancements and embellishments than those highlighted herein, all of which add to the overall historical sentiment of the building. Although not all of the possible enhancement features are mentioned below, all structures should be closely examined with the intention of preserving the decorative features that showcase its craftsmanship. Unlike most modern structures, countless historic buildings in Titusville were custom designed by professional architects and/or closely patterned after a particular, traditional architectural style. The details found on these buildings are incredible, and would be difficult—if not impossible—to replicate using modern construction practices. Provided below are examples of typical decorative features found in Titusville.



Cornice | The horizontal decorative molding that crowns a building, window, or door.

Frieze | A wide decorative band, usually positioned below a cornice.

Bracket (or Corbel) | A structural piece of stone, wood or metal jutting from a wall that holds weight.

Eave | Portion of the roof that juts out over the building wall.

Lunette | A crescent-shaped or semicircular area or opening on a wall surface.

Molding | A linear transitional element that contours or outlines an edge. **Dentil Molding** refers to molding designed in the pattern of a series of blocks.

Relief | Carved or molded decoration that is raised from a flat surface.

Panel | An applied flat surface that is either raised or recessed from a larger flat surface.

Recess/Carving | Design formed by recessing or etching the surface material.

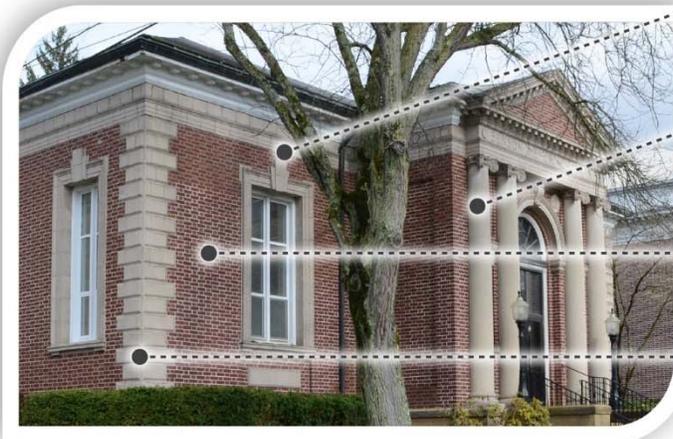


Guidelines for Architectural Enhancements:

-  3.5 Preserve as many original architectural enhancements as feasible to showcase the historic craftsmanship of the structure.
-  3.6 If parts of a decorative feature are damaged, repair rather than replace the material. If it is deteriorated beyond repair, replace the feature with a material that has the same or visually similar physical properties and design characteristics. For repetitive features (such as a row of cornices), replace only the ones that are damaged and leave the originals in place that are still in good condition. Refrain from using replacement pieces made of vinyl, aluminum, plywood, or other modern materials that were not available at the time of the structure's original construction.
-  3.7 Many decorative features are painted or have distinctive colors. Retain the color scheme or use colors that are traditionally appropriate to the architectural style of the building. Refer to the traditional color schemes show in Section 3.
-  3.8 If it is necessary to remove a characteristic decorative feature, store it or offer the removed material for sale or for salvaging purposes. Many of these materials are one-of-a-kind and have value.

Quoins, Keystones, and Decorative Stonework

The color, texture, and patterns formed by decorative stonework in Titusville give character to the buildings and are an indication of the city's affluence during its historic period. Masonry structures were expensive to build and decorative stonework added additional cost to the construction process. Quoins, keystones, and decorative stonework are unique features created in stone, brick, concrete block, or a combination of these masonry materials. Because of their masonry construction, these decorative features require little maintenance and are highly durable. Quoins are key identifying features for several architectural styles found in Titusville, including the Second Empire and Italianate styles. Similarly, keystones are a unique feature found on Second Empire, Colonial Revival, and Romanesque styles, among others. Other decorative stonework features are unique to each building. Provided below are examples of typical stonework features found in Titusville.



Keystone | A wedge-shaped piece of stone typically placed at the apex of a masonry arch or at the top center of a window or door.

Masonry Embellishments | Any decorative feature made of masonry, which can be recessed (etched) or projected (trims, columns, panels, etc.).

Stonework / Brickwork | Masonry materials that are cut or molded into particular shapes and sizes.

Quoins | Highly noticeable decorative feature on the corner of a masonry building (cornerstones) that can create the impression of permanence and strength.

Guidelines for Quoins, Keystones, and Decorative Stonework:

-  3.9 Preserve all original decorative masonry in their natural state.
-  3.10 Do not paint masonry that has never been painted; the original material is attractive its own right.
-  3.11 Follow all of the masonry guidelines in under *Priority 2* related to Exterior Building Materials.
-  3.12 Maintain the proportion and scale of the decorative masonry features in relation to the structure's overall size. Do not introduce new masonry features that are incompatible in size, scale, material, or color, nor new stonework features that would diminish the prominence of the original craftsmanship.
-  3.13 When considering removal of a quoin, keystone, or other masonry feature, consult an experienced masonry contractor or preservation professional to determine if the activity will affect the building's stability.
-  3.14 Never replace decorative masonry features with non-masonry features. The use of synthetic materials manufactured to look like brick or stone is not appropriate in Titusville.

Ironwork and Other Decorative Metals

Noteworthy features such as fences, rails, roof crests, and window grills are made from ironwork and other decorative metals in the historic areas of Titusville. Unfortunately, as some of the original ironwork has aged, its owners have replaced this treasured historic material with modern materials, and this practice has detracted from the city's idealistic historic ambiance. Nonetheless, plenty of ironwork and other decorative metals remain and the preservation of these material is a component of retaining the city's authentic character.

Guidelines for Ironwork and Decorative Metals:

-  3.15 Preserve and retain all historic ironwork and decorative metals, particularly in locations within public view.
-  3.16 Metals age quickest when they are exposed to moisture by oxidation and corrosion; this causes rust, discoloration, and eventually more concentrated deterioration. To guard against this, apply a protective coating (paint or clear seal) to metals that need protection, such as ironwork. If there is rust on the metal, scrape it off before painting or sealing. Contrastingly, never coat metals that were historically meant to be exposed, such as copper and bronze; only clean those materials with a gentle technique.
-  3.17 If metal features are affixed to masonry that is crumbling, consult a professional. This is a sign of water damage and should be promptly and professionally repaired.
-  3.18 If a metal feature needs to be replaced, only replace the deteriorated section. If feasible, leave the parts that are in good condition intact. Replacement methods for metals include patching, splicing, and reinforcement.



APPLICATION OF DECORATIVE METAL

Historic ironwork and other decorative metals are used for various functional and decorative purposes throughout Titusville. Examples include fences, pillars, railings, window grills, hinges, roof crestings, and even old horse hitches.

-  3.19 When adding fences, gates, mailboxes, address numbers, fire escapes, sign poles, light posts, lanterns, and other features that were historically composed of iron or metal, select features made of iron or metal in an appropriate scale to the property. The use of well-made and sturdy decorative metals is a common theme in the Titusville National Register Historic District and its repetitive use will visually bind the community together.
-  3.20 Do not replace iron fences and gates with vinyl fences. Historically, fences were made of iron and decorative metal and most of them were painted black. If synthetic materials must be used to replace a historic iron fence, select dark-colored material. Replacing a black iron fence with a white plastic one can negatively affect the character of the property.

Light Fixtures

Historic light fixtures are found on many buildings in Titusville, particularly over the front door, on porches, and near exterior walkways. Lights that hang are called pendants, and this lighting fixture style frequently illuminates the front entry doorway of Colonial Revival style buildings. These and other light fixture styles serve to illuminate the front entry of a building or accent the architectural façade. Historical light fixtures should be preserved whenever possible.



Guidelines for Lighting Fixtures:

- 3.21 Retain and preserve historic light fixtures and associated features whenever possible, including hoods, shades, pendant holders, glass, chains, tubing, wall brackets, and decorative frames.
- 3.22 Repair deteriorated elements on historic light fixtures in ways that match the original material, texture, and design. If replacement is necessary, select a fixture that is appropriate for the architectural style of the building and complements the look of other fixtures on the exterior of the structure.



Gutters, Downspouts, and Utility Equipment

Gutters, downspouts, and utility equipment are practical features that every building needs to properly function. Gutters and downspouts capture rainfall and move the water away from the building and its foundation. Utilities provide temperature control, electricity, and other services to the building occupants. On thoughtfully-designed historic buildings, gutters, downspouts, and utility conveyance systems were integrated with the decorative trim of the building to minimize their potentially obtrusive appearance. Most buildings in Titusville, however, do not have their original gutters and downspouts. Since initial construction, modern utility connections have become necessary in daily life, and need detailed attention so as to not detract from the community's historic charm.

Guidelines for Gutters, Downspouts, and Utility Equipment:

- 3.23 Moving water away from structures is paramount to the structure's stability and protection from moisture damage. Regularly inspect gutters and downspouts to make sure they are in good condition and make any needed repairs immediately.
- 3.24 When installing replacement gutters and downspouts, select a simple, non-intrusive design that closely matches the color of the building wall or surface to which it will be attached. This will help to blend it in to the building and not stand out. Gutter and downspout materials should be rust-proofed metal; vinyl materials are initially less expensive but have a much shorter lifespan.
- 3.25 Avoid placing downspouts on the front façade of the structure if they can accomplish the same purpose when placed on the side and rear.
- 3.26 Place utility boxes, satellite dishes, cable and internet connection points, air conditioning units, and other utility features in non-conspicuous locations, if feasible.
- 3.27 Consult an experienced professional before adding solar panels, skylights, or other energy-conserving features to the exterior of a home. Roofs not equipped to handle the weight of these features may be subject to collapse. If power by renewable energy is desired, consider the use of a ground-mounted system instead of a roof-mounted system. Ground-mounted systems will cause no irreversible physical alterations to the structure.

Carriage Houses, Garages, Carports, and Driveways

Because personal motor vehicles were not commercially available during Titusville’s historically significant period, its original layout did not contemplate the modern needs of car storage. However, carriage houses were placed in the rear of many properties for the keeping of horse-drawn carriages, accessed from a rear alley.

Between the 1920s and present-day, property owners have modified their lots to accommodate the car. Accommodations for personal vehicle storage have been accomplished by converting carriage houses to garages and by constructing new garages and carports to the rear or to the side of many main structures. Some of Titusville’s historic properties have no structures for car storage; in these cases, the residents of these homes park their cars to the side of the house or on the street, and in some rare cases even in the front yard.

Fortunately, the traditional historic streetscapes of Titusville remain mostly intact. Few garages and garage doors are visible from the public streets and those that are noticeable appear subordinate to the main structure.



TRADITIONAL STREETScape WITH GARAGES NOT PROMINENTLY VISIBLE

View of Walnut Street where the historical streetscape remains intact. Residential homes dominate the streetscape, with no garages or garage doors in prominent view.

Carriage Houses

Because carriage houses help to convey Titusville’s historic lifestyle, their retention and preservation are strongly encouraged.

Guidelines for Historic Carriage Houses:

- 4.1 Preserve and maintain historic carriage houses. This may entail preserving the structure in its present condition, rehabilitating it, or identifying an adaptive use so that it provides a new function.
- 4.2 Because carriage house structures contain many of the same architectural components and details as primary structures, refer to the guidelines in this section under Priorities 1, 2, and 3 which apply to all existing buildings.



CARRIAGE HOUSES

Example of carriage houses and historic garages adapted for modern use.

Garages and Carports

The Titusville National Register Historic District is arranged in a grid system. Buildings line the streets in a parallel fashion with consistent front yard setbacks. Alleys provide rear access to many of the residential lots and the garages for these homes face the alleys. Lots that do not have alley access have been modified in many cases to provide a garage or carport to the rear or to the side of the home.

Guidelines for Garages and Carports:

- 4.3 Existing garages and carports that feature distinctive architectural elements associated with a recognizable architectural style should be maintained to preserve those distinctive features. Refer to Section 3 of this document for a list of the primary architectural styles found in Titusville and to Priorities 1, 2, and 3 of this section for guidelines that apply to all existing buildings.
- 4.4 For newly constructed garages and carports, they shall remain subordinate in location and size to the primary building. In other words, design and place all garages and carports so they appear to be a substantially underplayed component of the home’s architecture when viewed from the public street(s). Garages and carports should not attract attention away from the house. The perceived

absence of garages from the residential streets in Titusville’s historic residential neighborhoods is a primary character-defining feature of the community.



GARAGE DESIGN

Examples of garages with design features that are characteristic of a traditional architectural style.

-  4.4 When selecting a location for a new garage or carport, structures that are removed from the house are preferred over those attached to the house. If an attached structure is desired to avoid walking outdoors in inclement weather, recessed garages and carports (located further back from the street than the main structure) will protect the visual integrity of the traditional streetscape more so than aligning garages and carports with the front of the main structure. Garages and carports that are separate and located to the rear of the property are strongly preferred over front-facing garages and carports located close to the street.

-  4.5 If a garage or carport is physically attached to a main building that did not originally have a garage or carport, design this new feature so that it does not look like it was part of the building’s original construction. Designing the garage or carport to suggest it was an authentic part of the historical house would create a “false history.” The fact that garages and carports did not exist when the structure was originally built should be evident when looking at the house. That said, any new garage or carport should be visually integrated with the main structure through use of compatible scale, design details, and color.

-  4.6 Select garage doors with windows and/or a subtle decorative design compatible with the house’s architecture style, building materials, and colors. Plain, unarticulated garage doors are discouraged.



GARAGES APPEAR SUBORDINATE TO THE PRIMARY STRUCTURE

Examples of garages that are set back from the main house, subordinate in appearance, yet comparable in terms of color and design. This practice is recommended.

Driveways

Guidelines for Driveways:

4.7 When a garage or carport is accessed from the front of the lot, single-width driveways are strongly preferred. Although driveways can widen when approaching the garage door, the width of the driveway most visible from the street should appear only wide enough for a single car.

4.8 Do not locate parking areas directly in the front of a historic house. Residential lots that have been modified to add concrete parking pads in the front of house have adverse effects on the streetscape and should be redesigned by removing these hard parking surfaces from the front yard and restoring the front yard to landscaping.

4.9 If driveways contain historic cobblestone, brick, or other historic surface material, preserve and maintain these materials whenever feasible.



SINGLE LANE DRIVEWAYS

Driveways should be a single lane wide as viewed from the street.

COMMERCIAL STRUCTURES

Titusville’s historic commercial area contains rows of two- three- and four-story buildings lining the sidewalks. The ground floors are mainly designed as storefronts, with the upper floors serving as offices, storage, studios, lodging, or other uses. Although adjacent buildings are connected, they had different owners and were not built simultaneously, thus a variety of architectural styles is found in the commercial district.

Titusville’s commercial core also contains the post office, City Hall, banks, and several large masonry buildings that provide space for offices and other uses.

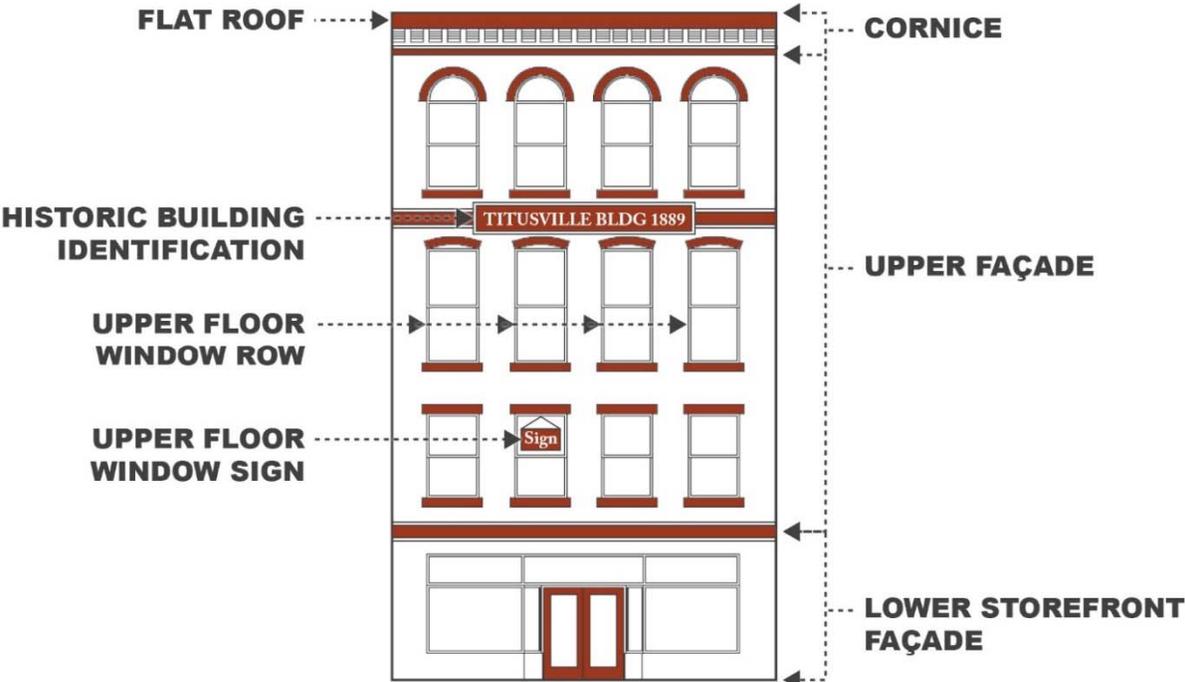
The physical structure of Titusville’s historic commercial area remains primarily intact, although some of the original historic buildings have been demolished and replaced with contemporary buildings with nondescript architecture or with parking lots. Also, many of the commercial structures that provide storefronts on the ground floor have been modified from their original condition. Building owners have covered over some of the display windows, added synthetic materials over the original masonry, bricked-in window and door openings, changed the lighting fixtures and signage styles, and made various other changes. In general, the commercial area offers a tremendous opportunity to recapture its historic ambiance while accommodating modern trades, lifestyle businesses, offices, and other uses.



Titusville’s Historic Commercial Area: The Beginning

Titusville’s founding was commerce based, first from lumbering and then famously from oil production and processing. Following the successful pumping of oil by Col. Edwin L. Drake in August of 1859, an oil boom began that spurred Titusville’s rapid growth and rise to affluence. By 1869, Titusville had emerged as a center for commerce and finance for the oil region. A well-established commercial core developed on segments of Central Avenue and Diamond, Main, Cherry, Spring, and Franklin Streets. The central business district’s services to non-oil industries was a key reason why Titusville survived the collapse of the speculative oil boom in the late 1800s. Because business growth was strong, the building of commercial structures in Titusville continued into the 20th century.

The recommendations presented below focus on historic commercial buildings that offer storefronts. Refer to the recommendations in this section under *Priorities 1, 2, and 3* for guidelines that apply to all buildings, including commercial, institutional, and civic structures. A large majority of the guidelines given under *Priorities 1, 2, and 3* are not repeated below, so please refer to pages 4A-1 through 4A-27 for more information. The recommendations for commercial buildings use several architectural terms, which are shown below for reference.



ARCHITECTURAL TERMS FOR MULTI-STORY COMMERCIAL STRUCTURES

Guidelines for Commercial Structures and Storefronts:

 **5.1** Before undertaking changes to a commercial building, consider the overall horizontal and vertical patterns in the building design, including the placement pattern of the doors and windows in relation to buildings adjacent and on the same street. Strive to maintain the strong vertical and horizontal rhythm presented by the placement and size of windows, doors, and architectural features in relation to nearby structures. Do not introduce new patterns or forms that break or change the existing vertical and horizontal patterns. Preservation of the traditional horizontal and vertical patterns in a building and among adjacent buildings in the same block is the most critical design issue facing Titusville’s commercial core.



PATTERN OF OPENINGS

Notice the vertical and horizontal pattern formed by the lower façade, upper façade, and window and door openings on this S. Franklin Street structure. Changes made to the pattern would disrupt the visual rhythm not only on the building itself, but also the pattern formed by any adjacent buildings.

5.2 The storefront is the most important feature on the building. For buildings with original storefronts, preserve the storefront features, and repair rather than replace the features that are in debilitated condition.

5.3 Transparency from the sidewalk to the interior of the ground floor through glass doors and display windows is a traditional and character-defining feature of the commercial district. Make sure to preserve display windows. Do not remove, permanently cover, or brick them in. If privacy of the building occupant is desired, cover display windows from the inside while keeping the glass intact and visible from the outside. If display window glass needs to be replaced, strive to replace it with similarly-sized large pane glass. If the pane size cannot be matched, or if the original curvature of the glass cannot be replicated, simulate the size and shape by using multiple panes, but with as few as possible.



DISPLAY WINDOWS

Display windows create an inviting and welcoming environment for pedestrians and customers at commercial storefronts. The original curved glass display window shown above was replaced with multiple panes that achieved the curved appearance.

5.4 If the original storefront is too deteriorated to repair, replace it with a contemporary storefront design that is highly compatible with the rest of the building in terms of scale, architectural style, window and door patterns, materials, and color scheme. Design the new storefront to look “new” while not drawing attention away from the historic architectural details found on other portions of the building. The storefront should be obvious by having the traditional features of an original, such as recessed entry doors, transparent doors and display windows, transoms, bulkheads, a lintel between the lower façade and upper façade, etc. (see the diagram below).



-  5.5 Preferred storefront sign types are hanging signs, flat signs installed on the storefront's transom, and display window signs (see diagram on the previous pages). Do not paint business identification signs directly onto a building's masonry and refrain from placing signs on the upper and lower façades in places that would cover distinct architectural features and details of the building.
-  5.6 If non-structural awnings are installed, select awnings made of cloth or other woven fabric such as canvas. The use of sheet metal, vinyl, and plastic awnings is discouraged. If multiple awnings are installed on the same building, they should be identical in color and design. Solid colors, wide stripes, and narrow stripes are appropriate. Do not install awnings with complex patterns.
-  5.7 Preserve and maintain original exterior building materials (refer to *Priority 2*) and decorative architectural enhancements (refer to *Priority 3*) to the extent feasible. Brick and other masonry materials are the most common exterior building materials used in Titusville's historic commercial area. Historically, brickwork and stonework displayed the work of skilled craftsmen of the late 19th and early 20th centuries, and particularly deserves preservation in the historic commercial area.
-  5.8 Do not cover masonry commercial building façades with modern, non-masonry materials like vinyl siding or metal sheeting. They are not appropriate substitute materials on historic masonry buildings and can trap moisture between the new material and original masonry which would put the building at risk for structural damage. If there is no alternative to the use of synthetic materials, select materials that complement the building's overall color scheme and architectural style.
-  5.9 If original architectural details or ornamentation on the storefront or upper or lower façades are currently covered with synthetic materials, then uncover, expose, and repair the original façade materials and details during the course of building renovation.

SECTION 4B

DEMOLITION & NEW CONSTRUCTION

Titusville's historic structures give the city its authentic character, particularly inside the Titusville National Register Historic District. Retaining the city's treasured historic character does not mean that every existing building will be preserved or that new construction will be unwelcomed. The ultimate goal is to retain historic character while embracing the progress desired by today's residents and generations of tomorrow. Nevertheless, if too many buildings are demolished and/or if new development fails to fit in with the authentic "look and feel" of the town, Titusville's historic integrity may be lost and never recaptured. For this reason, it is extremely important to appropriately address the topics of demolition and new construction.

Demolition Guidelines:



6.1 Preserve historic structures and avoid demolitions to the extent possible.



6.2 If a demolition is contemplated because the owner desires a larger, smaller, or more modernized structure in its place, first consult a professional architect or historic preservation specialist to determine if the historic building can be modified to meet that need. There are numerous modifications that can be made to the interiors and exteriors of historic buildings to accomplish these purposes without detracting from the quintessential appearance.



6.3 Before and during a historic building demolition process, salvage all materials that can be feasibly reused. Historic construction materials can be extremely valuable due to the composition of the materials and craftsmanship. Disposing of Titusville's high-quality historic building materials in a landfill should not occur. The repurposing of these materials to be used again in Titusville or in another community will assure that these materials, and the efforts of their original fabricators, are not wasted. Salvage companies and construction companies may accept the materials if a local disposition or storage location is not available.



6.4 If ground-disturbing activities occur during a demolition or new construction project, monitor those activities closely for any potential discoveries of buried historical or archaeological resources. If resources are found, notify the Pennsylvania Historical and Museum Commission for assistance.



6.5 If a historic commercial building is scheduled for demolition, first determine how the resulting vacant parcel will be reused. All parcels in the historic commercial area should have a purposeful use and be subject to ongoing continual maintenance. Unkempt vacant lots in Titusville's commercial district can discourage customers from visiting nearby businesses.



6.6 If demolition of a commercial building exposes the side wall of an adjacent structure that was previously not visible, inspect and repair the exposed wall as soon as possible for structural stability and visual quality.

→ If the demolition is planned and not accidental (as in the case of a fire), proactively plan for treatment of the exposed side wall.

→ To ensure structural stability, the newly exposed wall may need to be inspected by an engineer and possibly anchored or braced. Because most newly exposed side walls will be

highly visible from the public street, approach repairs to result in an appearance that matches the building's other exterior walls.

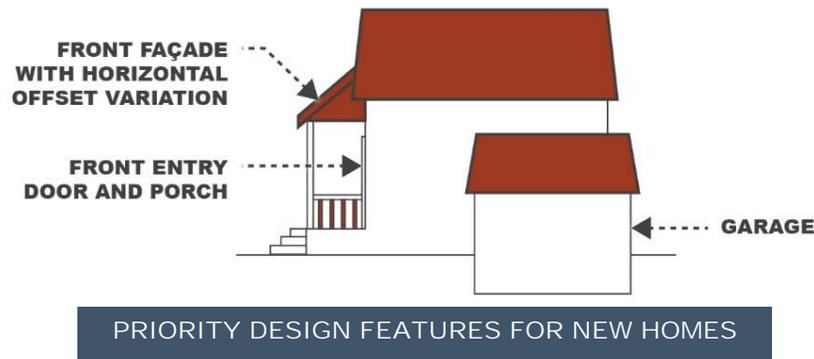
- Exposed side walls are acceptable places to install interpretive murals or panels about Titusville's past. Do not place billboards or other large commercial advertisements on exposed side walls.

New Construction Guidelines:

-  6.7 Design new buildings to be compatible with the historic character of Titusville, particularly inside the Titusville National Register Historic District. Select an architectural style that is traditionally found in the community (refer to Section 3 for the most common architectural styles). Avoid styles that have no relevance to Titusville's history. The exception is custom- or semi-custom designed buildings with mass and scale proportions and architectural details that complement other nearby structures. During Titusville's oil boom, professional architects designed and supervised the construction of countless elaborate and simple structures that are still standing today. As such, custom- and semi-custom designed, high-quality architecture is welcome in Titusville.
-  6.8 The quality and architectural detailing found on new structures is more important than the structure's size. Regardless of the structure's size and scale, its design should complement buildings on adjacent lots and across the street in terms of building setback distance from the street(s), height, overall proportions, exterior materials, window pattern, etc.
-  6.9 Even though new construction is recommended to have a traditional architectural style, design new buildings to appear new. Do not construct a new building in a way that would make it falsely appear historic.
-  6.10 If feasible, make use of building materials previously salvaged from demolitions in or near Titusville.

Residential

-  6.11 Three design features are imperative for new residential homes in the Titusville National Register Historic District: a) front entry doors and porches with a strong visual connection to the street; b) garages that are subordinate to the main structure, set back further from the street than the main structure, and generally obscured from view; and 3) front façades with horizontal offset variation—the front of the house should not be completely flat or unarticulated.



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6.12 Design new additions to historic residential structures to look subordinate (smaller) than the main house when viewed from a public street. Additions should not make the original structure appear taller when viewed from the street unless the addition is a second story to a single-story house.
- 

6.13 Physically and visually differentiate new additions from the original historic structure. Undertake additions such that, if removed in the future, the essential form and integrity of the original house and the lot upon which it sits would be unimpaired.

Commercial

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6.14 In the commercial district, design new buildings to follow the rhythm and scale of existing adjacent buildings. As shown in the diagram below, new commercial building construction should be the same height and no more than one story shorter or taller than immediately abutting structures. Also, match the roof pitch (typically, flat or gently sloping); steeply sloped roofs are incompatible with the character of commercial buildings in the central business district unless used on a purposeful architectural embellishment such as a tower. One-story buildings are strongly discouraged when placed immediately adjacent to taller buildings.



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6.15 Encourage new businesses to occupy a historic building instead of undertaking new construction. Many national businesses and franchises can accommodate operations in a historic structure. If new construction is necessary, ensure that the building design and position of the building on the lot is compatible with the historic character of Titusville as described in this Design Guide.

SECTION 4C

LANDSCAPING

Titusville has an idyllic 19th-century streetscape. The historic district is flat, easily walkable, offers tree-lined streets forming a grid, and dotted with several parks. When wholly viewed, it is easy to notice the city's cultural landscape as one that contains a variety of natural and cultural resources that narrate the rich history of Titusville.

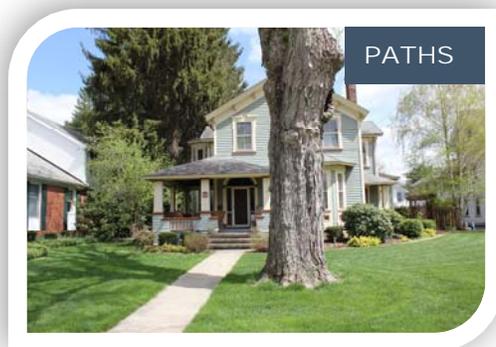
Trees, shrubs, flowers, lawns, and landscape features such as walls and fences expressively contribute to Titusville's visual character. Large trees line many of the residential streets and provide shade over the sidewalks.

The Victorian Garden landscape style was popular in the late 19th and early 20th centuries when Titusville was developing. It emphasized informal groupings of plant material in residential front yards, separated from the street and sidewalk by decorative cast iron fences and low walls. Cast stone, concrete, and iron lawn ornaments also were popular, some of which are still found in Titusville today. Landscaping associated with modest buildings tended to be simple with front yards often planted with grass.

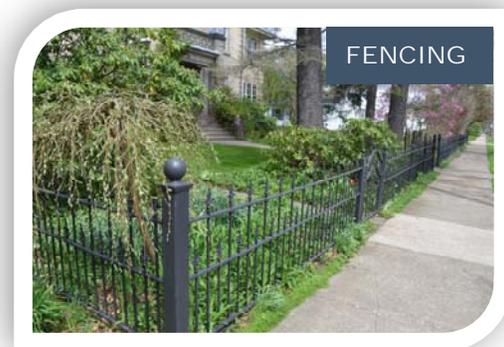


Guidelines for Landscaping:

-  7.1 Preserve existing street trees. Most of Titusville’s street trees are located in private lots. Therefore, property owners are responsible for caring for and preserving these trees. The Titusville Shade Tree Commission oversees the protection of shade trees throughout the city. Its members are available to help select appropriate new plantings.
-  7.2 If a large tree appears to be dead or diseased, have the tree assessed by the Titusville Shade Tree Commission and/or a professional arborist to determine whether it can be saved before removing the tree.
-  7.3 If a large street tree must be removed, replace it with a fast-growing and disease-resistant species that will mature to complement other trees on the same street in terms of height and canopy size. The Titusville Shade Tree Commission must approve the replacement tree selection; fill out a Tree Planting Request Form, available online or from the City Manager. The Commission will bear the cost of the tree and all costs associated with site preparation, transporting, and planting.
-  7.4 If tree roots disrupt the sidewalk, do not cut down the tree to solve the problem; doing so would remove an important amenity from the streetscape. Also, do not cut the tree roots, which will regrow, and in the meantime, jeopardize the health and stability of the tree. Instead, repair or replace the sidewalk to accommodate the roots. The least expensive method is to lift the sidewalk slab, shave it from the underside to accommodate the root, and replace the slab. Other techniques include excavating below the root to allow it room to shift downward; replacing the sidewalk slabs with thicker concrete slabs connected by rebar or wire mesh to avoid the future lifting of a single slab; or if room allows, meandering the sidewalk away from the roots and outside the root plate (the distance from the tree that is three times the tree trunk’s diameter).
-  7.5 Preserve concrete sidewalks and paths located in residential front yards leading from the sidewalk to the front entry. The design and location of sidewalks and paths located in front yards helps to define the character of Titusville’s landscape. Historically, sidewalks were primarily made of concrete, although other materials also were used including historic sandstone. Sandstone is a valuable material and should be preserved where possible.



Concrete paths leading from the sidewalk to residential front entry doors contribute to Titusville’s welcoming cultural landscape.



The cast iron fence is characteristic of the Victorian Garden landscape style and an integral component of Titusville’s landscape character.

7.6 Cast iron fences and lawn ornaments are an integral part of Titusville’s landscape. Preserve and repair, rather than replace, fences and lawn ornaments made of cast iron or other decorative metal. (Refer to the recommendations under Priority 3, pages 4A-25 and 26, for more information on Ironwork and Decorative Metals.) Historically made of cast iron, open fences create a separation between the public sidewalk and the front yard. New fencing installed in front yards should simulate the look of cast iron (such as a metal picket fence). Chain link, split rail, white vinyl, and other similarly designed fences are not appropriate.

7.7 Masonry walls and pillars are a common sight of the Titusville landscape. Preserve and repair, rather than replace, these historic features.



MASONRY WALLS

Cast stone, brick, and other masonry are showcased here in a freestanding wall and retaining wall.

7.8 Design front yards, and side yards visible from public streets, with the understanding that the landscaping in these yards establishes the immediate context for the main building and often relates the building and its lot to the neighborhood. When selecting new plant materials, consider the visual effect on the property and neighboring properties. Consult local landscape architects or nurseries for recommendations on appropriate plant materials.

7.9 Avoid planting trees directly in front of a building’s entrance; doing so blocks the view and diminishes the welcoming atmosphere of Titusville. Also avoid placing large trees and plants close to a building; doing so may cause root damage to foundations or basement walls causing them to crack or heave. Further, tree limbs overhanging a building’s roof may promote the growth of plant materials in gutters, particularly if they are not cleaned on a regular basis. Position trees to the side of the front entry and at least three times the distance from the structure as the tree trunk at maturity.



TREE PLACEMENT

Plant trees to the side of building entrances and away from structure foundations to avoid root damage and tree litter on the building’s roof.

-  7.10 Do not allow vines or ivy to attach to a building's exterior wall. The plant material can cause moisture damage and its roots or tendrils can intrude into the wall surface and deteriorate masonry and wood. To achieve the same look, install a trellis in front of the wall and allow the vines or ivy to grow on the trellis.

-  7.11 Introduce landscaping into the central business district by installing hanging planters on the light poles or flower pots or window boxes along the sidewalks. This is an effective means of interjecting seasonal plant material into locations where space for in-ground plantings is minimal.

-  7.12 Preserve, maintain, and enhance the landscape features found in and around natural resource areas, public parks, and cemeteries in recognition of the intended uses of these areas.



OPEN SPACES

Church Run (top left) is framed by a stone retaining wall. Scheide Park (top right) contains areas for passive recreation. Woodlawn Cemetery (left) is intended for tranquil visits.

SECTION 4D

CONNECTING FEATURES

The connecting features of a community are the elements that physically and visually bind it together as a defined place and connect the present with the past. In Titusville, the connecting features are many – from the repetition of traditional architectural styles, to the cast iron fences, to the street trees and overall landscape, and more. Each of these and other elements authentic to Titusville’s community character are discussed in the preceding sections of this document.

It is important to note that Titusville’s connecting features are not limited to the boundaries of the Titusville National Register Historic District. They spread far and wide throughout the city and in some places slightly beyond its borders. For example, the architectural styles found in the historic district are found in other Titusville neighborhoods. Also, the architectural style details found on large and elaborate structures are also highly recognizable on countless smaller and humbler buildings. The bond formed by these connections is hard to break, although fragile enough to shatter if Titusville’s stakeholders fail to be good stewards and protectors of the unique and valuable assets imparted on them by generations past.



ARCHITECTURAL STYLES

The overall design and architectural details found on this Stick style home located on W. Elm Street, outside of the historic district, visually connect the home and its neighbors to the ambiance of historic Titusville.

STREETS AND SIDEWALKS

The grid-patterned street and sidewalk system form the connecting backbone of Titusville’s physical structure.



Street and Sidewalk Connections

Titusville's grid-patterned street and alley system with sidewalks lining the public streets is a pinnacle of the city's design. The street and alley system was laid out early in the city's design process, upon which development was overlain to form the complete physical structure.

Guidelines for Streets and Sidewalks:

-  8.1 Preserve the grid-pattern of the street and alley network. Do not allow streets to be permanently blocked off or closed.
-  8.2 Maintain the sidewalk system and fill in gaps if any sidewalk segments are missing. In the residential areas, the sidewalk is located on the private lot and its preservation and maintenance is the property owner's responsibility.
-  8.3 Preserve and repair sidewalk slabs made of historic sandstone. Sandstone sidewalks are a beautiful and unique feature in Titusville and any heaving slabs can be reset and leveled through a process of injecting leveling material under the slabs. Fix cracks and pits using a repair kit made specifically for natural stone.
-  8.4 Aside from sandstone sidewalk slabs and other historic materials that should be preserved and repaired, the preferred sidewalk material for new sidewalks is concrete. Use of the same material for every new sidewalk segment will provide a consistent and reliable pedestrian environment. Refer to Guideline 7.4 regarding sidewalk repairs and replacements due to tree roots.
-  8.5 Preserve all historic fabrication markers embedded in the sidewalk system. These are found throughout the community and are a unique interpretive element of interest.



TRADESMEN MARKS

Examples of fabricator markings found in the sidewalk system. Chas. J. Ward (sidewalk inset) and Ray's Home Improvements (sidewalk concrete impression).

Interpretive Signs and Markers

Various interpretive signs are installed in Titusville that educate its readers about the city’s historic significance. The signage also ties the community, and its story, together. The presence of these signs and other historical markers connect the present with the past and are important connecting features.

Guidelines for Interpretive Signs and Markers:

- 8.6 Enhance appreciation of the historic district’s national recognition by using the words “National Register Historic District” on select signs and markers on approach to, and inside, the district.
- 8.7 Install signage in strategic locations to interpret the city’s history. Place these signs inside the historic district *and* beyond its boundaries. These include but are not limited to PHMC historical markers and Oil Region Alliance outdoor interpretive panels on walking tour routes.
- 8.8 Design all interpretive signs to be human-scaled rather than automobile-oriented so they are easily and safely viewed by pedestrians using the sidewalk system.



INTERPRETIVE SIGNAGE



PHMC historical markers and colorful outdoor panels provided by the Oil Region Alliance interpret the city’s history and connect its features through storytelling.

- 8.9 Create interpretive signs using high quality weatherproof materials that complement the durable materials found on Titusville’s historic buildings.

- 8.10 Preserve date markers on historic buildings, which supplement interpretation of the city’s historical timeline. If these markings are obscured by vegetation or other obstruction, remove the visual impediment to clearly reveal the marking.

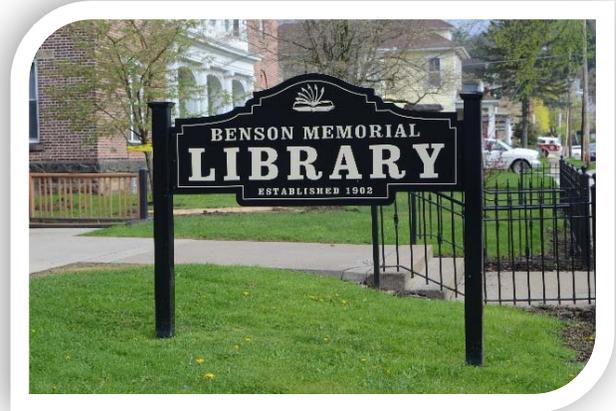


BUILDING DATE MARKINGS



Examples of date markings found in the Titusville National Register Historic District.

- 8.10 New signs installed at entry gateways to Titusville, in public parks, and in civic spaces should have a similar and complementary design. Complementary design considers the sign's color scheme, lettering style, and materials.



COMPLEMENTARY CIVIC SPACE SIGNS

Examples of well-designed signs that are complementary in style and overall design.

APPENDIX A

HELPFUL RESOURCES

Looking for more information? The following organizations and groups are available to help. This list is by no means exhaustive, but offers a place to start to find the information or qualified persons you may be searching for.

Local Resources

Information on building permits and inspections:

City of Titusville Building/Zoning Code Enforcement Office:

<https://cityoftitusvillepa.gov>

Information on Titusville's history:

Titusville Historical Society:

www.titusvillehistoricalsociety.org

Information on economic development projects and tourism promotion for the Oil Heritage Region:

Oil Region Alliance of Business Industry & Tourism:

<http://www.oilregion.org/>

Information on historic preservation programs and historic tax credits for eligible historic rehabilitation projects:

Pennsylvania State Historic Preservation Office (SHPO), which is part of the Pennsylvania Historical and Museum Commission (PHMC):

<https://www.phmc.pa.gov/Preservation/Community-Preservation/Pages/default.aspx>

National Park Service Preservation Briefs

The National Park Service Preservation Briefs “help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to Historic Preservation Tax Incentives Program applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character.”

For more information and to access the Preservation Briefs, visit the U.S. Department of the Interior, National Park Service's page at <http://www.nps.gov/tps/how-to-preserve/briefs.htm>.

Following is a list of the Preservation Briefs that were available at the time this document was published:

1. Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
2. Repointing Mortar Joints in Historic Masonry Buildings
3. Improving Energy Efficiency in Historic Buildings
4. Roofing for Historic Buildings

5. The Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
8. Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
18. Rehabilitating Interiors in Historic Buildings — Identifying Character-Defining Elements
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster—Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance and Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Properties Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
35. Understanding Old Buildings: The Process of Architectural Investigation
36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes

37. Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
42. The Maintenance, Repair and Replacement of Historic Cast Stone
43. The Preparation and Use of Historic Structure Reports
44. The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
45. Preserving Historic Wooden Porches
46. The Preservation and Reuse of Historic Gas Stations
47. Maintaining the Exterior of Small and Medium Size Historic Buildings
48. Preserving Grave Markers in Historic Cemeteries
49. Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement
50. Lightning Protection for Historic Buildings

The U.S. Secretary of the Interior's Standards for Rehabilitation

In order to qualify for historic tax credits, rehabilitation projects are required to follow the U.S. Secretary of the Interior's Standards for Rehabilitation. The following Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67) "pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

The Standards for Rehabilitation (listed below), and more information, are available online at:

<http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation Investment Tax Credits

The below information was current as of September 2018 at the time this document was published.

Rehabilitation Investment Tax Credits (RITCs) are federal and state tax incentives that effectively reduce the costs of rehabilitation to an owner of an income-producing historic property. Certain qualifying expenses incurred in connection with the rehabilitation of a historic building are eligible for a tax credit. Owners of income-producing historic buildings can qualify for up to a 20% federal tax credit along with a 25% state tax credit, and owners of non-historic buildings built before 1936 can qualify for a 10% federal tax credit, based on the following eligibility. For more information, contact the Pennsylvania Historical and Museum Commission (PHMC)/ Bureau for Historic Preservation (BHP), which serves as Pennsylvania's State Historic Preservation Officer (SHPO).

The website address is www.phmc.state.pa.us

20% Federal & 25% State Historic Tax Credit Eligibility:

- Income-producing property
- National Register listed (includes all "contributing" buildings in a National Register Historic District)
- Conform to the U.S. Secretary of the Interior's Standards & Guidelines
- Meet the "substantial rehabilitation test"*
- Owned by same owner and operated as an income-producing property for five years after rehabilitation
- Must be approved prior to start of the work, meet certain standards, and prove work was done properly

10% Non-Historic Tax Credit Eligibility:

- Built before 1936
- Not listed on the National Register of Historic Places

- Meet the wall retention requirement (retaining 50% to 75% of the external walls and retain 75% of the internal structural framework)
- Meet the “substantial rehabilitation test”*
- Cannot be used for residential rental properties
- Income-producing property (but not rental residential)
- Claim as an investment credit on federal income tax return with no federal or state review

* This test is where the amount of money to be spent on the rehabilitation is greater than the adjusted basis of the building or at \$5,000, whichever is more. Generally, projects must be completed within a 24-month period.

Source: PHMC’s RITC Fact Sheet, http://www.phmc.state.pa.us/Portal/forms/RITC/ritc_fact_sheet.pdf

APPENDIX B

INDEX OF PHOTOGRAPHS

The following is an index of photographs used to illustrate this document. All photographs were taken from public streets or public property, with no trespassing onto privately-owned properties.

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Left: Titusville Entry Sign (William Flinn Highway)

Bottom: Benson Memorial Library (213 N. Franklin St.)

