

PHLF NEWS

Pittsburgh History & Landmarks Foundation
 Old Post Office • Allegheny Square West • Pittsburgh, Pa. 15212
 PHONE 412/322-1204
 NUMBER 69 FEBRUARY 1978

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What's Happening In Manchester?

RESTORATION ON THE MOVE

Take a ride through Manchester and see the restoration of this fine old neighborhood rolling along!

For many years PHLF worked with neighborhood residents, and URA to develop a program that would preserve the fine architecture from urban decay, convince neighborhood residents to remain, and encourage new people to live in this unique area.

The result was The Manchester Program, a program which for the first time in the country united urban renewal with historic preservation.

Briefly, the program offers through the URA low interest loans and grants for interior restoration and free exterior restoration of historic houses up to \$20,000.

PHLF DEVELOPS MARKETING PROGRAM

Under contract to the Project Area Committee of Manchester and the URA, PHLF developed a marketing program to sell the many vacant old houses in Manchester, to inform neighborhood residents of the program and to acquaint the general public with the neighborhood and the program



DINNER KICKS-OFF MARKETING PROGRAM

A dinner for Manchester residents held last summer began the Program. Featured as a guest speaker was Carl Westmoreland of Cincinnati, the Executive Director of Mt. Auburn Housing Services. Over 200 residents attended the dinner -- and the next week, the URA office was swamped with calls from Manchester residents wanting to buy and restore a house under the program. Over 1,800 inquiries were received and 42 vacant URA-owned houses were under sales agreement within 5 days!

SITE SIGNS ERECTED

large yellow site signs, for sale signs and "This House Is Being Restored" signs can be seen on many houses heralding the progress of preservation.

PHLF has recently completed 1137 Sheffield Street and has rented the three spacious apartments.

To date 103 houses have been sold for restoration through the Program and at least 100 inquiries per month are made about the Program.

Fine Victorian houses are being restored and there's financial help available

URBAN REDEVELOPMENT AUTHORITY—CITIZENS OF MANCHESTER
 PITTSBURGH HISTORY & LANDMARKS FOUNDATION
FOR INFORMATION CALL 323-1743

Funding availability based on receipt of HUD funds



PHLF Antiques Show At Station Square

A Great Success—And Coming Again!

PHLF's first Antiques Show was a huge success! Plans are already underway for this year's show at the Freight House, Station Square. Mark October 27, 28 and 29 on your 1978 calendar.

Jack Squires, manager of 1977's show has once again volunteered to manage the 1978 Antiques Show. PHLF thanks Jack for all his hard work and enthusiasm, we couldn't have done it without him!

Many thanks are also due Mrs. David Genter of PHLF Board of Trustees who worked with us in organizing

the Show and the preview party.

Much of the success of the 1977 Antiques Show was due to the hard work of our faithful volunteers. Thanks to all of you who helped! Special thanks to Ellie and Jack Freund and their helpers who spent long hours providing those wonderful mushroom sandwiches, soup, coffee and dozens of other goodies. David Mitchell with his funnel cake and popcorn wagon also helped to make the show so much fun.

Thank you !.

Restorationist's Corner

"Care of Historic Masonry—Part II"

In the previous Restorationist's Corner the various cleaning methods for use on historic masonry were discussed. After a building is cleaned the question of "sealing" is almost always raised by cleaning and sealing contractors. The specter created is one of the brick or stone on the building dissolving and washing away unless it is "protected" and quantities of damaging moisture saturating the wall and damaging the interior of the building. In our experience this is rarely the case.

Most brick and stone buildings we encounter have weathered very well for 80-150 years without preservative treatments. Building and masonry deterioration is almost always due to leaking roofs, broken or missing downspouts and gutters, improperly designed roof flashings, improperly designed parapets, and ledges, and inadequate removal of ground water from the base of the building. Often moisture on uninsulated interior walls is condensation of the warm, moist interior air on the cold masonry surface - not water which has permeated from the exterior surfaces of the building.

Silicones and Siliconates were early favorites for "waterproofing" masonry but these are anathema to the preservationist today. Although some build-

ings coated with silicones in the 1950's and 60's were not harmed during the approximately 3-year life of silicone coatings - many experienced increased deterioration. The most dramatic deterioration occurred in Britain where tombstones treated with silicones regularly spalled to the depth of the absorption of the silicone by the stone 8 years after a treatment program began.

The National Park Service cautions extreme care when considering sealing of buildings and generally discourages it except to solve a specific problem. The sealers generally approved for use on historic masonry are of the "breathing" type—that is, they allow water vapor to freely pass back and forth but prohibit liquid water from doing so. In addition, they must allow salts which may be dissolved in the water to pass freely out to the surface of the masonry and not be trapped behind the protective barrier where they can build up and spall off the very surface that the sealer is supposed to be protecting.

In conclusion, when the question of sealing masonry comes up, first determine whether there is any real problem for which a sealer is required. Second, inspect the building carefully for faults or faulty design which is causing the problem. Third, if a sealer is required (and this may be on only one wall or one section of the building) then choose a "breathing" type with a long proven history of safe usage.



Granite at Old Post Office Museum



Brick on Northside

Money Tree Blossoms and The Shovel Is In The Ground At Phipps!

The Committee for the Restoration of Phipps Conservatory is continuing its work to raise more funds to complete all necessary repairs at Phipps. A "Money Tree" constructed in the lobby of the Conservatory in October beckons visitors to make a donation and place a leaf on the tree with the donor's name. A donation of \$25 entitles the donor to a blossom, and \$500 provides a bird.

The Public Works Bill appropriation of \$2,050,000 is being expended in two phases. Phase One will provide a new heating system and a steam line hook-up to the Bellefield Boiler Plant. The plant presently services Carnegie Institute and the law buildings of the University of Pittsburgh. Landmarks is working in cooperation with the City of Pittsburgh Department of Parks and Recreation under the leadership of Director Louise Brown and the Department of Public Works to assist with design work and supervise construction. J. Fred Triggs is the consulting engineer who is supervising and directing Landmarks' preparation of the plans for the steam line, the heating of four display houses and four growing houses which are now under construction. Landmarks is also preparing design for new growing tables.

Phase Two of the expenditures provides a new electrical system, additional heating and plumbing, walkways with specifications prepared by Landmarks, and other necessary general construction.

Work is now underway in the Palm Court, Exhibition Room 'A', the Broderie Room, Victorian Room and Japanese Room, as well as in the Economic House, Cabin Room and Modern Room. Visitors to Phipps will be slightly inconvenienced by the work, but will easily see that the facility is undergoing restoration with long-lasting benefits.

NEEDED...

Do you have a floor lamp or table lamp that you could donate to the Walker-Ewing Log House? This house is furnished rough-and-ready and we are in need of odds and ends of lamps for it. We also need several card tables. Another need is for several bird houses for the Museum Garden Court and the Walker-Ewing Log House grounds. If you can help with these (Tax deductible) items, please call Mrs. Emerick at 322-1204.

City Council Passes New Historic Landmark Ordinance

New historic zoning legislation establishing an Historic Review Commission and Historic District Review Boards was passed by City Council in December 1977.

The legislation sponsored by Councilman Frank Lucchino brings Pittsburgh's ordinance in line with the state enabling act thus qualifying certain property owners for tax incentives outlined under the 1976 Tax Reform Act.

LEGISLATION RECEIVES BROAD SUPPORT

At a hearing before Council Lucchino's bill received unanimous support from neighborhood groups, businessmen involved in downtown real estate, individual property owners and PHLF.

All witnesses praised the proposed ordinance for clarifying the vague existing city ordinance.

Testifying in favor of the bill was Kenneth Goldsmith representing the Greater Pittsburgh Board of Realtors who will be on the Review Commission. Mr. Goldsmith pointed out that this ordinance would serve to encourage investment in downtown's older buildings.

The Mexican War Streets Society also supported the new ordinance and suggested that local neighborhood review boards be given additional input in deciding what exterior changes should be allowed to buildings in historic districts.

Arthur P. Ziegler, President, Pittsburgh History & Landmarks Foundation, praised the proposed ordinance and supported the suggestions of the Mexican War Streets Society. Ziegler pointed out that the new legislation would make it possible for developers to receive accelerated depreciation on improvements to historic properties and that this financial incentive would encourage more investment in historic properties.

PROVISIONS OF THE NEW ORDINANCE

- Enables certain structures or districts within the City of Pittsburgh to be designated of historic or architectural importance
- Establishes a review procedure to regulate the reconstruction, alteration, restoration or demolition of designated structures or districts in order to "protect, maintain and enhance the historic and architectural appearance and heritage of Pittsburgh"
- Repeals existing City ordinances #128 and #6, the earlier historic zoning ordinances
- Retains all buildings or districts in the City of Pittsburgh that have already been awarded Landmarks designations under the old ordinances as city landmarks.

DESIGNATION OF HISTORIC STRUCTURES OR DISTRICTS

City Council has the power to designate historic structures or districts. They may initiate hearings or receive nominations from the Department of City Planning. The newly established Historic Review Commission will be asked by Council to make recommendations on the significance of the structure and the significance of designation. The City Planning Commission will also comment on the effects of designation.

City Council will then conduct a Public Hearing on designation.

ESTABLISHMENT OF HISTORICAL REVIEW COMMISSION

The ordinance calls for the establishment of an Historical Review Commission whose responsibilities will include investigating and commenting on sites and districts recommended to Council for landmarks designation and reviewing plans for change or demolition of Historic sites, structures and districts where there is no district review board. The Historic Review Commission may also function as an appeals body if an Historic District Review Board rejects a proposed change. The Commission also has the responsibility to see that appropriate standards and guidelines are established for each district.

The Commission will be made up of seven members appointed by the Mayor, including the President of

Pittsburgh History & Landmarks Foundation, an architect or architectural historian, a representative of City Planning, a representative from the Department of Housing and a representative from the Greater Pittsburgh Board of Realtors. Two membership positions will be citizens from Pittsburgh.

DISTRICT REVIEW BOARDS

The ordinance also calls for the establishment of District Review Boards in historic districts containing 10 or more structures. These boards will review all requests for permits for change in their districts.

EFFECT OF THE ORDINANCE

Once a structure or a district has been designated historic no building permit or demolition permit will be issued by the Bureau of Building Inspection without the recommendation of the Historic Review Commission or in an historic district, the Historic District Review Board.

The requests for permits or for demolition will be considered at an open meeting which the property owner or building owner may attend.

If the permit is disallowed no permit may be issued by the Bureau of Building Inspection for one year. During that time the building owner, the Historic Commission, and City Planning must work together to find an acceptable solution.

In the case of the Bureau of Building Inspection or the Allegheny County Health Department issuing a permit for work or demolition in an historic district or on an historic structure, the Commission must be notified and if they disagree they may delay action for 60 days in order to develop an alternate plan.

NEW ORDINANCE GRANTS MORE TIME TO FIND ALTERNATIVE SOLUTIONS FOR PRESERVATION

The new ordinance in providing a one year delay in the case of individual property owners and 60 days delay in cases where the Bureau of Building Inspection wants to demolish buildings, ensures time for alternative solutions to demolition or change to be found.

According to Arthur P. Ziegler, President, "We are pleased with this new ordinance and we thank Frank Lucchino and the members of the City Council for their support of historic preservation in Pittsburgh."

If you wish to have a building or district designated as a City landmark:

Contact PHLF. PHLF will recommend buildings of architectural significance for consideration for City landmark designation.



New Look for OPO Toy Museum

The Toy Museum is being reworked and brightened up with recently acquired toys and games, the hanging of a quilt donated by the Women's Committee of Perry Hilltop, the restoration of the Helm Doll House, and rotation of the Bessie Trimble Doll Collection.

Every display has been redesigned and reworked. Some items are now on display which have been in storage since their acquisition. The quilt from Perry Hilltop has Pittsburgh landmark buildings as its theme, and portrays imaginative interpretations of historic old Allegheny buildings, including the Old Post Office, Allegheny Observatory, and the Clark Candy Factory!

PHLF COMING EVENTS

March 10 - Annual Meeting at Station Square
May 20 - Bus Tour to National Pike Festival
June - Walking Tour, Sewickley Flats
July - Walking Tour, Wilkinsburg
August - Walking Tour, Shady Avenue
September 10 - House Tour, East Liberty Area

Watch for more details in next PHLF NEWS

Many Thanks

Many thanks to PHLF members and friends who made donations of artifacts to the Foundation in 1977:

Mrs. William Carter Adams	Mr. & Mrs. Bernard Latterman
County of Allegheny	Mrs. Lena Liphart
Mrs. Adele Allison	Mrs. Zenobia Long
Dorothy Anderson	Ms. Louisa Loscalzo
Harvey W. Austin, M.D.	Mr. & Mrs. M. F. Macfarlane
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Dr. & Mrs. Richard L. Heppner	Mr. & Mrs. C. Donald Smith
Mr. Joseph Holewinski	Mrs. Charles A. Spencer
Mr. & Mrs. Robert D. Holland	Mr. Charles Dignan Stein
opa Holman	Ms. Ruth Stevens

PITTSBURGH HISTORY & LANDMARKS FOUNDATION

BRIEF ANNUAL MEETING AND
ELECTION OF OFFICERS

FRIDAY, MARCH 10, 1978

GRAND CONCOURSE - STATION SQUARE

IMMEDIATELY FOLLOWING
10:00 a.m. NEWS CONFERENCE

The Nominating Committee consisting of: Chester LeMaistre as chairman, Edward J. Lewis, and Mrs. Bruce D. Rubidge submits the following nominations:

TRUSTEES RENOMINATED WITH TERMS TO EXPIRE IN 1983

James Bibro	George Henderson
Mrs. Kenneth Boesel	Mrs. Cleveland Rea
Leonard Bughman	Don Riggs
Mrs. John Coulson	William P. Snyder, III

TRUSTEES RENOMINATED WITH TERMS TO EXPIRE AS NOTED

M. A. Cancelliere '80	Harold L. Tweedy '80
William R. Oliver '81	Gilmore Williams '81
Miles J. Span '80	

TRUSTEES NOMINATED WITH TERMS TO EXPIRE AS NOTED

Charles Booth '82	Edward Montgomery '83
William Boyd '83	Ms. Barbara Rackoff '83
Mrs. James H. Childs '83	Ronald Suber '81
Mrs. Charles Grimstad '79	George Tabor '83

OFFICERS NOMINATED

Chairman - Charles Covert Arensberg
Vice Chairman - Mrs. Robert Dickey, III
Vice Chairman - John P. Davis
Vice Chairman - Mrs. Henry P. Hoffstot



The Olden Triangle: A Sequence of Forgotten History

The Golden Triangle, Pittsburgh's "downtown" is renowned for its rebirth through the "Renaissance". Throughout the compact central business district sheer glass and metal curtain wall skyscrapers gleam amidst parks, plazas, and fountains, rising in place of the many smaller scale predecessor structures that had been erected during the nineteenth and early twentieth century.

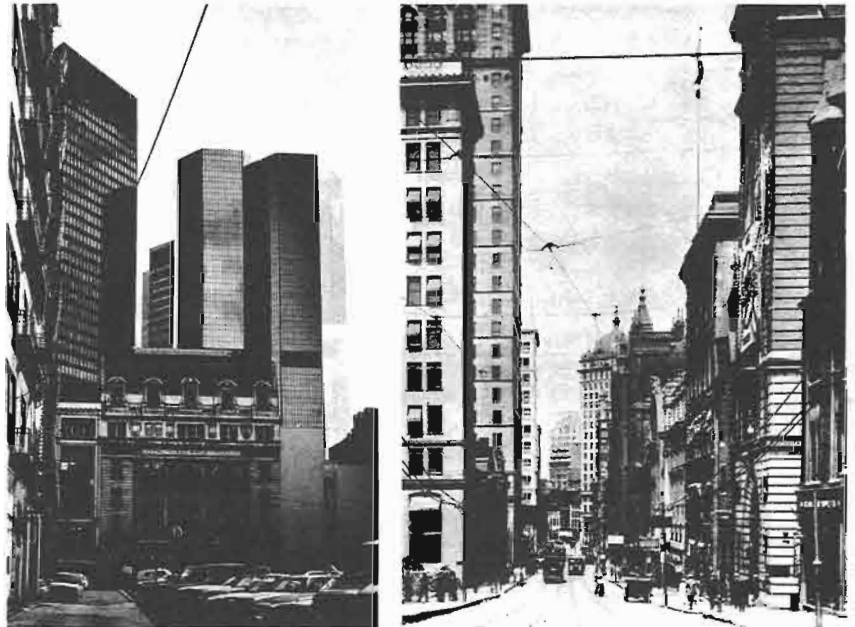
Yet many of these early buildings remain. Some have been modified, not always for the better, some are in full use, some are vacant. Above street level, they often remain richly ornamented and present delightful streetscapes and useful aesthetic foils for their modern neighbors.

This handsome, large, folio volume presents existing architectural scenes and sequences that capture the richness and vitality of the grand period of building from about 1870 through the turn of this century.

Utilizing drawings of these buildings prepared by the Pittsburgh architectural and planning firm of Urban Design Associates together with photographs of the same streets during the pre-modern period, the book is a strong graphic statement that implicitly makes the case for continued preservation of these buildings. Without argument or "cause", the volume shows the need to integrate these humanly scaled structures into future planning.

The book, however, is not a planning document but rather a tribute to the existing historic building, large, small, and a treat for eye to behold.

Civic leader, William P. Snyder, III, in his introduction best sums up the impetus of this book: "The time has come for a new alliance of financial and political interests. Not to show the way to a new city, for that we have proved: but to show us how we might save the old before it is too late."



Order form

Please send me **THE OLDEN TRIANGLE**

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The Olden Triangle: A Sequence of Forgotten History

Prepared by Urban Design Associates, published by Pittsburgh History and Landmarks Foundation with a preface by William Penn Snyder III.

32 pages, soft cover, wire bound, 16 x 19 inch format on heavy stock, includes folio of four drawings (15 x 18) suitable for framing.