Preservation Fund Lends $500,000; Receives $10,000 from The Pittsburgh Foundation

"There are whole neighborhoods of old houses, houses that were once pleasant to see and inhabit, that have been neglected and knocked about, but are not too far gone for redemption. They are still lived in, though in these latter years often by people who themselves have been neglected and knocked about... It is in such neighborhoods that the preservationist, aided by good will, clarity of purpose, and money — always money — can work to create and maintain a good environment that continues, rather than freezes, history.... This is where the revolving fund comes in; properly applied, a revolving fund, even a small one, calls into play economic and political forces that effect changes far exceeding normal real estate investments."

Arthur P. Ziegler, Jr.  
Revolving Funds for Historic Preservation, 1975

Landmarks Preservation Fund has evolved during the past 30 years from a number of smaller revolving funds (monies lent, repaid, and lent again) dedicated to purchasing, restoring, and selling historic properties to individual homeowners (normally, community residents and often in low- and moderate-income neighborhoods) to its present incarnation as a major funding source, providing loans and technical services to over 30 Pittsburgh neighborhood and preservation organizations as well as to community organizations in 22 cities in the United States. Today the Preservation Fund:  
• supports programs that educate neighborhood residents about the architectural and cultural value of their historic buildings;  
• provides funds to enable community groups to purchase derelict buildings, endangered historic structures, or notorious operations that impede neighborhood safety or growth;  
• assists organizations to gain the skills needed to manage their own preservation and development programs;  
• provides capital in the form of market-rate loans, often as interim financing until long-term financing can be arranged, so that significant community development can take place; and  
• provides grants to enable neighborhood groups to visit other communities with similar problems or hire consultants to advise and train residents in using historic preservation as a means of urban and land benefit renewal.

Here are highlights of some recent Fund achievements and activities:

Mellon Bank/Pittsburgh & Landmarks Foundation Comprehensive Neighborhood Development Initiative

Mellon Bank has joined with Landmarks to create a lending initiative that advances neighborhood preservation and economic development to another and more ambitious level. The Comprehensive Neighborhood Development Initiative (CNDI) was officially announced in a press conference on May 17. Mayor Murphy and other city officials, Mellon bankers, and officials from the National Trust for Historic Preservation and Landmarks met with representatives from neighborhood organizations and the media to unveil the project.

Matthew Giles of Mellon Bank introduced the participants and characterized CNDI as "one of the most ambitious technical assistance programs ever established in Allegheny County." Kelly Sinclair of the National Trust applauded the program as yet another example of Landmarks' innovative role in the American preservation movement, and noted that Landmarks' work in Pittsburgh demonstrates that "historic preservation does not work unless linked to economic development."

Mayor Murphy lauded the endeavor and declared that the CNDI embodies three key elements: (1) it is a means to protect Pittsburgh's heritage and architecture, (2) it illustrates the possibility and effectiveness of partnerships between private and public, profit and non-profit segments of the city; and (3) it demonstrates the importance of strategic planning in any effort to effect substantial change.

In the coming month, according to Mellon, CNDI will announce the recipients of the first $30 million of funding, which will be used to implement the initiative.

Integra Bank & PNC Bank are continuing their neighborhood revitalization programs through the following programs:

Integra Bank Signs Memorandum of Understanding with PCRG

For the seventh year in a row, Integra Bank has signed a Memorandum of Understanding with the Pittsburgh Community Reinvestment Group (PCRG). According to PCRG executive director Nancy Schoeller, the agreement, dated March 17, is a $1.4 billion commitment on the part of Integra Bank to invest in Pittsburgh’s neighborhoods and to do so in partnership with community organizations. The Memorandum of Understanding addresses lending goals such as allocating funds for loans to low- and moderate-income neighborhoods, maintaining and locating branch offices for the benefit of bank customers, establishing community bank branches, and offering employment opportunities to minority group members.

PNC Initiative

PNC Bank funded the initial study that called for the creation of the Community/Lender Credit Program (CLCP). Marva Harris, senior vice-president of PNC Bank, has served as the president of the board of directors of the CLCP since its inception. In addition, two prominent banks, 21 banks work with local community-based organizations to provide credit counseling services and homebuyer education to low- and moderate-income residents throughout the city and county.

On October 1, the CLCP celebrated its first anniversary. Executive director Louise R. Craighhead said: "Last year when we began the Community/Lender Credit Program, we were embarking on a grand experiment. Poor credit history, unfamiliarity with special programs available, and the homebuying process were obstacles to families that could benefit from homeownership and to neighborhoods that desperately need the stability that homeownership brings to a community."

Pittsburgh Banks Support Neighborhood Revitalization

The Mellon/Landmarks CNDI program, described on this page, is a recent example of the cooperative effort between neighborhood community and the preservation community, and of the substantial financial commitment that many Pittsburgh banks are making.

Integra Bank and PNC Bank are continuing their neighborhood revitalization programs through the following programs:

Integra Bank Signs Memorandum of Understanding with PCRG

Published for the members of the Pittsburgh History & Landmarks Foundation

No. 135  July 1994

• Historic Properties in Schenley Park Take a New Direction
• Clyde Hare's Pittsburgh
• Pittsburgh Architecture: Horne's

1200 Liverpool Street, Manchester
Manchester Citizens Corporation

Landmarks continues to contribute to the Manchester Citizens Corporation's $8 million strategic community renewal plan. Our most recent Preservation Fund loan of $250,000 enabled MCC to purchase two historic properties in the community. One of the buildings, a two-story building at 1205 Liverpool Street, will become the organization's headquarters. MCC president Rhonda Brandon expects to move to the site in the fall. The second structure, the Rippel Building at 1319 Allegheny Avenue, previously housed MCC's headquarters; the simple yet handsome white-glazed brick commercial building built during the 1930s will provide long-awaited community retail services including a convenience store, laundromat, barber shop, and beauty parlor. The facility is scheduled to open in July.

(Continued on page 12)
Welcome New Members

The Pittsburgh History & Landmarks Foundation welcomes the following new members who recently joined Landmarks. We look forward to their participation in our work and special events.

Keith J. Beer and John F. Ferraro
Robert J. Bennett and family
Neal P. Finckmack
Mary Lou Clark
Deborah J. DeFeo and family
J. Paul Farner
Mrs. William A. Flury
Jeanette Greco
Dr. & Mrs. Arthur Groosman
Scott W. Horse
H scissors Elementary School
Roe Hagenitz
Paullette Kelly and family
Susan M. Keicher
April L. Kost
Bill Kostek
Mr. & Mrs. J. P. Levis, III
B. McCabe
James T. McFarlane
Michael Miles

Margaret L. Mills
Edwin E. Neal
Darlene Phillips
Myra D. Prace
Quaker Valley High School
Brian J. Rater
David Roof
Edna Rohnick
Sally M. Schaefer
James F. Shaughnessy
Harry Snyder
Norma J. Stafich
Joy Madeleine Swan
Lisa A. Ulbrich
Edward and Frances Walsh
Christine and Ian Welsh
Lance Marie Zana
Kathy Ziegler

Corporate Members

Benefactors
McGinn & Chase
PNC Bank Foundation
Patrons
E. B. Foster Company
Integra Financial Corporation
Montgomery Watson, Inc.
Associates
Delta International Machinery Corporation
Landmarks Security Transport

Landmarks Co-Sponsors
Preservation Law Conference

On April 5, Landmarks hosted a luncheon at the Grand Concourse in honor of Harriet Henson, executive director of the Northside Tenants Reorganization. Harriet is the newly-appointed Pennsylvania Advisor to the National Trust for Historic Preservation. Through her experience in creating the Bright Place housing program on the North Side for single female heads of households, Harriet will bring much practical experience to the National Trust. Members and friends of Landmarks gathered to congratulate Harriet.

From left to right: Rhonda Brandon, Arthur J. Ralph, and Betty Jane Ralph (all of the Manchester Citizens Corporation); Stanley Lowe; and Ethel Hagler, a trustee of Landmarks.

A Tribute to Harriet Henson

On April 25, Landmarks hosted a luncheon at the Grand Concourse in honor of Harriet Henson, executive director of the Northside Tenants Reorganization. Harriet is the newly-appointed Pennsylvania Advisor to the National Trust for Historic Preservation. Through her experience in creating the Bright Place housing program on the North Side for single female heads of households, Harriet will bring much practical experience to the National Trust. Members and friends of Landmarks gathered to congratulate Harriet.

Landmarks Co-Sponsors Preservation Law Conference

On April 8, over 50 lawyers and preservationists gathered in the Allegheny County Bar Association Conference Center for a half-day Pittsburgh Preservation Law Conference sponsored jointly by Landmarks, the Allegheny County Bar Association, the National Center for Preservation Law, and the Pennsylvania Historical and Museum Commission.

The first two presentations were moderated by Michael Evereysen, historic preservation planner in the Pittsburgh Department of City Planning. The program began with "The United Artists’ Case and Its Importance to Pittsburgh," Frank Thomas reviewed the United Artists’ Theater v. City of Philadelphia case, commonly cited the Royal Theater case. In which he represented the City and argued to uphold the constitutionality of its historic preservation ordinance. For more information, see “You’ve Heard the Good News?”, PHLF News, February 1994.

In “Recommendations for the New Pittsburgh Preservation Ordinance,” Pittsburgh’s current historic preservation ordinance and proposed recommendations to the ordinance were reviewed by Bradford White of Clarion Associates, a consulting firm hired by the City of Pittsburgh in 1990. (For comments, see page 8 of this issue, “Clarion’s Recommendations: First Comments.”)

The final two sessions moderated by attorney Harley Trice, the chairman of Preservation Pennsylvania, turned to national issues.

Stephen Neil Dennis entitled his talk “National Perspective on Pennsylvania and Pittsburgh Preservation Developments.” He presented an overview of historic preservation ordinances in this country, and looked ahead to issues likely to dominate preservation law in the next decade. He noted that there are 1,864 local preservation ordinances currently on the books in the United States, however, municipalities without home rule powers, unlike Philadelphia or Pittsburgh, may be strictly bound by the provisions of their local preservation law, regardless of adequacy or appropriateness. Indeed, many states have no statewide preservation statute. Mr. Dennis anticipated that future historic and landmark designation ordinance cases will be tied to (1) the saving of religious properties; (2) economic issues, such as owner hardship; (3) interior landmark-designation cases; and (4) the impact of building codes on historic preservation ordinances. Preservation law, Mr. Dennis said, is one of the “classic fault lines” of constitutional law.

The last speaker, Susan Henshaw Jones, moved the discussion from legal to economic issues in “Proposed Tax Incentives to Promote Preservation.” How can we preserve irreplaceable structures and restore urban vitality? Ms. Jones proposed an economic approach—change the tax code “to enable the use of tax credits by a wider range of investors for rehabilitation of historic properties providing low-income housing.” After the conference the speakers and their Pittsburgh hosts lunched at The Carnegie Museum of Art and the Heinz Architectural Center.

PHLF News is published for five town each year for the members of the Pittsburgh History & Landmarks Foundation, a non-profit historic preservation organization serving Allegheny County. Landmarks is committed to neighborhood restoration and historic property preservation, public advocacy, education, and joint development of Station Square, a riverfront property adjacent downtown Pittsburgh. PHLF News is supported through membership dollars, proceeds from Station Square and advertising revenue.
1994 EVENTS

Call Landmarks, Monday through Friday between 9 a.m. and 5 p.m., at (412) 471-5808, for further information on the events listed below or to make reservations.

**July 6 through 8 and July 11 through 15** 9 a.m. to 3:45 p.m.  
Louise Child Care Conference Room, Station Square

**Pittsburgh Heritage I**  
This eight-day, three-credit teacher-in-service offered through the Allegheny Intermediate Unit will combine field trips with classroom lectures to introduce teachers to Pittsburgh's ethnic neighborhoods and heritage. For more information, contact the AIU at (412) 394-5700.

**July 7** 1:45 to 3 p.m.  
African-American Historic Sites Tour  
Eliza Smith Brown of Landmarks Design Associates (LDA) and Dan Holland of the Pittsburgh Community Reinvestment Group will lead us on a Sunday afternoon bus and walking tour based on the African-American Historic Sites Survey of Allegheny County, completed by LDA and Landmarks. The bus tour will depart from Station Square, and participants will tour the Hill District and Homewood.  
Tour fare: $10 members; $22 non-members  
July 18 through 22 8:30 a.m. to 3:30 p.m.  
Louise Child Care Conference Room, Station Square  
Pittsburgh Heritage II  
New for 1994 this two-credit, five-day, teacher-in-service will continue to explore and expand upon the themes offered in the original course. For more information, contact the AIU at (412) 394-5700.

**Sat., July 23** 9 a.m. to 5 p.m.  
Bessacourt Court Meeting Hall, Station Square  
Sat., July 30 1 to 3 p.m.  
Allegheny West Historic District  
Victorian Gardens  
Dr. Barry Hanneken will discuss the origins and evolution of American Victorian gardens with special reference to the application of land forVictorian and early 20th-century landscape design to small-scale city and suburban gardens. Participants are invited to bring photographs of their own garden efforts for discussion.

**July 30** the group will attend the annual Allegheny West Victorian Garden Tour with Dr. Hanneken. For more information or to register, contact PIP Extended Studies and Travel at (412) 648-2560.

**July 25 through 29** 8:30 a.m. to 3:30 p.m.  
Louise Child Care Conference Room, Station Square  
African-American Historic Sites In-service Course  
This five-day, two-credit course is based on the African-American Historic Sites Survey of Allegheny County. Through field trips, films, lectures, and workshops, class participants will explore the African-American experience in the Pittsburgh region and develop methods for integrating this information into existing curricula. Eliza Smith Brown of Landmarks Design Associates and Dan Holland of the Pittsburgh Community Reinvestment Group will be the class instructors. For more information, contact the AIU at (412) 394-5700.

**Sat., August 6** 9:30 to 11:30 a.m.  
Downtown Dayton  
Landmarks' education coordinator, Mary Ann Fouberts, will lead families and friends on a downtown walking tour searching for gargoyles, medallions, and other ornamental designs which adorn Pittsburgh's buildings. The tour will begin at the shops at Station Square in the Smithfield Street Bridge. Wear walking shoes, pack some snacks, and bring a bottle of water. We will return to Station Square via the subway.

Tour fare (including subway fare): 53 members; 58 non-members

**Fri., September 23**  
Bus Tour to Historic Stratford Hall and Fredericksburg  
In celebration of the Whiskey Rebellion bicentennial, we will travel to Stratford Hall Plantation in Virginia, the birthplace of Robert E. Lee, for an in-depth seminar on the Whiskey Rebellion from Virginia's perspective. Built in the late 1730s, Stratford is furnished with original American and English 18th-century pieces. The Robert E. Lee Memorial Association operates one of the oldest continuing agricultural endeavors in America on its 1600 acres of forest and field.

We will arrive mid-afternoon on Friday, September 23 to check into the private Cheek and Astor Guest Houses on the Stratford grounds. Before dinner we will tour the main house and enjoy a wellcome orientation with cocktails. After a country buffet breakfast Saturday morning we will attend an in-depth seminar on the Whiskey Rebellion, and then travel to two private plantations not open to the public.

Following Sunday breakfast we will travel to Fredericksburg to visit the home of Mary Ball Washington (purchased for her by her son George in 1722); the home of George's sister, Betsy Washington Field; James Monroe's law offices; and other historic shops and museums.

Reservations are limited to 42 people.

**Sun., Oct. 9**  
Swain Acres and Evergreen Hamlet Tour  
Landmarks' archivist, Al Tannler, will escort us through these suburban neighborhoods in Ross Township. William Swain founded Evergreen Hamlet around 1851, originally with five homes on 85 acres, to give middle-class families some of the advantages of country living while allowing reasonable access to places of business. Four of the original houses survive. In contrast, Swain Acres, dating from 1956, began as a dozen homes, offering several interpretations in one place of the concept of modern architecture as understood here in the late 1930s. To use innovative styles at all was a bold decision at the time.

Tour fare: $10 members; $22 non-members

**Mon., October 17**  
Station Square Sheraton  
1994 Distinguished Lecture and Award of Merit Presentation  
William J. Murtagh, the first Keeper of the National Register of Historic Places, will present our 1994 "Distinguished Lecture on Historic Preservation" on the occasion of Landmarks' thirtieth anniversary. Dr. Murtagh is visiting professor and director of development for the graduate preservation training programs at the University of Maryland and also at the University of Hawaii. He has been a leader in the field of historic preservation for 30 years, and will speak to our members about his experiences.

Thurs., Nov. 10 through Sun., Nov. 13  
Station Square Sheraton  
Antiques Show  
Mark your calendar now, and plan on attending Landmarks' prestigious Antiques Show featuring 31 dealers from many different states. This year, the Preview Party for members and friends of Landmarks will be on Thursday evening, November 10 from 5 p.m. to 8:30 p.m.

On Friday, November 11, Emly Jenkins will be the guest speaker at a special luncheon.

Sun., December 11  
7:30 to 7 p.m.  
Holiday Tour to Historic Harmony and Zelienople  
Our holiday tour will be held in coopera- tion with the Zelienople Historical Society and the Harmony Museum. In Zelienople we will visit Bull House c. 1805; Pinkney House c. 1800, and enjoy a special holiday dinner in the Kaufman House, the well-known Zelienople hotel. In Harmony, the Zelienople Historic District located only a mile from Zelienople and the original home of the Harmony Society, we will enjoy a candlelit tour of three houses.

Tour fare: to be announced

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**THE OLD ALLEGHENY WEST VICTORIAN GARDEN TOUR**  
Sponsored by the Allegheny West Civic Council  
Saturday and Sunday  
July 30 and 31 10:00-5:00 p.m.  
Tickets: $5.00 per person (may be purchased on the days of the tour)

Over a dozen gardens in the century-old Allegheny West community on Bondall Avenue's North Side will be on display. Neighbors in Victorian dress will stroll the brick sidewalks and meet will fill the air.

Call (412) 323-8884 for details.

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**THE SOCIETY FOR THE PRESERVATION OF THE DUQUESNE INCLINE**  
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**ARCHITECTURE AFTER RICHARDSON**

Regeneration before Modernism—Langfellow, Alden, and Harlaxton in Boston and Pittsburgh  
By Margaret Henderson Floyd  
Published by The University of Chicago Press in association with the Pittsburgh History & Landmarks Foundation (ISBN 0-226-59296-5)

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Any questions? Call Louise Sturgess at (412) 471-5808.
Education News

Private Group Tours

Landmarks tour docents are busy organizing and leading bus and walking tours of our historic city and delighting groups with our illustrated lectures. We have recently hosted tours or are soon to host tours for Brookline Schools, Inc., Rankin Intermediate School, Quaker Valley High School, Lincoln School, Avalon Elementary School, Ft. Cherry High School, Pleasantview School, Rosary District 7300, Shenley High School, McKnight Elementary School, the American Theological Library Association, the Allegheny Intermediate Unit, the Tri-state Occupational Medicine Association, Northmont Women’s Club, the Royal Ontario Museum, VINTAGE at the WYI, Metro Pittsburgh AARP #145, School Voyagers, Ltd. of Canada, North Hills Welcome Wagon, and the University of Charleston, West Virginia.

Our docents recently presented illustrated lectures to the following: Independence Court of Mt. Lebanon, Purn Hills Women’s Club, AARP #485, the Allegheny Intermediate Unit, North Hills High School, Mt. Washington Public Library, the American Society of Hematology, & Air Conditioning Employees, Ingram Garden Club, Zehobed Daquese Royal Arch Chapter #162, and VINTAGE at the WYCA. Many members of our group slumber for teaching and entertainment. Among them have been Christine Welsh, Marshall Middle School, and Fairless Intermediate School.

If you are interested in organizing a private group tour or an illustrated lecture for your club or school, contact Mary Lu Denning at (412) 471-5808. Remember, members of Landmarks may borrow any one of our 14 slide shows to present with just the $35 refundable deposit — no rental fee. Call Mary Lu Denny for a complete listing of our slide shows featuring Pittsburgh’s history, architecture, ethnic neighborhoods, and parks and sculpture. Landmarks thanks all of our volunteer docents for their loyal and enthusiastic efforts: Bob Bennett, Charlotte Cohen, Harriet Crocket, Mary Erar, Annette Frestag, Colleen Gavaghan, Pat Gibson, Barbara Grossman, Frances Hardy, Kathy Jones, Sam Levine, Carol Lewis, Judy Mckinney, Adeena Menke, Rachel Meyers, Merilll Monaco, Myrna Prince, Marion Schoer, Helen Simpson, Ted Sonn, Lancy Stewart, Peg Volman, and Jack Zierden.

Portable Pittsburgh: Another Successful Year

During the 1993-94 school year, Landmarks’ six-year-old program, Portable Pittsburgh, was presented 165 times. With an average of 30 students in each session, we were able to reach nearly 5,000 Pittsburghers. Teacher response has been excellent. One teacher commented that “I will be using the presentation as a basis for whole language writing activities; the booklet sent ahead led to increased classroom discussion.” Another teacher said the docent was “a portable treasure of knowledge, a walking, talking history book who made history exciting and real for the students.”

While primarily aimed at elementary schools, Portable Pittsburgh is easily adapted to appeal to adult groups. This year nine adult organizations requested the program.

Portable Pittsburgh uses over 30 artifacts and oversized pictures to present the history of Pittsburgh from 1700 through the present. Each session lasts about one hour. To schedule Portable Pittsburgh for your group or class, please call Mary Ann Eubanks at (412) 471-5808.

Community Activities

Howard B. Slaughter, Jr., director of preservation services for Landmarks, was a guest on the radio program “The Black Entrepreneur,” broadcast on WCKJ, 1300 AM, on Friday, April 29. The goal of our ongoing project, hosted by The Minority Enterprise Corporation, is to encourage business ownership by minority and women entrepreneurs. Howard was invited because of his dedication to the creation and growth of these kinds of businesses. “The Black Entrepreneur” is sponsored by PNC Bank and the Urban Redevelopment Authority of Pittsburgh.

Howard also has become a member of the Porch Light Alliance, a coalition of individuals and organizations who share an interest in maintaining a strong housing financing market. The Porch Light Alliance was formed in 1993 by the Federal Home Loan Place of Pittsburgh. Its goals are threefold: to inform all those involved with housing finance issues about legislation that may have an impact on them; to encourage communication and cooperation among those involved with all aspects of the housing market; and to educate and motivate law makers to create the right policies and programs for our region.

Adult Education

Eighteen adults enrolled in the PIP Extended Studies and Travel Program, “Exploring the Interior Architecture of Pittsburgh’s Downtown Landmarks,” offered by Landmarks on April 14 and 16. Instructor Sue Nef presented an illustrated lecture on Thursday evening, April 14, followed by a Saturday morning walking tour. According to one participant: “this was very informative — represents a century of story telling.” Al Tzanski, archivist for Landmarks, and Walter Kidney, architectural historian, interested another 20 adults in the beauties of Oakland and Schenley Farms, on June 9 and 11.

Exploring Architecture

From June 20 to June 24, 20 teachers from Allegheny County participated in the Landmarks sponsored in-service class “Exploring Architecture.” Instructor Tom Denko introduced the teachers to a practical appreciation of architecture as a creative discipline with classroom applications in history, art, and science.

Thank You

Heinz Architectural Center

The Heinz Architectural Center created a new profession — of architects. Heinz is a collector and architect-lovers, including many offered by the Pittsburgh History & Landmarks Foundation. We greatly appreciate this publicity at The Carnegie; as a result, we have received many phone calls in regard to our tours.

Library News

Plat Books Donated, and In English Homes

Early in May, Landmarks was offered 33 old plat books owned by the Commonwealth Title Insurance Company. We thrive on material like that, and we accepted at once and turned up at the Frick Building the very next day to carry them off.

They have received hard, hard thumb, penciled, affixed with pre-Renaissance dust, but they are living memory, every street, every building, every owner at a certain time. The information is complete enough to show that certain buildings are of wood (yellow), brick (pink), or iron (gray).

The earliest volumes record the Triangle and much of the East End in 1889, but most are concentrated around the boundaries. The east-west range is from Sewickley (1897) to Duquesne (1900), and from the South Hills (some time before 1805) to opposite Oakmont on the Allegheny (1897). It will take two to three months to make sense of the huge grand new gift with the many plat books we already own (typically from the mid-1930s) and get the whole mess into a sensefully usable order, but the struggle will be a happy one.

Our gratitude goes to Commonwealth for thinking of us; this is our sort of gift. In early May, our volunteer Bob Brun disassembled a volume of Latham and Tippin’s In English Homes that someone was about to throw out, and presented it to us. In English Homes is a classic Edwardian work on the English country house, and the perception and generosity that put it in our hands are much appreciated.


Post Cards Donated

In April, we received the following letter with five historic postcards enclosed from James T. McFarlane. We appreciate Mr. McFarlane’s donation to Landmarks, and with his permission are reprinting his letter which describes how he came upon the postcards:

Gentlemen:

I am a cab driver here in Pittsburgh. One night a homeless person downtown, who carries around a box full of what is usually worthless junk, offered to sell me the attached postcards for a quarter. He wouldn’t tell me where he got them but they were in the attached envelope. As a third generation Pittsburgher, these postcards grew up during the early 19th century. On the North Side, I found these postcards very interesting.

Notice that on two of the postcards, the “h” is missing (on Pittsburgh). I have driven down Wood, Liberty, and Sixth Avenue thousands of times and even though many of the buildings have been replaced by more modern skyscrapers, the intersection of these three streets still appears much the same today. (Let’s the street cars stick!) ...

Library Volunteer

Bob Brun has been teaching for a quarter of a century at the Community College of Allegheny County; first at Boyce Campus and currently English composition at the main campus. In addition to his teaching duties, Bob is one of the advisors for the campus travel club. His main interests are the old cities created in the United States and the Upper Midwest and also the large cities of Eastern Canada. On his trips he likes to show his students what these cities are doing in the area of preservation as well as what they are doing in urban renewal and preservation. Instructor in the Landmarks Library, Bob is cataloguing Pittsburgh-area pamphlets and brochures.
Historic Properties in Schenley Park Take a New Direction

Albert Tansler

Historic preservation is not necessarily, or for that matter usually, a one-time event. The preservation and restoration of an historic site requires the stewardship of subsequent generations after the initial “saving” has taken place. Landmarks has held to a consistent viewpoint with regard to acquisition and subsequent care of historic properties: provide financial and technical support for the acquisition of an historic site, support and nurture a logical constituency to oversee and manage the site, and help to make that constituency become self-sufficient.

Two historic properties in Schenley Park, the Neill Log House and Phipps Conservatory, both with long-term relationships to Landmarks, have faced some problems recently; we’ll examine what is happening at these historic sites and what plans are being made for the future.

Neill Log House

The Neill Log House, built by Robert Neill c. 1787, is owned by the City of Pittsburgh and maintained by the Department of Parks and Recreation. In the mid-1960s, shortly after its founding, Landmarks sought to restore the building and make it available to the public. In 1969, thanks to a grant of $50,000 from the Richard King Mellon Foundation, and through the efforts of architects Stotz, Hess & MacLachlan and landscape architects Grisswold, Winters & Swain, restoration was completed. The Junior League of Pittsburgh furnished the house and later provided funds so that Landmarks could create educational materials for the Neill Log House. Over the years, Landmarks conducted tours of the site upon request.

Although the terms of the restoration stipulated that the City would rent a small house however old, sitting in the midst of 420 acres, could easily fall between the cracks. For many years, a Landmarks volunteer, Mrs. Ambrose, cared for the grounds as a labor of love. Since his death several years ago, the property has been neglected.

In 1992, Landmarks volunteer and Preservation Pittsburgh member Dwight Fong, concerned about the deteriorating state of the property, wrote to the director of Pittsburgh’s Parks and Recreation, proposing that a volunteer organization be established to assist with the care and use of the log house, and requesting the City’s cooperation. Preservation Pittsburgh established a committee on the building. In May of 1993, during Preservation Week, about a dozen volunteers devoted a day to cleaning the house, both inside and out. The next day an “Open House” was held and some 40 visitors came to view the property. Since that cleanup, “Open House,” and Fong and committee have been working to interest others in the future of the log house, and are preparing specific proposals to present to the Department of Parks and Recreation to ensure proper care and use of this historic structure.

Small steps, but signs of progress and a potentially creative partnership between the City and concerned citizens.

Phipps Conservatory

Phipps Conservatory was a gift to the City of Pittsburgh from industrialist Henry Phipps. In 1893 the Conservatory, designed by Lord & Burnham, was completed; a year later, it acquired most of the exotic plants on display at the Chicago World’s Columbian Exposition, and its horticultural collection was considered, and perhaps the finest in the country. James D. Van Trump has characterized the building as follows:

“The new Phipps Conservatory was at that time the largest in the United States. It had nine display houses of glass and metal and an entrance building of stone in the Richardson Romanesque style, with offices and rest rooms. The glazing, silvered, domed and sloping glass flanks of the main buildings, particularly the large central Palm House, had a rather oriental appearance and yet they were even more triumphantly symbols of the nineteenth century conquest of space and climate through those vails of metal and glass.

During its hundred years the Conservatory has both flourished and languished. The Conservatory was enlarged in 1896 and 1900. In the mid-1930s the Conservatory was refurbished and, following major storm damage in 1937, eleven of the display areas were rebuilt (with some loss of character). After heated debate, the entire building was demolished and replaced in 1967 by a more functional but architecturally inappropriate design.

In 1975, Landmarks helped to form an ad hoc citizen’s committee to work together with the City to raise funds to support the facility. Within six months, public and private sources raised $250,000. It became clear, however, that much more money was needed and the cost of restoring, improving, and expanding the Conservatory was estimated at some $5.5 million dollars. By 1985 some $3 million had been raised from private individuals, foundations, corporations, the City of Pittsburgh, and the federal government. The renewed effort was made and the “Friends of Phipps” organization came into being to assist the City in funding the Conservatory.

In May of 1993, it was announced that the City was turning over operation and funding of the facility to a private enterprise, Phipps Conservatory, Inc. The management of the Conservatory has been leased to the organization for a 25-year period at a cost of $1.00 per year. Today, Phipps Conservatory is one of the few grand glass nineteenth-century horticultural palaces remaining in the United States. The disfiguring entrance building remains but it has been somewhat masked by a facade that evokes the shape of the original entrance building, picked out in electric lights. The “glittering, silvered, domed and sloping glass flanks of the main buildings” retain an appearance close to the original. Beneath the surface, however, the new managers must correct numerous structural problems that beset a complex of buildings some 80 to 100 years old. An extensive repair

The Neill Log House in Schenley Park before, during, and after restoration. The photos, spanning a 28-year period, are from the Pittsburgh History & Landmarks Foundation’s collection.
Clyde Hare’s Pittsburgh
Four Decades of Pittsburgh, Frozen in Light

“This is a book of moments worth capturing …” writes Alan Van Dine in his introduction to Clyde Hare’s Pittsburgh. “Quite aside from artistic powers, talents, and skills, one of the extraordinary things about Clyde Hare is the sheer persistence of his vision over time. With or without sponsorship, he has never stopped noticing, never stopped discovering and bringing back his discoveries on film. Always on the move, always with camera, he has quietly captured virtually every kind of experience that typifies Pittsburgh and its people since the time he first arrived.

“Four decades of Pittsburgh, frozen in light. There aren’t many records like this anywhere … of anything.”

This fall, the Pittsburgh History & Landmarks Foundation plans to release Clyde Hare’s Pittsburgh, a photographic album documenting Pittsburgh from the 1950s to the present.

Born in Bloomington, Indiana, Clyde Hare came to Pittsburgh in 1950 at the age of 23. He was part of the Pittsburgh Photographic Library project (known around the country as the Pittsburgh Project), headed by Roy Stryker.

His job was to capture on film the transformation of an American city. “I made up my mind to take one great photograph each day,” Clyde remembers, “that would live, would be simple, would have something to say.” When the Pittsburgh Project was completed, Clyde spent seven years photographing steelmaking. He took on assignments for a number of national magazines, including Life, National Geographic, and Fortune; taught photography at Carnegie Mellon University for 14 years, and became well known as a freelance photographer. Clyde Hare’s Pittsburgh contains some of the best photos from Clyde’s 44 years in Pittsburgh.

The 165 photos are arranged in three sections: “A City Rebuilding”; “A City at Work”; and “What Is It About Pittsburgh?”. The photos reveal the dramatic physical changes of Pittsburgh’s rebuilding during Renaissance I (while daily life goes on); the heroics of steelmaking; and the variety of life — sports, culture, neighborhoods, people, and products — and the natural beauty of the landscape: the things that make Pittsburgh the city that it is. Each section begins with a brief essay by Alan Van Dine that vividly introduces a series of photos. Occasional quotes by Clyde Hare throughout the sections involve the reader in a conversational manner. Photographic notes by Walter C. Kidney give historical substance to the book. Jeff Pian of BD&E is the designer of the 168-page book.

The Howard Heinz Endowment, Duquesne Light Company, Miles Inc., National Intergroup, Westinghouse Electric Corporation, and Landmarks’ Revolving Fund for Education have contributed funds in support of the publication.
Clarian's Recommendations: First Comments

On April 8, at the Pittsburgh Preservation Law Conference, Bradford J. White, Esquire, of the Clarion Associates - Clarion Associates, Inc., presented his company's "Recommendations for the New Pittsburgh Historic Landmarks and Preservation Ordinance." At long last, for the study of the City's existing ordinance and other preservation measures was commissioned in 1980 and submitted in 1987 to spend in time to spend 2 years in limbo on account of the Boyd Thane Case.

Clarian's recommendations begin with a history of the project, with emphasis on the public opinion that was expressed during their review process. According to Clarian, those who spoke out seemed generally to favor historic preservation, but felt that current historic designation criteria were ill-defined and that contact with building owners was necessary. Of course the public was much more to say, even as condensed here, than were the most consistent points. Landmarks was mentioned as having passed from advocacy to education, and was afraid to do still more in the latter activity.

Then on to recommendations for the new ordinance. It has to be said that these suffer from awkward wording and vagueness, but they are only recommendations, not a draft of the ordinance itself, whose release may come at the beginning of summer. Clarian proposes that the new ordinance begin with a statement of purpose, including, among others, protecting, preserving, enhancing, and encouraging continued vigilance and rehabilitation of significant areas and structures; safeguarding the city's historic and cultural heritage; fostering civic pride; protecting and enhancing the attractiveness of the city; encouraging preservation, restoration, and rehabilitation; and fostering education about the cultural and architectural heritage of the city.

Perhaps this could be simplified, and two main reasons for preservation — the "at home" feeling of spending one's life among familiar places and the positive enjoyment of seeing and living with architecture — are on the other hand not specifically discussed.

The name "Historic Review Commission" is proposed changed to "Historic Preservation Commission," more accurate, but more of a mouthful. Among the definitions, "alteration" is vague.

"Alteration" is defined to include any act or process that requires a building permit or does not require a building permit except for such things as walkways and driveways, door hardware, paint colors and painting, and minor repairs that is specifically designated under the designating ordinance, and light fixtures on structures. Alterations with respect to a building permit are included because the building permitting process does not include many of the actions that endanger significant historic features.

"Demolition" is defined as affecting structural integrity; so where do it act like the removal of vergeboards and rain, the slipcovering of old facades and siding? It is reasonably under "alterations," and this needs to be specified. It looks as if "door hardware" and "painting" are something from the need for a Certificate.

But what if the door hardware is the work of a master like Samuel Yellin, or if the paint is applied to heretofore-unpainted masonry?

The reference to landscaping presumably is limited to a man-made contouring, planting, etc. Yet and now then we are made to realize how the natural landscape of Pittsburgh, so familiar but too presumably dramatic, can be menaced, despite its size, by an eg-estate apartment house on a hill, a high-rise building on a hill may be used to, or a ravine filled in with parking or offices. No one — neither the CPBC committee, the Western Pennsylvania Conservancy nor anyone else — has made preservation of the natural form of Pittsburgh a matter of particular concern. This is a lack in the proactive apparatus, and we could feel it painfully some day.

For both Historic Districts and the less stringently-administered Conservation Districts, a 70-year history is proposed, for a very large percentage of the buildings. Since the present Oakland Civic Committee set its 75 years, Pittsburgh's landmark ordinance, under the new ordinance, this would mean that the Cathedral of Learning, French Gothic Chapel, Mellon Institute, and Board of Education would be non-conforming since all was known prior to 1924. The other opinion, 50 years is much more realistic: long enough to include places which have survived fads and cliques, yet late enough for us to know more or less what we like.

On the question of economic hardship, a sentence reads, "Under the proposed definition, the Commission would be able to consider the applicant's ability to pay for the appropriate alteration and the cost of alternative methods of completing the alteration. The possibility that a property owner may be allowed to remodel a little bit on the cheap, but it is not quite clear what an "economics stand is made of, porch replacement, aluminum siding, and so on, and whether there should be standards varying according to owne's resources. "Economic hardship" is defined as "a denial of all reasonable use and return from the property." This may define it too narrowly. One's own house is usually a source of expense rather than profit, and restoration of a porch, for instance, can be very expensive. If one buys an already-designated house, making a poor judgment, the Commission when a porch needs repairs is not likely to be well received. The natural owner, "Why did you buy a house anyway? You didn't have 1 house in your pocket?" But when designation comes to a house already owned by a certain person, economic hardship may have to be taken seriously.

The criteria of the National Register of Historic Places are to be adopted, restricting designation in general to places that are associated with events that have a significant contribution to the broad patterns of our history; that are associated with the lives of persons significant in our past; that embody the distinctive characteristics of a type, period, or method of construction or that represent a work of art and possess the artistic values of a work of art of an individual artist; or have yielded, or may be likely to yield, information important in prehistory or history.

There are sensible exceptions to this rather narrow set of definitions. Clarion's proposed Ordinance would limit those who could nominate a property or district to a few office holders or property owners. This would perhaps create a more orderly situation and save potential trouble of frivolous nominations. However, since private citizens groups and groups would have to act through City Council or a Commission member, there...
would be an element of delay and publicity that might allow an owner to do damage before temporary restraint was unconditionally imposed.

The Certificate of Appropriateness may not be required in the case of work “necessary for public health or safety” — that sounds like partial or total demolition. It is to be hoped that the proper maintenance requirement also prevented a strong one, so that demolition by neglect cannot happen.

In Philadelphia, the Department of Licenses and Inspections has 15 Philadelphia Register buildings in Center City on a “hit list,” with demolition a possibility because designation is overridden in such cases. Neglect and damage must be caught early by someone or other.

It is pointed out that “Conservation District” can mean a number of things. Here, it seems to imply a flawed neighborhood or one where most of the architecture is a little too recent (i.e., under 70 years of age) to qualify for Historic District status.

Finally, Clinton proposes bringing the Ordinance and the developing Urban Zoning Code into harmony so that the latter’s usefulness is maximized.

When the draft Clinton released, there will be time for public comment before it goes in its final form to City Council. We will get back to you then.

New for the Riverwalk

PPG has donated a ball mill, long used at one of its German plants and more recently stored at its plant at Springfield, to Landmarks for display along the Riverwalk of Industrial Artifacts at Station Square. The mill consists of a large metal drum mounted by a belt around its exterior that was driven by a motor. Inside, small steel balls tumbled to pulverize chunks of pigment. This is the first artifact Landmarks has received memorializing the paint industry.

Appropriately, it will be erected close to the Lawrence Paint building once renovation is complete.

Landmarks also would like to thank McLennan & Chevrier towing, for donating its services to relocate the ball mill artifact.

Two Granules on the Mountain of Knowledge

When the quasi-Modern Adolf Loos was designing the Goldman & Salander Company building (the Looshaus) around 1909 for a site in Vienna, he claimed to have specified the first use of Cipollino marble on a major building since antiquity, the quarries had been reopened around 1905. Yet the Integra banking room downstairs at Fourth and Wood, opened in 1906, has columns faced in what is actually Cipollino, so that MacClure & Spader led the avant-garde, once, in a modest way.

The Looshaus, a large building, has two whole stories faced in Cipollino, but Integra’s columns are not small.

Integra Bank interior, Fourth Avenue and Wood Street, downtown.

Charette, the Pittsburgh Architectural Club magazine, was contemporaneous in its September 1920 issue of the new architecture in Squirrel Hill: “If there is any other section of the city where Vulgarity is more fittingly termed we have not seen it. There the Gods of the Parvenue do treat with mirthless feet the untended ashes of the pyre of Art... It is beyond imagination why these ingenious malaprops with their seemingly inexorable reserve of depreciated conception should now and again take the work of some reputable architect and burlesque it when their own happy crassitude decorative virtue would be able, unassisted, to achieve supreme chaos” and so on. In April 1921 four anonymous authors took

more space to gnash at leisure on one example of new Squirrel Hill architecture, the Mylive house at 1331 Bennington Street that was, in fact, a work of the distinguished New York architect Bertram Goodhue. Goodhue’s task was to build two houses under one roof, and the footprint of the building is rather symmetrical on the street front, though what remains of the house — a piece was cut out not long after its completion — is cinderblock picturesque, with steep roofs, putting things in the second Boers, in the most random fenestration. The four critics more or less agreed that the unfinished interior might or might not be good, that the plan was convenient, that the exterior was a mosaic of forms and stylings, and that the whole thing was a not very good work by a great architect.

So far as we know, the first of our contemporaries to be aware of this Goodhue house, and only wish that we could have rediscovered a somewhat better one: for even apart from changes, it is rather restless design.

The Zeiss projector from the Bah! Planetarium.

Three major instruments from the 1930s, original installations at the Carnegie Planetarium, have gone or will go to The Carnegie Science Center. The 10-inch Guinier siderostat and the Foucault pendulum are to be reinstalled as displays. The most interesting instrument, the antique Zeiss planetarium projector that many of us remember, will not be put on display, and the Center is seeking ideas for doing so; it is said to be the last in existence. Those with ideas for the Zeiss projector’s future should call Ron Bailey at (412) 237-3355.

Will Power

Preserve our region’s history and landmarks for future generations. Add the Pittsburgh History & Landmarks Foundation as a beneficiary under your will. If you would like to discuss this giving option, please call Eric Dickerson at (412) 471-8160.

The Zeiss projector from the Bah! Planetarium.

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Henry Hobson Richardson Revisited

The recent publication of Margaret Henderson Floyd’s Architecture after Richardson: Regionalism before Modernism—Longfellows, Aldens, and Harlows in Boston and Pittsburgh (Chicago/Landmarks, 1994, $75), provides an opportunity to consider books about the “Mason” and his buildings.

All of Richardson’s buildings (including those that have been demolished, arranged chronologically and illustrated with photographs and some drawings, will be found in Jeffrey Karl Ochser’s essential H. H. Richardson: Complete Architectural Writings [MIT, 1982], paperback, $29.95.

On his deathbed, Richardson expressed the hope that he would live long enough to see the completion of the building he believed to be his finest—the Academy of Music in Philadelphia (1885-87) in Chicago and Pittsburgh’s Allegheny County Courthouse and Jail (1887-93). His last building is gone, but Chicago’s one remaining Richardson building, the J. G. Gleeson House (1883-87), one of his finest houses, is the subject of Elaine Harrington’s beautiful monograph Henry Hobson Richardson: J. G. Gleeson House (1883-87) (Yale University Press, 1993). The perceptive text is punctuated by richly photographic, plan and elevation drawings, and superb color photogravure, illustrating the restored house; hardcover, $40.

Pittsburgh, of course, is home to three important Richardsonian buildings. The first chapter of Emanuel Episcopal Church (1883-86) in James D. Van Truppen’s Life and Architecture in Pittsburgh: Steinberge’s detailed discussion available (Landmarks, 1983), paperback $12.95; while Van Truppen’s Major of the Loug (1893), the Courthouse of Allegheny County (Landmarks, 1988), examines not only Richardson’s courthouse and jail but the two preceding courthouses as well. The author documents the planning, design, and construction of Richardson’s buildings, subsequent alterations (and proposed changes), and preservation achievements such as restoration of the courthouse and one of the courthouses. The text is supported by 112 photographs; hardcover, $19.95.

Despite its brevity (which is also its virtue), one shouldn’t miss H. H. Richardson’s, an Allegheny County Courthouses and Jail (Allegheny County, 1981); an elegant, informative overview written by the late Clyde Hays’ photographic skill and Walter Kjeld’s erudition; paperback, $7.95.

For the art of the Richardsonians and their buildings, visit The Landmarks Store. Members of Landmarks receive a 10% discount on all items.
Landmarks Welcomes

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Landmarks appreciates the commitment of McGann & Chester and PNC Bank Foundation in helping us create a future for Pittsburgh by preserving its past.

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Sunday, July 10
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Sponsored by the Lawrenceville Historical Society

Tour seven churches in Lawrenceville and enjoy a meal.

Call (412) 683-2114 for details.

Religious Properties Preservation Study Progresses

The last two issues of PHLF News informed our members about the scope and activities in progress of the religious properties preservation study now underway at Landmarks. Our May issue presented a preliminary list of significant religious structures in Allegheny County — an attempt to identify the historically and architecturally important ecclesiastical sites regardless of condition or need. Since the publication of the preliminary church list, much has happened.

Representatives of various religious organizations were invited to an informational meeting in the Landmarks offices in late March. Some 15 clergy attended; Howard B. Slaughter, Jr., director of the religious properties project at Landmarks, presented the scope and intent of the preservation study and solicited opinions and views. Shortly thereafter Howard met with Roman Catholic Bishop Donald Waerli and members of his staff.

In April, Howard traveled to Philadelphia and Camden, New Jersey, on the first of several field trips he is planning. In Philadelphia he met with representatives of Partners for Sacred Places, the national organization established in 1989 to assist with the preservation of religious buildings, and discussed in detail Partners’ programs and approaches. He also visited several congregations in Philadelphia and Camden who have received financial and technical assistance from the Partners program.

The next step will be checking religious buildings within Allegheny County to see as models. (The number is yet to be determined, six to eight has been mentioned.) Twelve religious leaders and preservationists have been asked to sit on an Advisory Committee to choose the study models. The committee held its first meeting in early May.

Members include the Rev. Christopher Glover of the Hill District Ministries; the Rev. Ronald F. Lengwin, director of public affairs of the Roman Catholic Diocese of Pittsburgh; Dean George Werner of the Episcopal Church Diocese; Lu Donnelly of the Committee on Pittsburgh Archaeology and History and chairperson of Preservation Pittsburgh’s religious properties sub-committee; Janet Taber, a Landmarks trustee; Mark Peterson, Community Loan Fund of Southeastern Pennsylvania; and Michael Eversmeyer, Senior Historic Preservation Planner, City of Pittsburgh, Department of City Planning. Walter Kidney and Al Tamlor will assist Howard as representatives of Landmarks, while Robert Jaeger and Diane Collins of Partners for Sacred Places will represent the national organization.

Center for Historic Houses Holds Pittsburgh Meeting

The Center for Historic Houses, part of the National Trust for Historic Preservation, is expanding its program this year and looking at ways to better assist owners of historic homes. As a first step, Center director Kelly Sinclair organized a series of meetings throughout the country.

On April 9, Ms. Sinclair met with some 16 individuals from Allegheny and Washington Counties in Landmarks’ offices. He reviewed the Center’s current program. Primary components include offering a home insurance program for historic homes; a video series providing practical information for the buyer/owner of older homes; holding a “Great American Home Awards” contest to acknowledge the preservation and rehabilitation efforts of owners of single-family houses 50 years or older; sponsoring, with local organizations, of “Old House Fairs” where home owners meet kindred spirits and organizations and find practical advice and services for their restoration requirements; and publication of the Old House Starter Kit, a loose-leaf compendium of essential information for the owner of a historic home, with subjects from determining the style and researching the history of a house to planning, financing, and other practical tasks of rehabilitation.

After hearing about the Center’s program, the attendees at the April 9 meeting — some owners of historic properties, some professionals involved in the care and maintenance of historic sites, and some wearing both hats — shared points of view and offered suggestions.

Currently membership in the National Trust provides access to the Center’s program. The Center for Historic Houses welcomes inquiries about its program as well as suggestions for ways in which the Center can improve its services and assistance. Write Kelly K. Sinclair, The Center for Historic Houses, 1785 Massachusetts Ave., N.W., Washington, D.C. 20036, or call (202) 673-4021.

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To receive more information on our Historic Rehabilitation Mortgage, call 644-6214 for details.
PITTSBURGH ARCHITECTURE: Horne's
Walter C. Kidney

The last couple of months has brought the possibility that the massive and palatial looking store at Penn Avenue and Stanwix Street may cease to exist. The very 145-year-old name of Joseph Horne is to yield to that of Lazarus, and whether Lazarus' parent company Federated Department Stores will want the famous old headquarters building — or indeed any downtown representation — is in doubt. Horne's has been an institution of the city, seemingly as calm and permanent as the plain stone walls of the lower floors. Where it stands, it acts as a cornerstone for the old commercial downtown, a terminal feature opposite the new urbanism of Gateway Center.

But now what? Will the serene commercial palace continue to exist? Will the architecture continue whatever happens within? We hope so; if some of the old associations fall away, the building is of the sort that, once gone, would be missed, missed more than one may now understand.

The Joseph Horne & Company as it liked to see itself, around 1920. At the Pennsylvania Avenue is the West Building of 1900 by the Boston architects Peabody & Stearns. To the left, the same firm was to add the North Building, extending to Ft. Duquesne Boulevard, in 1922-23. To the right is W. S. Fraser's East Building of 1900, with two stories added to its top.

A busy day in the 1910s.

A postcard from Horne's, 1886.

Horne's copes with the Flood of 1907. Water was three feet deep in the street, but Horne's employees kept it out of the store.

JOSEPH HORNE CO. DRY GOODS
PITTSBURGH. PA.

The Joseph Horne & Company as it liked to see itself, around 1920. At the Pennsylvania Avenue is the West Building of 1900 by the Boston architects Peabody & Stearns. To the left, the same firm was to add the North Building, extending to Ft. Duquesne Boulevard, in 1922-23. To the right is W. S. Fraser's East Building of 1900, with two stories added to its top.

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W. S. Fraser's original West Building of 1900, Horne's first store in this block. This burned out in 1907 and in 1909. The style is typical of the time, a little Romanesque, a little Classical.
Preservation Fund Lends $500,000; Receives $10,000 from The Pittsburgh Foundation

(Continued from page 1)

In its first year, more than 1,700 residents called to inquire about the CLCP program; 635 went through intake sessions; 310 participated in training programs; and 54 have ever been approved for mortgages or have mortgage applications in process.

“We’re looking forward to doubling the number of successful graduates next year,” Craighead said.

Sponsoring financial institutions are: Allegheny Valley Bank; Carnegie Savings Bank; Community Savings Bank; Dollar Bank; Eureka Federal Savings; Fidelity Savings Bank; Fayette Bank and Trust Company; Great American Federal, Integra Bank; Iron and Glass Bank; Laurel Savings Association; Lincoln Savings Bank; Mellon Bank; North Side Bank; Parkvale Savings Bank; Pittsburgh Home Savings; PNC Bank; Reliable Savings Bank; Stanton Federal Savings; Troy Hill Federal Savings; and Worthington’s Savings Bank.

For further information, call (412) 232-0708 or (800) 773-9099, or stop by the offices of the CLCP downtown in the Park Building at 355 Fifth Avenue.

Preservation Fund Director’s Approach

Under the direction of Howard B. Slaughter, Jr., Landmarks’ Preservation Fund plans to increase the number of loans made to a greater number of communities in Allegheny County.

According to Howard, the Preservation Fund is administered in a way that is flexible about terms, rate, and collateral. Since its goal is the success of worthy projects, the Fund makes every effort to provide favorable terms, provide loans with market interest rates, and extend terms when necessary.

As a former banker, Howard is fond of invoking the “Three C’s of lending” when reviewing loan requests: Character (the initial component), Credit (how the organization has handled previous obligations), and Collateral (considered in all cases). To these he adds two more C’s: Capacity and Commitment, which many of the community-based organizations currently have.

Often a Preservation Fund loan permits an organization to complete a larger financial project and provides the gap financing needed that might not be obtained from other sources. For that reason, the Fund is interested in projects that otherwise may not be started or, equally important, completed.

Call Howard at (412) 471-5808 if you have a neighborhood revitalization project in mind and might require either technical or financial assistance.

Brighton Place, central North Side

Preservation Fund Expansion

“There really is more going on in those neighborhoods in Pittsburgh than anywhere else in the nation. This is the direct result of the decades of work that you’ve put into practical preservation...This is preservation as it should be practiced.”

Richard Moe, President, National Trust for Historic Preservation, 1993

The Preservation Fund began in the 1960s with less than $100,000; added to this sum was nearly $400,000 in grants. The Fund grew through the years. It has leveraged almost $700 million including government grants and assistance from the private sector, plus over $800 million in bank loans. Additionally, each Preservation Fund dollar has the propensity to roll over repeatedly. Whether a loan of $250,000 to aid a major project, as illustrated by the projects described on page 1, or $3,000 to provide specific technical services, Preservation Fund monies have demonstrated their effectiveness as a positive, long-lasting means of individual, neighborhood, and municipal renewal.

At present Landmarks’ Preservation Fund has assets of $1 million and the capacity to lend a total of $500,000 to the various projects it assists at one time. Fund director Howard B. Slaughter, Jr., a former banker, intends to increase the number of loans and further diversify lending locations, particularly within Allegheny County. An effort is under way to increase the assets of the Preservation Fund by an additional $1.2 million.

This past March, the Alfred M. Oppenheimer Fund of The Pittsburgh Foundation made a grant of $10,000 to Landmarks for the restoration of low-income housing; the grant allocation will be administered through the Preservation Fund.

The Preservation Fund is central to the approach and mission of the Pittsburgh History & Landmarks Foundation. While Landmarks has worked to preserve and sustain numerous individual historic sites, its emphasis is, and always has been, on the renewal of neighborhoods and, indeed, of the urban fabric as a whole. We are “practical” preservationists, not antiquarians.

PCRG and Brighton Place

With the assistance of the Preservation Fund, the historic integrity and resident control of irreplaceable Pittsburgh neighborhoods such as Manchester and the Mexican War Streets were saved in the face of once-honorable government policies. Supported by the Fund, community organizations (now numbering 33) formed the Pittsburgh Community Reinvestment Group (PCRG), which achieved, as a strong coalition of economically and racially diverse neighborhoods, what individual organizations had not: persuading much of the local banking community that investing in neighborhoods, particularly those inhabited by minority families, was sound fiscal and civic policy; because of PCRG’s efforts, funds committed to neighborhood projects will exceed $780 million by the end of 1994. Currently, Victorian townhouses are being restored, sold, and rented in Brighton Place and on the central North Side by the first African-American all-female single-heads-of-households co-op.

The Northside Tenants Reorganization (NTR) was able to launch this extraordinary project (which has attracted national attention) because Landmarks, and then many others, supported their project. Landmarks’ Preservation Fund provided the initial grant that engendered the first stages of renewal and gave credibility to the project, thus encouraging local foundations and lending institutions to offer their support.

The formation of the PCRG and the success of the Brighton Place project are outstanding examples; there are, however, hundreds of others, more modest, but no less significant; all are key ingredients in Pittsburgh’s preservation story.

Today the resources of the Preservation Fund are administered with the same elements of “good will” and “clarity of purpose” that Arthur Ziegler wrote about almost 20 years ago. It is practical preservation funding working to create and maintain a good environment that continues, rather than freezes, history.