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PHLF News

PUBLISHED FOR THE MEMBERS OF THE PITTSBURGH HISTORY & LANDMARKS FOUNDATION

No. 175 April 2009



Market at Fifth from Graeme Street. We are targeting May for a move-in date for the seven apartments, all extraordinary in their layout, their high-quality finishes and fenestration. Tours will begin in April. To be on the invitation list, contact: michael@phlf.org or 412-471-5808, ext. 511.

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Reducing Costs but Moving Forward

Although the economic crisis has caused our organization to curtail new projects for the time being and reduce costs wherever possible, we are doing our best to fulfill major project commitments in a six-county area (see below). This year we are completing our Market at Fifth restoration in downtown Pittsburgh and four campus heritage reports in neighboring counties. We are continuing our neighborhood revitalization work in Wilksburg and our main street programs in several counties, assisting historic religious properties, and involving thousands of people in special tours and educational programs. These activities—and more—are described in this issue of *PHLF News*.

Apartments Ready; Retail Announced

Market at Fifth Set to Open in May

The Pittsburgh History & Landmarks Foundation's strenuous efforts to rescue and restore three historic buildings at Market Street, Fifth Avenue, and Graeme Street downtown are resulting in seven handsome apartments on the upper two floors, with excellent window light, and a new first-floor retail space.

Heinz Healey's, the long-time anchor men's store at the Station Square Shops, will open a shop facing Fifth Avenue and Market Street, bringing high quality men's wear back to Fifth Avenue after many years.

Apartments on the upper floors of the three historic buildings include either one or two bedrooms. Two of the apartments have a second-floor bedroom, bath, study, and a roof deck and garden.

Finishes include Mohave cream granite kitchen counters, recycled bamboo flooring, and stainless steel appliances. All seven apartments are available for viewing by contacting Michael Sriprasert, Landmarks' manager of real estate finance: michael@phlf.org or 412-471-5808, ext. 511.

"This effort has been long and difficult," said Landmarks President Arthur Ziegler. "When the City under the Tom Murphy Administration owned the three buildings, the roof of one building fell into the basement, and the building was open to the weather for many years. This created a complex



During the process of restoring 130 Fifth Avenue and 441 and 439 Market Street, Landmarks acquired the adjacent Thompson Building that will be renovated for commercial use.

and difficult clean up and reconstruction effort, requiring the stabilization of walls and restoration of the existing historic fabric, brick-by-brick, board-by-board, and window-by-window."

"Market at Fifth is opening at an opportune time," said Mark Bibro, chairman of the Pittsburgh History & Landmarks Foundation. "Across Market Street, N & P Properties is restoring the elegant terra cotta Buhl Building. At the northeast corner of Market Square, the Piatt Company is restoring the historic G.C. Murphy block for apartments, a YMCA, and retail. Work is to begin on revising Market Square itself, later this year; and in 2010 Three PNC Plaza will open with a new parklet directly across from Market at Fifth. If you've been thinking of moving downtown, now is the time."

For more details about the restoration process, see pages 12 and 13.



Ripple effects of restoration: the Buhl Building and Market Square Place, including the former Candy Rama and G.C. Murphy Co. store, are being renovated too, on Fifth Avenue.

Places Where PHLF Has Major Project Commitments in 2009





Heathside Cottage (416 Catoma Street, Fineview), with its delicate bargeboard, steeply-pitched roof, and diamond-paned sash windows.

Heathside Cottage for Sale

Heathside Cottage, located in the Fineview neighborhood of Pittsburgh, was given to Landmarks in 2008 to support its mission. “Our goal is to sell this charming cottage, complete with a garden and city-view, to someone who will continue to respect its architectural integrity,” said Landmarks President Arthur Ziegler. Landmarks can assist a qualified buyer with applications for financing and may carry a mortgage itself for a portion of the sale price.

Built around 1862 by bridge engineer James Andrews, the Victorian brick cottage located at 416 Catoma Street is listed on the National Register of Historic Places, protected by a Landmarks preservation easement, and was featured in Rick Sebak’s 1997 WQED “North Side Story.”

Advantages:

- Completely remodeled interior with home security system
- Whole-house central air and 3 fireplaces
- Includes 2 bedrooms/2 bathrooms; parlor; kitchen and dining room area; living room and den
- Has a detached one-car garage plus off-street parking, and is located on a bus line
- Includes adjoining lot with a charming garden
- Looks out over the city
- Is less than ten minutes from downtown Pittsburgh
- Has beautiful windows
- Has extra storage in basement
- Has been painstakingly cared for by previous owner of 15 years

To learn more about owning Heathside Cottage visit: www.phlf.org or contact jack@phlf.org or 412-471-5808, ext. 538.

Proceeds from the sale of the property will endow Heathside Cottage’s preservation easement and support Landmarks’ mission.



Landmarks is working with Allegheny County to determine a new use for the former Penn-Lincoln Hotel (1927) in Wilkinsburg, at Penn Avenue and Center Street.

Photo by Todd Tondera.

Wilkinsburg Receives Approval for Neighborhood Partnership Program

Landmarks Community Capital Corporation (LCCC), a nonprofit subsidiary of the Pittsburgh History & Landmarks Foundation, is pleased to announce that the Pennsylvania Department of Community and Economic Development approved its Neighborhood Partnership Program (NPP) application for the Wilkinsburg community. As a result of the program, LCCC has already received \$200,000 from TriState Capital Bank, the business sponsor for the NPP. For its contribution, TriState Capital Bank will receive an 80% tax credit from the State.

“We are excited about working with the Pittsburgh History & Landmarks Foundation and LCCC in the coming years,” said TriState Capital President

A. William Schenck III, “because our efforts will have a positive, long-term impact on the lives of many people in Wilkinsburg.”

The goal of the NPP is to foster the development of collaborations among corporate businesses, neighborhood organizations, local government entities and residents in order to encourage high impact long-term investments in distressed communities. The Wilkinsburg initiatives will include working with Borough officials to adopt aggressive tax abatement programs for residential and commercial buildings; developing a strategy to manage many of Wilkinsburg’s vacant and abandoned lots; supporting the local Main Street efforts; and collaborating with Wilkinsburg schools

to implement after-school programming for youth.

A Neighborhood Partnership Committee, made up of Borough Council members, ecumenical leaders, school district board members, police, County representatives, and residents, will provide ongoing counsel and advice.

“The NPP is a community-based program that encourages strategic economic development planning,” says Michael Sriprasert, manager of real estate finance for LCCC. “This is a great resource for Wilkinsburg, and it helps the neighborhood move a step closer to becoming a sustainable and thriving community.”

Wilkinsburg Homeowner Thanks Landmarks

Rachel Lamory sent this email to Michael Sriprasert, manager of real estate finance at Landmarks, on November 23, 2008. We reprint it with her permission.

Dear Michael,

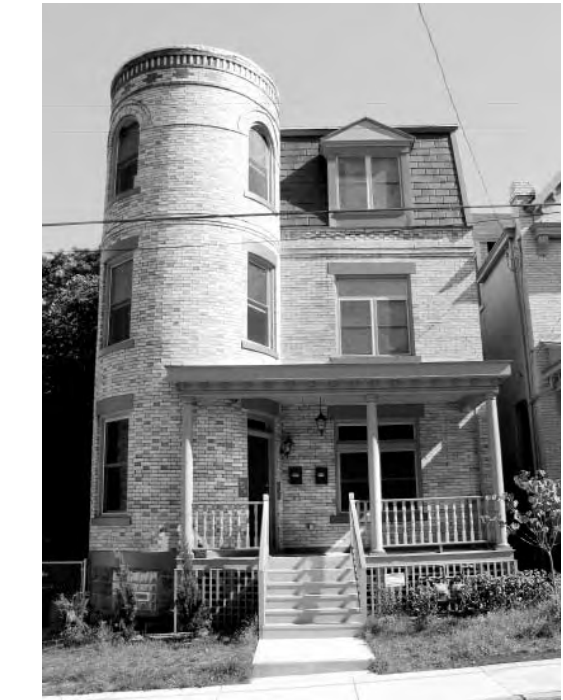
Walter, the girls, and I are finally settled into our new home on 524 Jeanette Street. We wanted to write and thank you for all that you and everyone else at PHLF have done to make our dream a reality. The house is beautiful and more than we could have hoped for. We also wanted to thank Dwight Quarles [president of Eagle Construction] for all of his tireless work on our house. He was here early in the morning and late into the evening. He added a personal touch to the whole experience and it is obvious that the house was more than just a project to him.

We know that there is more going



Before and after photos showing 524 Jeanette Street, restored through funding assistance from the Allegheny County Department of Economic Development and grants to Landmarks from the Sarah Scaife Foundation, Hillman Foundation, Dominion, and others.

on behind the scenes to complete these projects than we can ever imagine. PHLF made the process as enjoyable and smooth as possible. We felt like we were working with people who really cared deeply about the work they were doing.



We are proud to be part of the Hamnett Place project, and proud to live in Wilkinsburg. We very much look forward to watching Wilkinsburg prosper, in no small part to PHLF.



The Metropolitan Loan Fund of Pittsburgh press conference on February 13 was held in Homewood. *From left to right:* Neddie Hollis, Executive Director, Sickle Cell Society; Bob Hurley, Allegheny County; Mark Peterson, President & CEO, Bridgeway Capital; Mayor Luke Ravenstahl; Dr. Howard B. Slaughter, Jr., CEO, LCCC; Councilman Ricky Burgess; State Senator Wayne D. Fontana; Arthur Ziegler, President of Landmarks; and State Representative Joseph Preston, Jr.

Photo by Todd Tondera.

The Metropolitan Loan Fund of Pittsburgh Is Created to Assist Small and Minority Businesses

During a press conference on February 13, Landmarks Community Capital Corporation (LCCC), a nonprofit subsidiary of the Pittsburgh History & Landmarks Foundation, announced the start of The Metropolitan Loan Fund of Pittsburgh (MLFP), with \$1.75 million in funds committed to spur small and minority business opportunities in the Pittsburgh Metropolitan Statistical Area.

The fund was formed by LCCC in collaboration with State Senator Wayne D. Fontana, Allegheny County, the Urban Redevelopment Authority of Pittsburgh, Neighborhood Business, Inc., and Bridgeway Capital, with support from The Heinz Endowments.

"This public/private partnership," said Dr. Howard Slaughter, Jr., CEO of LCCC, "is designed to provide flexible financing and technical assistance to new and existing businesses, with special emphasis on minority and

women-owned businesses in the region."

A key component of the program is for participants to utilize technical assistance from the beginning of the process throughout the entire life of the loan, "in order to help these firms navigate the vicissitudes of entrepreneurship," Howard added.

"One of the goals of the loan fund," said Landmarks President Arthur Ziegler, "is to encourage businesses to locate in historic buildings and on historic main streets."

Senator Fontana said that "The Metropolitan Loan Fund of Pittsburgh is evidence of the kinds of collaborative programs that can be created as a result of the economic development funds made possible through the gaming industry. It will provide a welcome source of financial and technical assistance to small businesses amidst a global economic crisis."

Allegheny County Executive Dan Onorato said, "The MLFP will benefit our region by increasing the number of minority-owned businesses and by encouraging additional economic development."

Mayor Luke Ravenstahl noted that "Pittsburgh's growth is predicated on the growth of entrepreneurship. Businesses bring jobs, jobs bring income stability and stability equates to vibrant urban communities."

Eligible applicants include new or existing businesses located in or serving the Pittsburgh Metropolitan Statistical Area. The application process begins with a letter of inquiry. For details contact Annabelle Javier Wilburn, program coordinator at LCCC: annabelle@landmarkscoc.com; 412-471-2110. Sixty people have already called and nine people have submitted applications.

Work Is Underway: New Granada

At last and just in time! Work is under way to stabilize the New Granada Theater at 2007 Centre Avenue in the Hill, thanks to the cooperative efforts of the Hill Community Development Corporation (Hill CDC)—the current building owner—and Landmarks. To date, asbestos abatement, selective demolition and about half of the masonry restoration have been completed, and temporary stairs and temporary electrical service and lighting have been installed. A new roof will be put on the building in April, and other stabilization work will occur in May and June.

Repal Construction Company, Inc. is the general contractor, Milton Ogot is the architect, and Brace Engineering is the structural engineer. Massaro CM Services, LLC, is serving as the Hill CDC's representative throughout the construction process and The Reinvestment Fund (TRF) has been appointed as general consultant to the Hill CDC.

The total estimated cost of stabilizing the New Granada Theater is about \$1.1 million. We thank the following for their generous contributions: The Heinz Endowments; the Commonwealth of Pennsylvania's Office of the Budget through the Redevelopment Assistance Capital Program; and the Community



The excavating crew from Repal Construction Company, at work on February 12. Work began in December 2008 to stabilize the New Granada Theater. The Hill District landmark was designed in 1927 by African-American architect Louis Bellinger as the Pythian Temple and was remodeled in 1937 by Alfred Marks for the New Granada Theater. Lead grants from The Heinz Endowments, State, and County are funding critical stabilization efforts for this vacant, historic structure. Photo by Todd Tondera.

Infrastructure and Tourism Fund, administered by Allegheny County Economic Development. We thank State Representative Jake Wheatley for obtaining the State funding.

Next Steps

The Hill CDC and TRF have formed a committee of representatives from arts

and cultural organizations, philanthropic and financial institutions, and local neighborhood and business groups to study potential uses and develop a business plan for the reuse of the New Granada Theater. Landmarks is continuing its efforts to see that the New Granada is listed on the National Register of Historic Places.



Kimberly C. Ellis in the spotlight at the National Trust for Historic Preservation's leadership training conference in January.

Photo by Priya Chhaya, NTHP.

Historic Hill Initiative

With the support of The Heinz Endowments, Landmarks is partnering with Kimberly C. Ellis on the Historic Hill Initiative. The initiative aims to revitalize the Hill District through the preservation of the Hill's historic buildings and heritage.

Over the next several months, Kimberly will update the Historic Hill Registry and design a plaque for the registry, train young residents of the Hill District to give tours of their neighborhood, conduct oral histories, and advocate on behalf of the preservation of the Hill District. As part of the Initiative, Kimberly will also represent the Historic Hill Initiative at regional and national conferences.

LCCC Case Challenge: Urban Grocers

In partnership with the Heinz College of Carnegie Mellon University, Landmarks Community Capital Corporation (LCCC) engaged 25 students in the Heinz College's first-ever nonprofit case challenge. In the "Landmarks Economic Development Case Challenge," students were introduced to the issue of bringing quality grocery stores to urban markets. Specifically, they evaluated the efforts to bring either a Save-A-Lot or a Kuhn's grocery store to the Hill District. LCCC took students on a site visit to the Hill to speak with the local leaders engaged in the grocery store development, and to Wilkinsburg to meet with the Mayor and the owner of the Save-A-Lot that opened there two years ago.

After a week of conducting their own due diligence, students presented their findings and conclusions on November 8, 2008, to a panel of judges made up of professors, economic development professionals, City of Pittsburgh leaders, business professionals from the Hill District and Wilkinsburg, and LCCC staff. After over an hour of deliberation, the winning teams were decided upon:

- **First Place** (in favor of Save-A-Lot): Chapel Dcunha, Jebran Syed, Shruti Mohandas, Emily Burnett, Ling Zhai
- **Second Place** (in favor of Kuhn's): Russell Pustejovsky, Matt Solomon, Jarrod West, Eddie Wilson
- **Third Place** (in favor of Save-A-Lot): Conrhonda Baker, Tramaine Brathwaite, Jennifer Clarke, Hanna Smith

LDC Consulting Services

Dr. Howard B. Slaughter, Jr. is the CEO of Landmarks Development Corporation (LDC), a for-profit subsidiary of the Pittsburgh History & Landmarks Foundation. Ruth Byrd-Smith, director of the Allegheny County Department of Minority, Women and Disadvantaged Business Enterprises, chairs LDC and Keith Dorman, director of public affairs at Burson-Marsteller, is vice chair. LDC’s accomplishments include developing Station Square from 1976 to 1994 (*see page 9*), launching the Main Street program in Vandergrift (*see page 6*), providing horticultural services for Kentuck Knob, and serving as construction supervisor for the new condominiums at 5000 Penn Avenue (*see below*).



Prudential and LDC staffs (*from left to right*): Cindy Cavallucci, Howard Slaughter, Annabelle Javier Wilburn, Steve Marziotto, Francine Cameron, Michael Sriprasert, and Eugene Matta.
Photo by Todd Tondera.

Prudential Insurance Company of America continues to partner with LDC throughout Western Pennsylvania to assist with diversity recruiting. “We see a tremendous opportunity in developing a strong partnership with organizations that compliment our approach toward recruiting, education, and financial empowerment,” said Steve Marziotto, managing director of Prudential’s Western Pennsylvania agency. “Landmarks Development Corporation shares our vision and values of community.”

To learn more about LDC, contact Howard Slaughter: 412-471-5808, ext. 547.

Making News

Dr. Howard B. Slaughter, Jr., CEO of LDC and of LCCC, continues to be featured in the news:

- He was named to the board of trustees of The Pittsburgh Foundation in January 2009.
- In the February 1 issue of Focus (*Pittsburgh Tribune-Review*), “Something Old Something Renewed; CEO works to rescue landmarks, spur opportunity in Pittsburgh neighborhoods,” Grant Oliphant, president and CEO of The Pittsburgh Foundation, described Howard’s commitment to “finding funding to breathe life into rundown historical neighborhoods in need of low- and moderate-income housing.”
- On February 19 Howard discussed foreclosures and the Obama stimulus plan with Larry Richert on KDKA-AM (1020).
- On February 23, WQED and Duquesne Light presented Howard with its 2009 African American Leadership Award in the Civic, Community, and Humanitarian category.
- On March 29, Howard received an Outstanding Alumni Award from Robert Morris University’s School of Communications and Information Systems.
- Howard has been invited to attend the Yale CEO Leadership Summit on June 9 at the historic New York Stock Exchange; summit discussions will focus on practical ways to prosper during hard times.

Two New LCCC Loans

Westmoreland Human Services, Inc.

Westmoreland Human Services (WHS) is a nonprofit agency that assists other human service agencies by leasing office space to them for below-market rates and by financially supporting low-income initiatives throughout Westmoreland County. Currently, WHS owns six office buildings totaling 80,000 square feet. The main office is located at 226 South Maple Avenue in Greensburg. The two-story building of 23,792 square feet is being financed with a \$925,000 loan from Landmarks Community Capital Corporation (LCCC). The loan, awarded on December 9, 2008, allows WHS to restructure indebtedness with respect to the South Maple property and continue to purchase and restore other properties. According to Executive Director Tay Waltenbaugh, “Not-for-profits need the infusion of funds made available by LCCC to get projects off the ground and moving quickly.”



Westmoreland Human Services, Inc., 226 South Maple Avenue, Greensburg.
Photo by Todd Tondera.

Three Rivers Youth

Three Rivers Youth (TRY) is a nonprofit organization working to preserve and unite families, combat homelessness, enhance educational opportunities, and build life skills for at-risk youth. TRY operates a street outreach program, a drop-in center, transitional living services, and an emergency shelter, with the goal of returning children to their homes. On December 31, 2008, Landmarks Community Capital Corporation (LCCC) loaned \$1,350,000 to TRY, so it could purchase and rehabilitate 6117 Broad Street in East Liberty. The two-story brick facility includes 18,000 square feet and has on-site parking, adjacent public parking, and nearby public transportation. The loan will allow TRY to expand and consolidate its operations. “This capital infusion is not only an investment in TRY but in this community,” said TRY President & CEO Peggy B. Harris, M.P.A. “We also acknowledge the seamless professional and overall positive experience encountered in working with LCCC.” This is the largest single loan made to date by LCCC.



Three Rivers Youth, 6117 Broad Street, Pittsburgh.

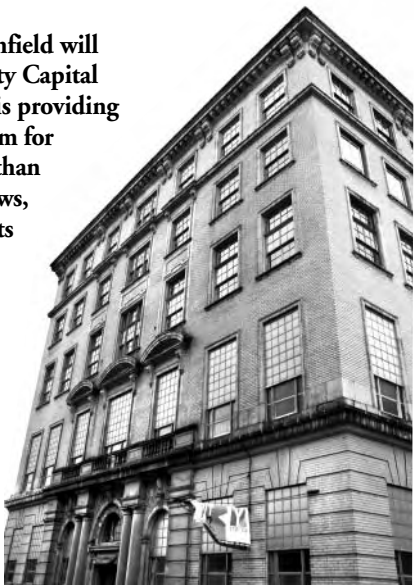


Preservation Loan Fund Progress

Three new loft-style townhouses (*shown above in February*) at 5000 Penn Avenue in Bloomfield will be completed in mid May, thanks, in part, to a \$462,000 loan from Landmarks Community Capital Corporation (LCCC) in 2008. In addition, Landmarks Development Corporation (LDC) is providing construction management services. All three homes are following the “Energy Star” program for construction. Similarly designed and constructed homes are 15 to 30 percent more efficient than other new homes. Some of the features of Energy Star Homes are high performance windows, effective insulation, tight construction, efficient heating and cooling, and qualified products such as light fixtures. The developer, Friendship Development Associates, has sold one of the three units.

With an \$885,000 loan from LCCC in 2007 and assistance from others, East Liberty Development, Inc. is converting 5809–15 Rippey Street (*top right*) into eight market rate condominium units, to be completed in August, and the former YMCA (*bottom*), at 120 Whitfield Street, into condominiums and retail space.

Photos top right and right by Todd Tondera.



Campus Heritage Grants Set Preservation Priorities

As a result of a \$200,000 grant from the Getty Foundation in 2008, Landmarks is completing Campus Heritage Reports for Seton Hill University (Greensburg, Pa.), California University of Pennsylvania (California, Pa.), Indiana University of Pennsylvania (Indiana, Pa.), and Washington & Jefferson College (Washington, Pa.). The reports include recommendations for the preservation, conservation, and continued use of the historic landscapes and campus buildings.

Eugene Matta, director of real estate and special development programs at Landmarks, is managing the project, and Tom Keffer, Al Tannler, and Ron Yochum are surveying and researching the campus buildings and preparing the reports. Ellis Schmidlapp, president of Landmarks Design Associates (LDA) Architects, and Ron Block, landscape designer, are serving as consultants. Our project team has completed field work, and Landmarks is preparing final draft

reports for each educational institution to review. Administrators, professors, and students at each institution will have a chance to attend a presentation by our team members and comment on the draft reports during public meetings this spring. Their comments will be incorporated into the final reports.

The Campus Heritage project has elicited interest on the part of students, particularly those involved with the universities/college newspaper and/or radio. Reporters from Washington & Jefferson College's student-run radio station interviewed our team members twice, and students from the other three universities featured the project in campus newspapers.

In two of the communities, Greensburg and Washington, our Campus Heritage grant work may have influenced the



John Sutton Hall (1875), Indiana University of Pennsylvania.

start of other revitalization projects combining economic development and historic preservation. In Washington, Pa., Landmarks is working to restore and reuse an historic train station as a farmer's market (*see page 7*), and Greensburg's planning office and community development corporation are looking to Landmarks to restore and/or convert an historic building into a hotel.

Coover Hall (1939), California University of Pennsylvania.



The former St. Philomena Shrine (1956), Seton Hill University.



Memorial Hall (1905), Washington & Jefferson College.



Natrona Bank Building and Pennsalt Housing



Restoration work is underway at the former Natrona Bank building at 46-48 Chestnut Street.

At the request of State Senator Jim Ferlo and local residents, Landmarks helped the Natrona Comes Together Association (NCTA) acquire the former Natrona Bank building in April 2008, at a bargain sale. Since then, Landmarks has examined the building and is working with Senator Ferlo, Allegheny County, and NCTA on a restoration strategy, along with a plan to inject new life into the immediate area.

Located at 46-48 Chestnut Street, the building dates to 1900 and originally served as the Sweeney Hotel and Saloon. It operated as a bank from 1918 until 1987. After 1987, the ground floor was home to an antiques store and then a community theater. The building has been vacant and abandoned since around 2004. NCTA spent several days last summer cleaning and removing debris that had accumulated in the building.

Structurally, the building is still sound, although the roof is in very poor condition and is causing water damage. The exterior and interior have fallen into disrepair, though the exterior maintains much of its historic integrity.

Pennsalt housing, c. 1850; Federal Street.

Photo by Todd Tondera.

\$100,000 Grant Funds Phase 1 Restoration

Senator Ferlo helped secure a \$100,000 grant in late 2008 through Allegheny County's Tourism Fund, which will be put toward the first phase of building restoration. Landmarks' top priorities are to install a new roof; repair the cornice to make sure it is properly tied into the new roof; repair and refabricate wood sections as needed; and selectively repoint the exterior bricks.

Significant Workers' Housing Close By

While Landmarks was assessing the Natrona Bank building last summer, a fire burned several non-historic buildings across the street. This inadvertently created an opportunity by opening up a direct sight line from the bank building to workers' housing built c. 1850 by the Pennsylvania Salt Manufacturing Company. Walter C. Kidney wrote in *Pittsburgh's Landmark Architecture: The Buildings of Pittsburgh and Allegheny County* (PHLF 1997):

"The sixteen earliest houses along Federal Street were tiny . . . but their picturesque steeply pitched roofs and board-and-batten siding gave them once the look of 'model cottages,' intended to attract workers, ameliorate the harshness of industrial conditions, and promote good behavior among workers and their families."

In 1981, Landmarks restored two workers' houses, in an effort to help preserve one of the few company housing plans that had escaped demolition. The Natrona Bank building project now gives us the opportunity to continue that effort. We believe that a restored bank building could stimulate restoration along the lower retail alley to the Pennsalt housing complex and on to a newly-



created riverfront park. Such a revitalized core could bring new business, life, and distinction to Natrona.

In Memoriam

Doris F. Harris (1911-2008)

Long-time Landmarks member and friend Doris Harris passed away on November 23, 2008. The 97-year-old resident of Leesburg, Florida, was featured in the 2004 Summer Issue of *Landmark Legacies* where she proclaimed her ongoing love for Pittsburgh and appreciation for Landmarks' efforts to preserve the place that she still considered home.

Lake Wales resident John Miller, member and son of Jack Miller, Landmarks' director of gift planning, represented Landmarks at Doris' memorial service where her family requested that gifts in her memory be made to the Doris Harris Named Fund at Landmarks. Proceeds from a charitable remainder trust that Doris established are also being directed to that Fund.

We thank Judith Harvey Cook and family and Bob and Barbara Norton for their gifts in memory of Doris.

Arthur J. Edmunds (1922-2008)

A dedicated Pittsburgh History & Landmarks Foundation trustee and 24-year member, Art Edmunds chaired our Preservation Loan Fund Committee and was a great advocate of our educational programs. He came to Pittsburgh in 1960 to serve as the executive director of the Urban League of Pittsburgh, just at the time of urban renewal and neighborhood unrest. As a result of all Art did to "open new and better opportunities" for minorities in Pittsburgh, his name is inscribed in the Freedom Corner monument at Crawford Street and Center Avenue in the Hill.

Mr. Edmunds died on October 5, 2008. During a memorial service at Calvary Episcopal Church on October 14, Elaine Coles said: "He stood tall, both literally and figuratively, and that made each of us stand a little taller."

G. Christian Lantzsch (1925-2008)

A Sewickley Heights resident, distinguished World War II veteran, and Mellon Bank executive, Chris Lantzsch became a member of the Pittsburgh History & Landmarks Foundation in 1985 and served as a trustee until his death on July 31, 2008.

He was born in Krögis, Germany, and came to Pittsburgh in 1969 as a senior vice president for Mellon Bank. "Chris traveled the world," said Landmarks President Arthur Ziegler, "and understood the economic value of historic preservation. He was particularly supportive of our work at Station Square."

Don Riggs (1927-2009)

A 28-year member of the Pittsburgh History & Landmarks Foundation, pioneer broadcaster, skilled carpenter, and avid pilot, Don Riggs was a trustee of Landmarks Development Corporation and served for years as the master of ceremonies for Landmarks' Award of Merit program. On many occasions, he invited Louise Sturgess, Landmarks' executive director, and school students to appear on his WPXI-TV show to publicize the positive impact of Landmarks' educational programs. "He was an enthusiastic promoter of this region," said Louise, "and knew so much about its history." Don died on February 21 at his home in Mt. Lebanon.



A brick sidewalk along Washington Avenue in Monaca, in need of repair.

Beaver County Elm Street News

Thanks to funding from the Pennsylvania Department of Community and Economic Development (DCED), Landmarks Development Corporation (LDC) will complete its work in nine Beaver County municipalities in June.

In July 2007, the Community Development Program of Beaver County hired LDC to work closely with all nine Borough managers and community representatives to identify an Elm Street project in each of their communities, prepare cost estimates, submit residential reinvestment grant applications to the DCED, and work with the DCED Regional Director’s office to obtain full funding for the nine projects. The improvement projects being proposed for each community are as follows:

- Aliquippa: repaint pedestrian crosswalks; landscape existing traffic islands; install new welcome sign in a landscaped setting.
- Ambridge: resurface two parking lots along Melrose Avenue; install new decorative light fixtures and new signage.
- Beaver: add new planting materials, landscaping, metal fencing, benches, and a water fountain to the park at Fifth and Park streets.
- Bridgewater: repair and replace the curbs and sidewalks, adding two ADA curb cuts; install a new welcome sign, landscaping and new planters in the Gateway area, at Leopard Lane and Mulberry Street.
- Freedom: install a new brick sidewalk, a “green” parking area with steps and a railing leading to Vicary House, and a new lamppost and sign.
- Midland: install landscaping, new benches, picnic tables, a welcome sign, two new lampposts, and mural art for the Spring Lane Playground.
- Monaca: fix brick sidewalks along Washington Avenue between Ninth and Tenth streets; install new ADA curb cuts and street signage.
- New Brighton: install 30 new street lamps along Third Avenue between Thirteenth and Nineteenth streets.
- Rochester: install six new decorative street lamps between Adams and Jefferson streets; repair sidewalks and curbs; add ADA curb cuts. Repair the stairs and railing in front of the Borough building.

Once completed, these small but significant projects will add to the safety, beauty, and accessibility of each community.



Washington Avenue, Bridgeville. Photo by Todd Tondera.

Main Street News

Six Communities in “Allegheny Together”

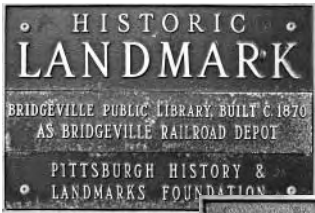
As Allegheny County’s main street revitalization program, known as Allegheny Together, enters its second year, County Executive Dan Onorato has expanded the program to include the Bridgeville and Verona main streets and has entered into the implementation phase in Tarentum, Elizabeth, Stowe, and Swissvale.

For Bridgeville and Verona, year one of the program in 2009 means public workshops, organizing a main street committee, and undertaking extensive planning and analysis. Landmarks is leading those efforts in partnership with Town Center Associates. This work includes developing a strategic plan to guide future revitalization efforts, carrying out a market analysis and a review of existing zoning ordinances, and creating design guidelines. It also includes a traffic and parking analysis to address traffic mobility, the pedestrian experience, and the existing supply of parking. This year Landmarks was fortunate to engage Wilbur Smith for pro bono services to assess traffic calming options on SR 50 that goes through Bridgeville’s downtown core.

For Stowe, Tarentum, Swissvale and Elizabeth—the first four Allegheny Together communities—planning work

was completed in 2008 and all four communities are now in the midst of implementing the first of their annual action plans. Landmarks is involved with each community and with the County in recruiting new businesses and advancing strategies to bring older buildings back into more productive service. Elizabeth served as the site of Landmarks’ 2008–09 Architectural Design Challenge for 150 middle and high school students (*see page 10*).

The County’s façade matching grant program, known as “Allegheny Restores,” has helped kick-start the revitalization process by encouraging business and property owners in Allegheny Together communities to restore and improve their building façades. Allegheny County received 20 grant applications in the first round, and Landmarks is now working with the County to evaluate these projects and manage the construction process according to the design guidelines that each community has developed.



The Murray House at 423 Washington Avenue and the former railroad depot at 441 Station Street in Bridgeville have been designated local Historic Landmarks. Photos by Todd Tondera.

Allegheny River Boulevard, Verona. Photo by Todd Tondera.



Vandergrift Progress

Allegheny Foundation Augments Revolving Fund

In January, the Vandergrift Improvement Program (VIP) announced receipt of a \$100,000 grant from the Allegheny Foundation to augment its Real Estate Revolving Fund. To date, Landmarks has assisted the VIP in raising \$475,000 for this Fund, including a \$300,000 seed grant from the Allegheny Foundation and support from State Senator Jim Ferlo. Since June 2006, Landmarks has been working with the VIP to implement a Main Street Program. The 3.5-square mile community of Vandergrift was laid out in 1895 by the firm of Frederick Law Olmsted.

Richard Scaife, president of the Allegheny Foundation and a trustee of Landmarks, said: “Our trustees have been very impressed with the grassroots Main Street effort in Vandergrift. In 2006, the Allegheny Foundation established a revolving fund to be used for the acquisition and restoration of vacant, underutilized, or deteriorating historic buildings. The VIP, with guidance from Landmarks, has put the funds to very good use; we are pleased to be able to enlarge the fund and build on this excellent momentum.”

Restoration work is nearly complete at 143 Grant Avenue, one of the projects to benefit from the Revolving Fund. The façade has been fully restored, a new roof has been installed, and interior improvements have been made.

A first-floor bakery and yoga studio will open later this year, and the bakery/ yoga owners will live above in a second-floor apartment. Space is also available on the third floor.



143 Grant Avenue, restored. Photo by Todd Tondera.

New Businesses Open and Others Choose to Stay

Four new businesses have opened in downtown Vandergrift since the fall of 2008—Carino’s Restaurant, Pampered Puppies Pet Store, Solomon’s Tire Service, and Naomi’s Café—and two longtime businesses—Pugliese Flowers and Professional Phlebotomy Services—have decided to stay because of the positive impact of the VIP and Revolving Loan Fund.

“These new businesses are bringing new customers and new energy to downtown Vandergrift,” said Meade Jack, president of the VIP Board of Directors. Shaun Yurcaba, main street coordinator for Landmarks, added: “This private investment shows that so much of our hard work over the past three years is beginning to pay off. There’s real positive momentum that new businesses and residents want to be a part of.”

Jack Miller, Landmarks’ director of gift planning, helped the VIP acquire

Renderings by Kirsten Hoelmer



139/141 Grant Avenue

Photo by Todd Tondera.



134 Grant Avenue

Photo by Todd Tondera.



Pampered Puppies, 124 Grant Avenue

Photo by Todd Tondera.



Naomi's Café, 163 Columbia Avenue

Photo by Todd Tondera.

two buildings in 2008: 139/141 Grant Avenue, housing Pugliese Flowers and Professional Phlebotomy Services, and 134 Grant Avenue, a former J. C. Penney building that has been vacant for 10 years. For details about the charitable gift annuities, see *PHLF News* (September 2008).

A new roof has been put on 139/141 Grant Avenue, and the VIP is working with Landmarks and the Pennsylvania Historical and Museum Commission to restore the façade. The long-term goal is to renovate the five upper-floor apartments.

Plans are in the works to restore 134 Grant as an art center and small-business incubator. State Senator Jim Ferlo and the Department of Community and Economic Development have identified up to \$600,000 in possible state funds; the VIP has raised \$100,000 more and still needs an additional \$300,000 match.

As Brian C. Rittmeyer noted in his January 24, 2009 article in *Valley News Dispatch*, "Beyond fixing roofs, restor-

ing façades and upgrading interiors, the Vandergrift Improvement Program seeks to revitalize a community."

New Staff

David Farkas, a 2006 graduate from Kenyon College with experience in construction, business recruitment, and commercial real estate, is helping manage the Vandergrift Main Street program for Landmarks while Shaun Yurcaba is on maternity leave. David returned to Landmarks in the fall of 2008, providing valuable assistance to our Main Street programs, and is capably filling this short-term position in Vandergrift.

For further information about the VIP call 724-567-5286 or visit: www.officialvandergrift.com.



Carino's Restaurant, 133 Grant Avenue

Photo by Todd Tondera.



Rendering of the proposed Leechburg Hotel at 127-129 Market Street, courtesy of Landmarks Design Associates (LDA) Architects, and a postcard view from the 1920s.

“FLAG” Progress

As Landmarks enters its second year working with the Freeport, Leechburg, Apollo Group (FLAG) on a regional effort to revitalize the main street business districts, we are awaiting word from the State on whether FLAG will be designated as a State regional main street. We assisted FLAG last year with its designation application and are hopeful, but are also watching the impact of State budget cuts closely.

In the meantime, we continue to work hard on several important projects. The most significant of these is restoring the Leechburg Hotel. Built in 1904 and known in its early years as the National Hotel, the four-story brick structure served as a regional hotel at least through the 1950s. Over the past several decades, the building has fallen into serious disrepair. It is currently vacant and at risk of demolition.

Landmarks has been working with FLAG to identify a viable alternative. In fact, with support from FLAG and grant money made available through State Senator Jim Ferlo, Landmarks was able to oversee a comprehensive feasibility study in 2008 to identify the capital costs of the project, study the regional market to gauge potential demand for a 30-room hotel, and build a realistic pro forma.

Throughout this process, Landmarks has been working with Linda Alworth, owner and operator of the Lingrow Farm just outside of Leechburg. Linda converted an 1850s barn into a remarkable events center that is situated in Armstrong County's bucolic countryside. Now in its fourth year of operation, the events center is considered a premiere location for weddings.

Right now, there are no hotels serving Leechburg and the surrounding Kiski Valley. That means that weekend wedding guests are forced to travel over thirty minutes to find accommodations in either Murrysville or at Pittsburgh Mills Mall. "From my own experience, I see a critical need to provide quality lodging in the Leechburg area," said Linda. "Having a hotel in Leechburg would help my events center business and could stimulate broader economic growth. We bring in over 5,000 people a season, and many of those folks are looking for other places to visit during their stay."

Landmarks' market study showed strong weekend and peak market demand for a modest-sized hotel in Leechburg. Such a hotel would also help FLAG realize its long-term goal of becoming a destination for regional tourism based on river and trail recreational opportunities. However, the market study also identified only modest weekday and

off-season demand for hotel rooms. This weakness could be offset by developing a restaurant and lounge on the first floor, along with a catering facility to serve the Lingrow Farm events center. Linda is exploring this option and Landmarks and FLAG are both continuing to help her identify a realistic path forward. That path will likely include developing the project in phases, with the first phase focusing on some needed exterior renovations, as well as building out the kitchen catering facility and possibly the bar and restaurant.

"This is a tough time to take on a project of this scale," Linda said, "but it would be such a shame to lose this building and the opportunity to bring it back to its original use. I am looking forward to working with Landmarks and FLAG to figure out how to make this work."



Washington train station of 1902

Washington, PA: Farmer's Market

The City of Washington, Pa., has a successful farmer's market set up in a parking lot, once a week for three hours, three months out of each year. The Main Street Farmer's Market is a program of the Washington Business District Authority, and the city gives permission for the parking lot to be used for this purpose.

The City of Washington also has an historic train station, designed by Price & McLanahan, built in 1902, and closed in 1929. Landmarks believes that the historic train station is ideally suited for reuse as a year-round, permanent Main Street Farmer's Market. The Pennsylvania Department of Community and Economic Development (DCED) has awarded a \$43,000 grant to Landmarks for restoration/reuse project planning; \$61,250 of gaming revenue generated in 2008-09 from the Casino at the Meadows also has been awarded to Landmarks.

Station Square and the Union Project

Nathaniel Guest, who is pursuing two graduate degrees concurrently—a masters in historic preservation planning at Cornell and a JD at Temple University—has written “Perspectives on Pittsburgh Preservation: Station Square and the Union Project” (Fall 2008). We reprint an excerpt from the preface of his 54-page paper:

A sign in the [Union] Project’s basement helped to put both stories in context: “Sometimes I really hate Pittsburgh because I love it so much.” It would be an exercise in naiveté to think one could fully understand the preservation universe of a city as large as Pittsburgh by looking at just two projects, even groundbreaking ones such as the Union Project and Station Square.... However, the Union Project sign belies a noble commonality driving preservation in Pittsburgh in all its hard-scrabble, against-the-odds jagged brilliance: in the absence of major public funding or consistent government support for preservation, Pittsburghers have rallied around and preserved those things sacred to the soul of their city. In the face of a history of urban renewal that destroyed and segregated much of the city, Station Square and the Union Project proposed restoration and community as better solutions. While both sought to be economically viable, neither contemplated get-rich-quick schemes. Preservation in Pittsburgh is, as the sign in the Union Project suggests, an effort borne of love.

Braddock, PA

The following is reprinted from “Rock Bottom for Decades, but Showing Signs of Life,” by David Streitfeld (*The New York Times*, February 1, 2009):

Everyone in the country is asking, “Where’s the bottom?” said the mayor [of Braddock, Pa.], John Fetterman. “I think we’ve found it.”

Mr. Fetterman is trying to make an asset out of his town’s lack of assets, calling it “a laboratory for solutions to all these maladies starting to knock on the door of every community.” One of his first acts after being elected mayor in 2005 was to set up, at his own expense, a Web site to publicize Braddock—if you can call pictures of buildings destroyed by neglect and vandals a form of promotion. . . .

All this [including the development of urban farms on empty lots, creating a community center in a former church, and encouraging Fossil Free Fuel to open its business in a vacant warehouse] is movement in the right direction, but the uninhabited buildings are still falling down. Dozens are scheduled for demolition. “If struggling communities don’t preserve their architecture,” Mr. Fetterman said, “there’s no chance of any resurgence down the line.” Sometime soon, he worries, Braddock will pass the point of no return.



With a \$4,000 matching grant from Landmarks, the Allegheny Unitarian Universalist Church in the Mexican War Streets will be able to replace portions of the slate roof and flashing (*left*). Stewart Avenue Lutheran Church in Carrick is one of three technical assistance recipients (*right*). Walter Kidney admired the “lively and well proportioned design” of Stewart Avenue Church.



Generous Year-End Gifts Keep Historic Religious Properties Program Going

“Our trustees, members, and several private foundations came through for us,” said George C. Dorman, chairman of Landmarks’ Historic Religious Properties (HRP) Committee. “They responded more generously than ever to our special 2008 year-end appeal by donating a total of \$31,000. That is the amount we were able to award to eight historic religious properties that needed our help in order to undertake critical, emergency projects.”

In every year since 1997—the inception of our Historic Religious Properties Program—Landmarks has been able to allocate funds to augment the year-end gifts received from its members and friends. “However, we were not able to budget additional funds this year,” said Landmarks President Arthur Ziegler, “because of the economic climate and the responsibilities we have to complete several major restoration projects.”

On January 14, Landmarks’ Historic Religious Properties Committee reviewed applications from 22 religious properties in Allegheny County requesting a total of \$170,000. With only

\$31,000 in hand, the committee decided to only approve grants for critical building projects, including roofing and door repairs, gutter and downspout replacement, and masonry work and repointing. Awards were presented during a reception on March 4:

Grants

- Allegheny Unitarian Universalist Church, 416 West North Avenue (Mexican War Streets); Robert Maurice Trimble, architect; 1909–10.
- Church of the Holy Cross, 7507 Kelly Street (Homewood); Carpenter & Crocker, architects; 1905–06.
- First Presbyterian Church, 320 Sixth Avenue (Downtown); Theophilus Parsons Chandler, architect; 1903–05.
- Glenshaw Presbyterian Church, 300 Glenn Avenue (Glenshaw); Lawrence Wolfe, architect; 1927.
- St. Philip Church, 50 W. Crafton Boulevard (Crafton); William P. Ginther, Akron, Ohio, architect; 1906.
- Swissvale United Methodist Church, 2018 S. Braddock Avenue (Swissvale); Harry Viehman, architect; 1928.

- Triumph the Church & Kingdom of God in Christ, 618 Lillie Avenue (Braddock); Charles Mathias Bartberger, architect; 1901.
- Valley View Presbyterian Church, 601 N. Aiken Avenue (Garfield); architect not known; 1901.

Technical Assistance

- Kerr Presbyterian Church, 157 Bridge Street (Verona); architect unknown; 1872.
- Stewart Avenue Lutheran Church, 2810 Brownsville Road (Carrick); O. M. Topp, architect; 1927.
- Waverly Presbyterian Church, 590 S. Braddock Avenue (Regent Square); Ingham & Boyd, architects; 1930. Windows by R. Toland Wright.

Energy Study

(courtesy of the Saxer Foundation)

- Deer Creek United Presbyterian Church, 33 Bairdford Road (Gibsonia), architect unknown; 1850.

Thank You for Giving *(December 1, 2008 – January 22, 2009)*

Leadership Gifts (\$200–\$10,000)

Anonymous
Babcock Charitable Trust
Esther Barazzone, Ph.D.
David Barenfeld
David and Janet Brashear
The Anne L. and George H. Clapp Charitable and Educational Trust
Russell Coe
Selene and Arnold Davis
George and Eileen Dorman
Lois Scott Emler
Charles E. Felix
Ferry Electric Company
Harry C. Goldby
Martha M. Jordan
David A. Kleer
Paula M. Lockhart
Grant McCargo
Eliza and Hugh Nevin
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G. Whitney Snyder Charitable Fund
Judge & Mrs. William L. Standish
Peter H. Stephaich
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Carol Yaster and William Levant

Cornerstone Gifts (up to \$200)

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Susan Meadowcroft
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Muriel R. Moreland
Jeffrey and Nancy Orman
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Alan H. Perer
Mark T. Phillis
Marirose and John Radelet
Matthew J. Ragan
Neil M. Resnick and Susan L. Greenspan
Dr. & Mrs. George S. Richardson

Wilfred and Ruth Rouleau
Jean E. Rowan
Virginia W. Schatz
Rose Mary Schulz
Debra Shapiro
Laurie Graham Shearer
Mildred M. Stevenson
Norrine and William Taylor Jr.
Harley Trice
Jane Van Kirk
Ann P. Wardrop
Roger C. Westman
Frances H. Wilson
Mary Wohleber

St. Philip Church in Crafton will use Landmarks’ \$4,000 matching grant to repair the bell tower.



Why Landmarks?

What an impact Landmarks has had on Western Pennsylvania since its founding in 1964. When government wrote off the Manchester, Mexican War Streets and South Side neighborhoods, we used sound development strategies, sweat equity, and minimal public dollars to help revitalize those communities and showcase their unique diversity of historic buildings. Today, property values in those neighborhoods have increased substantially.

When we were told that preservation-based commercial development wouldn't work, we acquired Pittsburgh & Lake Erie Railroad property, used preservation as the attraction, and developed the riverfront site. Station Square used no local or state tax dollars, yet today is Pittsburgh's largest tourist attraction and most successful urban development of the past half century.

We continue to shepherd cutting-edge projects that not only emphasize the integration of older buildings and landscapes into new development, but enhance the quality of life for people living there, proving again and again that preservation is *the* stimulus for economic and personal development.

However, whether it's Landmarks' investment of time and resources in Market Square, Main Street and Elm Street Programs in Vandergrift, Apollo and Beaver, or our farm preservation program in Allegheny and surrounding counties, or our Historic Religious Properties Program, or the educational programs we provide for more than 12,000 people, or projects of national significance like Bedford Springs, Heinz Lofts, or The Cork Factory, we can only remain a leader with the support of our own volunteer leadership and members.

In light of the economic and preservation challenges we now face, never before have membership gifts been more important. Gifts in any amount are welcome and gifts of \$1,000 or more result in your enrollment as a Landmarks Heritage Society member. For those with a greater capacity to support our work, certain gifts will qualify for naming rights on our Market Square buildings (see pages 1, 12-13).

Credit card gifts may also be made on our homepage at www.phlf.org.



The Langenheim house of 1883 at 1315 Liverpool Street, shown in 1967 (left) and now (above). The house was rescued, restored, and remodeled for apartments, thanks to Landmarks and Manchester citizens.

Above: Photo by Todd Tondera.



Above: The Pittsburgh & Lake Erie (P&LE) Railroad Terminal Buildings in 1951. These historic buildings, now reused, are the nucleus of Station Square. Courtesy, Carnegie Library of Pittsburgh.

Right: The P&LE passenger waiting room, before restoration in 1976 for the Grand Concourse Restaurant.

For information on naming-rights gifts, planned gifts or gifts of appreciated securities, please contact Jack Miller, Landmarks' director of gift planning, at jack@phlf.org or 412-471-5808, ext. 538.

As you consider 2009 giving options, we remind you that Landmarks has giving tools that can also provide you



with income, often coupled with tax benefits and significant recognition and legacy opportunities. We invite you to visit our Web site or contact Jack Miller to learn more about these opportunities.

Finally, we assure you that everything possible is being done to maximize the impact of our resources during these turbulent economic times.

Welcome New Trustees

During its Spring Board meeting on March 24, trustees of the Pittsburgh History & Landmarks Foundation approved the following nominees to serve on its board and subsidiaries:

- Pittsburgh History & Landmarks Foundation**
Claudia P. Bermudez
Lu Donnelly
Emmanuel I. Osagie, Ph.D., PMP
- Landmarks Development Corporation (a for-profit subsidiary)**
Molly Blasier
Ruth Byrd-Smith
- Landmarks Financial Corporation**
Otto H. Chu
Marina Persic Lehn

Landmarks Community Capital Corporation (a nonprofit subsidiary)
The following trustees were appointed in August 2008:
Joseph A. Hardy III
Audrey J. Murrell, Ph.D.

2008 Board Giving

Last year, the 102 members of our four boards contributed \$1,213,722 in financial support and countless other gifts of time and talent to support Landmarks' mission.

Additionally, nearly 20 percent of our board members have made Landmarks the beneficiary of some form of planned gift, from bequests and insurance and retirement plan beneficiary designations to gift annuities, named funds, and preservation easements.

This generosity makes it possible for Landmarks to continue historic preservation projects and programs during difficult economic times and shows foundations and corporations that our volunteer leadership is committed to furthering our work.

"Results begin with leadership," says Landmarks President Arthur Ziegler. "We're fortunate to have so many board members who take a personal interest in our work and lead by example. We are most grateful for their commitment."

Hold the Date

The 2009 Landmarks Heritage Society Event, honoring those who have made annual gifts of at least \$1,000 or included Landmarks in their estate plan, is tentatively set for the evening of Tuesday, September 15. For details, contact: jack@phlf.org or 412-471-5808, ext. 538.

An Uplifting Gift Strategy in a Down Economy

If your savings have been disappearing or your cash flow isn't what you need, there may be a way that Landmarks can help.

First, you might consider directing some of your savings to create a charitable gift annuity. Doing so can provide you with fixed income for life at higher-than-CD-rate returns and a federal income tax deduction (See pages 46 and 47 of the January 12 issue of *FORBES* magazine).

For persons over the age of 62 who own and live in their home, a reverse mortgage may be obtained to free up some of the equity in that home to fund a gift annuity and/or eliminate any remaining mortgage payment.

A reverse mortgage is typically a U.S. Department of Housing and Urban Development backed program that is based upon the equity in your home. You do not need income or good credit to qualify. The loan does not have to be repaid until you either sell or permanently leave your primary residence. With a reverse mortgage, you get to use the lump sum cash payment or monthly proceeds however you like, without having to make any monthly payments. This strategy can not only create cash, but can effectively restructure debt and eliminate mortgage payments.

To receive a free brochure on reverse mortgages and gift annuities, contact: jack@phlf.org or 412-471-5808, ext. 538.

New Gift Annuity Rates

In response to changing economic conditions, the American Council on Gift Annuities has adjusted the rates that it recommends that charities use in providing income payments to donors. Beginning on February 1, 2009, the following rates are in effect:

Single Life Gift Annuity Rates		Two-Life Gift Annuity Rates	
Age	Rate	Ages	Rate
65	5.3%	60/65	4.8%
70	5.7%	65/70	5.0%
75	6.3%	70/75	5.3%
80	7.1%	75/80	5.8%
85	8.1%	80/85	6.5%
90+	9.5%	85/90	7.5%
		90/95	9.0%

Thank You Mary Ann; Welcome Karen

After serving as Landmarks' education coordinator since 1993, Mary Ann Eubanks retired on December 31, 2008. Knowledgeable about the city and its neighborhoods, Mary Ann was instrumental in developing the Downtown Dragons walking tour and was primarily responsible for our teacher in-service and Portable Pittsburgh programs. Now a 4.0 student at Vet Tech Institute in downtown Pittsburgh, Mary Ann continues to amaze and inspire us.



Karen B. Cahall, Ed.M., joined Landmarks' staff on January 1, after serving as a docent for eight years. She has assumed Mary Ann's responsibilities and is becoming acquainted

with the full range of Landmarks' work. "It's an absolute joy working at Landmarks, developing such innovative programs," said Karen. For details about school tours or teacher in-services, contact: karen@phlf.org; 412-471-5808, ext. 537.

Apply for Landmarks Scholarship

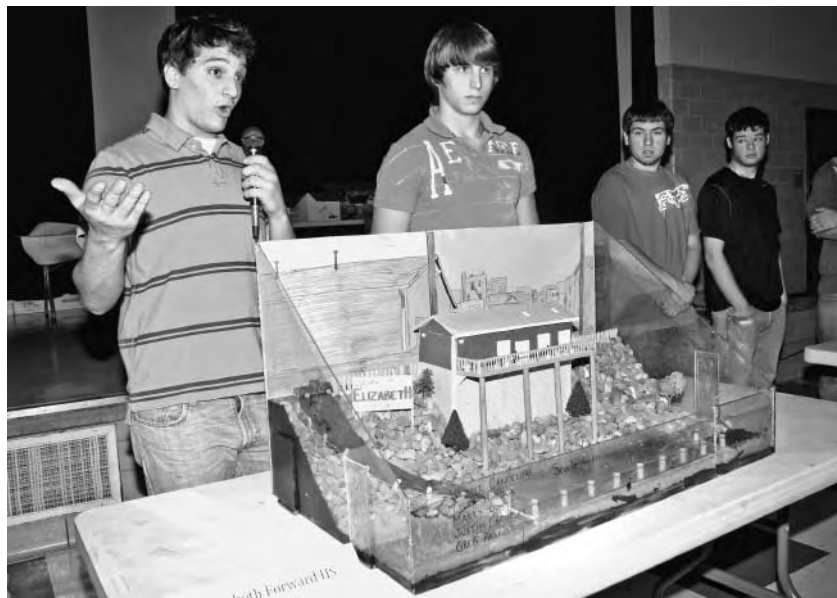
College-bound high school students who live in Allegheny County, have a 3.25 grade point average or above, and care deeply about the Pittsburgh region may apply to Landmarks Scholarship Program. The deadline is April 24. Visit www.phlf.org to download an application or call: 412-471-5808, ext. 536 and we will mail one to you.

Thank You Interns

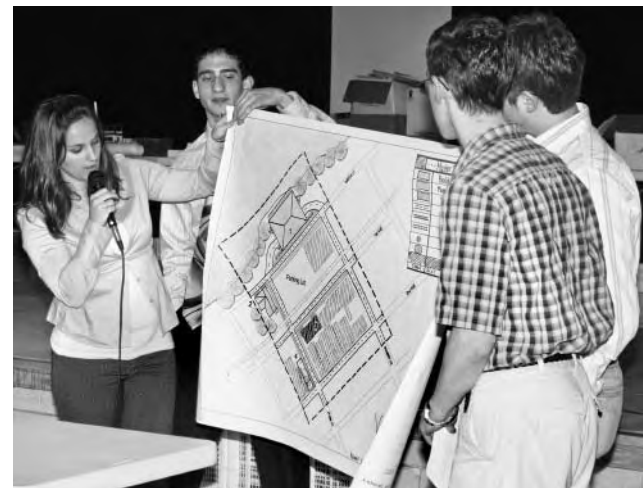
Dagan Bontrager is assisting Landmarks through July, thanks to PULSE (Pittsburgh Urban Leadership Service Experience). Laura Becker, Ramsey Blair, Matthew Dorsch, and Sydney Karpowich—all from the University of Pittsburgh—completed (or are completing) volunteer internships with Landmarks. Todd Tondera, a photography student from Oakbridge Academy of Arts, braved the cold, gray weather in December, January, and February to take many of the photographs in this issue of *PHLF News*.

Two graduate students are also completing volunteer internships: Sheri Kosh (Chatham University/interior architecture) has developed furniture floor plans for Market at Fifth and Heathside Cottage and is providing design assistance for main street business owners, and Aleksandra Carapella (CMU's Heinz School/public management) is assisting St. Nicholas Church in Millvale with fundraising efforts.

Involving the Next Generation in . . .



The Elizabeth-Forward (Team 2) model shows a restaurant rising on pillars from the fishing dock, and a rendering of the view toward Second Avenue.



In their master plan for Elizabeth, Valley High School team members suggested adding a multi-purpose banquet hall, historical center, and retail zone in the area of the fishing dock, while preserving space for fishing.

. . . Master Planning and Renewal Efforts in Elizabeth, PA

"We were thrilled to serve as the study site for Landmarks' 13th Annual Architectural Design Challenge," said Carol Hill of Elizabeth Area Development Corporation. "During the final presentations on February 18 and 19 at Elizabeth Elementary School, students showed in their models and master plans how we can better connect Elizabeth's waterfront to Second Avenue. Their ideas, all documented through written reports and photographs, will influence the plans we develop with Landmarks through the Allegheny Together Main Street initiative" (see page 6).

Eighteen middle school teams and nine high school teams from 13 schools in Westmoreland County participated, along with three teams from Elizabeth Forward High School in Allegheny County. For the first time, Landmarks' design challenge included an urban-planning exercise as well as a model-building assignment. Each team presented a master plan showing

improvements along Plum Street from the Monongahela River to Second Avenue and constructed a scale model showing how either the fishing dock, or a vacant historic house at Plum and Water Streets, or the former train station at Plum Street and First Avenue could be reused. "The solutions students proposed took into account the needs of the community and the unique history and topography of Elizabeth," said Education Coordinator Karen Cahall. "Students always rise to the challenge when given real-world problems to solve," added Landmarks' Executive Director Louise Sturgess.

We thank Joe Nickol and Kirsten Hoelmer of Urban Design Associates for teaching the students about the master-planning process during orientation sessions in October 2008 at the Grand Theatre. Thanks also to the following architects and designers who served as judges on February 18 and 19:

Barbara Cain, Debbie Clark, Kirsten Hoelmer, Sheri Kosh, Andrew Lang, Kelly Lyons, David Morgan, Megan O'Hara, and Richard Schmitz.

Belle Vernon Area High School students converted the former train station into a candy and ice cream soda shop, complete with an indoor water fountain to generate electricity.



. . . Documenting the Significance of the Hill District

In January and February, 20 students from Pittsburgh Miller, located in the former McKelvy School on Bedford Avenue, explored their school and community with Landmarks during the Pittsburgh Public Schools' ELECT Student Works (ESW) after-school enrichment program funded by the Department of Education and Department of Public Welfare.

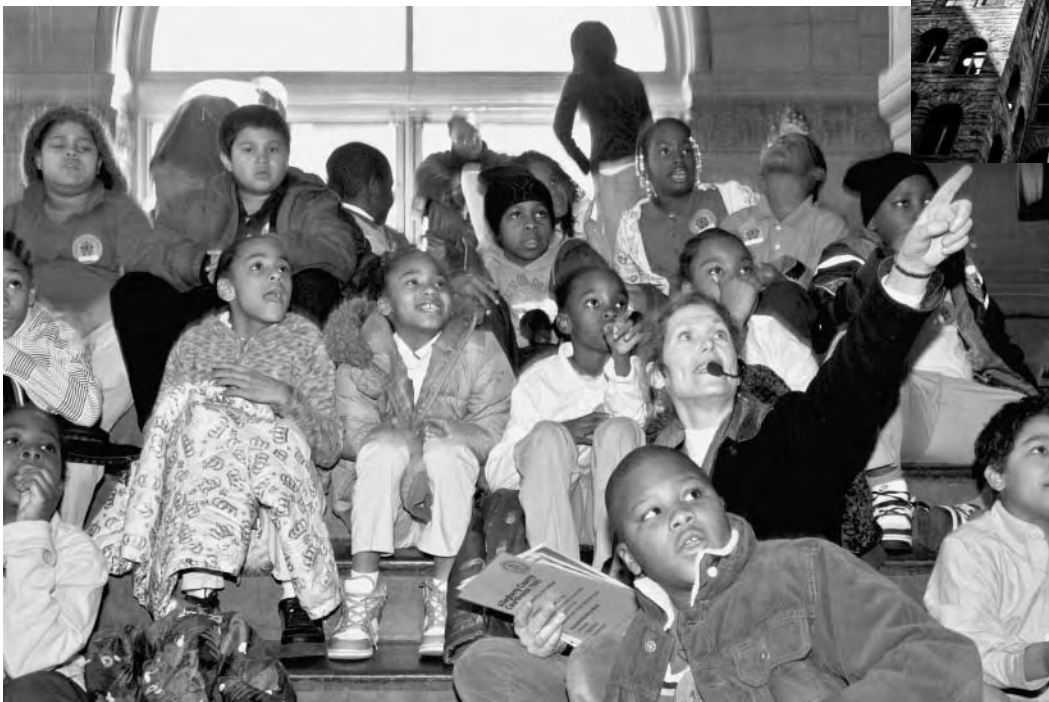
After creating two huge murals documenting the significance of their school and neighborhood and posters featuring several historic sites, the students shared what they had learned during a final

presentation and conversation on February 19 with Mikhail Pappas from State Senator Jim Ferlo's office. Larry Berger, executive director of SLB Radio Productions, Inc., interviewed the students and recorded their comments for broadcast.

"We involved students from Pittsburgh Stevens in a similar process in November and December 2008," said Louise Sturgess, "and were thrilled to have State Senator Wayne D. Fontana talk with the students about their school, the Elliott neighborhood, and their ideas for improving a vacant lot at Crucible and

Lorenz streets." At the conclusion of the Stevens ESW program, Larry Berger emailed the following note to Louise: "Teaming on events like this . . . creates a wonderful opportunity for the children. I am amazed by how much they learn, by how verbal they are (the cue cards indeed help them develop a specialty area that they become more extemporaneous about), and by their creativity. I think the multi-week experience is one they will remember all their lives . . . I know this will help them become better citizens."





Pittsburgh Fulton students gather with Louise Sturgess on the grand stair of the Allegheny County Courthouse (H. H. Richardson, architect; 1884–88), the most impressive of Pittsburgh's great buildings.



Three-Year Grant

The Alfred M. Oppenheimer (AMO) Memorial Fund of The Pittsburgh Foundation is committing \$15,000 per year for three years to support general education programs at Landmarks. "The AMO was established in 1963 to support interfaith and interracial understanding," said Chuck Half, a trustee of AMO and of Landmarks. "The intent of this grant is to support Landmarks' educational programs that provide in-depth explorations of historic sites, architecture, neighborhoods, and culture along with opportunities for interaction among participants."

"This is a tremendous and most welcome source of support," said Louise Sturgess, Landmarks' executive director. "Since its founding in 1964, our organization has been committed to offering educational programs that help people realize the value of historic structures and neighborhoods and motivate them to work together to improve the life of their community. The AMO grant will provide a base of funding for us in these challenging economic times."

... Building Pride and Character Through City Tours

By April 30, eleven Pittsburgh Public Schools will have participated in Landmarks' **Building Pride/Building Character** city tour, described by a teacher as "one of the best [field trips] ever." The innovative educational program is sponsored through the Commonwealth of Pennsylvania's Educational Improvement Tax Credit program and was funded as a result of contributions Landmarks received in the fall of 2008 from six corporations: PNC Bank; Allegheny Technologies, Inc.; Frank B. Fuhrer Wholesale Co.; ESB Bank; Bridges & Co., Inc.; and Hefren-Tillotson, Inc.



Pittsburgh Morrow students board Molly's Trolley.

Third-grade students explore Pittsburgh on board Molly's Trolleys, with Landmarks' staff, docents, and college interns serving as tour guides. The day-long tour includes five stops: the City-County Building, Allegheny County Courthouse, Fort Pitt Museum, Fort Pitt Block House, and Duquesne Incline. Students meet with their Council representatives in the City-County Building; climb the grand stair in the Courthouse; learn about Pittsburgh's founding in the Fort Pitt Museum; explore the 245-year-old Fort Pitt Block

House; and ride the Duquesne Incline up Mt. Washington for a city view.

Character-building words are associated with each architectural landmark: for example, the words *respectful*, *responsible*, *tolerant*, and *proud* are associated with the City-County Building; the Courthouse is described as *robust*, *dignified*, and *impressive*; the Fort Pitt Museum is a place of *discipline* and *loyalty*; the Block House is *adaptable* and a *survivor* because of *caring* people; and the incline brings to mind the words *courageous*, *ingenious*, and *cooperative*. At the end of the tour, students are asked to select several words to incorporate into their character.

Throughout the day, students record thoughts and facts in a Trip Journal that they can use as a reference back in the classroom. The tour builds pride by introducing students to some of the places that give this city its character and by challenging students to build character within themselves. What an adventure!



Pittsburgh Fulton students watch the wire-rope cable pull the car up the inclined plane (above) and view Pittsburgh from Point of View Park on Grandview Avenue (below).



Attention! Pittsburgh Fulton students experience what it means to be disciplined and loyal during a military drill outside the Fort Pitt Museum in Point State Park.



Gifts Fund T-Shirts

T-shirts will be given to all students who participate in our Downtown Dragons walking tours this spring, thanks to contributions from the Gailliot Family Foundation and Mr. & Mrs. James M. Walton. To check out our most popular educational tour visit: www.phlf.org/dragons/.

Matthews Funds Public Art Awards

On February 12—on the occasion of a 200th-birthday celebration for Abraham Lincoln—State Senator Jim Ferlo announced the winners of his "Public Art in Public Places Contest," offered in cooperation with Landmarks and others in celebration of Pittsburgh's 250th birthday. Matthews International Corporation funded seven prizes of \$250 each for students from Carrick High School, Frick International Studies Academy, and Seton-La Salle High School.

MORE Free Tours

The Urban Redevelopment Authority of Pittsburgh, Pittsburgh Mainstreets, VisitPittsburgh, and the Pittsburgh Downtown Partnership are working with Landmarks to publicize and expand its free walking tour program. Join us:

Downtown, Every Friday, Noon to 1:00 p.m.

- May: Grant Street & Mellon Square
- June: Revitalizing Fifth & Forbes
- July: Penn-Liberty Cultural District
- August: Fourth Avenue & PPG Place
- September: Bridges & More

Oakland Civic Center

- October, Every Friday, Noon to 1:00 p.m.

**Walking Our Mainstreets
Ten Saturdays, 2:00–3:30 p.m.**

- Sept. 5: Mt. Washington
- Sept. 12: Friendship
- Sept. 19: Lawrenceville
- Sept. 26: Downtown
- Oct. 3: Strip District
- Oct. 10: West End
- Oct. 17: Bloomfield
- Oct. 24: South Side
- Oct. 31: North Side
- Nov. 7: East Liberty

For details: www.phlf.org



Pat Walker of Alliance Drywall, Inc.

Contributors

The following contributed to Market at Fifth, LP, a downtown revitalization project of the Pittsburgh History & Landmarks Foundation:

- Duquesne Light, *façade lighting*
- Laurel Foundation, *for restoration of historic clerestory fenestration*
- PPG Industries, *for donating the services of Artistic Director Josette Buisson for paint color consultations*
- Pittsburgh Paints, a brand of PPG Industries, *for underwriting the costs of a documentary video of the Market at Fifth restoration, to be produced by Vince Sebal of Legal Eye Productions.*

Project Team

- Landmarks Design Associates (LDA) Architects
- Iams Consulting, *MEP engineering services*
- Konefal & Company, *structural engineers*
- Hilbish McGee Lighting Design
- Lovorn Engineering Associates, *commissioning engineers for LEED certification*
- evolve: environment architecture, *LEED consultant*
- Sterling Contracting, LLC, *general contractor*
- Moore & Morford, Inc., *steel fabricators*
- Marsa, Inc., *masonry*
- Pro-Mech, *mechanical contractor*
- Manion Plumbing, Inc., *plumbing contractor*
- Union Electric Construction, Inc., *electrical contractor*
- Preferred Fire Protection, Inc., *sprinkler alarm systems*
- Pennsylvania Roofing
- Alliance Drywall, Inc.
- Arc Limited, *a Formglas Company*
- A.J. Vater & Co., Inc., *painting and decorating*
- Norelco Demolition Company
- Empire, *waste management*



This second-floor apartment in the former Regal Shoe Company Building will overlook a new parklet across Fifth Avenue when Three PNC Plaza is completed in 2010.

Market at Fifth:
Custom-built,
Renewed by Hand

As is often the case, the words of co-founder Jamie Van Trump (1908–1995) continue to inspire the work of the Pittsburgh History & Landmarks Foundation. Jamie realized the potential of the former Regal Shoe Company building at Market Street and Fifth Avenue that had been “badly mauled” when he noted in the Downtown Pittsburgh Survey of 1975: “This structure, chiefly interesting for its smallness and its human scale, could, if it were sympathetically restored, be an elegant pendant on Fifth Avenue to the Market Square environment.” Thanks to Landmarks’ leadership and substantial financial commitment, Market at Fifth—the new name for a complex of three adjacent buildings including the former

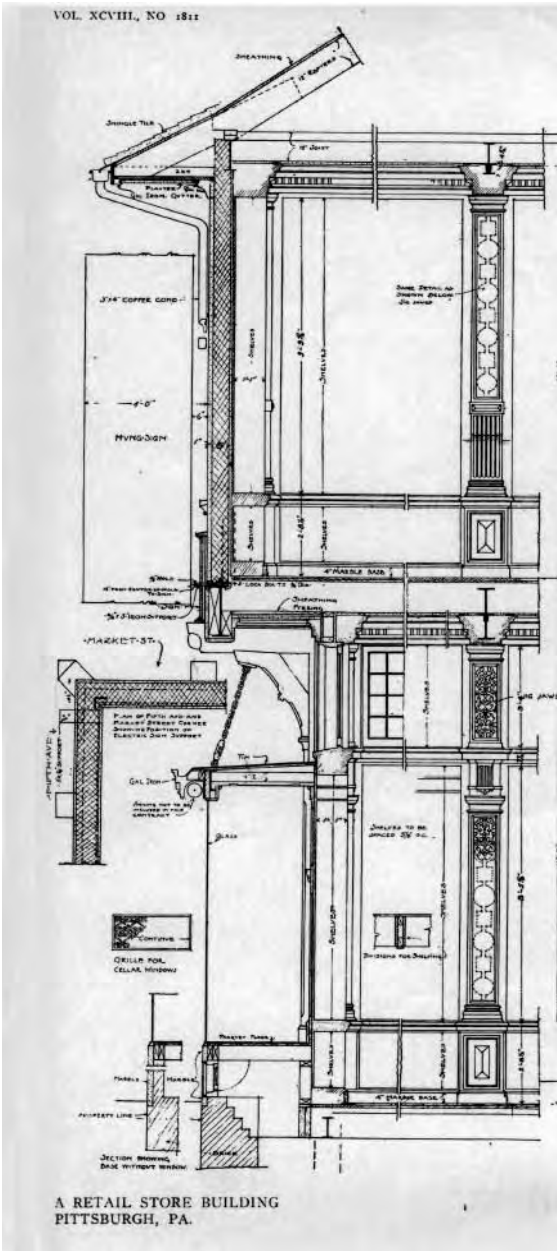
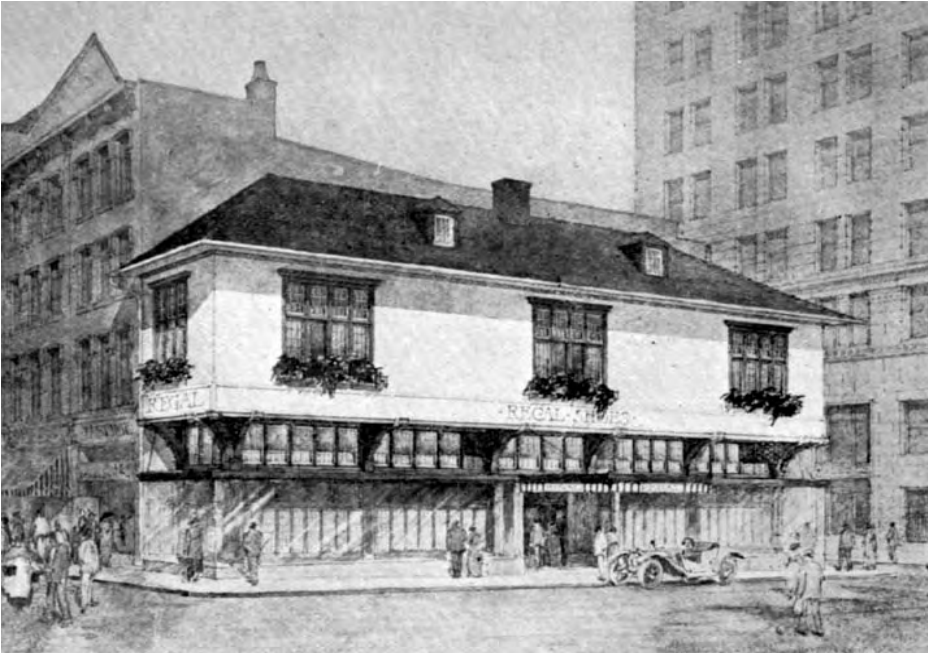


Downtown Pittsburgh Survey photo, 1975.

Regal Shoe Company—is indeed an “elegant pendant” to Market Square. The \$4.5 million LEED-certified project (*see sidebar on page 13*), including a \$35,000 grant from the Laurel Foundation to restore the historic clerestory fenestration, provides first-floor retail space, seven custom-designed apartments on the second and third floors, and a “green” roof. “Landmarks has turned three historic buildings—the Regal Shoe Company of 1908 designed by Alden & Harlow and two adjacent brick buildings of c. 1870—into something new and quite exciting,” said Historical Collections Director Al Tannler, “while conserving the elements

that give the buildings character and integrity.” In her study of architects Longfellow, Alden, and Harlow, Margaret Henderson Floyd called “the small Regal Shoe Company Building [an] arts and crafts landmark in Pittsburgh’s Triangle.” She noted elements in Frank Alden’s design—the overhanging roof, the ribbon clerestory windows, the contrast of dark wood and roughcast walls—and suggested their origins in three sources: the Japanese-inspired railway stations of Alden’s mentor, H. H. Richardson; the residential architecture of English architects C. F. A. Voysey and C. R. Ashbee; and the adaptation of their forms and finishes by Frank Lloyd Wright and his Midwestern contemporaries. (Perhaps coincidence, but a sizeable contingent of English arts and crafts architects, including Ashbee, and of Midwestern architects, including Wright, exhibited in 1907 at the biannual architecture exhibition in Pittsburgh.) At the same time, this small building is supported by a steel frame; its architects, Professor Floyd reminds us, erected “the Carnegie Building (1893–95), Pittsburgh’s first fully steel-framed, curtain-walled skyscraper.” If the Regal Building is related to the arts and crafts movement, the adaptive work of our current team of architects, craftsmen, electricians, consultants, and others carries on that tradition of craftsmanship. “So much of the work has been done by hand,” said Paul Boggeman, project superintendent for Sterling Contracting, LLC, “since the historic structure was fragile and there was little space for heavy machinery.” “The first day on the job, we knew this would be an arduous task,” Paul said, “but we didn’t know how bad the buildings were until we really started to get into the job. 439 Market had been

Rendering from the Pittsburgh Architectural Club, Fifth Exhibition, 1910.





Left: There are 78 windows in the three buildings comprising Market at Fifth. The ceilings in the apartments are about 12 feet high. **Right:** The cast-iron window hoods were taken down, stripped, repainted, and reinstalled. “When one window hood cracked, we made a new one—and it’s impossible to figure out which is the new one,” said Paul Boggeman.



A vegetative roof of sedum is one of many green-building features (see sidebar).

extensively damaged by fire and later by water after the roof collapsed. We had to build new floor systems all the way up, pocketing into the existing walls of the adjacent 441 Market. Both 439 and 441 Market were built around 1870. “As we got deeper into demolition and things started collapsing in on us,

I knew this would be a job I would not forget for the rest of my life. There is something about saving and making two 130-year-old buildings new again that is most gratifying. Together, these three buildings have a lot of character and a lot of history. To be able to save that history is the best. Nothing can speak to that.” The brick walls of the two buildings facing Graeme Street were dismantled by hand, at night, for safety reasons. The bricks from 441 Graeme, the more



Paul Boggeman, project superintendent for Sterling Contracting, LLC, is a true craftsman, with 34 years experience.

historic façade, were saved, cleaned, and reused to rebuild the outer wall of 441. “In my 27 years with Landmarks,” said Property and Construction Manager Tom Keffer, “this has been one of the most complicated, challenging, and rewarding projects. So many aspects of the work—from the Regal Building clerestory and canopy to the custom-built bay windows facing Graeme—were done by hand.” “Landmarks is a hands-on organization,” said President Arthur Ziegler. “Preservationists are by tradition craftsmen rather than designers or planners working on a large scale.” The intrinsic relationship between the Arts & Crafts movement and historic preservation is often overlooked. However, William Morris, progenitor of the Arts & Crafts movement, established the Society for the Protection of Ancient Buildings (SPAB) in 1877. Well into the 1930s, long after many believe the Arts & Crafts movement had faded, a committed group of architects trained by SPAB co-founder, architect Philip Webb, worked with SPAB to protect and preserve historic buildings in Britain. Market at Fifth demonstrates how 21st-century architects, craftsmen, preservationists, and business people can reuse local landmarks in a way that reenergizes a section of Downtown Pittsburgh. To tour Market at Fifth or for further information, contact Michael Sriprasert, manager of real estate finance: michael@phlf.org; 412-471-5808, ext. 511.

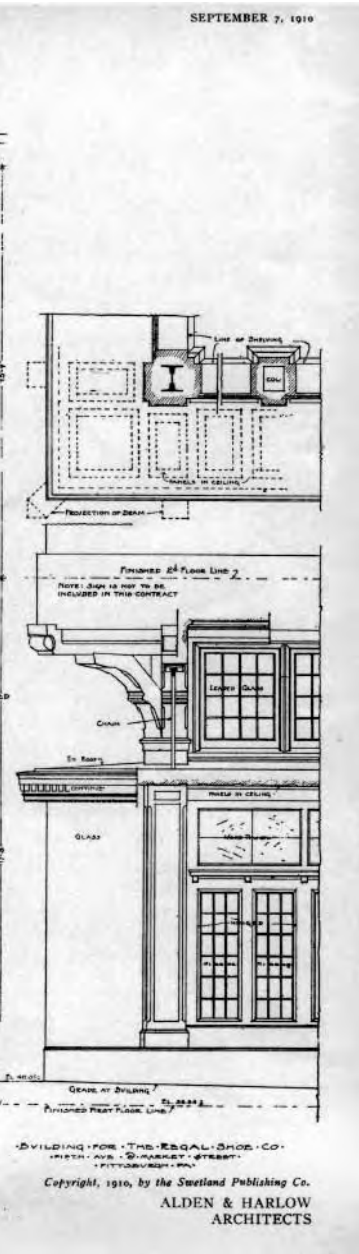
Going for Gold

Market at Fifth is going for a Gold “LEED” certification. “Leadership in Energy and Environmental Design” is a national rating system created by the U.S. Green Building Council to recognize how “green” a building is. Platinum, gold, and silver LEED ratings are awarded based on various categories, including: sustainable sites (existing building reuse); water-efficiency use; energy and atmosphere; materials; and indoor environmental quality.

In green building, initial construction/project costs might be more, but major savings in operation will be realized over the years.

The green features of Market at Fifth are:

- Maintaining 75% of the existing roof, walls, and floor structure
- Reusing bricks to rebuild structurally unsound walls
- Insulated windows with argon gas to reduce overall transfer of heat and to block ultraviolet sunrays
- Reflective roof membranes to reduce heat absorption
- Vegetative roof to reduce heat absorption and reduce rainwater runoff into the sewer system
- LED (light emitting diode) fixtures for lighting the exterior of the building to reduce nighttime light pollution
- High-efficiency furnaces
- Energy recovery unit to recapture and use conditioned air to reduce the amount of energy needed for initial condition
- Water-saving plumbing fixtures
- Using rapidly renewable materials such as bamboo flooring and agrifiber doors
- Diverting a minimum of 75% of the construction waste from a landfill by sorting and recycling
- Using new materials with recycled content such as gypsum board, metal studs, and carpet
- Using materials manufactured within 500 miles to reduce transportation fuel use
- Using Forest Stewardship Council (FSC) certified wood products from managed forests
- Use of low VOC (volatile organic compounds) paints, sealants, and carpet
- Energy-efficient compact fluorescent bulbs in light fixtures
- EnergyStar-rated appliances
- Purchasing “green power” from a utility company



An excerpt from “An Attractive Store Building,” *The [Pittsburgh] Builder* (September 1909)

The idea in this building was to produce an attractive store and one that would give the most pleasing results both architecturally and commercially. The location of the lot . . . is exceptionally fortunate and presented possibilities which were unusual. The present solution of the problem was suggested by the old half-timbered houses still to be found in France and Germany, buildings where each story juts beyond the one below it until the occupants of the upper floors can almost shake hands with their neighbors across the street. . . . The construction is of the same type as the modern skeleton frame office buildings, which . . . serves as an enclosure without aiding in any way in the support of the floors. In order to avoid cutting into the old party wall, steel columns were placed close against this wall resting on steel cantilevers which occur below the basement floor so that this building will be as truly a skeleton frame structure as the tallest “sky-scraper” in the country. . . . The roof will be of red shingle tile of varying length so laid as to give an irregularity to the horizontal lines in keeping with the generally picturesque character of the building. . . .

Left: Specifications by Alden & Harlow, Pittsburgh’s leading architectural firm between 1896 and 1908, as reproduced in *American Architect and Building News* (September 7, 1910).

Worth Noting



Photo by John Wee.

Lawrence Hall Illuminated

Point Park University’s Lawrence Hall (Janssen & Cocken, 1927–29) at Wood Street and Third Avenue is illuminated at night, thanks to a \$100,000 grant from Duquesne Light’s Power of Light program. Between 2003 and 2007, the Pittsburgh History & Landmarks Foundation worked with the University to raise funds for and restore Lawrence Hall, originally the Keystone Athletic Club building, and to designate it as a Historic Landmark.



Record Visitation at Woodville Plantation

Since taking ownership of Woodville in Collier Township on September 18, 2007, the Neville House Associates (NHA) has completed the first comprehensive restoration of the Cowan bedroom in 20 years; set an all-time-high visitation of 1,901 people (January–December 2008); and hosted 24 educational programs. The National Historic Landmark was featured in an eight-page spread in “Early American Life” (November 2008).

Landmarks purchased the historic house, begun c. 1775, in 1976 when it was threatened with demolition. As part of the 2007 transfer agreement, Landmarks contributed nearly \$20,000 in 2008 to help underwrite annual operating costs.

This year the NHA hopes to restore the front hall passage, rehabilitate the Still House as a multi-purpose visitor’s center and meeting room, and continue to increase visitation and programming at Woodville. Visit www.woodvilleplantation.org for event details. Woodville is open year round for guided tours on Sundays from 1:00 to 4:00 p.m.: \$5 per adult; \$10 per family.

National Register News

The **Century Building** (Rutan & Russell, 1906–07), at 130 Seventh Street in downtown Pittsburgh, was listed on the National Register of Historic Places on August 22, 2008, making historic rehabilitation tax credits available for its conversion to apartments. On September 4, 2008, additional documentation for the **Union Trust Building**, already listed on the National Register, was approved, as were expanded boundaries for the **Mexican War Streets** National Register District.

Landmarks Assists City with Section 106 Compliance

Over the past several months, Landmarks has commented on the City of Pittsburgh’s proposed demolitions in National Register-listed and eligible historic districts, particularly in Manchester. Under Section 106 of the National Historic Preservation Act, the City must “seek ways to avoid, minimize or mitigate any adverse effects on historic properties” prior to expending federal monies on demolitions.

The City has drafted a Programmatic Agreement to streamline the Section 106 review process. As a “consulting party,” Landmarks provided comments on the document. The underlying theme of our concerns is that the City needs to engage in more preservation planning and, in some cases, demolition planning to preserve the historical and architectural character of the City’s historic districts.

Planning is a main concern raised by Landmarks because the City continues to devote significant funds to demolition rather than to rehabilitation activities. Half of the \$2 million Neighborhood Stabilization Program (NSP) funds that the City received through the National Housing Recovery Act of 2008 have been allocated to demolish about 125 structures. The City also has submitted a grant application to the state requesting an additional \$20 million of NSP funds and intends to use a large portion of those funds, if granted, for demolition activities.

Philadelphia, on the other hand, is using its \$16.8 million allocation of NSP funds to acquire, rehabilitate, and resell vacant and foreclosed-upon properties. Landmarks is urging the City of Pittsburgh to give preservation a similar priority.



Photo by Todd Tondera.

Jury Assignment Room Restoration Underway

Landmarks is currently restoring the Jury Assignment Room in the City-County Building, the principal ceremonial room for the Allegheny County Court of Common Pleas. This effort has been spearheaded by the Honorable Raymond Novak, retired Court of Common Pleas judge and Landmarks trustee.

To date, the carpet, seating upholstery, window treatments, and metal chair bases have been replaced or repaired. The existing lighting fixtures still need to be replaced with historically appropriate ones and the wood paneling and tables need to be refinished.

Lead donors to the continuing campaign include: The Allegheny Foundation; Tucker Arensberg, P.C.; Allegheny County Bar Association; Savinis, D’Amico & Kane, LLC; and Allegheny County. If you would like to make a donation, contact Anne Nelson: anne@phlf.org or 412-471-5808, ext. 545.

Preservation Scene: *Endangered*

Help Save St. Nicholas

PennDOT has initiated a discussion on the demolition of St. Nicholas Church for its Route 28 improvement project. St. Nicholas Church was the first Croatian Catholic church in the United States and is a City Historic Landmark. The original Route 28 plan presented by PennDOT in 2004 called for the demolition of the building. After



Photo by William Rydberg, PHOTON.

several groups, including Landmarks, rallied for the preservation of St. Nicholas and its possible reuse as a Croatian cultural heritage center, PennDOT redesigned the project in 2006 allowing

for the building’s preservation.

However, St. Nicholas Church is still owned by the Diocese of Pittsburgh and remains vacant. A new nonprofit corporation, Friends of Saint Nicholas (FSN), is raising money to purchase and adaptively reuse and restore the church as a one-of-a-kind Immigrant Citizen Museum telling the stories of all immigrant groups to Pittsburgh. FSN is raising funds for a design and economic feasibility study for the museum, and for three related initiatives: a new branch of the Allegheny River Trail through the museum and along the Troy Hill Bluffs; an entrance parklet to Troy Hill; and a trailhead parking lot to serve the museum and neighborhood. The “Three Bags of Gold Campaign”—representing the three bags of gold St. Nicholas gave to a poor family—asks each person interested in Pittsburgh’s immigrant heritage and in St. Nicholas to send \$3.00 to: Friends of Saint Nicholas, Inc., 818 Western Avenue, Pittsburgh, PA 15233. To see a map of the project plan call 412-322-8223.

Historic Metal and Concrete Bridges Are Threatened

Todd Wilson

The imminent demolition of the 1888 Dorrington Road Bridge in Collier Township (Allegheny County) and the proposed replacement of the 1909 Hulton Bridge (Oakmont) have engaged bridge preservationists across the country and PennDOT authorities in dialogues about the challenges of saving historic bridges of national significance. Based on the current national demolition rate, any historic metal bridge that is not preserved will be demolished within 15 years.

According to bridgehunter.com, “Pennsylvania appears to be the leader in replacing historic bridges with Ugly Concrete Eyesore Bridges (UCEBs).” The National Historic Preservation Act of 1966 and Section 4(f) of the Department of Transportation Act of 1966 were intended to make it more difficult to replace historic resources. However, loopholes, exceptions, and a lack of funding render the legislation ineffective. Agencies determine they cannot avoid harming the structure (even if the new structure is built on a different alignment) and therefore offer the bridge to a third party to assume full responsibility and liability. If no one assumes responsibility, the historic bridge is demolished. Common approaches to meeting the requirement to mitigate the demolition of the historic bridge include documenting the old bridge and adding modern architectural treatments to make the new structure look somewhat historic. Do simulated masonry and replica-period railings make up for a demolished bridge with a unique structure?

The federal government will typically fund 80% of the cost for a new bridge. However, by using a Transportation

Enhancement Grant, the federal government could pay 80% of the cost to restore a historic bridge. What is the incentive to restore a historic bridge when a new bridge will cost local agencies about the same? Why is there no funding to preserve a historic bridge alongside a new bridge? Though the cost of demolition could be applied to restore the bridge, it usually is not. Do not look to the federal economic stimulus spending to help save historic bridges; that funding is primarily being used to replace, not restore, historic bridges. In fact, the first project to receive stimulus money is the replacement of the Tuscumbia Bridge, a National Register-eligible truss bridge in Missouri.

Historic bridges are dramatic evidence of our engineering and transportation history and are part of each community’s distinctive identity. They are often the only physical records of the craftsmen who constructed them. They can become tourist attractions or features in parks or be reused as bridges on trails. Their restoration and maintenance can generate additional employment in the job fields associated with the work, thus stimulating the economy.

Imagine Pittsburgh with only indistinctive, modern bridges. Unless local and state agencies are mandated to have a “preservation first” attitude for all eligible historic bridges, key bridges will continue to be lost. Public support for all historic bridges is paramount. Fifty years ago, covered bridges faced the same problem. Thanks to special federal legislation, the few remaining covered bridges are no longer in danger of replacement. Let us work to make sure that historic metal and concrete bridges will be saved and maintained too. Contact your local, state, and federal representatives.

Many concerned people have created Web sites to document bridges before they are demolished. Some sites have hundreds of contributors. My site, www.bridgemapper.com, will eventually contain over a thousand bridges from all over the United States. Here is a sampling of other Web sites:

www.historicbridges.org
www.oldohiobridges.com
memory.loc.gov/ammem/collections/habs_haer/
www.historicbridgefoundation.com
www.pghbridges.com
www.nationalbridges.com
www.dot.state.pa.us/Internet/Bureaus/pdCulturalResources.nsf

Editor’s Note: *Todd Wilson is a local civil engineer, a graduate of Carnegie Mellon University, and a Landmarks Scholarship Winner (2002).*



B. F. Jones Cottage

Preservation Pennsylvania and the National Trust for Historic Preservation are helping the Cresson Area Historical Association (CAHA) raise \$100,000 by June in order to save the Benjamin Franklin Jones cottage from demolition. Designed in 1887 in the Queen Anne style and listed on the National Register of Historic Places, the cottage was owned by B. F. Jones (1824–1903), a founder of Jones & Laughlin Steel in Pittsburgh. President Benjamin Henry Harrison made an acceptance speech from the balcony. To help save the house contact: cressonaha@yahoo.com. The goal: \$100 apiece from 1,000 people.

Critical Acclaim and Brisk Sales: Whirlwind and Connick Books

In the February 2009 issue of *Pittsburgh Magazine*, Stephen Knezovich wrote in his review of *Whirlwind Walk: Architecture and Urban Spaces in Downtown Pittsburgh* and *Charles J. Connick: His Education and His Windows in and Near Pittsburgh* that “buildings—like books—are enduring experiences. They are permanent fixtures, always there to be enjoyed time and time again. . . .” He went on to praise the two books released on October 28, 2008 by Landmarks that encourage the reader to “look up,” notice, and explore the architectural beauty of Pittsburgh.

84 pages, soft cover
5" x 8", 148 color photos
ISBN 978-0-9788284-4-8
\$8.95, trade discount available

Whirlwind Walk packs a big punch. The self-guided walking tour, beginning at Grant Street and ending at Point State Park, features 45 major downtown buildings and, with a few twists and turns along the way, 35 more. More than half of the books have been sold in the first six months of publication.

Landmarks member Carl Wood Brown, whose initial contribution of \$7,000 in 2008 helped underwrite *Whirlwind Walk*, was so pleased with the book that he made an additional contribution of \$5,000 to Landmarks in 2009 to help cover the design and printing costs. “Carl’s encouragement and support throughout the publication process made the book possible,” said Louise Sturgess, executive director of Landmarks. “He and his wife Susan live in Florida, but have remained loyal members of Landmarks. In its 250th birthday year, Carl knew Pittsburgh needed to have a fully-illustrated guide-book to downtown.”

Charles J. Connick was featured in the *Pittsburgh Tribune-Review*’s Focus Magazine (November 23, 2008) and listed in the *Pittsburgh Post-Gazette*’s Year’s Best “Local Picks” for books (December 14, 2008).

This year, Al Tannler’s book is serving as the basis for a special series of events (see page 24), “Charles J. Connick: World Class Stained Glass in Pittsburgh,” to be offered May through October by Landmarks. Peter Cormack, an English Connick scholar and author of the book’s foreword, will present the keynote lecture on Sunday, May 24 at Calvary Episcopal Church. According to Cormack, Connick understood stained glass windows to be “the most potentially expressive and exciting of all the visual arts.” His designs “are full of inventive new ways of depicting traditional themes, conveying ideas and emotions that would resonate freshly with contemporary Americans.”

With your Connick book in hand, join us as we explore and learn more about the buildings in and near Pittsburgh containing work by the “world’s greatest contemporary craftsman in stained glass” [*New York Times*, December 29, 1945].

To order either book, visit www.phlf.org or contact: frank@phlf.org; 412-471-5808, ext. 525.

Praise for Whirlwind Walk

“*Whirlwind Walk* empowers the walker to observe, see, understand, appreciate, and value; a most useful guide, beautifully illustrated.”

—Roberta Brandes Gratz, preservationist and noted urban author

“We distributed *Whirlwind Walk* to our members . . . at our holiday luncheon. The room became almost entirely silent as more than 200 people began paging through the book! . . . I’ll be ordering extras to mail to the members who were unable to attend.”

—Barbara E. Wise-Rau, Executive Director, BOMA Pittsburgh

“I love the book! It is just what we needed here to showcase our architectural history. . . . We will be sending one of your books to all of our guest lecturers as thank yous.”

—Nancy Hart, Director of Development & Operations, Community Design Center of Pittsburgh

Connick Book: Reviewers and Readers

“The book is a model for what can be done with a big subject on a small scale. . . . Over the past decade Tannler has become a first-rate scholar of Pittsburgh’s great treasury of historic stained glass, and through his tours, articles and lectures, our foremost educator on the subject as well. This book is a worthy capstone to his investigations. . . .”

—Patricia Lowry, “A radiant beauty . . .,” *Pittsburgh Post-Gazette*, December 9, 2008

“One of the great merits of Albert Tannler’s excellent and well-designed book is that it publishes a lot of new information about Connick’s early career. . . . All this is in the first thirty pages or so The rest of it is devoted to careful and well-researched individual accounts of Connick’s windows in and near Pittsburgh, all of them photographed with remarkable care. . . . Tannler is good throughout on Connick’s relations with architects and architecture. He is sharp on how [Ralph Adams] Cram’s great and creative patronage of artist-craftsmen is not understood today.”

—Alan Crawford, *The Journal of Stained Glass* (British Society of Master Glass Painters) XXXII (2008)

“The book is very well written and edited, and superbly illustrated, with an exterior image of each building, address, architect, etc., and its relevant windows. . . . This book should be in every stained glass library.”

—Rolf Achilles, Curator, Smith Stained Glass Museum, Chicago

“Many thanks for the outstanding book on Charles Connick! . . . I really appreciate your in-depth treatment of his education and life, and his work in and near Pittsburgh. I will never look at stained glass the same way!”

—Edward R. Bosley, Executive Director, The Gamble House, Pasadena

“As always, your research and your writing are impeccable and incomparable.”

—Janice Chadbourne, Curator, Fine Arts Department, Boston Public Library

“It is a triumph! . . . a truly masterful production. The photographs are glorious, the format extremely attractive and the organization of material clear and comprehensive. . . . I really do think that many people [in Britain], historians and enthusiasts as well as stained glass artists, would find the book of great interest. It really struck me how many excellent visual lessons there are for the keen artist.”

—Sandra Coley, Editor, *The Journal of Stained Glass*

“Fabulous book—Wonderful . . . very scholarly, accurate, full of good information and a good read. . . .”

—Jean Farnsworth, Director, Stained Glass Census of Philadelphia, and Editor and Co-author, *Stained Glass in Catholic Philadelphia* (2002)

176 pages, soft cover
5 3/4" x 9"
114 illustrations
(94 color, 19 b/w)
ISBN 978-0-9788284-3-1
\$19.95, trade discount available

“On so many topics this will be a most useful book. I love the archival material you show on Connick. . . . And thanks too for more information on Goodhue in Pittsburgh.”

—Janet Parks, Curator, Drawings and Archives, Avery Architectural and Fine Arts Library, Columbia University, New York City

Thoughtfully written and thoroughly documented [and] introduced by the foremost Connick scholar, Peter Cormack, [the book] is also beautifully designed and full of gorgeous color photography. Thus begins the rescue of 20th-century American stained glass from those tepid scholars whose excuse has been that it could never equal Victorian glass, never mind Medieval work. In Charles Connick’s glass it already has.”

—Douglass Shand-Tucci, biographer of Ralph Adams Cram and Isabella Stewart Gardner

Architectural Glass Web Page

A Web page about architectural glass in Pittsburgh and Western Pennsylvania is now accessible at www.phlf.org.

Go to *Education*, scroll to *InteractiveMultimedia*, then open *Architectural Glass in Pittsburgh and Western Pennsylvania*.

The Web page, designed in association with Ian Owens, designer of the Web site of The Charles J. Connick Stained Glass Foundation, Ltd. (www.cjconnick.org), consists of an introduction, a series of eight essays, and a bibliography.



Detail, St. George window (1911–12), designed by Leo Thomas for George Boos of Munich; St. George’s R.C. Church (St. John Vianney Parish), Pittsburgh.

The eight essays cover notable architectural glass created between 1883 and 1962 in architecturally significant buildings.

The glazers are Alfred Godwin, Ludwig Gross, Henry Hunt for Leake & Greene, Mary Elizabeth Tillinghast, Leo Thomas for George Boos, George W. Sotter, Henry Wynd Young, and Howard Gilman Wilbert.

The architects are Andrew W. Peebles, Frederick J. Osterling, Alden & Harlow, William Halsey Wood, Boyd & Long, Thorsten E. Billquist, John T. Comes, Herman J. Lang, Edward J. Weber, Longfellow, Alden & Harlow, Ralph Adams Cram, and E. Donald Robb.

The sites are *Clayton*, the Henry Clay Frick estate in Point Breeze; the Episcopal Church of the Good Shepherd, Hazelwood; the Hawthorne Avenue Presbyterian Church, Crafton; the Allegheny Observatory on the North Side; St. Paul’s R. C. Church, Butler, Pa., and St. George’s R. C. Church in Pittsburgh’s Allentown neighborhood; Synod Hall in Oakland, East Liberty Presbyterian Church, and the Episcopal Church of the Redeemer in Squirrel Hill.



Daniel H. Burnham

Daniel Hudson Burnham (1846–1912) was trained primarily in Chicago architecture firms. In 1873 he established the partnership of Burnham & Root with John Wellborn Root. After the latter’s death in 1891, the firm became D. H. Burnham & Company.

Burnham coordinated the efforts of the leading American architects who designed the exposition buildings for the World’s Columbian Exposition, an international fair created to celebrate the 400th Anniversary of Columbus’ discovery of America which opened in Chicago in 1893 (one year late!).

It was also Burnham who took this ideal city and reshaped it as a model for actual urban development. In 1901 he was asked to review the 18th-century master plan for Washington, D.C., and prepare recommendations for the future placement of government buildings and the arrangement and beautification of public spaces surrounding them. The success of this plan led other American cities to commission him to review their urban streets and landscapes and prepare master plans: Cleveland in 1903, San Francisco and Manila in 1905, and finally the Chicago Plan of 1909.

Daniel Burnham’s 1903 master plan for Cleveland so impressed Pittsburgh architects that they incorporated many of his suggestions into their own city planning in 1904; Burnham thereby influenced the character of the Civic Center in Oakland.

Burnham, together with McKim, Mead & White, established the modern architectural office as a major corporate business, similar to that of many of their clients. Thomas Hines quotes Louis Sullivan’s evaluation of Burnham:

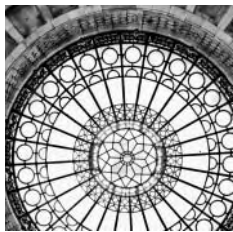
During this period there was well under way the formation of mergers, combinations and trusts in the industrial world. The only architect in Chicago to catch the significance of this movement was Daniel Burnham, for in its tendency



Burnham’s Union Station (1898–1902) was remodeled in 1988 as The Pennsylvanian, with offices on the lower floors and apartments above. The former passenger waiting room can be rented for special events. Photo by Todd Tondera.

D. H. Burnham & Company in Pittsburgh

Albert M. Tannler



How many buildings designed by D. H. Burnham & Company of Chicago were erected in Pittsburgh?

The question was brought to my attention in April 2008 when architectural film maker Judith Paine McBrien of The Archimedia Workshop, Chicago, invited me to a Pittsburgh preview of her forthcoming documentary film, *Make No Little Plans: Daniel Burnham and the American City*, to be shown this September. The question was especially pertinent since Lu Donnelly, editor and principal author of the forthcoming *Buildings of Pennsylvania: Pittsburgh and Western Pennsylvania* (Society of Architectural Historians, 2009), was preparing her book for publication and sought accurate information about Burnham buildings in Western Pennsylvania.

The most recent study of architect Daniel H. Burnham (1846–1912), *Daniel H. Burnham: Visionary Architect and Planner*, by Kristen Schaffer (2003), states: “In Pittsburgh alone, the firm designed some twenty buildings, and constructed seventeen, between 1898 and 1912.” [148]. Her source is Franklin K. Toker, *Pittsburgh: An Urban Portrait* (1986); the claim [40], however, is undocumented. Walter C. Kidney, *Landmark Architecture* (1985), did not address the number of commissions but posited 16 executed buildings; in the 1997 revision he increased the number to 17, a number I too have cited on architecture tours. The numbers, derived from earlier scholarship, require further scrutiny.

The first major study of Burnham, *Daniel H. Burnham, Architect, Planner*

of Cities, by Burnham friend and collaborator Charles Moore (1921), provides a chronological list of buildings by completion date. Moore lists 15 Burnham buildings in Pittsburgh. Architectural historian Thomas S. Hines, *Burnham of Chicago: Architect and Planner* (1974), attempted to revise and correct Moore’s list. Hines’ list enumerated 16 buildings, including Union Station which Moore omitted from his list but discussed in his text; Hines also revised some dates and incorrectly changed Virgin Avenue to “Virginia” Avenue. Unlike Moore, Hines did not identify clients. Otherwise, both lists are identical. Both include an unidentified cemetery monument for R. Trimble [1908]; a possible client is Robert Trimble (b. 1856), chief engineer of maintenance for the Pennsylvania Company and a founding member of the Engineers’ Society of Western Pennsylvania, profiled in “Pittsburgh Business Proclamation,” *The Pittsburgh Index*, 1903, 113.

Hines also provides a detailed description of source materials, most notably the Burnham papers at the Burnham and Ryerson Library, The Art



A pencil sketch of Union Station by Pittsburgh architect Edward B. Lee in 1922 showing the train shed.

Institute of Chicago, in “On Sources” [387–400].

Although references to Burnham commissions and buildings in Pittsburgh are found in diaries and letters (some are quoted by Moore), no blueprints, drawings, or specifications are preserved in the D. H. Burnham Collection (now searchable online). There are, however, 1903 shop drawings for the Wood Street Building in the Ernest R. Graham Study Center for Architectural Drawings, Department of Architecture and Design, The Art Institute of Chicago.



Union Station (The Pennsylvanian),
1110 Liberty Avenue.



Right: detail, Union Station rotunda.



Photo by Todd Tondera.

“It is the domed rotunda . . . with its magnificent four-centered arches and its elegant turrets that is especially distinguished. Very nearly related to the Exposition architecture of the time, it has at once a bright festal gaiety, and in the interior a mysterious cave-like air; it is a pavilion of enchantment and light and a grotto of contrived, curvilinear shadows, endlessly fascinating.”

—James D. Van Trump

Eleven of the 16 buildings on the Moore/Hines lists can be authenticated:

1. Union Trust Company, 337 Fourth Avenue, 1898 (now Engineers' Society of Western Pennsylvania)
2. Union Station, 1100 Liberty Avenue, 1898–1902 (now The Pennsylvanian)
3. Western Pennsylvania Exposition Society Building, Duquesne Way, 1901 (demolished 1941, 1951)
4. Henry Clay Frick Building, 437 Grant Street, 1901–02
5. Pittsburgh Commercial Gazette, 525–529 Wood Street, c. 1901–03 (demolished 1969)
6. Third National Bank, Wood Street at Oliver Avenue, 1903 (demolished 1997)
7. Wood Street Building, 528–542 Wood Street, 1902–04 (altered 1939 and after; now 300 Sixth Avenue Building)
8. Frick Annex, 439 Forbes Avenue, 1905 (now the Allegheny Building)
9. Henry W. Oliver Building, 535 Smithfield Street, 1907–10
10. Highland Building, 121 South Highland Avenue, 1909–10
11. First National Bank, Fifth Avenue at Wood Street, 1909; enlarged to 22 stories in 1912 (demolished 1969)

National and regional architectural journals, archival holdings, and regional newspapers, magazines, guide books, and commemorative civic publications identify these 11 buildings as the work of D. H. Burnham & Company. Buildings commissioned by Henry Clay Frick are extensively documented at the Frick Art Reference Library in New York, including the Frick Monument (1901–03) in

Homewood Cemetery, not included on the Moore/Hines lists. (Lu Donnelly kindly shared copies of documents relating to Burnham's Frick commissions in Pittsburgh that she received from the Frick Art Reference Library.) A major collection of material related to Henry Clay Frick's buildings in Pittsburgh was transferred to the Archives Service Center of the University of Pittsburgh Library by the Frick Art Reference Library and may be consulted by appointment. The Carnegie Mellon University Architecture Archives has copies of drawings pertaining to Union Station. Owners of other Burnham-designed buildings may have material not available to the public.

Numerical Confusion

If we read the names of the remaining five buildings on the Moore/Hines lists more carefully, several things become apparent:

- the Wood Street Building and McCreery & Company are two entries; they are, however, one building (*see No. 7*); the New York department store was the first tenant and had opened its Pittsburgh branch in the Wood Street Building by autumn of 1904 (*see sidebar on page 20*);
- the Virgin Avenue [Alley] building (1903) and the Oliver Avenue building (1906); and the Oliver building (1908) are not three different buildings, but the same commission for one building initially located on Virgin Alley, which was renamed Oliver Avenue in 1904; the building was subsequently erected and named in memory of the client as the Henry W. Oliver Building (*see No. 9*).

We are left with two unidentified attributed commissions: the Stewart

(continued on page 19)



The Union Trust Company building, 337 Fourth Avenue, was D. H. Burnham & Company's first Pittsburgh commission (1898). The Engineers' Society of Western Pennsylvania acquired the building in 1986. The original 8-foot-diameter, 3-foot-thick bank vault is part of a first-floor dining space.

Photos by Todd Tondera.

“Classicists would produce a simple academic façade or interior, then add bursts of sculptured ornament, intricate metal railings, or great surfaces of heavily veined marble as if some Victorian urge to decorate things would be denied no longer.”

—Walter C. Kidney

Daniel H. Burnham

(continued from page 16)

toward bigness, organization, delegation and intense commercialism, he sensed the reciprocal workings of his own mind.

Burnham was Chicago’s architect of the “American Renaissance.” American Renaissance architecture (1880–1915) was a revival of Classical architectural forms—themselves revived during the Italian Renaissance (roughly 1400–1580)—and as taught at the Ecole des Beaux-Arts (School of Fine Arts) in Paris, whose training methods were followed at almost all of the architectural schools established in the United States in the late 19th and early 20th centuries.

The example of the Chicago Fair energized architects and inspired wealthy “merchant princes” to subsidize American Renaissance “palaces,” for both individuals and for the public, and to support the Renaissance ideal of the partnership of architects and artists. In addition to great houses, architects designed palatial libraries, concert halls, museums, banks, office buildings, railroad terminals, and government buildings throughout the country, especially in Washington, D.C. and New York City.

In addition to Burnham, leading American Renaissance architects included Richard Morris Hunt, George Post, McKim, Mead & White, Cass Gilbert, and Grosvenor Atterbury of New York and Alden & Harlow and Henry Hornbostel in Pittsburgh. Detailed studies of the work of each of the above, most written during the past decade, attest to a renewed interest and appreciation in their work.

Although the monumental Classicism of the American Renaissance would be marginalized and reviled by the 1930s, it could still impress. As the father of Brutalism, Le Corbusier, wrote in 1935: “In New York ... I learned to appreciate the Italian Renaissance. It is so well done that you could believe it to be genuine. It even has a strange, new firmness which is not Italian but American!”

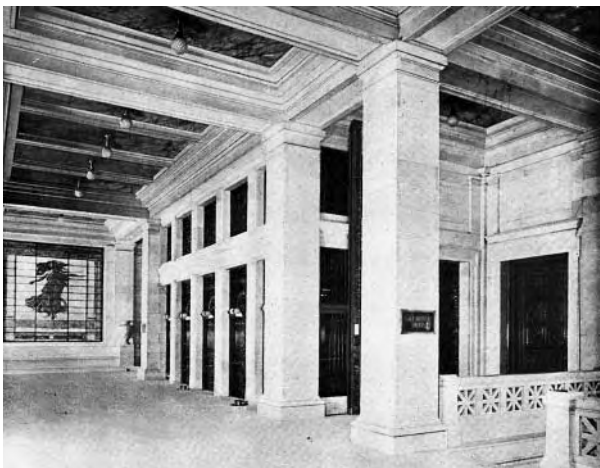
—AMT

D. H. Burnham & Company in Pittsburgh (continued from page 17)



Left: “The Famous Frick Building, in Pittsburg. In massiveness of construction, in finish and equipment, the finest office building in the world.” Right: The Frick Building, 437 Grant Street.

“Massive and powerful in both form and detail, eminently suited to the spirit of the city and the time, the building leaves little doubt that Frick, one of Pittsburgh’s great industrial leaders, intended it as a kind of monument to his financial might.” —James D. Van Trump



The Frick Building entrance and lobby in 1902. The bronze lions by A. Phimister Proctor and opalescent window, *Fortune*, by John La Farge, were at eye level. Right: Courtesy of Archives of Industrial Society, University of Pittsburgh.



In 1913, Grant Street was lowered 15 feet and the basement level of the Frick Building became the first floor while the original first floor became the second. A bronze marker on the building corner at Fifth Avenue and Grant Street marks the “street grade prior to 1912.” Above: Courtesy of Carnegie Library of Pittsburgh.



The Frick Annex (1905), 439 Forbes Avenue. Photo by Todd Tondera.

The Frick Building lobby entrance as it is today. Photo by B. Glenn Lewis©2008/ glennlewisimages.com



The Henry W. Oliver Building (1907–10), 535 Smithfield Street.



The Henry W. Oliver Building lobby.

Photo by B. Glenn Lewis©2008/glennlewisimages.com

Photos by Todd Tondera.



“The Frick Building is rather like our image of the man himself, gentlemanly in bearing but made of steel and granite. . . . The Oliver Building, above its base, is faced in the much more facile terra cotta, easily molded or modeled and thus encouraging floridity. And yet the façade is generally restrained, breaking out only in its capital into a pilastered arcade with a broad and delicate cornice, the handsomest that survives in the city, to crown everything.” —Walter C. Kidney

Building (1903), and the Liberty Avenue Building (1906); the first for Henry W. Oliver, the second for the Oliver Estate.

Henry W. Oliver

Moore attributes seven Pittsburgh Burnham commissions to industrialist Henry W. Oliver (1840–1904). It is the Oliver commissions that are listed more than once, as shown on page 17, or that remain unverified. Certainly, Oliver was responsible for the Commercial Gazette Building and the Wood Street Building (which he did not live to see finished); he initiated the commission that resulted in the Oliver Building, and—although Moore does not list him as the client—Oliver also commissioned the Third National Bank. Unfortunately, Oliver left no archive as such. There is useful information to be found in a scrapbook in the *Oliver Iron and Steel Company Records* at the University of Pittsburgh Library’s Archives of Industrial Society

(AIS). An article in the *Pittsburgh Dispatch*, February 8, 1904, devotes three columns to Oliver “As a Property Owner.” All the buildings he owned at the time of his death are listed by address, previous owner, and purchase price; new construction is noted. There are the building permits in *Records of the Pittsburgh Department of Public Safety, Bureau of Building Inspection 1877–1928*, also at AIS. There are plat maps and city directories. There are books such as J. Cutler Andrews, *Pittsburgh’s Post-Gazette* (1936) and Henry Oliver Evans, *Iron Pioneer: Henry W. Oliver* (1942), that while helpful may not be entirely reliable.

Plat maps show Henry Oliver as the dominant landowner in Pittsburgh’s 3rd Ward; his properties eventually extending from Fifth Avenue on the south to Strawberry Way on the north, Liberty Avenue on the west and Grant Street on the east. The key artery was Virgin Alley, which originally extended

from Liberty Avenue across Wood Street to the burial ground on land given by the Penn family in 1787 to the First Presbyterian Church and Trinity Episcopal Church (now Trinity Cathedral) in the block between Wood and Smithfield Streets.

By 1901 Oliver had obtained a 99-year lease on some of the land owned by First Presbyterian Church (by deed it could not be sold) prior to constructing the Wood Street Building. In 1902 remains from some of the graves in the cemetery were exhumed. In 1903 First Presbyterian’s building was razed and construction began on a new church facing Sixth Avenue and on the Wood Street Building, built on the site of the former church. More controversially, Oliver leased or purchased a 30-foot-wide strip of land along Virgin Alley and behind Trinity Church that was part of the burial ground. Additional remains would need to be exhumed and moved

to Allegheny and Homewood cemeteries and elsewhere so that Virgin Alley could be expanded from 20 feet to a 50-foot-wide street and to provide additional space for the anticipated Oliver Building. Permission to move graves south and east of Trinity Church was granted by the city on February 1, 1904; seven days later, Henry Oliver was dead. Pittsburgh City Council renamed Virgin Alley, Oliver Avenue, and Oliver’s brother George T. Oliver, publisher of the *Gazette*, became trustee of the Oliver Estate and oversaw the erection of the Henry W. Oliver Building.

I have not found any evidence of a Liberty Avenue Building or a Stewart Building (perhaps a Pittsburgh office for James Stewart & Company, the New York-based construction firm that erected Burnham’s Exposition and Gazette buildings; not to be confused with the Pittsburgh firm of James L.

(continued on page 20)



The Wood Street Building (1902–04) as originally designed. McCreery & Company was its first tenant, opening in 1904; the Pittsburgh branch of the New York department store closed in 1938.



The first three floors of the Wood Street Building were refronted in brown marble in 1941–42 and a glass mural of a puddler was installed. Further changes were made in the 1960s and the building is now the 300 Sixth Avenue Building.

Photo by Colin Hines.



Left: perspective drawing of the Highland Building (1909–10).

Courtesy of Archives of Industrial Society, University of Pittsburgh.

Above: cornice detail, Highland Building, 121 S. Highland Avenue, East Liberty.

Photo by Todd Tondera.



Left: A photograph published in 1908 of the Pittsburgh Commercial Gazette Building at 525–529 Wood Street, designed c. 1901–03 and demolished in 1969. **Right:** Third National Bank (1903) at Wood Street and Oliver Avenue was demolished in 1997 to make way for the short-lived Lazarus department store building (now Piatt Place).



Two photos of the First National Bank at Fifth Avenue and Wood Street showing the original building of 1909 (*above*) and its 1912 expansion into a 22-story skyscraper (*right*). The building was demolished in 1969 to make way for One PNC Plaza.



D. H. Burnham & Company in Pittsburgh (continued from page 19)

Stuart Company, who erected the Oliver Building and the First National Bank), and can only assume, until other information is found, that these were possible commissions discussed by Oliver and Burnham that never materialized. In 1969, many Oliver-owned buildings were demolished and Oliver Avenue itself between Liberty Avenue and Wood Street was eradicated to build PNC Plaza. One of the casualties was the former Gazette Building, which the newspaper had occupied for only a decade and replaced with a new headquarters designed by Pittsburgher Edward B. Lee in 1913.

By 1905, Burnham had lost his principal Pittsburgh patron and faced increasing competition from Pittsburgh architects Alden & Harlow and New Yorkers Grosvenor Atterbury, who designed Pittsburgh buildings for the Phipps family, and Henry Hornbostel, who won major local design competitions, taught the first architecture courses at Carnegie Tech in 1905, and

eventually moved his practice to Pittsburgh.

Burnham’s Successors

Following Burnham’s death, Graham, Anderson, Probst & White (GAPW) was established by Burnham’s chief designers as his successor firm—senior partner Ernest Graham had worked with Burnham since 1888 and senior designer Peirce Anderson since 1900. Their Commission Register 1912–1936, including projects “abandoned early in the planning stages” and printed in Sally Chappell’s 1992 study of the firm, lists Pittsburgh bank and theatre projects, a Pittsburgh headquarters for James L. Stewart & Company [*sic*], and various projects for Thomas Rodd (1849–1929), a chief engineer for the Pennsylvania Railroad, an architect, and the developer of Roslyn Place. The projects included a Pittsburgh residence. Indeed in 1901, as Pittsburgh researcher Diana Ames discovered,

“Tuscan palatial architecture of the Quattrocento provided the stylistic theme [for the First National Bank], and the fifteenth-century Piccolomini Palace in Siena was the model for adaptation. The great vaulted banking room lined with green and white marble is, however, in its style and amplitude more Edwardian than Italian Renaissance. The revived Sienese palace masks the huge foundations of a skyscraper; a feat of architectural slight of hand not uncharacteristic of the period. In 1912 a great tower of twenty-two stories was added to the palace, and the whole building was treated as if it were an order.” —James D. Van Trump

Rodd planned to build a D. H. Burnham & Co.-designed house at Aiken and Ellsworth Avenues. The project was apparently inherited by GAPW but never built. (Rodd worked with the firm from 1913–19 as chief engineer of the Chicago Union Station.) A 1920s GAPW bank remodeling in the Union

Arcade is gone but their Art Deco masterpiece, the Koppers Building, stands at 436 Seventh Avenue (1927–29). As of 2009 the number of documented D. H. Burnham & Company buildings designed and built in Pittsburgh is 11, and of these, seven remain.

C. P. Brangwyn and McCreery & Company in Pittsburgh

[**Author’s note:** Last summer I purchased an exhibition catalog, *Frank Brangwyn 1867–1956* (2007). The subject was an English artist about whom I wanted to learn more since he had collaborated with architect and designer Arthur Mackmurdo, worked for Morris & Company, and painted murals and designed stained glass for *L’Art Nouveau*, Siegfried Bing’s Paris shop that gave its name to a movement. In the biographical chapter by art historian Libby Horner, I saw a reference to Pittsburgh and made some inquiries.]



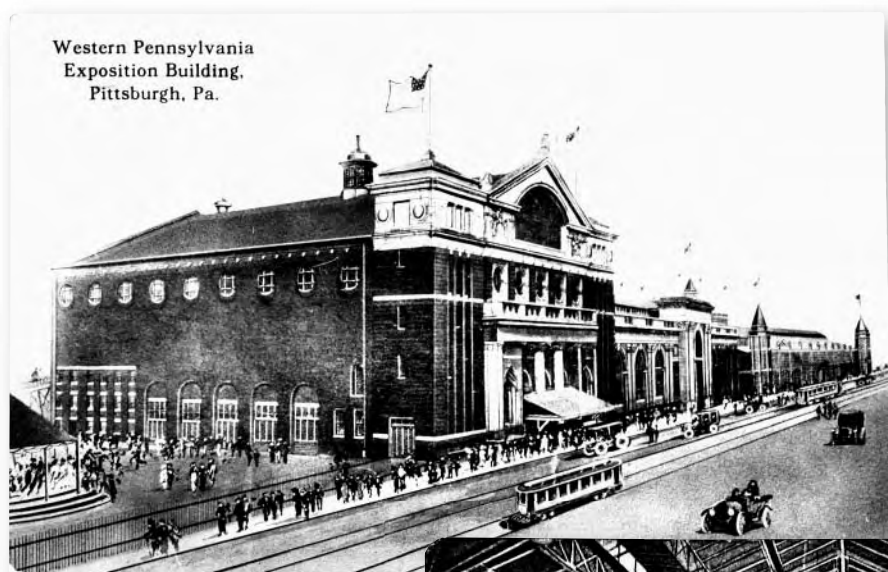
In its first advertisement in the Pittsburgh Architectural Club exhibition catalog in 1905, the Pittsburgh branch of the prestigious New York department store McCreery & Company, established by James McCreery in 1867, proclaimed its ability to provide “the artistic and practical in house adornment. ... Artists of pre-eminent ability devote their time entirely to developing effective designs, suggesting harmonious color schemes, copying the French ideas of decoration. ... or any plans that are ordered.” If some customers were drawn to Louis XIV, XV, and XVI, others visited the Craftsman’s Room, where Gustav Stickley’s American Arts & Crafts furniture and decorative art was displayed and sold. (Stickley furnishings were also used in the store dining rooms.) From 1906 to 1911, the head designer of rugs, draperies, and interiors at McCreery’s Pittsburgh store was Cuthbert Patrick Joseph Brangwyn (1875–1911), a member of a remarkable, artistic British family. The father, William Curtis

A McCreery & Company dining room furnished with Gustav Stickley’s Craftsman furniture.

Brangwyn (1836–1907), was a Gothic Revival architect and designer. Cuthbert’s older brother Philip (b. 1870) emigrated to Canada and became an interior decorator. The best-known family artist was eldest brother Frank (1867–1956), painter, muralist, designer of interiors, furniture, stained glass, textiles, glassware, metalwork, etc., whose paintings were shown at eight Carnegie International exhibitions between 1896 and 1928. His principal works in the USA are murals in the RCA [now GE] Building in Rockefeller Center in New York City. Cuthbert came to the USA in 1903. At some point he settled in New York City and took a position with McCreery & Company. On July 8, 1906, Cuthbert married Margaret E. O’Conner (b. circa 1876) and soon after moved to McCreery’s Pittsburgh branch; the couple settled on Mt. Washington. In November 1907, a year after Cuthbert’s arrival, McCreery advertised its interior decorating services as follows: “This department is prepared to execute, in town or country, orders that require specific and technical knowledge of the science of Interior Decorations, operating under the directions of architects, their plans and specification. Original drawings by artists submitted



Views of the Western Pennsylvania Exposition Society Buildings on Duquesne Way. Burnham's 1901 Exposition Building comprised the Music Hall (*top left*) and Main Building (*top center; interior shown below in post card*). On the right is the Mechanical Hall of 1889, designed by Pittsburgh architect Joseph Stillburg; it was the only section of the previous Exposition Building to survive the fire of March 17, 1901. These buildings were demolished between 1941 and 1951 for the creation of Point State Park.



Western PA Research Collection Given to Library

Lu Donnelly, editor and principal author of *Buildings of Pennsylvania: Pittsburgh and Western Pennsylvania*, has donated her research files documenting and assessing the architectural character of 33 Western Pennsylvania counties to the James D. Van Trump Library. "This collection greatly expands our knowledge of Western Pennsylvania architecture," said Al Tannler, historical collections director at Landmarks, "and will substantially support our projects in Armstrong, Beaver, Fayette, Greene, Indiana, Washington, and Westmoreland counties."



Photo by Todd Tondera.

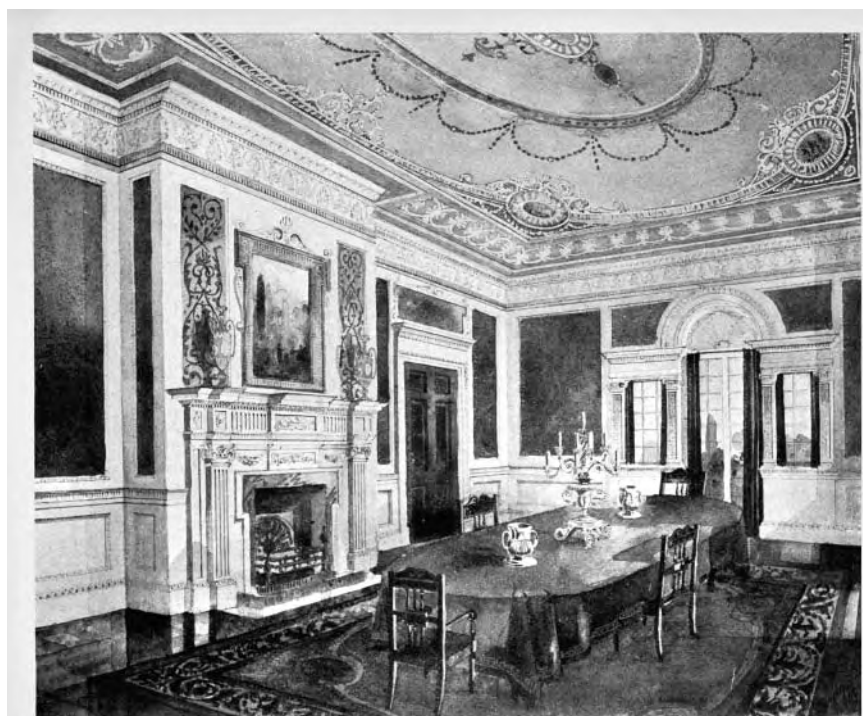
The research materials, collected between 1996 and 2008, reflect the work of Lu and her team, including co-authors Franklin Toker and H. David Brumble.

Prior to this donation, Landmarks' research files concentrated on Allegheny County: in 1965–66, Landmarks co-founders Arthur Ziegler and Jamie Van Trump conducted the first county-wide architectural survey in the United States; that effort was augmented by a comprehensive survey, carried out from 1979 to 1984. (Lu Donnelly joined Landmarks' staff in 1978 as a survey assistant, and she directed the survey from 1982 until its completion.) The survey remains a principal resource for Landmarks' historical and educational work in Allegheny County.

Buildings of Pennsylvania: Pittsburgh and Western Pennsylvania will be published this fall by the University of Virginia Press under the sponsorship of the Society of Architectural Historians. It is part of the *Buildings of the United States* "series of richly illustrated guidebooks to the architecture of the United States."

for consideration." Cuthbert joined the Pittsburgh Architectural Club and participated in the 1907, 1910, and 1911 exhibitions. He exhibited an unidentified design for McCreery & Company, and designs for an entrance hall and bronze gates under his own name in 1907; a Louis XVI decoration and a ship's smoking room in 1910; and in 1911 Frank Brangwyn's etching *The Bridge of Sighs, Venice*, Cuthbert's graphic, *The Cathedral Gates*, and his design for a dining room in the style of Robert Adam, illustrated in the catalog.

Cuthbert Brangwyn died on May 18, 1911 at the age of 35. The funeral was held at St. Mary's on the Mount Roman Catholic Church, Grandview Avenue. Obituaries appeared in the *Gazette*, *Post*, *Press*, and *Sun-Telegraph*. Cuthbert was buried in Woodlawn Cemetery, New York City, on May 20, 1911. He was commemorated in the 1912 Pittsburgh Architectural Club exhibition catalog, and an obituary in *The Decorative Furnisher*, a national interior design magazine, noted that he had earlier "contributed a series of drapery sketches" to that magazine, and stated: "In the capacity of designer Mr. Brangwyn displayed considerable ability, being



ADAMS DINING ROOM
C. P. Brangwyn, Designer, Pittsburgh

acquainted with all the period styles and details which go to make up a first-class designer. His death will be mourned by all those who knew him, for in his passing

his friends have lost a man of ability, character and strong personality."

—AMT



The Bellefield Church tower at Fifth and S. Bellefield Avenues, Oakland

Pittsburgh’s *Tour St. Jacques* (Tower of St. James)

In the 1960s two Presbyterian churches on Fifth Avenue in Oakland, separated by a mere six blocks, merged. They moved into one building, the Richardsonian Romanesque First United Presbyterian Church at Fifth and Thackeray, designed by Thomas Boyd in 1896, but adopted the name of the other church: Bellefield Presbyterian Church (at Fifth and Bellefield Avenue). The latter building was designed in 1889 by Frederick Osterling in a style James D. Van Trump called “aggressive” Gothic. The Osterling Church building continued to be used by secular tenants until 1985 when it was torn down for a new office building. Community objection to the demolition was intense, so the tower was preserved.

Harry Goldby, a Landmarks member and retired professor of French at the University of Pittsburgh and Chatham, now living in Carlisle, Pa., saw a photo of the tower taken by Louise Sturgess, Landmarks’ executive director. He was immediately reminded of the tower of St. James

Church in Paris. That church, erected in 1523, was destroyed in 1797 during the French Revolution—but the tower still remains. “The tower still plays a role in religious observances in

Paris,” notes Harry, “and recalls a most famous figure in French history, the genial Pascal.” Blaise Pascal (1623–1662), a French mathematician and philosopher, conducted experiments on atmospheric pressure on top of the tower. For several centuries, a religious pilgrimage in the name of St. Jacques started at the tower and ended in Santiago de Compostela, Spain. Thanks to Harry’s observation, our Pittsburgh landmark has gained stature through its association with Paris’ *Tour St. Jacques*.



Welcome New Members (July 11, 2008 – January 22, 2009)

Members are vital to the work and growth of Landmarks. Many members volunteer their time to help with educational programs, office work, and preservation projects. By joining, each person demonstrates his/her belief in our mission—and contributes to a strong, collective voice for historic preservation in Pittsburgh.

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**I am a 71-year-old native
Pittsburgher who has seen
what you and your staff
have done to keep
“the old Pittsburgh”
alive for my children
and grandchildren.**

**I would be honored to
receive your free
Pittsburgh post
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materials to show
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—Robert J. Lanza

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Yvonne Schexnader
Shady Side Academy and Junior School
Eileen Siker
Bill Slivka
Hanna Smith
Matthew Solomon
James and Judith Stalder
Virginia L. Stein
Swissvale United Methodist Church
Jebran Syed
Wendy and Ray Tritt and family
John and Dixie Tymitz
Antoinette Ventura
Adam Viccaro
Marc Virostek
Anne S. Wagner

**The Pittsburgh
post cards
arrived today**

**and were even more
beautifully significant
than I had imagined.**

**Although I have traveled
extensively, there certainly
remains “no place
like home.”**

—Dorothy Maioli Stenzel



Waverly United Presbyterian Church
Jarrod K. West
Barbara D. Whitmer
Bruce and Joanne Wilder
Eddie Willson
Patricia Woltjen
Celeste Woods
The Zahren Family
Allan Zelenitz
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Cover detail, Lynchburg’s First Railway

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Thank You for Contributing (July 10, 2008 – January 28, 2009)

Continuing support from members, foundations, and businesses is especially important during these challenging times.

Charles J. Connick Book

- Darrell Alfred
- Mary Ann Eubanks
- Randal J. Loy

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- Seton Hill University
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- Ron Yochum, for a gift membership for the Maridon Museum

Historic Farm Preservation Program

- Commonwealth of Pennsylvania’s Department of Community and Economic Development

Historic Religious Properties Initiative

(see page 8)

Landmarks Scholarship Fund

- Donald G. Block
- Judy and James E. Brashear
- Russell W. Coe

Main Street Programs

- Willbur Smith, for a study of traffic-calming techniques in the Bridgeville central business district

Memorial Gifts

(for gifts in memory of Doris Harris see page 5)

Named Funds

- Carl Wood Brown, for a gift to the **Carl Wood Brown Named Fund**
- George and Eileen Dorman, for a gift to the **George and Eileen Dorman Named Fund**
- Kim and Janice Menke Abraham, Audrey and Kenneth Menke, Michael and Karen Menke Paciorek, and Jack Zierden, for gifts to the **Audrey and Kenneth Menke Named Fund for Education**

Neighborhood Revitalization and Preservation Services

- The Allegheny Foundation
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“Through the place, we renew the spirit of the people. Historic preservation can be the underlying basis of community renewal, human renewal, and economic renewal. Preservation is not some isolated cultural benefit.”

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- continue operating our Preservation Fund that provides loans to nonprofit community development groups;
- assist historic religious properties in Allegheny County in carrying out critical restoration work;
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“Most people don’t stop to realize that restoring a building and adapting it for a new use creates jobs, provides business opportunities, adds to the stability of a neighborhood, and encourages further restoration activity.”

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Charles J. Connick: World Class Stained Glass in Pittsburgh

This year we offer a special series of public lectures and tours based on our book, *Charles J. Connick: His Education and His Windows in and near Pittsburgh*, by Albert M. Tannler. Contact Mary Lu Denny to make reservations, to become a member (\$15 and up), or for further details: marylu@phlf.org; 412-471-5808, ext. 527.

Any member or non-member who registers and pays for the whole series of events by May 12 will be given an autographed copy of Albert Tannler’s book at the Keynote Lecture on May 24. The retail price is \$19.95 (see page 15). Series price: \$130 members; \$230 non members.

Sunday, May 24
2:30–5:30 p.m.
In his keynote address, eminent English historian Peter Cormack will discuss the international significance of Charles J. Connick’s work. His illustrated talk will be given in **Calvary Episcopal Church**, Shadyside, where some 70 Connick windows were installed from 1922 to 1939. A tour of the church will follow.
Event sponsors: The Connick Foundation, Calvary Episcopal Church, and an anonymous donor.
Members: \$10; non-members: \$20


Sunday, June 21
2:00–4:00 p.m.
Author Albert M. Tannler will present a talk at **First Baptist Church** (1909–12) in Oakland. He will explore the competing approaches to architectural glass design and fabrication in the 1890s when Charles Connick learned his craft. Connick designed and made all the windows in the church and parish house.
Members: \$10; non-members: \$20

Sunday, July 12
2:00–4:00 p.m.
Curator Anne Madarasz will present an illustrated talk on glassmaking in Pittsburgh, “From the Everyday to the Extraordinary: Pittsburgh Glass—1797 to the Present.” Afterwards, Anne will guide participants through the **Heinz History Center** glass exhibit.
Members: \$10; non-members: \$20

Friday, September 4
9:15 a.m.–1:15 p.m.
See stained glass artists at work. Select one tour only. (Only 15–20 people can attend each tour.)
• **Hunt Stained Glass Studios and Stained Glass Resources**
• **John Kelly Art Glass Company and Pittsburgh Glass Center**
• **Rona Moody Studio**
All buses depart from Station Square.
Members: \$45; non-members: \$75

Sunday, September 27
1:45–5:45 p.m.
Board a bus at Station Square and tour three historic churches: **Church of the Nativity**, Crafton (1908–10), designed by O. M. Topp, with glass by the four generations of artists who have led Hunt Stained Glass Studios; **Sacred Heart Parish** (1924–53), designed by architect Carlton Strong with glass by George and Alice Sotter; and **Church of the Redeemer** (1936–37), designed by architect E. Donald Robb of Frohman, Robb & Little, with glass by Howard G. Wilbert. Albert Tannler and stained glass artist Nicholas Parrendo will be your guides.
Members: \$45; non-members: \$75

Sunday, October 25
2:00–5:00 p.m.
Albert Tannler and Connick experts Joan Gaul and Ronald Klebick will lead a tour of Connick glass at the University of Pittsburgh, with visits to the **Stephen Foster Memorial**, **Cathedral of Learning**, and **Heinz Memorial Chapel**. Between 1936 and 1941, Connick designed and made windows for these three impressive buildings.
Members: \$10; non-members: \$20



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For details, see page 11, or:
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