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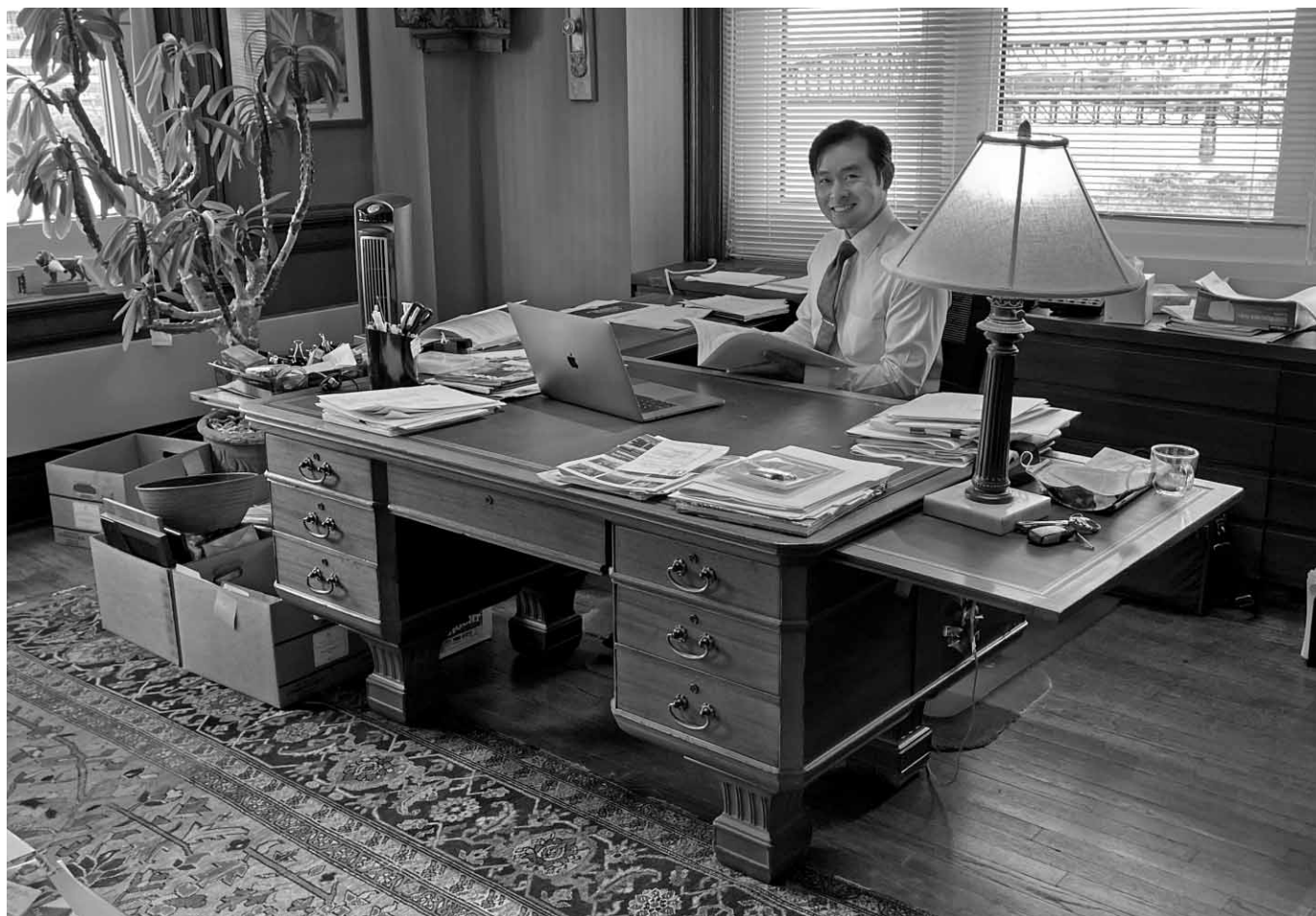
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*Renewing Communities; Building Pride*

# PHLF News

PUBLISHED FOR THE MEMBERS OF THE PITTSBURGH HISTORY & LANDMARKS FOUNDATION

No. 185 OCTOBER 2021



Michael Sriprasert assumed the role of president on August 10, 2020. He also leads our organization's subsidiaries, Landmarks Community Capital, Landmarks Development, and Landmarks Financial Corporations. A native of Maryland, Michael grew up near Washington D.C., and came to Pittsburgh in 2002.

## A Time of Transition

*Arthur Ziegler Succeeded by Michael Sriprasert*

After 56 years at the helm of the Pittsburgh History & Landmarks Foundation—an organization he co-founded in the historic North Side Pittsburgh neighborhood of Manchester, to fight and help stop the wholesale demolition of neighborhoods under the misguided policy of “urban renewal”—Arthur Ziegler stepped down as president in July 2020.

A leading American preservationist, urbanist, and author, whose thinking on how to save, restore, and renew historic buildings and communities without displacement of people, Arthur helped transform the preservation movement. He grew PHLF from a nascent community activist group into a leading preservation group in the United States. He assumed a new role as President Emeritus and remains actively engaged in all the work of the organization advising the Board of Trustees, and staff in all areas of the organization's mission.

Michael Sriprasert joined PHLF in 2006. He has worked closely with Arthur, the Board, and a cross-section of staff for many years, helping to design some of the organization's most effective preservation strategies in creating affordable housing in historic buildings, growing the organization's preservation loan fund, and the preservation real estate development portfolio.

He assumed the role of president in August 2020.

“Under Arthur's leadership, PHLF has become one of the leading preservation organizations in the country, with the broadest array of preservation programming, ranging from high-impact education initiatives in our schools and for the public, to neighborhood and urban real estate

*“It is with honor and humility that I assumed the presidency of the Pittsburgh History & Landmarks Foundation, succeeding Arthur Ziegler after his extraordinary tenure leading our organization.”*

revitalization programs that have improved the quality of life for all,” Michael said. “He has created a tremendous platform from which to build upon for generations to come.”

This transition in leadership is the culmination of a succession process that the Boards of Trustees started in 2011. The leadership of the organization felt that it had an excellent and enterprising staff member in Michael, who

understood not only preservation real estate, but also how it influences and impacts PHLF's ability to achieve great results in historic preservation as a tool for community development.

Since that time, Michael has led our lending subsidiary, transforming it into a Community Development Financial Institution, which has raised significant funds to help organizations, individuals, and businesses, finance extensive historic restoration and preservation projects in the region. He later took on the leadership of the Landmarks Development Corporation, our for-profit real estate development subsidiary, which is the vehicle through which we undertake significant historic preservation and adaptive reuse initiatives everywhere PHLF is engaged.

Over the years, Michael has gained indelible experience on almost all fronts of our organization's work in neighborhoods, Main Street communities, cities, and towns in our region. He has led our efforts in lending, preservation real estate development, and advocacy in Downtown Pittsburgh, in the historic North Side, Hill District, South Side, and Hilltop neighborhoods in the city.

A native of Maryland, Michael grew up near Washington D.C., and came to Pittsburgh in 2002 to pursue a Coro Fellowship in Public Affairs. He is a graduate of Kenyon College and holds two Masters degrees in public policy and business from Carnegie Mellon University.

### *In This Issue*

- 2 Major Gift of Real Estate to Support Historic Preservation
- 4 Adapting Our Education Programs to a Virtual World
- 6 Work During the Pandemic
- 8 Lending Exceeds \$1.9 million During Economic Downturn

### *Editor's Note*

After more than a year of the extreme social distancing and adapting to the new ways of living we all endured due to the global Covid-19 pandemic, our life here in the United States remains somewhat uncertain.

More and more people are getting vaccinated, yet we remain cautious about the trend of the pandemic and its implications for public health guidelines and the decisions that affect how we interact with each other.

In many ways, the last 18 months have been a time of transition for all of us. It's been a time of adapting to working-from-home, virtual interactions instead of in-person engagement, and most of all, adapting to the separation from a sense of community and togetherness.

For our organization, steeped in a culture and practice of creating results derived from in-person interaction—be it in educational walking tours and lectures, or advocacy and preservation real-estate development in neighborhoods, Main Street, and rural communities—the social distancing presented us with a singular challenge of how to continue our work in a meaningful way. And yet, continue we did.

In the pages of this newsletter, we have striven to show the dynamic ways in which we adapted the broad scale of most of our work to the limitations of the prevailing public health concern. From our education programs to our bricks and mortar restoration projects, to our community lending, and special grant programs for college scholarships and historic religious properties, the work continued.

We especially appreciate the support from individual donors, members, and well-wishers, which enabled us to maintain the high caliber of results during—and even as we emerge from—the pandemic.

The period of the pandemic has also been consequential in that we have had a transition in the leadership of our organization in key positions. Beyond that, however, you will see in these pages that we remain firmly rooted within the culture and practice that has made this one of the most distinctive historic preservation organizations in the country.

—Karamagi Rujumba



## Louise King Sturgess Donor Advised Fund Continues to Grow Thanks to Broad Community Support

The Louise King Sturgess Donor Advised Fund has grown significantly thanks to broad community support since it was established in December 2020 in recognition of Louise Sturgess and her more than 40 years of service to our organization as an educator and advocate for our city's historic built environment.

Created through a gift of \$30,000 by Arthur Ziegler, our President Emeritus, to honor Louise's work and their 40 years of leadership together, the fund grew by 71 donations from December 2020 to May 31, 2021, when it had a total of \$71,955.

The fund, which was also created in recognition of Louise's parents William and Carol King, both of them longtime supporters of our organization, attracted generous contributions from PHLF Trustees, staff, friends, and community members.

"The level of generosity and support we have seen for this fund is a reflection not only of how the community feels about Louise, but also the impact of her work, and the creative ways in which she's inspired us to think about the built environment over the years," said PHLF President Michael Sriprasert.

A fifth-generation Pittsburgher and resident of Mt. Lebanon, Louise has worked with our organization since 1981, in various roles, including director of education, coordinator of many special projects and initiatives, and as executive director. Louise now continues her engagement with our organization as an education adviser.

"I have had a remarkable and productive career at PHLF, and have been supported by a great team of people, including our trustees, staff, docents, designers, architects, educators, students, and so many people in the community," said Louise.

"I am grateful to the many people who have contributed to the Donor Advised Fund in my name and in honor of my parents. My mother was one of our first docents and my father was a major donor to the Landmarks Scholarship program. The Louise King Sturgess Donor Advised Fund will keep me connected to PHLF's work in the coming years," she added.

A natural educator, editor, and creative thinker, Louise has helped create countless "place-based" educational programs for people of all ages and abilities over the years. She has edited more than 20 major books on the region's architectural heritage and worked with school students to create murals, poetry, and art books.

"Louise has led our broad outreach in education in almost every school, public or private, and also created our adult education programs. She is the reason our organization is a leader in preservation education of every form nationally," said Arthur Ziegler.



A natural educator, editor, and creative thinker, Louise helped create countless place-based educational programs for people of all ages and abilities over the years. She edited more than 20 major books on the region's architectural heritage and worked with school students to create murals, poetry, and art books. Above: Louise led a tour of our *Building Pride; Building Character* program.

"It has been a learning experience for me as well as an honor to work together for 40 years," he added.

If you wish to donate and support the Louise King Sturgess Donor Advised Fund, contact Karamagi Rujumba, director of development & communications: [karamagi@phlf.org](mailto:karamagi@phlf.org) or 412-471-5808, ext. 547. You may also donate directly through our website at [www.phlf.org](http://www.phlf.org)

## Major Gift of Real Estate to Help Fund Historic Preservation

Betty Chorba Duckman lived in California for almost all of her life and yet her essential love of her hometown, Pittsburgh and Western Pennsylvania, never left her. A resident of the greater Los Angeles area of more than 40 years, one of the ways she stayed abreast of the changes back home was through her membership in our organization.

Mary Lu Denny, our organization's longtime director of membership, recalls the cultivation of a more than three-decade-long relationship, shared through organization updates about changes in neighborhoods, Downtown, and even anecdotes about the fortunes of our city's sports teams.

"She just felt proud of all the things that historically reminded her of the town she grew up in," said David Duckman, her husband. Mrs. Duckman, who grew up on Pittsburgh's North Side and studied chemical engineering at the Pennsylvania State University before moving to California in the late 1960s, died on December 14, 2019. She was 79.

A 33-year member of PHLF, Mrs. Duckman bequeathed her two-bedroom, two-bath house in the Belmont Park neighborhood of Long Beach in California, to our organization. We sold the house in May 2021 and received \$957,163, which will help support and underwrite the historic preservation efforts that she so loved about our organization's work and mission.

"She visited Pittsburgh a lot because her parents lived there and she loved the work of your organization and how it



Mrs. Duckman bequeathed to our organization her house, a 2-bedroom, 2-bath ranch-style house in Belmont Park in Long Beach, California. The house is located in a walkable beach community. Below: Betty Chorba Duckman and her grandson, Charley Duckman, during a visit to the Aquarium of the Pacific in Long Beach, California. Photo courtesy of James Duckman.



highlights the things she loved about her hometown," recalled her husband. After many years as a chemical engineer, she transitioned her career

from chemistry to computer science and spent most of her life as a programmer for a manufacturing company in Los Angeles, Mr. Duckman said.

"We are profoundly grateful and indebted to Betty Duckman and her generosity, and the special feeling she had for our organization to entrust us with such a gift," said Michael Sriprasert, president of Pittsburgh History & Landmarks Foundation.

The value of this gift will be applied to critical initiatives including preservation real estate development to create subsidized housing in historic neighborhoods;

preservation advocacy to help maintain the architectural aesthetic and scale of our city's historic built environment; and lending to community development corporations, individuals, and businesses involved in historic preservation efforts.

Our organization is extremely humbled by this gift, and we are especially thankful to the late Mrs. Duckman, her husband David, and the entire Duckman family.

Pittsburgh History & Landmarks Foundation is one of the few non-profit preservation groups that has the ability to accept gifts of real estate and leverage them into critical program and mission support. If you have an interest in planning such a gift, contact PHLF Director of Development & Communications, Karamagi Rujumba at: [karamagi@phlf.org](mailto:karamagi@phlf.org) or 412-471-5808 ext. 547.

When considering charitable giving, please talk with your tax, legal, and financial advisor. Pittsburgh History & Landmarks Foundation does not offer these services.

## Scholarships and Honorable Mentions Awarded to 32 College-Bound Students in 2020 and 2021

Through our annual scholarship program, we learn about the places in Allegheny County that are especially meaningful to young people because every year, applicants write about places in Pittsburgh and Allegheny County. In sharing their sentiments about these places, they inspire us to continue to care about the built environment.

We see how places and buildings like Carnegie library branches, schools, homes, parks, monuments, bridges, historic religious properties, sports stadiums, cultural and educational institutions, communities, a bike trail, cemetery, commercial development, former railroad station, and even the airport, hold meaning to our applicants.

### Thank You EITC Sponsors

We thank the corporate sponsors of our *Building Pride; Building Character* program through the Education Improvement Tax Credit, a program of the Pennsylvania Department of Community & Economic Development.

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#### FOUNDATION SUPPORT

McSwigan Family Foundation Fund of The Pittsburgh Foundation

The following students received Landmarks Scholarships in 2020 and 2021:

#### 2021 Scholarship Recipients

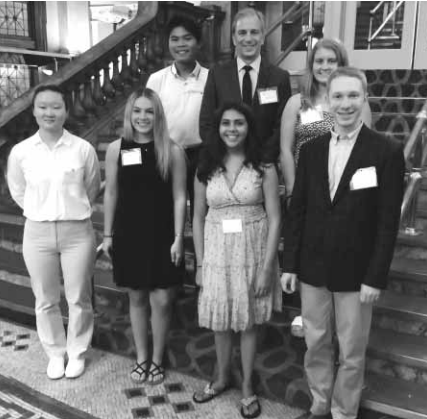
- Sage Arnold (Pittsburgh Allderdice/University of Rochester)
- Eric Gary (Kiski School/Allegheny College)
- Drew Young (Oakland Catholic/North Carolina Agricultural & Technical State University)

#### 2021 Honorable Mention Recipients

- Ilham Ariouat (Bethel Park High School/Chatham University)
- Natalie Beinlich (Elizabeth Forward High School/Washington and Lee University)
- Ryan Boyle (McKeesport Area Senior High School/University of Florida)
- Sylvia Donahue (West Allegheny High School/Penn State University)
- Elijah Duckworth (North Allegheny Senior High School/undecided)
- Gil Isaac Gabriel (City Charter High School/West Chester University of Pennsylvania)
- Graham Herzig (Avonworth High School/Penn State University)
- Yunshu Li (North Allegheny Senior High School/Carnegie Mellon University)
- Gwendolyn Nace (Quaker Valley High School/Pratt Institute)
- Benjamin Stalder (Aquinas Academy/University of Richmond).

#### 2020 Scholarship Recipients

- Abigail Alexander (Fox Chapel Area High School/George Washington University)
- David Dean (Central Catholic/Duquesne University)
- Samuel Zlotnikov (Pittsburgh Allderdice/University of Pittsburgh)



A group of Landmarks Scholarship awardees joined David Brashear, chairman of the Scholarship Committee at an awards reception in the dining room of the Grand Concourse restaurant in Station Square. Standing left to right: (Front row) Yunshu Li, Ryan Boyle, Sylvia Duckworth, Ben Stadler. (Back row) Gil Gabriel, David Brashear, Natalie Beinlich.

#### 2020 Honorable Mention Recipients

- Aaron Berger (Pittsburgh Allderdice/Harvard College)
- Christoph Bernas (Bishop Canevin High School/Penn State University)
- Laura Brodkey (Pittsburgh Allderdice/University of Pennsylvania)
- Zeinah Browne (Oakland Catholic/Spelman College)
- Ryan Carter (South Fayette High School/Indiana University of Pennsylvania)
- Miranda Chrvala (Avonworth High School/Savannah College of Art and Design)
- Mac Duda (Thomas Jefferson/Princeton University)
- Charles Forster (Pittsburgh Allderdice/Oberlin College)
- Molly Hoffman (Bethel Park High School/Gettysburg College)
- Makaila Holston Smith (Pittsburgh Obama/Penn State University)
- Daniel Krill (Pine-Richland High School/University of Notre Dame)
- Daevan Mangalmurti (Pittsburgh Obama/Yale University)
- Caroline Maxwell (Eden Christian Academy/LaRoche University)
- Phoebe Morrill (Quaker Valley High School/Penn State University)
- Lydia Thomas (Pittsburgh Obama/University of Pittsburgh)
- Allison Weidmann (Thomas Jefferson High School/The Ohio State University).

### Congratulations to all!

We encourage all applicants to stay in touch with our organization through their complimentary four-year membership, since they value historic preservation and our built environment. We appreciate the time and effort that each applicant took to submit an essay, high school transcript, college-acceptance letter, and two letters of recommendation.

Each applicant did a tremendous job under the circumstances and we are grateful they connected with us. We look forward to building relationships with all the applicants, scholarship winners, and honorable mention recipients in the future.

### OUR STAFF

Michael Sriprasert, *President*  
Arthur Ziegler, *President Emeritus*

### PRESERVATION SERVICES

David A. Farkas, *Director, Real Estate Development*  
Thomas Keffer, *Director, Construction*  
Karamagi Rujumba, *Editor, PHLF News; Director, Development & Communications*

Anna Samuels, *Archivist & Librarian*

Frank Stroker, *Director, Historical Resources & Collections*

Robert E. Wagner, *Senior Loan Officer*

Sarah J. Walker, *Administrative Assistant to the President; Office Manager*

Marilyn Whitelock, *Administrative Assistant for Real Estate Services*

Gregory C. Yochum, *Horticulturist*

Ronald C. Yochum, Jr., *Chief Information Officer*

### EDUCATIONAL PROGRAMS

Mary Lu Denny, *Director, Membership Services*

Sarah J. Greenwald, *Co-director, Education*

Marie Miller, *Secretary & Education Assistant*

Tracy Myers, *Co-director, Education*

Louise Sturgess, *Advisor, Education*

### FINANCE

Rebecca K. Spina, *Chief Financial Officer*

A. J. Marks, *Senior Accountant*

Rachel Ranii, *Staff Accountant*

### LEGAL

Donald A. Kortandt, *General Counsel*

### PLUS VOLUNTEERS!

More than 100 people volunteer to lead tours and help with educational programs, special events, and office work.

### BECOME INVOLVED: CONTACT US

[marylu@phlf.org](mailto:marylu@phlf.org)  
412-471-5808, ext. 527  
[www.phlf.org](http://www.phlf.org)

### THIS ISSUE OF PHLF News

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McSWIGAN FAMILY FOUNDATION  
FUND OF THE PITTSBURGH  
FOUNDATION



*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.*

—Arthur Ziegler, PHLF President Emeritus

PHLF’s Mission

The Pittsburgh History & Landmarks Foundation (PHLF) works within a 250-mile radius of Pittsburgh, Pennsylvania, to **identify and save** historically significant places; **renew** historic neighborhoods, towns, and urban areas; **preserve** historic farms and historic designed landscapes; and **educate** people about the Pittsburgh region’s rich architectural heritage.

PHLF...

- is governed by a board of twenty-five community leaders (see page 16);
- has had a balanced budget in each year of operation since its founding in 1964;
- provides leadership and assistance to local, state, national, and international organizations;
- provides financing and technical assistance through a non-profit subsidiary, **Landmarks Community Capital Corporation (LCCC)**, a certified Community Development Financial Institution (CDFI); and
- develops real estate and provides consulting services through a for-profit subsidiary, **The Landmarks Development Corporation (LDC)**, and through various real-estate limited partnerships.



Continue Giving

- Every dollar you donate is put to good use. For example:
- **\$10 or more** helps us purchase art supplies for our poetry and art programs and mural-making workshops with school students;
  - **\$250 or more** helps fund a matching grant for a historic religious property;
  - **\$10,000 or more** allows you to establish a donor advised fund to permanently support mission-related programs of interest to you.

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412-471-5808

Forming a Continuity:  
Our Variety  
of Programs  
Continues to  
Inform Our  
Appreciation  
of the Built  
Environment

Like the cable strand that links the past and the present that our former architectural historian, the late Walter C. Kidney, wrote about in *A Past Still Alive* to describe the work of our organization over a quarter century, our education initiatives and outreach withstood what could have been a “violent severing” during the global public health pandemic Covid-19, which altered our lives since March 2020.

In the event of the unprecedented challenge to modern life, our objective has been to maintain continuity in our education programs, relying on the strength of more than thirty years of experience. Throughout the length of the pandemic, we adapted our programs for the time by being creative and imaginative in how we think about conveying our region’s rich architectural legacy, and how to make it relevant to students and educators.

One of the elemental ways we did that was by re-orienting our *Building Pride; Building Character* program, from in-person to virtual learning. Currently in its 15th year, the *Building Pride; Building Character* program is funded through the Educational Improvement Tax Credit, a Pennsylvania Department of Community & Economic Development initiative that incentivizes businesses and corporations to invest in community education. Funding support for this program also includes The McSwigan Family Fund Foundation of The Pittsburgh Foundation.

Our *Building Pride; Building Character* program, currently in its 15th year, exposes students to our city and our region’s historic built environment through place-based education experiences. Pictured here: students from Pittsburgh Banksville participated in a *People & Places Trolley Tour* in early 2020.



*“The past and the future are like a cable formed from strands of varying length and prominence that overlap, so that, barring some violent severing, they form a continuity, regardless of where individual strands may begin or end.”*

From *A Past Still Alive: The Pittsburgh History & Landmarks Foundation Celebrates Twenty-Five Years* (1989)  
by Walter C. Kidney.

Since March 2020, we have created 12 educational videos about our city and our region’s historic and architectural built environment, which enabled us to design virtual learning experiences with teachers and students in more than a dozen Pittsburgh Public Schools.

Each video, a mini-documentary of about 20-minutes or so, is modeled on the teaching and learning principles of the in-person *Building Pride; Building Character* program, an open exploration of our historic built environment, which incorporates the learners’ sense of curiosity. Seeing young people engage with our city’s historic buildings and landmarks is always a source amazement because they tend to see architectural details, shapes, and building relationships in fresh ways that inspire all of us. We hope these videos, which are currently featured on our organization’s YouTube channel will continue to inspire students and teachers alike.

Still, not all the *Building Pride; Building Character* events were virtual. In early 2020, before the severity of the health pandemic took hold, we hosted students from Pittsburgh Roosevelt’s Third Grade. They participated in our *Portable Pittsburgh Artifact Kit* classroom program, in which they learned about Pittsburgh through image analysis and hands-on artifacts. We were delighted to learn that these students, each of them, took the time to write a thank you letter to Sarah Greenwald, co-director for K–12 Education programs, sharing how much they appreciated the experience.

Here is a sample of the letters we received from students.

*“Dear PHLF: I really like the program. It is fun because you can learn a lot about our city. Every time the city changes...who will know what is in the future? But we know what is in the past.”*

*“Dear Ms. Green[wald]: Thanks for having us yesterday. I appreciate it a lot. I liked the game on the carpet; we did it and it was awesome. I liked the stuff you taught us. It was exciting when we learned/discovered. Lots of fun.”*

*“Dear PHLF: Thank you for bringing Pittsburgh to us.”*

*“Dear PHLF: I liked the lesson that you teched [sic] us; the crazy thing is, I didn’t know what Downtown used to look like. I just thought it looked the same as it does in 2020. And I loved the little game we played it was fun. I think you should come again so we can learn more about our city and, I heard [that] we [also] go on a field trip with you at the end of the year in May.”*



After more than a year of social distancing, we resumed our in-person walking-tour programs in the summer of 2021, with small groups of participants.

Co-Director of Education, Tracy Myers, led a tour that explored Pittsburgh’s historic bridges and river shores.

To maintain safety, our tours minimize the size of groups and require that all participants wear a face mask.

Virtual Continuing  
Professional  
Educational  
Courses

In the fall of 2020, we continued our longstanding partnership with the Allegheny Intermediate Unit, a regional public education agency, through which we offer courses designed to inspire teachers to integrate the built environment into their teaching practice. Starting in the fall of last year and through the Summer of 2021, we created a series of classes, which we offered primarily to teachers through the AIU, but which were also open to the general public.

Education Co-Director Sarah Greenwald, who created *Pittsburgh Heritage I, Exploring Your Neighborhood & City, Building Pride; Building Character, Pittsburgh Heritage II*, and *Exploring Architecture*, said the courses provide teachers with an opportunity to use the architectural fabric of our historic built environment as a learning tool in their respective classrooms.

“Participants exponentially surpassed our expectations,” said Sarah. “Their lesson ideas, art, read-and-response essays—all demonstrated deep growth, dedication, and creativity. I am deeply proud of these educators, who kept on working during a pandemic, furthering their own education at the same time.”

A Virtual Exploration  
of Squirrel Hill

A tour of the historic landmarks of Squirrel Hill was among the first ones we adapted for a virtual audience. Sarah Greenwald compiled a video titled, “Historic Landmarks of Squirrel Hill,” which she shared with teachers and third grade students of St. Edmund’s Academy,

*“THIS is amazing!  
It is so interesting and  
informative and is going to be  
so helpful to our students...  
I LOVE LOVE LOVE  
how you made it personal  
to our school, referring to our  
walking tours and then bringing  
in our school. The length is  
perfect and the combination  
of video and still photos  
worked perfectly.  
Truly, this is way above and  
beyond and more than  
I ever expected”*  
—Sharon Ciummo, St. Edmund’s  
Third Grade teacher.



We partnered with the Joint Jewish Education Program, an initiative of Pittsburgh congregations Beth Shalom and Rodef Shalom, in the Squirrel Hill and Shadyside neighborhoods. Students explored these landmark buildings for details which reflect values of beauty, spirituality, teamwork, social responsibility and more.



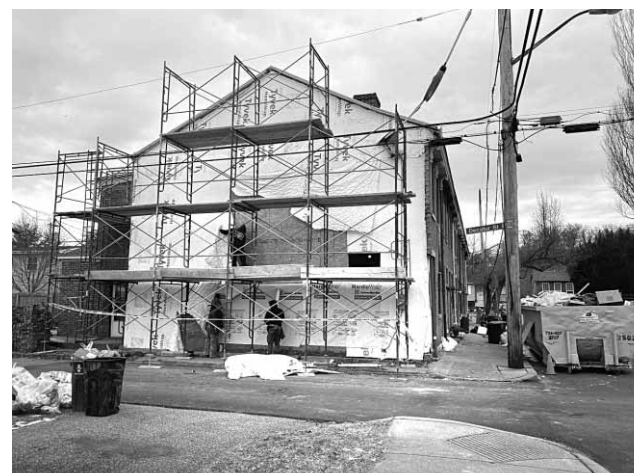
We created our first three virtual tours in the summer of 2020, employing a combination of Google Maps Street View and PowerPoint slides and narration. It proved to be a great opportunity in experimenting with how to create a virtual tour—one that wouldn’t be just a digital slide presentation of images and narration, but that could actually give audiences a sense and feel of being on the street, albeit from the comfort of their home computer screen. Pictured here is a video tour created and narrated by Sarah Greenwald, co-director of our education department.

a K–8 private school in the neighborhood.  
The students used the video tour to help learn and to inspire them as they created their third-grade signature experience. It was part of a final project and presentation, which was the summation of their year-long work to study and learn about the neighborhood of Squirrel Hill.  
“We are so glad to see the Squirrel Hill unit continue during this difficult time! We really value our partnership with you and appreciate all you are doing to create a meaningful community unit for third graders at St. Edmunds. Carry on—online!” Louise Sturgess, our organization’s education adviser, encouraged the teachers and the students.

*“This video supplemented our social studies curriculum by adding a clear picture of what it was like to be on the Underground Railroad. The students were amazed that we have an original historic landmark in our own hometown that was part of the actual railroad.”*

—Teacher comment on one of the series of educational videos we produced.





**Left:** Katie Sue and Craig Bailey closed on the purchase of 1515 Bidwell on July 20. **Above:** Working with Timbers Construction, we stabilized the building structure after one of its walls collapsed. All the existing bricks were cleaned and re-used in reconstructing the wall as we undertook a full renovation of the entire structure.

## Completed: Three Houses Restored and Sold in Manchester Historic District, North Side

We are pleased to announce that 1515 Bidwell Street, a two-story, red brick house at the end of a stretch of rowhouses in the Manchester Historic District on Pittsburgh's North Side, has been sold to a young family of four—first time homeowners who are excited about making it their home.

Katie Sue and Craig Bailey, the parents of two young children, closed on the house on July 20. After stints in Cincinnati, Ohio and Nashville,

Tennessee, the couple said they are excited to raise their family in Pittsburgh, where Katie Sue works for a local church and Craig is the proprietor of Bailey Guitar Services, which specializes in fretted instrument diagnosis and repair.

"We are very happy for Katie Sue and Craig. We know they will enjoy this fully restored historic house as a family," said David Farkas, our organization's director of real estate development programs.



The existing staircase was repositioned to create more living space on the first floor of the two-and-a-half-story row house.



Kelsey Benigni, a school teacher, and first-time house buyer (*center*), purchased 1405 Pennsylvania Avenue in March of 2020.

David recalled that a major side wall of 1515 Bidwell Street was collapsing in on itself even before our organization—through its real estate development subsidiary Landmarks Development Corporation—completed acquisition of the building in 2018.

Working with Timbers Construction, we stabilized the building structure after one of its walls collapsed. All the existing bricks were cleaned and re-used in reconstructing the wall as we under-

took a full renovation of the entire structure.

Architect Milton Ogot completed construction drawings in January 2020, and restoration and renovation work started then, with brief interruptions during the public health lockdown necessitated by the Covid-19 pandemic.

The two-bedroom house sold for \$150,000 under federal income guidelines of affordability. This is the third house, in addition to 1403 and 1405 Pennsylvania Avenue, fully restored, renovated and sold to new owners on an income-subsidized basis in an effort to maintain quality affordable houses in highly appreciating real estate market.



Jeffrey Cooper, a longtime Mt. Washington resident, purchased 1403 Pennsylvania Avenue in June 2021.

The sale of 1403 and 1405 completed the restoration of buildings which had been vacant and had deteriorated badly over the years. Acquired by Landmarks Development Corporation, a real-estate subsidiary of Pittsburgh History & Landmarks Foundation, both Pennsylvania Avenue properties underwent a total interior and exterior renovation and restoration from 2017 to 2019.

## Supporting Retail in Historic Downtown Buildings While Adapting Our Multiple Education Programs for Virtual Audiences



The Market Street Grocery, our tenant in the restored historic Thompson's Building in Market Square, adapted to the downturn by expanding its operation to an online shopping experience that included delivery of its grocery and wine store items.

Our organization closed its offices in March 2020 when most of the world entered extreme social distancing due to the Covid-19 pandemic. Like many organizations, we adapted to what were mostly new ways of interacting through virtual platforms like Zoom and Microsoft Teams, and yet our work in the field continued.

One of the key areas we were concerned about during the initial months of the lockdown was how Downtown Pittsburgh would re-emerge from the economic downturn caused by the pandemic. We were particularly concerned about the retail tenants in our historic buildings in Market Square and in the Wood Street corridor of Downtown.

We worked with our tenants to reduce their rent; to access the federal Paycheck Protection Program; to help with marketing, and to access the Urban Redevelopment Authority of Pittsburgh's grant programs for businesses.

### Your Support Helped Us to Continue Important Programs

Our organization is fortunate to have made it through the immediate impact of the pandemic without significant reduction of our operation or staff. We are especially grateful for the support of the Colcom Foundation, which provided us with two significant grants to help fund our operations and to develop a mini-documentary series highlighting the distinctive architecture and history of our city and region.

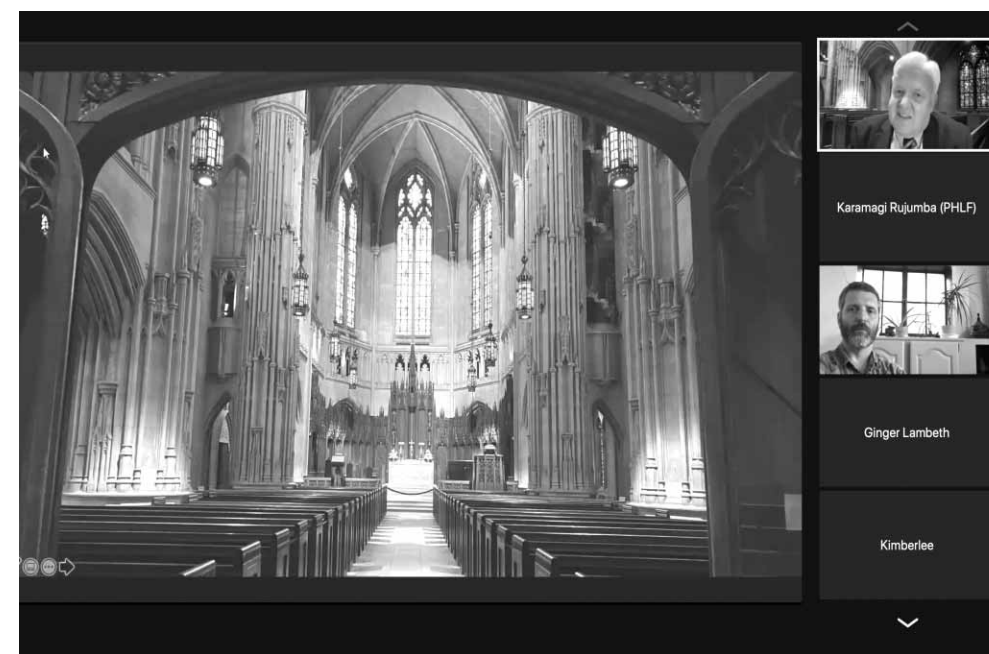
We thank all our members and well-wishers who continued to offer us tremendous donor support particularly through the Give Big Pittsburgh Response to Covid-19.



Adele Morelli, proprietor of Boutique La Passarelle, offered flexible in-store shopping hours, online shopping, and shipping options, to enable her customers to continue supporting her business during the downturn caused by the pandemic.

*My landlord, PHLF, has provided the most support for my business during the pandemic. They immediately stepped up to work with me on rent deferment, and then worked with the Urban Redevelopment Authority for my current rent subsidization.*

— Adele Morelli, proprietor Boutique La Passarelle, in a restored historic building on Wood Street.



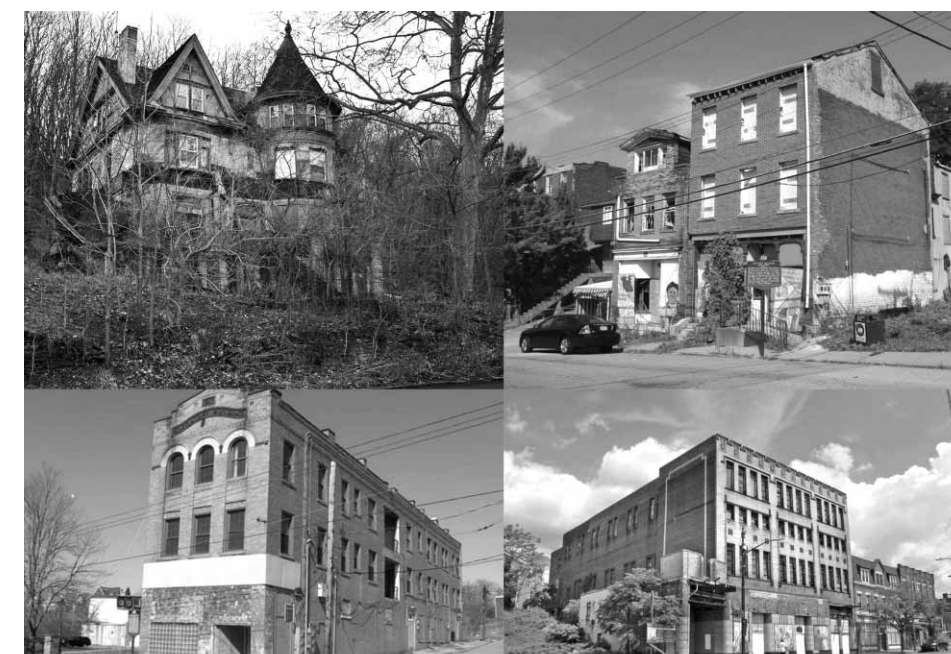
Frank Kurtik, a long-time researcher, writer, and lecturer on the history of Western Pennsylvania, presented a lecture on the history and architecture of the historic Heinz Memorial Chapel in Oakland.

### Virtual lectures

We streamed our first lecture via Zoom in the fall of 2020. We discovered that a virtual format allowed us to explore broader themes and topics in architecture, historic preservation, and the built environment. Between October 2020 and June 2021, we presented 9 public virtual lectures and recorded more than 600 lecture attendees. Some of our lecture topics featured a look at the work of Frank Lloyd Wright and his Fallingwater; the historic bridges of Allegheny County and Western Pennsylvania; abandoned buildings of America; the works of noted American architect Richard Nuetra in California; the historic skyscrapers of America, and how to think about public spaces when the world re-emerges from this global pandemic, among others.



**LIVE VIRTUAL TOUR:** Carnegie: Through Google Earth, navigated by our education staff and docents, we started offering live virtual architecture tours in the fall of 2020 instead of in-person city and neighborhood walking tours. In one such live virtual architecture tour of Carnegie, Pennsylvania, in December 2020, participants explored the historic St. Peter & St. Paul Ukrainian Orthodox Church located at 220 Mansfield Boulevard. Built in 1906, it was designed by a Hungarian-American, Titus de Bobula, an architect and political activist in his native Hungary, who designed a number of significant church buildings in America and Europe. From Fall of 2020 to Summer of 2021 we presented 15 live virtual tours, which saw more than 700 participants.



In March 2021, the Society of Architectural Historians awarded our organization a \$5,000 grant to fund the creation of a virtual tour that enabled students from two Pittsburgh public schools to explore the architecture and history of the former National Negro Opera House in Homewood. The grant, as well as funding from The McSwigan Family Foundation Fund of the Pittsburgh Foundation and the Gailliot Family Foundation, also enabled us to expand the virtual program to include other significant African American sites in Pittsburgh—the New Granada Theater, Crawford Grill, August Wilson House, and the August Wilson African American Cultural Center in the Hill District and Downtown, respectively.

*Technology is with us and is advancing apace. It shouldn't provide merely a temporary programming substitute, its perspectives—close-up, wide-angle, or birds-eye—increase our ability to appreciate our city.*

—Mary McDonough.

*We are certainly lucky to have this great program! I thank all of those involved in creating and supporting the virtual program events and I hope it will continue many years hence.*

—Elaine Sack.



*\$100,000 grant helped boost our organization's lending during the pandemic*

## Landmarks Community Capital Lends \$1.9 Million During Economic Slowdown

Small businesses, non-profit organizations, community developers, and individuals, especially those in low-to-moderate-income communities, were among some of the hardest hit segments of society during the economic slowdown caused by the Covid-19 pandemic. The economic uncertainty caused by the pandemic is one that Landmarks Community Capital Corporation, a non-profit lending subsidiary of PHLF, is particularly adept at maneuvering, given our experience in working with non-traditional borrowers.

“Our focus on purchase/rehabilitation loans for historic commercial buildings on Main Streets, affordable housing, and for community or religious buildings enables us to work with borrowers who have specific needs, which we understand,” said Michael Sriprasert, president of LCC.

Our organization's efforts were bolstered by a \$100,000 grant we received from the Opportunity Finance Network, a national association of community development financial institutions, in December 2020. The grant was a part of the association's efforts to bolster the capacity of community lenders in areas across the country that were highly impacted by the economic fallout of the Covid-19 pandemic.

“This grant came at a critical time for us because it enabled us to continue focusing on community lending, working closely with borrowers to ensure that they have access to capital when they needed it the most,” said Michael.

A reliable small-balance purchase/construction lender with expertise in historic preservation, commercial lending, and construction management, LCC provided \$1.9 million in loans between February 2020 and May 2021, to a cross-section of borrowers with diverse financing needs and projects.

One such borrower is Neville House Associates, a non-profit organization we have been intricately associated with since 2007, when it took ownership and control of “Woodville”—the John and Presley Neville House and homestead, c. 1780, in Collier Township. Our organization saved Woodville from demolition in the 1970s.

Neville House Associates received a \$120,000 loan to purchase an 1800s-era barn from a farm in Westmoreland County. The barn was disassembled and transported to the National Historic Landmark in Collier Township, Pennsylvania. In Spring 2021, it was meticulously reassembled on the grounds of Woodville to create additional space for events and programming.

“This loan is especially meaningful to us given our organizations' historic association,” said LCC Senior Loan Officer Rob Wagner. “The barn will enable them to expand their programs and increase their organizational



The Neville House Associates used a \$120,000 loan to purchase an 1800s-era barn from a farm in Westmoreland County, that was disassembled, transported, and installed on the grounds of the National Historic Landmark in Collier Township, Pennsylvania.

capacity as an important historic house museum and homestead in the region.”

Our organization not only purchased Woodville and saved it from demolition, but also sponsored its listing in the National Register of Historic Places, and continues to offer technical advice and lending support to Neville House Associates in its effort to maintain and preserve the historic homestead.

Contact Senior Loan Officer, Rob Wagner: [rob@phlf.org](mailto:rob@phlf.org) or 412-471-5808 ext. 538 for more information or if you wish to discuss your project or apply for a loan.

*Thanks to a low-interest loan from LCC which enabled us to install a new boiler system, we have had a warm worship space this year.*

*They not only provided a loan but gave us technical assistance in understanding what is needed to maintain our historic building.*

—Nancy Stotler, First United Methodist Church of McKeesport.

### Loans Disbursed in 2020 and 2021

**Bloomfield-Garfield Corporation:** \$143,500 loan to rehabilitate a rowhouse at 5213 Gem Way. The construction was completed and the house was sold to a female, first-time homebuyer with a low-moderate income.

**Fineview Citizens Council:** \$210,000 line of credit to continue its work on Lanark Street, where LCC participated in financing the renovation of two single family houses at 9 Lanark and 21 Lanark Street, in addition to purchasing 11 Lanark Street. Fineview Citizens Council rents its Lanark Street houses to families at subsidized rates under the Federal Section 8 Program.

**First United Methodist Church, McKeesport:** \$40,000 loan to replace its boiler system.

**Hill Community Development Corporation:** \$375,000 loan for the renovation of four rowhouses on Shawnee Street in the Upper Hill District. When completed, the units are expected to be sold between \$85,000 and \$90,000, on an affordable basis.

**Madiera Townhomes Acquisition LLC:** \$445,000 for acquisition/rehabilitation of 16 historic cottages on Madiera Street in Homewood

**Wylie Holdings LLC:** \$750,000 for renovation of two apartment buildings at 5165 Butler Street in Lawrenceville.

*The Hill CDC has benefitted from LCC's investment in the Upper Hill. We are excited to bring the Shawnee Street townhomes to the market in the coming months. Affordable homeownership in the Hill District and Pittsburgh are essential to the health, diversity and viability of our entire City.*

—Marimba Millions, president and CEO, Hill Community Development Corporation.



Landmarks Community Capital Corporation loaned \$375,000 to the Hill Community Development Corporation for the renovation of four townhouses on Shawnee Street in the Upper Hill District. When completed, the houses are expected to be sold at a price between \$85,000 and \$90,000, and are targeted for affordable housing.



The historic Wygal farmhouse (*left*), and barn (*above*), are located in Butler County's Adams Township, just north of Pittsburgh. The estate of John Wygal donated the easement to protect the historic farmhouse.

*Below:* The easement includes more than 100 acres of land for open-space recreation as a condition of selling the property to Adams Township.

## PHLF Accepts Preservation Easements on Meeder and Wygal Farmhouses in Butler County

Our organization is one of the few in southwestern Pennsylvania that is qualified, as defined by Section 170 of the Internal Revenue Code, to accept donations of a preservation easement, which can ensure that a historic property is protected in perpetuity.

An easement is a legal agreement between a property owner and our organization that places permanent, mutually-agreed-to restrictions on a historic property to protect it from inappropriate alteration, development, and destruction. We now have 46 easements since we started the program in 1979, including the historic Meeder farmhouse and barn, and the Wygal farmhouse, barn, and land acreage in Butler County, which we accepted in 2020.

### Meeder Farm

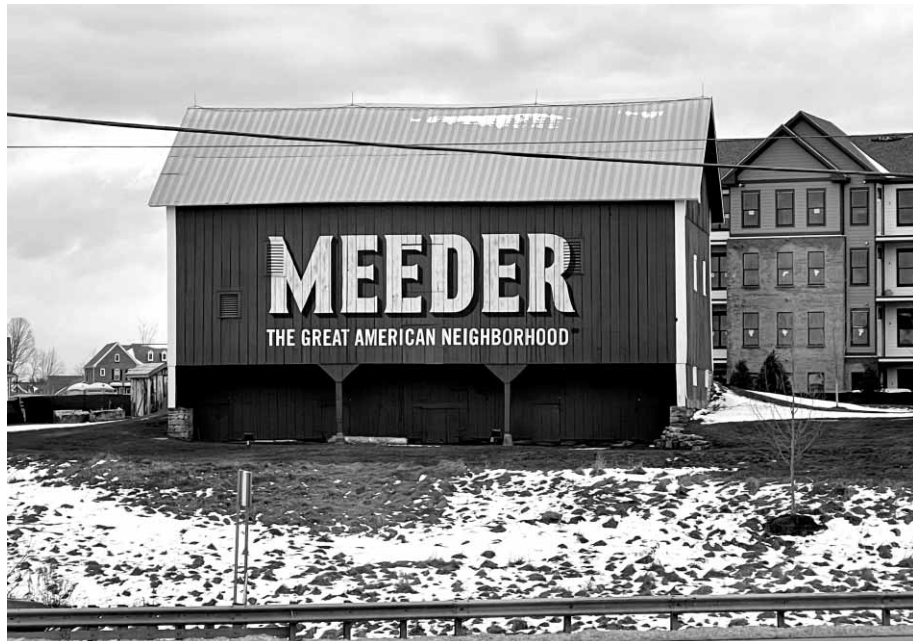
Located in Cranberry Township along a busy and commercialized stretch of State Route 19, the National Register-eligible buildings of the Meeder farm are a



This house was operated as an inn known as the Drover's Inn, which provided a useful stop for travelers on their way to Pittsburgh.

vestige of the former agrarian life and culture of this area. The Meeder farm buildings, which are at the intersection of State Route 19 and Rochester Road, anchor a large mixed-housing development by Charter Homes called “Meeder.”

This particular farmhouse was built in the 1850s, and the barn was built in 1898. The Meeder family established the



property as a farm and operated an inn known as the “Drover's Inn,” which provided a useful stop for travelers on their way to Pittsburgh. The inn eventually closed, and the property was used exclusively as an animal farm before switching to growing fruits and vegetables in the 1950s.

According to a survey by the Pennsylvania Historical and Museum Commission, Meeder farm “also historically follows a pattern common in the region, shifting from a mixed farming economy in the nineteenth century to a dairy farm early in the Twentieth Century and eventually to vegetables and produce.”

### Wygal Farm

Protecting historic farmland from future suburban development was the impetus behind the donation of an easement on the historic Wygal farmhouse, barn, and significant open space acreage in Adams Township, Butler

County. This easement is the result of more than two years of discussion between our organization, the donor of the easement, and Adams Township, which purchased the farm.

Located north of Pittsburgh, Adams Township is adjacent to Cranberry Township and has seen rapid conversion of historic farms and buildings into new residential development in recent years. At one time, the area was home to many more dairy, mixed livestock, and fruit and vegetable farms.

The sale of the estate of John Wygal to Adams Township included the donation of an easement to protect over 100 acres of land for open-space recreation as a condition of selling the property.

We worked with the township to recommend appropriate new standing-seam metal roofs for the farmhouse and barn, and other improvements to be incorporated over time to protect the buildings into the future.

The Meeder farm buildings are located at the intersection of State Route 19 and Rochester Road, and they anchor a large mixed-housing development by Charter Homes called “Meeder.”



## Pittsburgh Author was Inspired by Daniel Burnham's Iconic Skyscrapers

Mark Houser reflects on the genesis of his book *MultiStories: 55 Antique Skyscrapers & the Business Tycoons Who Built Them*.

Of all the research trips I took in preparing my book on the world's best antique skyscrapers, I was most eager to go to the Pacific Northwest. My wife and I excitedly planned a winter vacation around visits to old high-rises in Seattle and Vancouver. Then, three days before our scheduled flight, Seattle public health officials reported the first death from Covid-19 in the United States.

We crossed our fingers and got on the plane anyway. It was early in the pandemic, during the mask-free days. We noticed that tourist crowds in Seattle were thinned out, but the clearest sign that things were getting serious is when the latte shops switched overnight to paper cups, anathema for the coffee baristas.

Still, we carried on with our trip, clambering over scaffolding in Vancouver to view the 1912 World Building's dome repairs up close. We downed cocktails atop Seattle's

remarkable Smith Tower, as we enjoyed a glimpse of Mount Rainier through overcast skies.

By the time we returned, the reality of a shutdown and extreme social distancing due to the pandemic had set in. Every evening and weekend, I sat in my living room and typed up my notes, all the while fretting about the terrible events unfolding in the world outside my window.

As public health uncertainty continued and 2020 careened to a close, I published *MultiStories: 55 Antique Skyscrapers & the Business Tycoons Who Built Them*.

It was a story in the pages of this very newsletter by Albert Tannler—an architectural historian and PHLF's former director of historical collections—that inspired me to start writing for publication again after a five-year hiatus. One of the essays that appealed to me most was one in which Al highlighted 11 Pittsburgh projects by Daniel Burnham, of New York's famed Flatiron Building and the 1893 Chicago World's Fair.

I calculated that Pittsburgh had more Burnham skyscrapers than any other city outside the architect's headquarters in Chicago. That was the basis for a story for *Pittsburgh Magazine*, which morphed into a monthly column, and now my first book, all focusing on the long-forgotten histories of the world's first skyscrapers.

Their old-fashioned appearance is deceiving. Though draped in classical Greek trim, these buildings were technological marvels that radically altered every American city. Not just New York and Chicago—Pittsburgh, for example, went from a mere pair of downtown skyscrapers to a dozen in scarcely more than a decade.

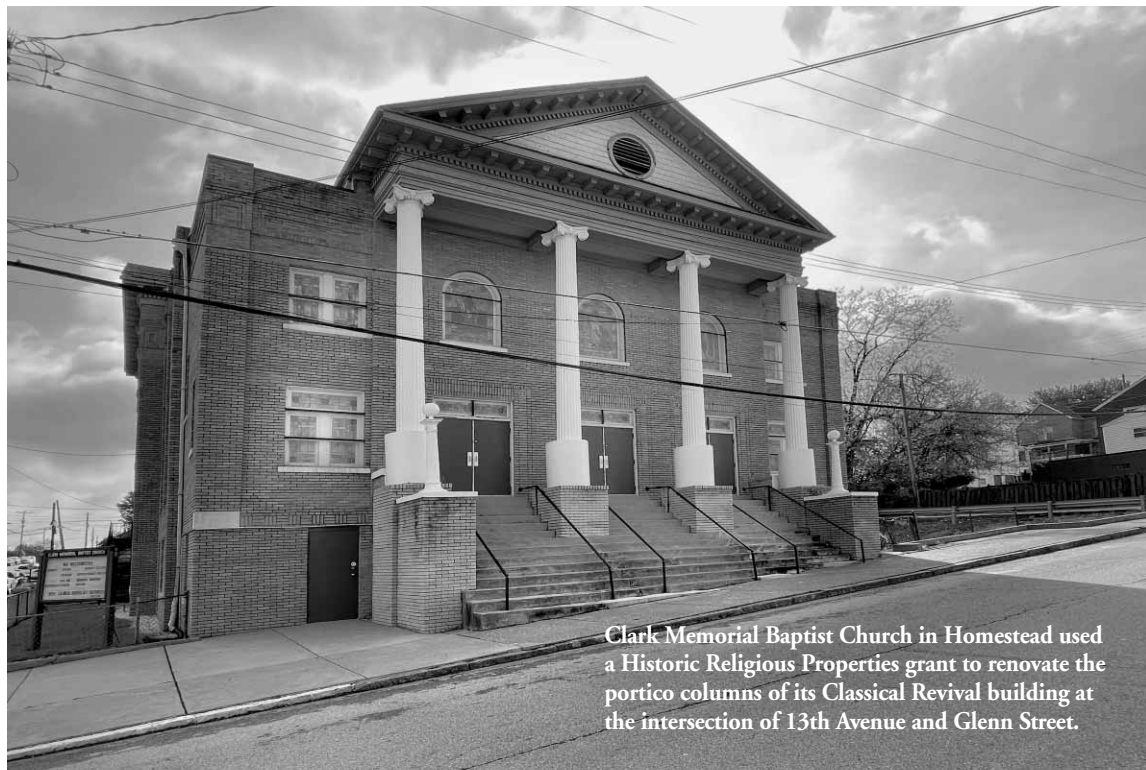
Two of them, coke king Henry Frick's eponymous granite slab and bathtub-magnate James Arrott's striped Venetian tower, are in *MultiStories*. Several others I feature have western Pennsylvania roots. Detroit's Buhl Building, for example, was erected for relatives of the family that funded our city's planetarium.

The 1892 Wainwright Building in St. Louis, often hailed as the first modern skyscraper, was ordered by the widow and son of a Pittsburgh brewer who had moved out west. The first municipal skyscraper, Oakland City Hall, was designed by Henry Hornbostel, who did our City County Building and the original edifices of Carnegie Mellon University, and also founded its school of architecture. The loveliest structure in my book, Louis Sullivan's Guaranty Building in Buffalo, was commissioned by a man who got rich striking oil in Butler County.

Now that the pandemic is receding, I hope *MultiStories* inspires readers to seek out new places to travel. Cities across America boast beautiful old skyscrapers, from Boston to San Francisco, Minneapolis to Miami, and of course, Pittsburgh.

These "Cathedrals of Commerce," as New York's spectacular Woolworth Building was dubbed upon its 1913 opening, are as worthy of a sightseeing trip as the castles and cathedrals of Europe, which they both imitated and surpassed.

Mark Houser is an author, professional speaker, and skyscraper tour guide. Find out more and get a free preview of *MultiStories: 55 Antique Skyscrapers & the Business Tycoons Who Built Them* at his website, HouserTalks.com.



Clark Memorial Baptist Church in Homestead used a Historic Religious Properties grant to renovate the portico columns of its Classical Revival building at the intersection of 13th Avenue and Glenn Street.

## Historic Religious Properties Program Awarded \$203,717 in Matching Grants in 2020 and 2021

Historic religious buildings are important places in the fabric of our neighborhoods and communities. They are at once houses of worship, and in many areas, centers of community service as well. The buildings are often imposing in size and also awesome in aesthetic architectural beauty because of the skill and craftsmanship that went into constructing them. As such, they can be very costly to maintain because of their age and the limited resources of ever-dwindling congregations.

This is why our organization created a program to offer matching grants to congregations and organizations operating in these often expansive, old, and historic buildings to help maintain and restore them for modern use. Since 1997, we have awarded more than \$1 million to more than 250 congregations in Allegheny County. Our Historic Religious Properties Grant Committee awarded \$110,000 to 13 congregations in 2021 and \$93,717 to 11 congregations in 2020. The grants have leveraged over \$2.4 million of additional private investment in the renovation of historic religious properties in Allegheny County.

"PHLF was excellent to work with. The application process was straightforward, and when it came time to implement the work, they were there to help us work out any issues that came up," said Anthony McClelland, chairman of the Board of Trustees of Clark Memorial Baptist Church in Homestead. The congregation received a \$9,900 grant in 2020 to help repair the portico columns of its Classical Revival building at the intersection of 13th Avenue and Glenn Street in Homestead.

"We are pleased to see continued interest in this program, which is supported by donations from our members and well-wishers," said David Farkas, program manager. PHLF, he noted, received many applications for funding in 2020 and 2021 from congregants in a variety of religious denominations to make exterior improvements and repairs to their houses of worship.

### 2021 HRP Grant Recipients

- **Baptist Temple Church**, Homewood: \$10,000 for stained glass window repair
- **Calvary United Methodist Church**, Allegheny West: \$8,300 to restore and replace exterior light fixtures
- **Christ Temple Church**, Homewood: \$10,000 for roof replacement
- **Eastminster Presbyterian**, East Liberty: \$10,000 to restore a stained glass window

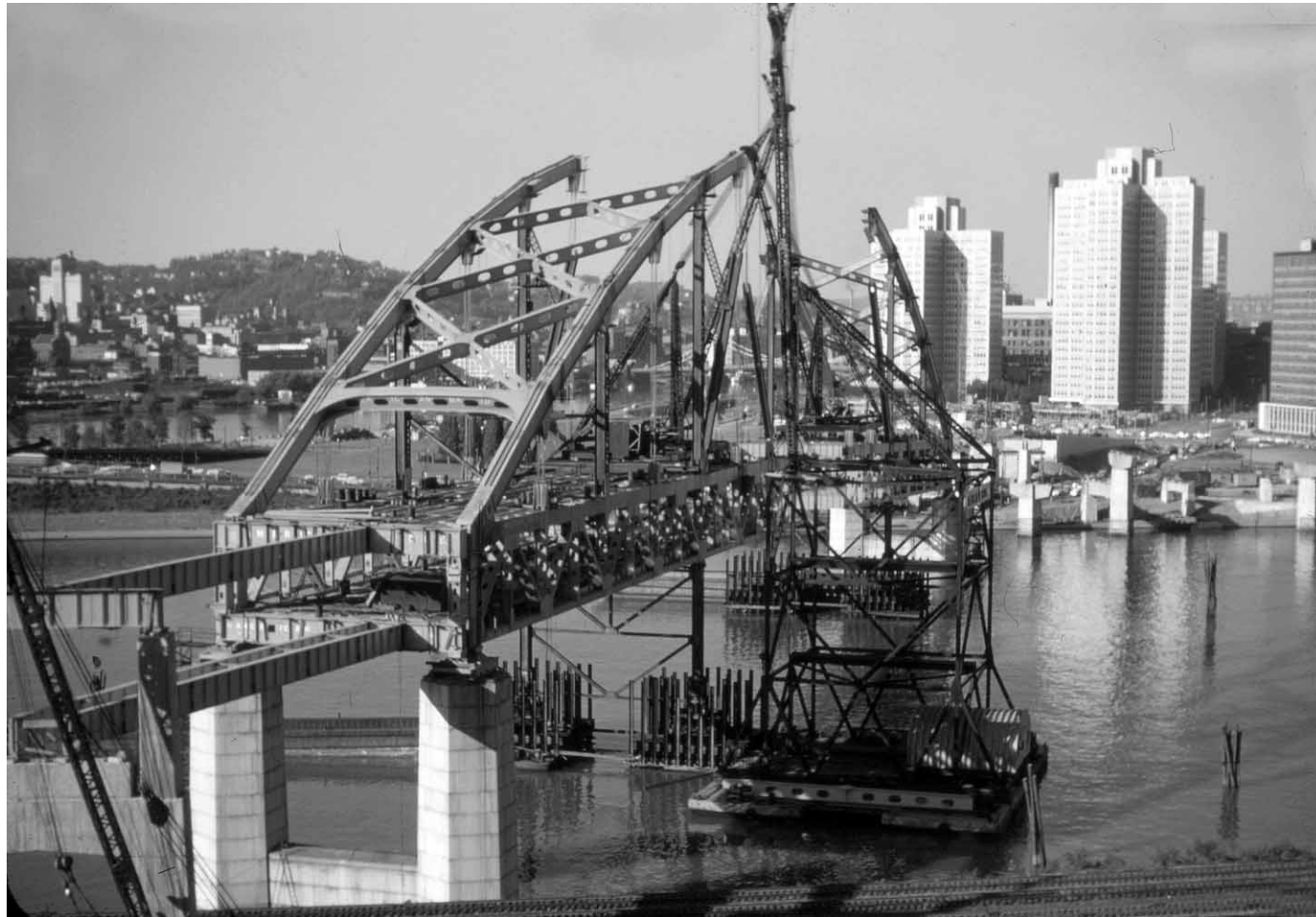
- **Rodef Shalom Congregation**, Shadyside: \$10,000 for stained glass window repairs
- **Shiloh Community Baptist Church**, Homewood: \$10,000 for slate roof repairs
- **St. Andrew Lutheran Church**, Shadyside: \$10,000 to restore stained glass and lancet windows
- **St. Michael's Orthodox Church**, Rankin, PA: \$5,880 for repair of roof and box gutters
- **Sunset Hills United Presbyterian Church**, Mt. Lebanon, PA: \$2,250 for exterior painting
- **Third Presbyterian Church**, Shadyside: \$8,578 to restore two sets of exterior sanctuary doors
- **Trinity Lutheran Church**, Franklin Park, PA: \$10,000 to replace the roof
- **Waverly Presbyterian Church**, Regent Square: \$9,725 to repair stone entry stairs and cheek walls
- **Zen Center of Pittsburgh**, Bell Acres, PA: \$5,920 to replace windows

### 2020 HRP Grant Recipients

- **Church of The Ascension**, Shadyside: \$10,000 for masonry repairs and brick pointing
- **Church of the Redeemer**, Squirrel Hill: \$7,950 for restoration of stained glass in narthex
- **Clark Memorial Baptist Church**, Homestead: \$9,900 to repair portico columns and do spot pointing
- **Eastminster Presbyterian**, East Liberty: \$10,000 to restore a glass window
- **First Baptist Church of Pittsburgh**, Oakland: \$10,000 for slate roof repairs and downspout replacement
- **First Presbyterian Church of Pittsburgh**, Downtown: \$3,150 for stained glass window repair
- **St. Andrew Lutheran Church**, Shadyside: \$10,000 to repaint exterior wood trim
- **St. John the Baptist Ukrainian Church**, South Side: \$10,000 to install wheelchair-accessible ramp to sanctuary
- **Third Presbyterian Church**, Shadyside: \$7,483 to restore main entry doors
- **Tree of Life Open Bible Church**, Brookline: \$5,234 to replace six casement windows with historically appropriate wood-clad windows
- **The Union Project**, East Liberty: \$10,000 to restore original stone entry stairs

We remain the only **non-profit organization in Allegheny County** offering a continuing program of financial and technical assistance to historic religious property owners. Help us keep the program going by making a tax-deductible contribution, made payable to PHLF and referencing Historical Religious Properties. We need and greatly appreciate your support. You may also donate through our web site: [www.phlf.org](http://www.phlf.org)

For more information: David Farkas: [david@phlf.org](mailto:david@phlf.org) or 412-471-5808 ext. 516.



PHLF Library and Archives

## Collection Care & Management

### PHMC Historical & Records Care Grant Helps Us Care for our Collections

Thanks to a grant from the Pennsylvania Historical and Museum Commission, our Archivist & Librarian Anna Samuels has rehoused some of our organization's print-based collections over the past year. The records stretch back to our founding in 1964 and detail the many historical preservation projects, architectural tours, and education programs we've worked on over the years. Paper-based records are fragile and naturally degrade over time. The grant allowed us to purchase archival materials, which will help us to treat our records with utmost care. These materials include acid-free file folders and boxes for storing paper documents, staple removers, and plastic paperclips to minimize rust damage. We also purchased archival gloves for handling delicate items, and document repair tape for mending damaged materials. This project is supported by a grant from the Pennsylvania Historical and Museum Commission's Historical Archives and Records Care Grant, a program funded by the Commonwealth of Pennsylvania.

### Moody's Transportation Manuals Added to Fairbanks Archive

In the spring of 2020, the Frank B. Fairbanks Rail Transportation Archive accepted a generous donation of 79 volumes of *Moody's Transportation Manuals* from the Carnegie Library of Pittsburgh. These annual financial reference publications, first published in 1909, provide information about railroad systems across the United States, Canada, Mexico, and Central and South America (other transportation modes like airlines, bus, and truck lines were added starting in 1952).

The *Moody's Transportation Manuals* provide valuable information about railroads and train travel and can also

help us to contextualize our current holdings. Take, for example, the Pittsburgh & Lake Erie Railroad. Not only was the P&LE an important part of Pittsburgh's history, it was also a major character in our organization's story and the development of Station Square. By consulting the *Moody's Manual*, we can find facts about the railroad that help to



Carnegie Library of Pittsburgh donated volumes of *Moody's Transportation Manuals*, which were annual financial reference publications first published in 1909.

illuminate this history. It also includes facts on mileage and branches owned, management and personnel, freight tonnage, passenger statistics, income factors, and stock records, and ratings.

The Frank B. Fairbanks Rail Transportation Archive was established through a planned gift to PHLF and dedicated on October 29, 2003.

### Open to Members

One of the benefits of a PHLF membership is free access to our James D. Van Trump Library and Frank B. Fairbanks Rail Transportation Archive. Our library includes architectural surveys, books, and periodicals pertaining to regional

history, architecture, historic preservation, urban planning, engineering, interior design, and landscape design.

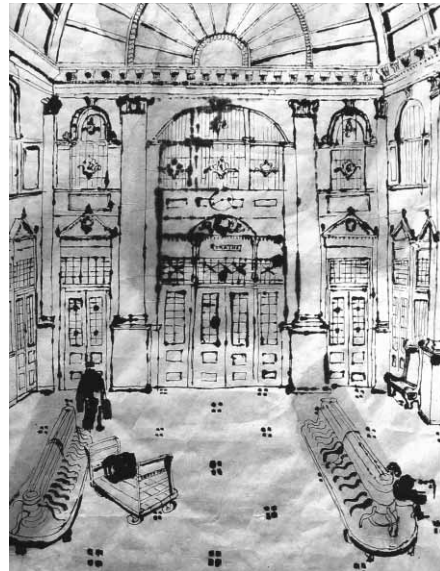
The Fairbanks Archive contains train timetables, official rail guides, a library of transportation books and magazines, and Frank Fairbanks' personal papers on his extensive rail travels. Please contact Frank Stroker ([frank@phlf.org](mailto:frank@phlf.org); 412-471-5808 ext. 525) or Anna Samuels ([anna@phlf.org](mailto:anna@phlf.org); 412-471-5808 ext. 542) to schedule an appointment to visit the James D. Van Trump Library or Frank B. Fairbanks Rail Transportation Archive any weekday, from 9:00 a.m. to 5:00 p.m.

### Gifts of Art Highlight Pittsburgh's Buildings, Railroad, and Transportation History

We thank Sharon Tebbets Pedrotti, Terry Ogden Tebbets, and Pamela Tebbets Robinson for the gift of 64 slides, most of which document the construction of the Fort Pitt Bridge and Tunnel and Pittsburgh's Bicentennial in 1958. This collection was photographed by the donors' father, Ogden "Oggie" Jarratt Tebbets (1918–1992).

During his professional career, he was a member of the International Union of Operating Engineers, Local Union 66. While working as the Master Mechanic for the American Bridge Corporation, Oggie took the slides capturing the construction of Pittsburgh's iconic bridge.

We are grateful to Charles and Hilary Linder, the children of Edward Louis Linder, for the donation of the reproduction print shown above. Ed Linder was a legendary Pittsburgh antique and art dealer who received his training as an artist at Carnegie Institute of Technology. There he met fellow artist Barbara Ann Smith, who would become his wife. Ed and Barbara spent their student years visiting and drawing local landmarks like the old P&LE Pittsburgh train



Above: View from Inside the P&LE Train Station in Pittsburgh. Edward Louis Linder (1937–2018), ink on paper, 1967. Gift of Charles and Hilary Linder.

Left: An image of one of the 64 slides by Ogden "Oggie" Jarratt Tebbets that were donated to our organization. They document the construction of the Fort Pitt Bridge and Tunnel and Pittsburgh's Bicentennial.

station depicted here, a decade before our organization would transform the grand waiting room into the Grand Concourse with assistance from restaurateur Chuck Muer.

The couple were both artists and art lovers, and they spent their years together looking at and talking about pictures. For Charles, this wonderful ink drawing conveys a lifestyle of adventure and travel as art, a motif which Mr. Linder likes to invoke in his own work as an artist. It is proudly displayed in the Charles Covert Arensberg Conference Room in our offices.

We thank Mary Beth Pastorius for a number of blueprints and drawings of some of the buildings and machinery of the Eberhardt & Ober (E&O) Brewing Company on Troy Hill. In 1986 our organization extended a loan to North Side Civic Development Council to acquire and renovate the property to house a brew pub and business incubator space.

Mary Beth and her late husband Thomas founded the Pennsylvania Brewing Company in the former E&O buildings.

The gift acceptance policy of the James D. Van Trump Library restricts donations to books, manuscripts, periodicals, historic site survey data, photographs and other visual documentation, maps, renderings and blueprints, and other materials that document the activities of our organization, regional built environment history, architecture, historic preservation, urban planning, construction engineering/technological development, interior design, and landscape design not already contained within the collections.

For more information, contact Frank Stroker, director of Historical Resources & Collections, at 412-471-5808 ext. 525 or [frank@phlf.org](mailto:frank@phlf.org) to discuss a gift donation.



The house that once housed the National Negro Opera Company located at 7101 Apple Street in Homewood sat vacant and unused for many years. It is now the focus of a concerted effort—including our organization's longstanding advocacy—to restore it as a significant landmark in American history.

## Preservation News

### Technical Assistance

### National Negro Opera House: A Significant Place in American History

We are pleased to be working with Jonnet Solomon, a Pittsburgh resident, who is leading the efforts to renovate and restore what was once the home of the National Negro Opera Company, considered to have been the first African American Opera Company in the United States.

We are working closely with Ms. Solomon and others to restore this house by advising on how to structure the feasibility, stabilization, and renovation process. To that end, our organization has completed a restoration feasibility assessment of the building.

In the early days of the Covid-19 pandemic, our organization partnered with Ms. Solomon to create virtual educational programs, which not only brought alive the historic significance of the house to people who were unfamiliar with it, but also created a platform of preservation advocacy for it.

Located at 7101 Apple Street in Homewood, a neighborhood in the East End of Pittsburgh, the grand Queen Anne-style house, which has been empty for many years, has been the focus of numerous efforts to restore it.

Built in 1894, this house is a landmark that reflects not only the complicated history of race in this country, but also the aspirations of African Americans who dreamed to develop and pursue their love of music, opera, and the performing arts, in this house seated on a hill in Homewood. The National Negro Opera Company, organized under the direction of Mary Cardwell Dawson, lasted from 1941 to 1962, and saw productions launched in Homewood and performed in Washington D.C., Chicago, and New York, among other places.

This collection of historic buildings—100, 104, and 106 Market Street—which include the former Froggy's restaurant and bar, remain in danger of demolition notwithstanding a series of City of Pittsburgh reviews that have consistently rejected applications for demolition. We continue to call on Troiani Properties to work with us in meaningfully saving these buildings in whole or in part of a new commercial development.



The house received a historical marker from the Commonwealth of Pennsylvania in 1994 and is included in *African American Historic Sites Survey of Allegheny County*, published by the Pennsylvania Historical and Museum Commission in 1994, and in *A Legacy in Bricks and Mortar: African American Landmarks in Allegheny County*, published by our organization in 1995. In 2008, our organization supported its designation as a City Historic Landmark by the City of Pittsburgh.

### Endangered

### Buildings on Market Street in Downtown's Firstside National Register Historic District

The Board of Appeals of the City's Department of Permits, Licenses, and Inspections, once again rejected an application by Troiani Properties to demolish three buildings located at 100, 104, and 106 Market Street in Downtown. While we are delighted by this decision, we fear that the buildings

remain endangered because the owners seem determined to demolish these historic structures.

The recent decision is yet another victory in the ongoing attempt—which has now ping-ponged through both Allegheny County Common Pleas and Commonwealth Courts of Pennsylvania—by Troiani Properties to demolish buildings located in the city's Firstside National Register Historic District.

We hope that this latest decision, along with the exhaustive review processes through the City's Planning Commission, give pause to the efforts to demolish these buildings, which are vital to the architectural aesthetic of the historic Market Street neighborhood of Downtown.

We continue to call upon Troiani Properties to engage with us in a meaningful way in figuring out solutions for how these buildings can be used in whole or in part, in the development of a new commercial office tower.

We believe these buildings do not have to be demolished in order to rejuvenate that part of Downtown.



### St. Agnes Center of Carlow University

We have been working with Carlow University since 2019 to suggest how it could enhance its front-door presence along Fifth Avenue by re-imagining a new use for the former St. Agnes Roman Catholic Church in Oakland.

The church, which was designed in 1914–17 by renowned architect John T. Comes (1873–1922) and still includes sculpture by Franz Aretz, stained-glass windows by George and Alice Sotter and Leo Pitassi, and murals by Felix B. Liefertuchter, closed in 1993.

Carlow acquired the building in 1996 and converted it into an all-purpose, event-rental space. We have been engaged in an ongoing discussion with the university on how to possibly integrate a new use for the building that fits within its vision for its campus.

However, the university, which recently hired a developer partner to implement its plan, insists on a course of action that only allows for demolition of the building. We remain engaged as an interested historic preservation consulting party on the mitigation plans the school might be compelled to undertake through the State Historic Preservation Office as a consequence of demolition.

### Demolished

### Historic North Side Church Demolished After Roof Collapse

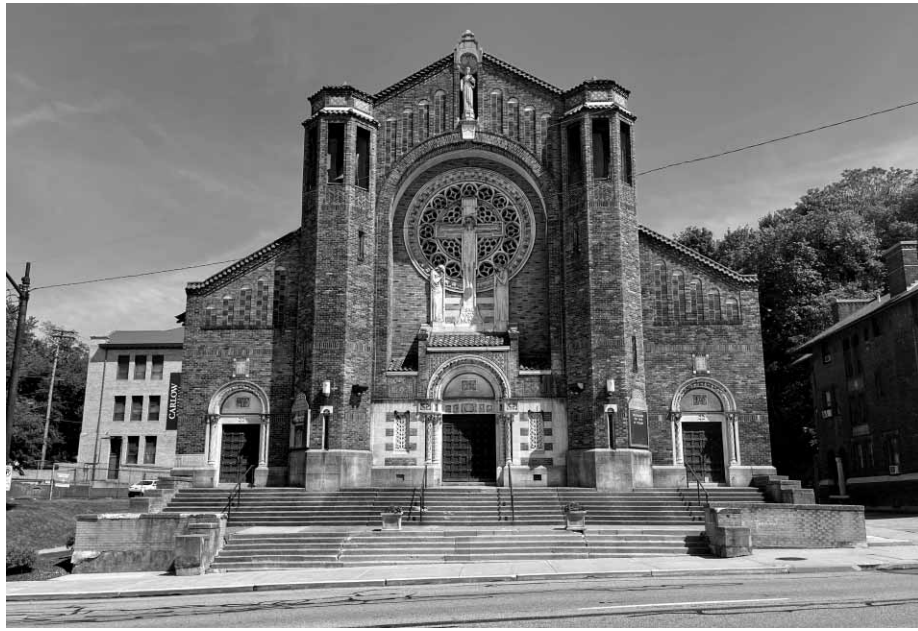
We regret the loss of the historic church building that once was the McClure Avenue Presbyterian Church, located at 3128 McClure Avenue, in the Marshall-Shadeland neighborhood of Pittsburgh's North Side.

Designed by Longfellow, Alden & Harlow, a leading architecture firm in 1887 when the church was built, the unadorned building was particularly noted for its impressive interior roof structure and most recently housed the Christian Fellowship Church.



“beneath the kingpost and beams of a monumental, exposed truss system, the space of the nave is uninterrupted, as at Emmanuel Church.”

Our organization awarded an Historic Religious Properties grant for roof repairs to Christian Fellowship Center Church in 1999. The work consisted of spot shingle replacement. We regret the loss of this significant building.



Carlow University has embarked on a course of demolishing the former St. Agnes Roman Catholic Church Building in Oakland as a part of its effort to re-imagine the entrance “face” of its campus. The building, which was designed by John T. Comes in 1914–17, stopped functioning as a church in 1993.

Unfortunately, its roof collapsed on June 8, 2020. No one was present when the collapse happened, and no injuries were reported. Due to the significant damage to the building structure, the City of Pittsburgh's Department of Permits, Licenses, and Inspections went on to demolish what was left of the building because it was considered a public safety hazard. With that demolition, ended one of the most historic church buildings in Pittsburgh.

In PHLF's *Pittsburgh's Landmarks Architecture: The Historic Buildings of Pittsburgh and Allegheny County* (1997), Walter C. Kidney noted that “this handsome, sparingly detailed church goes all but unnoticed. It has lost the short tower above the porch that was its only fancy external touch, and presents itself to you as a taciturn red mass. Inside, a variety of the Akron plan, popular once for Protestant churches, allows a partition to be drawn aside to connect the church itself with a Sunday school-auditorium space that is covered by a roof of impressive carpentry. The church has three-wheel windows with glass in strong Late Victorian colors.”

Margaret Henderson Floyd further noted the roof structure in her book *Architecture After Richardson*,

### Fire Destroys Historic South Side Building

A massive fire on a sunny winter afternoon tore through half of the historic building located at 1100 East Carson Street on the South Side of Pittsburgh on February 8. City firefighters battled the fire for hours in an effort to save the building until they were forced to evacuate it for safety reasons. Consequently, half of the building, constructed c. 1877 collapsed, and the other half had to be demolished due to public safety guidelines.

The 3½-story building housed the South Side Welcome Center, the South Side Chamber of Commerce's headquarters, a first-floor barbershop, and apartments on its top floors. Located on a stretch of Carson Street designated a National Register Historic District, the building typifies the scale and style of the Victorian-era buildings of the South Side business district.

It was among the first buildings that were renovated for adaptive reuse in the late 1960s and early 1970s when our organization initiated a program in 1968 to revitalize the historic South Side business district through adaptive reuse of its buildings. The Second Empire building, which at the time was owned by the late Gerald Lee Pekich and his business partner Art Silverman, was one of the first buildings they acquired, creating office and retail space on the ground floors and apartments on the upper floors.

The late Mr. Pekich would go on to serve as the first president of the South Side Local Development Company, an organization we worked with over the years on the continued revitalization of the historic Carson Street business corridor.

A former tenant in the building pleaded guilty in May 2021 to setting the building on fire.

### Success!

### Historic Arrott Building Re-Opens as Boutique Hotel

The historic Arrott Building, originally an 18-story office skyscraper, which was celebrated as an example of the modernization of Wood Street when it opened in Downtown Pittsburgh in 1902, re-opened in May as a boutique hotel known as The Industrialist—named as an homage to the men whose



City Firefighters battled for hours until they were forced to evacuate the historic building at 1100 East Carson Street on February 8. It was ultimately demolished.

business acumen and ingenuity helped build Pittsburgh and America.

Located at the intersection of Fourth Avenue and Wood Street, the brown brick and white terra cotta building, known for its arched entrance and lobby, winding staircase, ornamental bronze, and heavily veined marble, operated as an office building for many years until 2018, when it was acquired by HRI Properties, a New Orleans-based real estate development and management company.

Listed in the Fourth Avenue National Register Historic District, the building was commissioned by James Arrott, an immigrant from Ireland who started out in the insurance business in Pittsburgh, and later accumulated most of his wealth from manufacturing iron kettles, pots and pans, and cast iron white enameled bathtubs. It was designed by Frederick J. Osterling, and Edward B. Lee, a prolific Pittsburgh architect, remodeled its lower façade in 1928.

The 124-room hotel with a second-floor lobby and lounge is part of the Autograph Collection Hotels, a brand of Marriott International Hotels with a collection of over 200 independent hotels around the world. It features 28 suites, a lobby bar, fitness center, and a signature modern American restaurant known as The Rebel Room.

Our organization is pleased to see the launch of this new hotel in an historic building, for which we have been engaged over many years, advocating for its maintenance and preservation with its owners, including HRI Properties when they acquired it and started renovation and adaptive reuse.

The Arrott Building, an 18-story historic skyscraper, was recently converted from an office building into a boutique hotel known as The Industrialist.





*Thank You for Contributing January 1, 2020 through May 31, 2021*

## Your Donations Create Preservation Opportunities

Continuing support from members, foundations, and businesses enables us to quickly respond to community needs. New requests from groups throughout the region come in daily, asking for our help to reverse the decline of a historic main street, to save a specific building, to prepare a National Register nomination, to underwrite a feasibility study that would identify a new use for a vacant building, to help school students explore their communities, etc. Your gifts support historic preservation programs and services throughout the Pittsburgh region. *(Donor lists are not necessarily in alphabetical order.)*

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(January 1, 2020 – May 31, 2021)

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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Designation Committee Awards Four Historic Landmark Plaques

Our Historic Landmark Plaque is one of the most visible ways that we recognize historic places, which contribute to the distinctive physical character of our built environment. You see it on buildings, bridges, landscapes, or other remarkable structures of architecture in the city and the region.

Selene Davis, chair of our Historic Plaque Designation Committee, announced that plaques would be awarded to four significant structures designed between 1895 and 1931, after a committee meeting held via Zoom on June 17, 2021. The new plaque recipients are:

**The Allegheny City Stables:** located at 836 West North Avenue in Allegheny West on Pittsburgh’s North Side, the three-story, brick warehouse building constructed in 1895 in the Romanesque style, is the oldest remaining municipal building of the former Allegheny City.

**The James B. Orr House:** located at 430 Woodland Road in Edgeworth Borough just north of Pittsburgh, the French Norman-style house built in 1927 is solidly dignified and perfectly suited for its hillside site. Appearing to have been built in wings at several different times, the house rises in three roof lines to an unwindowed incorporated central tower. It features a variety of fenestration styles and includes hip-roofed dormers.



**The O. Kerr Price House:** located at 6 Windsor Road in Fox Chapel, this 3½-story, three-bay Georgian Revival stone house was built in 1928. It has a flat-roofed two-story portico supported by large round Doric pillars. It has a slate roof with gable ends and three wood dormers. Its exterior stone chimney is on the north side of the house.

**The Henry and Joan Koerner House:** located at 1055 South Negley Avenue in Pittsburgh’s East End neighborhood of Squirrel Hill is a detached, three-bay, three-story, brick structure on the east side of South Negley, halfway between Dunmoyle Place and Fifth Avenue. The house is an example of a Mid-Century “artist’s house,” designed with materials that reflect Henry Koerner’s Viennese

The James B. Orr House in Edgeworth, a French Norman-style house built in 1927, is one of four significant structures we awarded a Historic Landmark plaque in 2021.

roots, his artistic sense of style and architectural taste, and the concept of the art gallery as a “white cube” for displaying art.

Since 1968 our organization has awarded 616 plaques. The plaques do not protect a building from alteration or demolition. Buildings, structures, districts, and landscapes may be approved for a PHLF Historic Landmark Plaque if they are remarkable pieces of architecture, engineering, construction, landscape design or planning, or impart a rich sense of history; are not substantially lessened in value by alterations, additions, or deterioration; are at least 50 years old and located within Allegheny or surrounding counties, and are not located in historic districts bearing a plaque (unless of exceptional individual significance).

For more information, contact Frank Stroker: [frank@phlf.org](mailto:frank@phlf.org) or 412-471-5808 ext. 525.