

Unprotected Pittsburgh

Preservation Priorities & Resources for
Preserving Pittsburgh's Historic Landmarks

Young
Preservationists
Association of
Pittsburgh
2006



Give Life to History®

Foreword

It is my great pleasure to support the findings of this study. The Young Preservationists Association of Pittsburgh has assembled an impressive list of historic sites that do not currently have local landmark designation. Local landmark designation by the city of Pittsburgh would protect and enhance the development potential of these sites and empower local residents to control the future of their neighborhoods.

Moreover, historic designation of these unprotected sites would make them eligible for the Historic Preservation Incentive Grant Program, which is pending in the Pennsylvania Senate as Senate Bill 1232. This program would provide grant funds directly to owners of properties that are locally or federally designated as historic.

As proposed, the Historic Preservation Incentive Grant Program would assist owners of many of the properties listed in this report. A number of these landmarks are located in low- and moderate-income areas or in minority communities, such as the Hill District, which has the second-highest number of unprotected properties. Imagine what the Historic Preservation Incentive Grant Program could do for the Hill and all of Pittsburgh's neighborhoods!

Currently, however, many of the sites in these neighborhoods are not eligible for any program because they are not designated landmarks. The first step is to ensure that they are officially designated as historic sites.

It is surprising to learn that most of the sites fall under the theme "African American history." Pittsburgh supports a vast legacy of African American history that is important to the region, nation, and world. It is sad to learn that the city has so many of these properties in danger of being lost forever.

Furthermore, it's also surprising to know that the City of Pittsburgh only has six National Historic Landmarks and no World Heritage Sites. These facts do not reflect Pittsburgh's historic importance to the nation and world.

It is my hope that the "Unprotected Pittsburgh" report will encourage people to preserve more of Pittsburgh's unique history. Historic preservation makes Pittsburgh a stronger, more competitive region internationally. Historic sites also provide a unique experience that young people—and people of all ages—seek when evaluating where to live, work, and play. This report shows that an effective way to attract and keep young people in Pittsburgh is to protect our historic sites.

Pennsylvania State Senator Jim Ferlo

Acknowledgments

The Young Preservationists Association of Pittsburgh is grateful for the tremendous contribution of time, energy, and quality research provided by **John Forbush**, who was the primary researcher for this report. John was a fellow with the Coro Center for Civic Leadership, and unselfishly provided his expertise in completing this report. YPA also appreciates the technical support provided by **Angelique Bamberg**, the City of Pittsburgh's Preservation Planner. The map was created by **Lena Andrews**. Additional text, photographs, and captions were provided by YPA's Chair, Dan Holland.



Mellon Street homes being restored:
Not protected by the city landmark ordinance.

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On the cover: Kaufmann's Clock.

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Introduction

But I thought it was already a historic landmark! It has a plaque on it." This phrase is often exclaimed when people refer to older buildings. They see a bronze plaque mounted on the structure and assume that it denotes some sort of protection or special status. As this report points out, the opposite is often the case.

The purpose of this report is threefold: to raise awareness about the benefits of historic preservation, expand legal protections to Pittsburgh's historic structures, and to demonstrate the tools and strategies that citizens have at their disposal to preserve and revitalize their communities.

The report provides a list of properties that should be afforded local landmark protection. But we take it a step further and provide some tools and strategies to actually preserve them. Legal protections are not enough; tools are required to make preservation a reality in the Pittsburgh region.

When the Syria Mosque was demolished in 1991, it had been listed on the National Register of Historic Places and was part of a National Register Historic District, but was not a city-designated landmark. Many people questioned the process, the rationale, and justification for demolition of this stately 1920s theater in Oakland, which was, at one time, home to the Pittsburgh Symphony, National Negro Opera Company, and many other performing acts through the years.

But most of all they questioned a fundamental aspect of the historic designation process: Wasn't the Syria Mosque already a protected historic landmark?

As people quickly found out, National Register listing does not offer much protection for historic sites (although, it does provide tax incentives for developers). However, the city's landmark ordinance offers historic sites stronger protections through a public review process and close scrutiny of the Historic Review Commission. The lesson learned is: take proactive measures so that Pittsburgh doesn't lose another landmark that it will regret.

As of May 2006, there are only 75 individually-listed historic sites and 12 historic districts on the City of Pittsburgh's Register of Historic Places. In YPA's view, this is too few. Our list contains more than 100 sites that could and should be protected City historic landmarks.

Many would argue that the Unprotected list should be expanded. We couldn't agree more. Not all are in imminent danger of being demolished. But it is astonishing how many sites do not have city landmark protections.

Local historic designation empowers residents to shape their communities as they see fit. It stabilizes neighborhoods, builds local pride, and maintains the character that makes Pittsburgh so livable. Best of all, historic designation protects the value of your property.



Syria Mosque being demolished in 1991.

When it was built in 1916, one newspaper called it, "one of the finest examples of Arabic architecture in the United States."



The parking lot that replaced it.

Introduction (continued)

The second part of this report, Tools and Strategies, is perhaps the most important. It provides a list of resources that can be used to preserve historic structures. It also includes a list of organizations which have useful information.

YPA brings your attention to one useful tool that is currently in development. It's called the "Historic Preservation Incentive Grant Program"—grant funds that the Commonwealth of Pennsylvania proposes to offer owners of historic properties. The program is fully funded through the Growing Greener II program, but needs legislative authorization from the PA legislature. The legislation is awaiting passage by the PA Senate as SB 1232.

Up to \$10 million is allocated statewide for the Historic Preservation Incentive Grant Program. SB 1232 allows a maximum of \$15,000 to be awarded to a residential applicant for a single project, and up to \$500,000 may be awarded to a commercial applicant.

The Historic Preservation Incentive Grant Program would allow property owners to apply for a portion of the \$10 million that is available provided that their property is a historic landmark. This could include properties listed on the National Register of Historic Places or local historic landmarks. That means that many of the properties listed in this report could be eligible for much-needed grant funds to preserve the city's historic assets.



The next victims:
These historic buildings Downtown are being demolished.

We still have a long way to go. Demolition continues unabated throughout the city. Far too many religious structures, African American history, and relics of the industrial age sit neglected and vacant.

It is our hope that this report inspires others to nominate additional historic sites to be on the city's registry and to bring about their preservation and reuse. At the very least, YPA hopes that this report serves to inform and educate the public about the historic designation process, the benefits it provides for individuals and communities, and the tools available to actually preserve these sites. What's at stake is not just our history, but the future of the region.

Give life to history.®



Unprotected Lawrenceville:
Pittsburgh already has what young people are looking for.

Executive Summary

The following report is a summary of the historic landmarks and preservation tools available in the City of Pittsburgh. The report collected data on 130 “unprotected” historically significant buildings and 15 unprotected historic districts in nearly 30 Pittsburgh neighborhoods. By “unprotected” we mean these sites are not registered on the City of Pittsburgh’s Register of Historic Places, the strongest protection for historic sites.

“Protection” is a relative term. Buildings that have been listed on the City’s historic register have been, on rare occasion, torn down—in part due to economic hardship, such as the Greater Faith Tabernacle Church of God in Christ Church in Homewood. In the case of the Pittsburgh Wool Company buildings, they were demolished for the expansion of the Heinz plant on Pittsburgh’s North Shore.

On the whole, however, the vast majority of the sites listed on the City’s historic register are at least provided a public hearing before they are altered or demolished. This public review process is a valuable one. It protects sites by giving the city taxpayers an opportunity to oppose demolition or an unsympathetic alteration. Buildings may ultimately be torn down in extreme cases, but at least there is a public process before any action is taken.

Therefore, sites not listed on the city’s register of historic places are not protected by any official city landmark status. Some may see this as a good thing. The fewer legal hurdles, the easier it is to develop or redevelop a site. On the other hand, these sites are also “exposed” and subject to unsympathetic alteration or demolition. Historic designation adds certainty, reduces risk to a site, and maintains or increases property value, all of which are good for neighborhood stability.

Unlike sites listed on the National Register of Historic Places, which are subject to a Section 106 Review by the state preservation agency (the Pennsylvania Historical and Museum Commission) only for projects involving government funds, the City of Pittsburgh Historic Review Commission has the ability to review any site or district listed in their inventory, regardless of the project’s funding source.

Some of the buildings listed on YPA’s “Unprotected” inventory are unlikely to be demolished any time soon. But conditions change.

Development shifts, styles transform, and people’s appreciation of a certain historic site today can morph into something quite different later. Popular support for Kaufmann’s to be preserved forever could tomorrow become the enmity of a future owner. “Tear it down,” they’ll cry. Left unprotected, these sites could slip through the cracks like the Syria Mosque did, mistakes of an era too quick to judge before it’s too late.

The list that YPA compiled in this report should provoke a series of responses from the reader, including the following:

- ◆ I thought these sites were protected!
- ◆ There are some significant buildings that are in need of protecting!
- ◆ What can I do to protect these important historic sites?

The answer to the last question is where the “Tools and Strategies” section is most helpful. It details a number of financial and legal mechanisms that the general public, investors, or community based organizations can utilize to control their neighborhood’s destiny. One of the most powerful of these, but also one of the most misunderstood, is local historic designation.



Harvard-Yale-Princeton Club, Downtown:
Lots of historic plaques, but not a protected city landmark.

Findings

YPA's report reveals that there are a total of 130 unprotected historic sites in the City of Pittsburgh. These are sites that are not covered by the city's historic landmark ordinance, and are therefore not subject to public review or comment. They may be listed or eligible for listing on the National Register of Historic Places, but many are not. In addition, many of these sites could be eligible for grant funds in the state's Historic Preservation Incentive Grant Program currently pending in the Pennsylvania Senate.

In the Conclusion and Recommendation section, YPA highlights the "top ten" unprotected landmarks of particular interest for their historic and architectural integrity. Finally, we spotlight 15 potential historic districts that are currently not part of Pittsburgh's historic inventory.

Based on the findings, YPA makes the following five observations about the unprotected landmarks in the City of Pittsburgh.

1. Most of the sites included in this report (53) were built during the early twentieth century, 1900 to 1919.

Only a handful of sites in this report (14) were constructed before 1879 and only ten were constructed in the 1940-1969 period, with the remainder (33) being constructed in the 1880-1899 period, and 30 built after 1920.

Table 1. Dates of Construction for Unprotected Landmarks

Years of Construction*	Total out of 130**
1840-1879	14
1880-1899	33
1900-1919	53
1920-1939	20
1940-1969 (and after)	10

*Some eras overlap for buildings that were built over many years or involved multiple stages of construction; therefore, the start date or earliest date of construction was selected.

2. The largest number of unprotected sites (37) are related to Pittsburgh's African American legacy.

Nineteenth century architecture and religious properties were the second and third largest number of unprotected sites.

A diverse cross-section of properties was examined for this report. As a result, the properties listed can be divided into several categories which help to explain the historical contexts that make them a value to the community.

The numerical breakdown of these categories is as follows*:

Table 2. Thematic Categories for Unprotected Landmarks

Category	Number
African American History	37
19th Century Architecture	16
Religious Architecture	15
Residential Architecture	12
Industrial Architecture	10
Early 20 th Century Skyscrapers	8
Civic Architecture	7
Commercial History	6
Pittsburgh's Engineering Legacy	5
Sports, Recreation and Entertainment	3
Education and Scientific Discovery	3
Preservation of the Recent Past (post-1950)	2
Transportation History	2
Women's History	2
Monuments and Statues	1

*Primary themes were used for the sites; some structures fall into multiple categories.

Findings (continued)



Homeowners have no preservation protection in Friendship.

3. Neighborhoods with the most unprotected sites include Downtown and the Hill District.

Table 3. Pittsburgh Neighborhoods with the Most Unprotected Historic Sites

Neighborhood	Number of Unprotected Sites
Downtown	24
Hill District	23
Shadyside	10
Oakland	8
Lawrenceville	7
East Liberty	6
Southside	6
Homewood	5
Squirrel Hill	4
Strip District	4
North Shore	3
Central North Side	3

The following neighborhoods each have two unprotected sites: Beltzhoover, Brighton Heights, Highland Park, Larimer, Point Breeze, Southside Slopes, and West End.

The following neighborhoods each have one unprotected site: Allegheny West, Bloomfield, Duquesne Heights, Elliott, Hazelwood, Mt. Washington, Perry North, Perry South, Polish Hill, Troy Hill, and Woods Run.

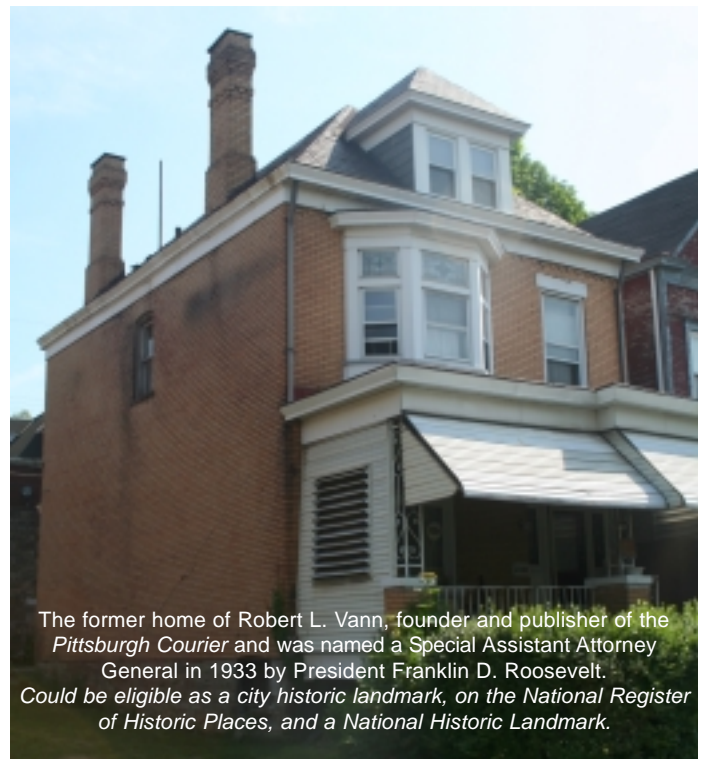
4. The City of Pittsburgh only has six National Historic Landmarks and no World Heritage Sites.

Table 4. National Historic Landmarks in the City of Pittsburgh

1. Allegheny County Courthouse & Jail, Downtown
2. Bigham Estate, Mt. Washington
3. Chatham Village, Mt. Washington
4. Emmanuel Episcopal Church, Allegheny West
5. Forks of the Ohio (Point State Park), Downtown
6. Smithfield Street Bridge, Downtown

5. The City of Pittsburgh only has three local historic landmarks dedicated to African American history:

- ◆ The Centre Avenue YMCA,
- ◆ John Wesley AME Zion Church, and the
- ◆ New Granada Theatre, all located in the Hill District.



The former home of Robert L. Vann, founder and publisher of the *Pittsburgh Courier* and was named a Special Assistant Attorney General in 1933 by President Franklin D. Roosevelt. Could be eligible as a city historic landmark, on the National Register of Historic Places, and a National Historic Landmark.

Methodology

Sites included in this report were selected based on the architectural and historical significance of the site, as well as the site's significance to the community. The criteria that YPA used for listing these sites on our inventory are the following:

- ◆ The site is not listed on the city of Pittsburgh's historic landmark registry (but could be eligible for listing or listed on the National Register of Historic Places, or be identified by a historic marker);
- ◆ It is an architecturally or historically significant structure;
- ◆ It is a prominent community landmark; or
- ◆ The site is a significant remnant of a larger historical theme, such as industrial, African American, or women's history.

Additional sites were included that have significance but are not listed on the National Register, don't have a plaque of any kind, or have not been included in previous inventories. Once the initial list was developed, it was matched against the list of eligible and listed sites on the National Register provided by the Pennsylvania Cultural Resources GIS website, a searchable database of all historic structures in Pennsylvania.

As this report details in the "Tools & Strategies" section, listing a building as a City of Pittsburgh historic landmark offers stronger protection against alteration or destruction than any other historic designation. No other designation ensures that any changes to historic areas or structures must be fully-disclosed and vetted in a public process.

Over 60 of the structures and districts on our list are either listed or eligible for listing on the National Register of Historic Places. While this federal designation may provide access to tax incentives, low-interest loans, and private easements—all of which are important from a development or investment perspective—it does not guarantee the protection of a building or district from destruction.

The report also details leverage points in the U.S. tax code designed to provide incentives for historic preservation donations, practices, and policies. As promising a sign as these policies are for preservation, we believe that these preservation inducements are not prevalent enough. Each year, preservationists have to fight for federal and state appropriations and incentives.

A Note on Sources

The primary sources for the sites were Walter Kidney's book, *Pittsburgh's Landmark Architecture* (1997) as well as the *African American Historic Sites Survey of Allegheny County* (1994).

Most of the information in the "Tools & Strategies" section came from websites or primary source material of various local, state, and national preservation organizations. Phone interviews were conducted with the Pittsburgh Historic Review Commission (HRC), Pennsylvania Historical and Museum Commission (PHMC), Pittsburgh History and Landmarks Foundation (PHLF), and the National Park Service in Washington, D.C.

For a complete list of data sources please turn to Appendix A and the Bibliography in this report.



The PHMC historical marker outside the National Negro Opera Company home can be misleading. The house is not a protected city landmark.

Preservation Tools & Strategies

This section lists a number of tools and strategies Pittsburgh's citizens can use to strengthen preservation efforts in their communities. These options have emerged amidst a shift in the way historic preservation is viewed among development professionals and the public officials. Historic preservation is gaining acceptance as a necessary component of viable economic development strategies. This is particularly true in older communities.

As a result, governments on the local, state and national level have created programs designed to encourage the preservation of historic resources by private citizens. In addition, there are a number of financial tools available to investors to encourage historic preservation. The following is a detailed catalogue of preservation tools currently at the disposal of aspiring Pittsburgh preservationists.

Local Tools & Strategies

- ◆ Historic designations in Pittsburgh
- ◆ City of Pittsburgh Streetface Program

State Tools & Strategies

- ◆ Certified Local Districts
- ◆ Main Street Program
- ◆ Pennsylvania Byways Program
- ◆ Pennsylvania Historical Marker Program

National Tools & Strategies

- ◆ National Register of Historic Places
- ◆ Federal Rehabilitation Investment Tax Credit
- ◆ National Historic Landmarks
- ◆ National Heritage Areas
- ◆ New Markets Tax Credits

International Tools & Strategies

- ◆ World Heritage Landmarks
- ◆ International Council on Monuments and Sites

Other Financial Tools & Strategies

- ◆ Historic Preservation Giving
- ◆ Easements
- ◆ Charitable Gift Annuities
- ◆ Charitable Remainder Trusts



The Armstrong Cork Factory is listed on the National Register of Historic Places, has a preservation easement, but is not a city-designated historic landmark.

Local Tools & Strategies

City of Pittsburgh Historic Landmark Designation

Securing a historic designation to a property of significant cultural or historic value is an effective public method to recognize and protect a historic site. Aside from preserving historical and architecturally noteworthy sites, the positive results of utilizing historic designations range from increased publicity for a community, enhanced aesthetic appeal, and the development of community identity.

The most powerful historic designations can inhibit the unsympathetic alteration of historic properties (such as the removal of a Victorian porch or demolition) and serve to ensure that the value brought to a community by historic property is maintained. While “less powerful” historic designations may not have the legal jurisdiction to block alterations, they still remain an effective means to rally public support when necessary and generate a community’s sense of pride in its own history.

Several preservation-minded organizations – both nonprofit and governmental – make historic designations available to properties in Pittsburgh. Each of these designations carries their own unique criteria, protections, and oversight capabilities. The following will detail these programs from the perspective of a potential applicant:

- ◆ What prerequisites must be met in order to qualify for a designation?
- ◆ What protections or restrictions are associated with a particular designation?
- ◆ What tax credit or financing incentives could one of these historic designations bring to an owner of a historic property?

Description

A property or district deemed to hold historic or architectural significance for the City of Pittsburgh, Commonwealth of Pennsylvania, Mid-Atlantic Region, or the United States can receive designation as a City of Pittsburgh historic landmark. City of Pittsburgh historic landmarks must be located within the city limits and can take the form of a building, a piece of historically significant land, an archeological site, or an entire district.

A City of Pittsburgh historic landmark designation is considered the strongest instrument available to protect this city’s important historic assets. Any construction that would alter the exterior appearance of a City historic structure must be publicly reviewed and subsequently approved by the City’s Historic Review Commission.

A City historic landmark designation empowers the community to have an active roll in shaping the character of Pittsburgh’s neighborhoods. No other designation on the state or national level available to Pittsburgh communities can provide citizens a stake in preservation of historic structures.



The Centre Avenue YMCA in the Hill was dedicated in 1994 and became a City historic landmark in 1995. There are only three African American historic landmarks protected by the city.

Application and Designation Process

Any citizen or civic group can submit a historic landmark nomination to the HRC. Forms can be found on the Historic Review Commission's website: http://www.city.pittsburgh.pa.us/cp/html/historic_review_commission.html

In the case of a historic district nomination, a community group or individual will need an accompanying letter signed by either 25 percent of the listed property owners, the Mayor, a member of city council or a member of the Historic Review Commission. The Commission will notify all affected parties of upcoming hearings and decisions relevant to the designation.

For religious structures to be eligible for historic landmark consideration it must be an active parish.

According to the HRC website, a "public information" meeting to discuss the implications and impact that a historic designation would have on a neighborhood is scheduled no later than six months after receipt of a nomination.

Public information meetings are not scheduled for free-standing sites, buildings or structures – only districts and neighborhoods. However, at least one *public hearing* (notice the difference) is scheduled for every nominee - site or district- considered by the HRC. This provides a venue where designation opponents and supporters can gather to voice support or opposition to Pittsburgh's City Council.



The cobblestones of Murray Hill Avenue in Squirrel Hill became the first protected street surface in the city in 2000.

With the input of government stakeholders, the Pittsburgh City Council makes final determination on whether to confirm a nominated site as a City of Pittsburgh Landmark. This advice includes a report from the HRC which assesses whether the site or district meets the historic designation criteria. Likewise, the Department of City Planning submits a report addressing how the designation would affect City land use policy.

Within eight months of the initial nomination, Pittsburgh City Council will hold a public hearing and vote on whether to approve a nominated site as a historic landmark. Nominees that are not approved must wait a minimum of 5 years before they can be nominated again. The only exception to this rule is if 51% of a district's property owners sign a petition for reconsideration.

Legal Restrictions and Protections

Sites designated as City of Pittsburgh landmarks can be subjected to exterior and facade reviews by the City's Historic Review Commission. The process ensures that the appearance of these properties remains consistent with the Commission's guidelines.

Any proposed changes or alterations on a City of Pittsburgh landmark must undergo the review and subsequent approval by the City's Historic Review Commission. Changes to the interior of historic structures do not fall under the jurisdiction of the HRC and can be done without consultation.

The HRC bylaws allow City historic landmark owners to circumvent a Historic Review Commission review for two types of projects: 1) activities the HRC considers "routine" maintenance such as façade cleaning, and 2) non-controversial improvements that represent an unquestionable improvement to the site or restorative changes that will bring the site closer to its original appearance. According to the HRC, these renovations can be approved "administratively" by HRC staff.

The Historic Review Commission's review process is enacted whenever a significant replacement, alteration or removal is proposed by the property owner. The HRC holds public review hearings to consider these alterations on the first Wednesday of every month.

During the consideration of a site or district's nomination, the property is considered under protection by the Historic Review Commission. Any changes to the visible exterior of properties under consideration must be approved by the Commission.

Preservation Tools & Strategies (continued)

A property designated as a City of Pittsburgh historic landmark has already met the Historic Review Commission's standards. This means that property owners are in no way expected to make further investments or financial commitments to property improvements or restoration efforts.

Tax Incentives and Financing

As of yet, there are no tax credit or funding programs associated with City historic landmark designation. However, there is pending state legislation that seeks to provide grants for owners of historic properties in Pennsylvania.

It's called the "Historic Preservation Incentive Grant Program." If passed, the Commonwealth of Pennsylvania would offer attractive incentives for owners of historic properties. The program is fully funded through the Growing Greener II program, but needs legislative authorization from the state legislature. The bill is awaiting passage in the Pennsylvania Senate as SB 1232.

Up to \$10 million is allocated statewide for the Historic Preservation Incentive Grant Program. SB 1232 allows a

maximum of \$15,000 to be awarded to a residential applicant for a single project, and up to \$500,000 may be awarded to a commercial applicant.

The Historic Preservation Incentive Grant Program would allow property owners to apply for a portion of the \$10 million that is available provided that their property is a historic landmark. This could include properties listed on the National Register of Historic Places or local historic landmarks. That means that many of the properties listed in this report could be eligible for much-needed grant funds to preserve the city's historic assets. This program is consistent with the Federal Rehabilitation Investment Tax Credit program, and would be overseen by the Pennsylvania Historical and Museum Commission, with the Department of Community and Economic Development administering the program.

The legislation has broad support across Pennsylvania. According to 10,000 Friends of Pennsylvania, a statewide group supporting this legislation, "It is a legislative effort that has been in development for several years, and we are encouraged by the broad-based, bipartisan support for these incentives."¹



Oakland Square is Pittsburgh's newest historic district.

Preservation Tools & Strategies (continued)

There has been some debate as to how stringent the Historic Review Commission enforces the city's landmark ordinance. Some preservation advocates have claimed that the HRC is too lenient, while some property owners and developers have argued that the historic review process is too cumbersome. The reality is somewhere in between.

According to figures provided by the Historic Review Commission's 2004 Annual Report, the Commission issued 137 Certificates of Appropriateness for work in historic districts.

- ◆ Three of the 137 applications were initially denied in 2004, but were later approved with modifications.
- ◆ Six of the 137 applications for work performed without prior approval of the HRC were denied after the fact in 2004.
- ◆ Ten applications were denied in 2004. Since 1995, only 21 applications for work have been denied by the HRC, out of 1,457 total applications (1.4%).
- ◆ There were 13 demolitions approved in 2004, proving that demolitions can occur in historic districts upon the approval of the HRC. Only one demolition request was denied in 2004.

- ◆ The staff of the HRC approves the vast majority of all applications—70% in 2004. The appointed Commission approved the rest—41 out of 137 applications in 2004.
- ◆ The approval process is swift for most applications: In 2004, 63% of all applications were approved on the same day, and 68% were approved within three days.

From these data, one might conclude that, in fact, the Historic Review Commission isn't the burdensome agency they are often portrayed. With most applications approved at the staff level within one-to-three days, most property owners rarely go before the appointed Commission.

So, is the Historic Review Commission too lenient or too strict? If you are one of the property owners who was denied a request, perhaps it's too burdensome. If you are a preservation advocate, perhaps it's too easy to get approvals. But in both cases, there is a democratic review process, which gives the public the power to control their communities.



The former Ford Motor Company building on Baum Boulevard in Oakland: *Eligible for the National Register and City of Pittsburgh landmark status.*

Preservation Tools & Strategies (continued)

City of Pittsburgh Streetface Program

Description

The Mainstreets program is a manifestation of Pittsburgh's successful revitalization efforts in its once deteriorating commercial districts. The four pillars of this program – organization, promotion, design, economic restructuring – are taken directly from the guidelines issued by the National Trust for Historic Preservation [see Appendix A].

Under Mainstreets' design focus is the Streetface Program, an effort to encourage investment in the restoration of a district's historic structures, especially in regards to storefronts and exterior facades of commercial areas. Up to \$30,000 for façade improvement is provided by the URA.

While listed as a five-year, 0% loan program, in practice Streetface runs like a grant from the URA. If the façade improvements paid for by the "loan" are maintained for five-years after the project's completion then all debt is forgiven.

Joe Edelstein, managing partner of Wylie Holdings, a real estate development firm in Lawrenceville, praises Streetsface for its role in catalyzing development in his area of operation. "My only wish is that they would offer more grants. For what amounts to a very small amount of money, this has been a very productive program for Lawrenceville."



Lawrenceville has benefited from the city's Streetface program.

Preservation Tools & Strategies (continued)

Financial Assistance Offered

Loans offered by Streetface are for 5 year terms at 0% interest. The loans will cover up to 50% of construction and architectural costs for façade improvements. The URA will determine this amount based on the building's location, its historic status, the presence of storefronts, and the number of stories. \$52,800 is the maximum loan amount allowed.

In what the URA considers "High Impact Neighborhoods," these loans can cover up to 100% of architectural and construction costs. However \$24,000 is the cap amount under this scenario.

Application Process and Eligibility

To be eligible for Streetface Program funding a building must be located in one of Pittsburgh's certified Mainstreets business districts. This means that there must be a Business Development Organization present that is eligible to receive Community Block Grants. There must be at least 65 businesses within a two-block radius of neighborhood serving businesses.

Residential properties, banks, bars, non-profit establishments, gas stations, and alcohol distributors are not eligible for Streetface support.

Streetface eligible districts include: Allegheny West, Allentown, Bloomfield, Brightwood, Brookline, Central Northside, East Allegheny, East Liberty, Garfield, Hazelwood, Lawrenceville, Mt. Washington, Oakland, Observation Hill, Penn Main, Strip District, South Side, Uptown, and the West End.

The URA requires that at least three Streetface registered contractors are allowed to bid on a given project and that fair and legal wages are paid to all working on the project. Renovations implemented with funds from the Streetface program must be kept intact for at least five years. The URA will closely monitor these stipulations.

To initiate the process of a Streetface application, an application must be submitted to the URA with pictures, permits and an application fee of \$100. The owner will be asked to submit restoration plans that must conform to the design parameters of the local business development group [if applicable].

The URA will review contractor bids and sign an agreement if the proposal is sound. However, the URA will not pay for any improvements made before the signing of the agreement.

The owner must pay their portion of the project costs before the URA will release its funds. Owner's architect must sign off on contractor's invoices submitted to the URA for payment. The URA will not make a final payment on the project until all work is complete.²

For more information on financing Streetface initiatives, please visit www.ura.org/pdfs/mainstreets.



The Penn Avenue Arts corridor is a recommended city historic district.

State Tools & Strategies

Certified Local Districts

Description

Certified Local Districts are local areas of historic significance that – through a process detailed in National Register Bulletin No. 17 – have access to Rehabilitation Investment Tax Credit (RITC) dollars, which are typically reserved for National Register properties.³

According to National Register Bulletin No. 17, before any non-National Register districts can be certified the “Chief Elected Official” in a town or municipality must first apply to the state’s SHPO (in Pennsylvania it’s the Pennsylvania Historical and Museum Commission, PHMC) to have the city’s historic statute certified by the Secretary of the Interior. If the city’s statute is consistent with the aims of the National Register and meets federal preservation standards, the entire statute is approved.

In order for a district in a city with a certified preservation statute to qualify for federal rehabilitation tax incentives it must *“possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A [certified] district may also comprise individual elements that although linked by association or function, were separated geographically during the period of significance.”*⁴

In order to qualify as a Certified Local District in Pittsburgh, a community must already be deemed a City Historic Landmark District and **NOT** be on the National Register of Historic Places.

Under this definition, Certified Local Districts are getting the highest level of protection through their City Landmark Designation and the monetary benefits of a National Register property. This designation, though rarely used here in Pittsburgh is truly the best-of-both worlds.

There are three Certified Local Districts in Pittsburgh: Manchester, Mexican War Streets, and Market Square. Since the first two alluded to can already access RITC money via their listing on the National Register, Market Square is the only property in Pittsburgh where the Certified Local District designation is used on a regular basis.

The financial assistance programs accessed through the RITC are explained in detail in the National Register of Historic Places section of the report.

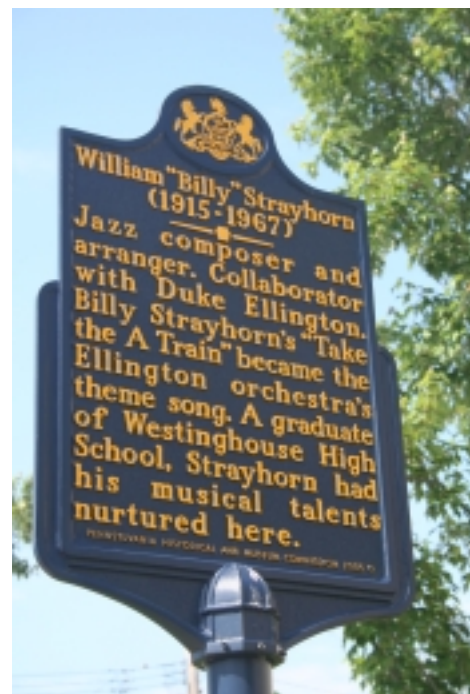
Pennsylvania Historical Marker Program

Description

In an effort to highlight moments, individuals and places significant to Pennsylvania and the United States, the Pennsylvania History and Museum Commission oversees the production and issuance of 7 ft. tall iron cast markers that briefly summarize historical occurrences that took place in this state.

Recently the Commission has pushed to recognize “significant subjects that have previously received less attention by the Historical Marker Program [and ensure that these subjects] receive more favorable consideration (other factors being equal) than subjects which have already had fuller coverage.”⁵

25-30 new markers are issued throughout the state each year. Many of the markers pay homage to deceased individuals or structures that no longer stand. This year’s selections include a marker honoring famed Pittsburgh playwright August Wilson in the Hill District and Forbes Field in Oakland.



PHMC heritage markers are scattered throughout Pittsburgh.

Application and Designation Process

Nominations for historical markers may be submitted by any person or organization. Nominations postmarked by December 15 each year are evaluated by a panel of independent experts from across the state and reviewed by PHMC commissioners the following spring.

Once approved, staff-members work with nominators to prepare marker text, select dedication dates, and arrange appropriate dedication ceremonies, generally within a year of approval.⁶

Protections or Restrictions

According to the PHMC, there are no structural protections or restrictions on properties honored by Pennsylvania Historical Markers.

Tax Incentives and Financing

Limited matching grants are available for the construction of some markers and nominators should expect to share the cost for the marker's creation. There are no tax related incentives associated with Pennsylvania Historical Markers.

Main Street Program

Main Street is a comprehensive, community-based revitalization approach, developed by the National Trust for Historic Preservation in 1980. Communities across the U.S. apply its four key components with great success:

Design means getting Main Street into top physical shape. Capitalizing on its best assets such as historic buildings and the traditional downtown layout is just part of the story. An inviting atmosphere can be created through window displays, parking areas, signs, sidewalks, street lights, and landscaping; good design conveys a visual message about what Main Street is and what it has to offer.

Promotion means selling the image and promise of Main Street to all prospects. By marketing the district's unique characteristics through advertising, retail promotional activities, special events, and marketing campaigns an effective promotion strategy forges a positive image to shoppers, investors, new businesses and visitors.

Organization means getting everyone working towards common goals. The common-sense formula of a volunteer-driven program and an organizational structure of board and committees assisting professional management can ease the difficult work of building consensus and cooperation among the varied groups that have a stake in the district.

Economic Restructuring means finding new or better purposes for Main Street enterprises. Helping existing downtown businesses expand and recruiting new ones, a successful Main Street converts unused space into productive property and sharpens the competitiveness of its businesses.

The Pennsylvania Main Street Program is one piece of the dynamic community and economic development strategies of Governor Tom Ridge and the Pennsylvania Department of Community and Economic Development (DCED). The success of the program over the last twenty years has helped keep downtown revitalization as a priority for the department in their efforts to support and build the Commonwealth's diverse communities.

The five-year program encourages revitalization by leveraging private dollars and requiring ongoing, local support evidenced by the establishment of an organization and documented financial commitment from the community. Program guidelines are available by calling the DCED regional contact or PDC at 717-233-4675. The Single Application for Assistance can be accessed on the DCED website, <http://www.newpa.com/default.aspx?id=223>.



East Carson Street was one of the first Main Street programs in the U.S.

Pennsylvania Byways Program

Description

Established in 1991, the Federal Highway Administration's National Scenic Byways Program promotes the recognition and enjoyment of America's memorable roads. The National Scenic Byways (NSB) Program was established under the Intermodal Surface Transportation Efficiency Act of 1991. Under the program, the U.S. Secretary of Transportation recognizes certain roads as National Scenic Byways or All-American Roads based on their archaeological, cultural, historic, natural, recreational, and scenic qualities. There are 126 such designated byways in 44 states. The Federal Highway Administration promotes the collection as America's Byways.

The Pennsylvania Byway program was designed to recognize, protect, and showcase the intrinsic qualities of the state's unique roadway corridors. Intrinsic Quality means archaeological, cultural, historic, natural, recreational, and scenic features that are considered representative, unique, irreplaceable, or distinctly characteristic of an area.

Pennsylvania Byways are designated in support of local planning efforts to:

- ◆ Enhance and improve the visual impact of specific routes;
- ◆ Maintain the natural resources and intrinsic qualities along specific routes; and
- ◆ Educate residents and visitors on the history and culture of the Commonwealth.⁷

Application/Designation Process

Any government entity can nominate a state, federal or local road to be a Pennsylvania Byway. The resolutions or letters in support by communities and governments affected by the proposed designation is required by PennDOT. A letter from the Local Development Corporation and Metropolitan Planning Organization must also be included. In Allegheny County's case, the Southwestern Pennsylvania Commission (SPC) would need to demonstrate their support.

Before a designation is granted, PennDOT's district coordinator in Allegheny County and representatives from the Harrisburg office will visit the site and interview stakeholders with the purpose of long-term planning assessment.

Financing/Tax Incentives

Roads designated as Pennsylvania Byways are eligible to receive federal funds to assist in the payment of maintenance, upkeep, and tourism related additions, such as kiosks. Obviously, any project undertaken with federal monies must conform to the standards set by the Byways statute. Approximately \$30 million is given out every year and over 1,500 roads in 48 states have received support.

Protections/Restrictions

Pennsylvania Byway designated roads that receive federal National Highway System (NHS) funds are not permitted to have billboards or any other structures built that diminishes from the character of the site in any way.

Ordinances with the National Scenic Byway language must be passed that secure the same protection for roads maintained with local or state funds.

In the Pittsburgh region, there are three Scenic Byways. These include:

Grand View Scenic Byway

Grand View Scenic Byway is the perfect place to spend a day taking in panoramic views, shopping, and dining in the finest restaurants Pittsburgh has to offer. From the vantage point of a ridge overlooking Pittsburgh, you will see the dividing point of the Ohio River, the home fields of the Steelers and the Pirates, and the attractive architecture that dots the city's landscape.

Historic National Road

Long before the National Road was constructed through Pennsylvania, the first battle of the French & Indian War was fought there. At Fort Necessity, 11 miles east of Uniontown, Colonial troops commanded by 22-year-old Colonel George Washington were defeated in the small stockade at the "Great Meadow". The battle began a seven-year struggle between Great Britain and France for control of North America. Great Britain's success in this war helped pave the way for the American Revolution, and George Washington's leadership prepared him for his future role as president of the United States. Today the park comprises approximately 900 acres, including the battlefield with the reconstructed Fort, a visitor center, and Mount Washington Tavern.

Preservation Tools & Strategies (continued)

Washington recognized the need for a connecting route between the East and West. Emigrants and traders needed a safe route west while farmers and ranchers needed a stable route east to city markets. In 1806 Congress approved a decision to build a national road from Cumberland, Maryland, to what is now Wheeling, West Virginia. (The Road was later extended to Vandalia, Illinois.)

Trails used by troops during the French & Indian War were considered as possible permanent routes west. The Pennsylvania National Road was ultimately constructed through the southwest, mountainous corner of Pennsylvania. Today it is celebrated and preserved as a state Heritage Park. Visit the Park to get a sense of the Road's awesome history and its impact on the area. The National Road served as America's Main Street from the early 1800s all through the 1900s. Canal traffic and the railroad diverted travelers in the mid-1800s, but the road saw a second surge in popularity with the advent of the automobile in the early 1900s. Thousands of people traveled the Road and they changed the areas they passed through forever.

A culture grew up around the Road as people settled the area and serviced the needs of other travelers. The Mount Washington Tavern, circa 1828, is a remnant of the Road's early days. Visit the tavern where travelers stayed the night or stopped for a hot meal.

Laurel Highlands Scenic Byway

A trip along the 68-mile Laurel Highlands Scenic Byway in southwestern Pennsylvania is a journey that will excite the senses and pique the interests of every traveler. From rolling hillsides to rushing waterfalls, picturesque farmlands to architectural wonders, the Laurel Highlands Scenic Byway has it all.

With some of the best pedestrian and bicycle trails in the nation, the byway traveler should plan some time to leave their automobile so they can get a closer look at the natural beauty of the land. Travelers have plenty of opportunities to journey by foot, bicycle, raft, or railroad.

There is so much to see along the byway, that the traveler may want to plan on an extended stay, and book a room at a quaint bed and breakfast or one of the region's famous resorts. Two of the more famous sights along the byway include the Frank Lloyd Wright designed house, Fallingwater, and the Ohiopyle Falls in Ohiopyle State Park.



The Grandview Scenic Byway offers unparalleled views of Downtown Pittsburgh.

Preservation Tools & Strategies (continued)

National Tools & Strategies

The National Historic Preservation Act of 1966

The National Historic Preservation Act of 1966 created the list of National Historic Landmarks, the National Register of Historic Places, and the State Historic Preservation offices which oversee these programs. In a period of rapid urbanization and sprawl, the act was designed to protect and reinvest in notable historic and archaeological sites in the U.S.

The act requires all federally funded construction projects to go through a Section 106 Review, which evaluates a project's impact on historic sites. Restrictions set by a Section 106 Review apply only to federal monies, leaving private property owners free to change their properties as they see fit. We will investigate Section 106 Reviews in more depth later in this section.

National Register of Historic Places

Description

The National Register of Historic Places is a federal program administered by the Department of the Interior through the National Parks Service. Properties listed on the National Register are those deemed to have historic, cultural or archaeological significance to its community, State or the United States of America.

In an effort to promote historic preservation, The Register was created as part of the National Historic Preservation Act of 1966. The National Register contains over 79,000 properties, 2,300 of which are listed as National Historic Landmarks. According to the PHMC, there are 168 registered historic landmarks in the City of Pittsburgh.⁸

Under Section 106 of the National Preservation Act, any federally funded construction affecting properties that are on the National Register, National Register Eligible, or are



The New Granada Theatre in the Hill is a City Historic Landmark but not listed on the National Register of Historic Places. In fact, no African American historic site in southwestern Pennsylvania is listed on the National Register.

National Historic Landmarks are reviewed for adverse affects on the property by the National Parks Advisory Council. No matter what the findings of the review, the federal agencies still holds final authority on whether to proceed with a project.

Application and Designation Process

Nominations to the National Register of Historic Places must be submitted through the State Historic Preservation Officer (SHPO) of a given state, a Federal Preservation Officer (FPO) on federally owned land, or a Tribal Preservation Officer (TPO) on Native American land. All of these positions were created by the National Historic Preservation Act of 1966.

Nominations to the National Register can be written by citizens, civic groups or staff's of the Preservation Officers listed above. In states, National Register nominees are sent to be judged by an independent state review board. The board is comprised of experts in American and architectural history and will make recommendations to the SHPO based on whether a nominee meets National Register criteria.

While a property is under consideration by the State Board, local officials and property owners are notified and asked to comment on the designation. A site or district that has met Register criteria but does not have the owner's or a majority of owner's support cannot be listed. At that point, a nomination would be forwarded to the National Park Service and be listed as National Register *Eligible*.

In most cases, nominations from citizens and civic groups in Pittsburgh should be forwarded to the Pennsylvania State Historic Preservation Office in Harrisburg. Pennsylvania SHPO is housed within the Pennsylvania History and Museum Commission office.

Protections and Restrictions

A federal agency must consult the National Register's Advisory Council prior to undertaking any project that may impact National Register Listed or Eligible sites.

Any federally funded construction on a National Register property must undergo Section 106 Review which is overseen by the National Parks Service. In a Section 106 Review NPS can offer suggestions on how to best mitigate any damage to a historic structure but it possesses no authority to stop a project for preservation reasons.

If a project has no federal money paying for construction, there are no restrictions on what can be done to National Register sites by a property owner. This is best evidenced in the case of the Syria Mosque in Pittsburgh's Oakland neighborhood, which was demolished despite its listing on the National Register.

Federal Rehabilitation Investment Tax Credit

Properties designated as National Landmarks, National Register Listed or Eligible, and those contributing to National Register Districts qualify to receive the Federal Rehabilitation Investment Tax Credit (RITC). In order to qualify, properties must be "income producing"; this means they must be used for commercial, manufacturing or rental purposes. This program is run through a partnership between the National Park Service and the IRS.

These tax credits can be combined with a straight-line depreciation period of 27.5 years for residential property and 31.5 years for non-residential property for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claimed. Federal tax deductions are also available for charitable contributions for conservation purposes of partial interests in historically important land areas or structures.⁹

The Federal Rehabilitation Investment Tax Credit is a program designed to encourage and reward private investment in historic preservation. This program's parameters allow for a 20% rehabilitation investment tax credit that equals 20% of the amount spent in a *certified rehabilitation* of a *certified historic structure*. This is typically defined as a National Register property.

A 10% RITC equals 10% of the amount spent to rehabilitate a *non-historic building* built before 1936. If the above criteria are met, the 10% rehabilitation credit can be claimed as an investment credit on a property owner's tax return.

To qualify for a historic tax credit, the price of rehabilitating a building must meet the substantial rehabilitation test. This test is where the amount of money to be spent on the rehabilitation must exceed the adjusted basis of the building or \$5,000, whichever is greater. Generally, projects must be finished within a 24-month period.¹⁰ Once rehabilitated, buildings must remain in the same owner's hands for at least 5 years.

National Register properties are also eligible to receive preservation related federal grants depending on their availability.

Currently, the National Trust for Historic Preservation is backing the “*Community Restoration and Revitalization Act*” (H.R. 3159) a bill sponsored by Pennsylvania Rep. Phil English that would further the goals of the Federal Rehabilitation Tax Credit in commercial areas and “Main Street” districts.

National Historic Landmarks

Description

National Historic Landmarks are places that hold meaning and importance to all Americans. NHLs represent the most distinctive and historically significant sites in the United States.

Today, there are fewer than 2,500 registered National Historic Landmarks in the United States. These include structures like New York City’s Chrysler building, San Francisco’s Golden Gate Bridge and the Allegheny County Courthouse and Jail in Pittsburgh (one of only six in Pittsburgh).

Like the National Register of Historic Places, the NHL is administered by the Department of the Interior through the National Park Service. It was created by the National Historic Preservation Act of 1966 and is subject to Section 106 Reviews. In addition, all National Historic Landmarks are also listed on the National Register.



Emmanuel Episcopal Church is one of the few National Historic Landmarks in Pittsburgh.

Application and Designation Process

The most common process in assigning a site National Historic Landmark status comes out of National Park Service comparative analysis studies of specific areas of American History (Colonial, Women’s, African American). Potential landmarks elicited from these studies are evaluated by the National Park Service and National Park System Advisory Board twice yearly at meetings that are open to the public.

Property owners and local officials are given 60 days to comment on the potential designation before the Advisory Board evaluates the nominated site. If a property owner or a majority of a district’s property owners oppose Landmark status, it cannot be designated a Landmark.

The Advisory Board recommendations are forwarded to the Secretary of the Interior, who makes the final decision. The Secretary’s decision typically comes 6-8 weeks after the Advisory Board reports its recommendations.

Nominations prepared by other Federal agencies, State Historic Preservation Officers, and individuals are accepted for review and represent an increasing number of nominations reviewed each year.¹¹

Protections and Restrictions

Any federally funded construction planned for or around a National Historic Landmark will be subjected to a Section 106 Review. This means that all Federal agencies must consider and assess the effects a given project would have on any nearby Historic Landmarks.

If these estimates determine that federally funded activity will carry any adverse consequences onto a Landmark property, onus is placed on the agency to minimize those negative affects. This, like the Section 106 Review, is stipulated in the National Historic Preservation Act of 1966.

Also, the National Landmark Advisory Council must be provided an opportunity to comment on a project’s effects before construction starts. Because they are not endowed with the means to stop a federal project, the Advisory Council process essentially gives voice to historic preservation concerns and forces federal planners to at least consider these issues.

Tax Incentives and Financing

Each year, as funding permits, a limited number of Landmark buildings may be selected to receive in-depth site inspections funded and coordinated by the National Park Service regional offices. The purpose of these inspections is to analyze the specific condition of the Landmark, identify and prioritize recommended work treatments, and estimate the costs for carrying out this work.

If funding permits, information derived from the in-depth inspection may be compiled in a building condition assessment report which may be made available to owners, preservation organizations, and interested public and private groups.¹²

Since all National Landmark Sites are also listed on the National Register, they remain eligible for the Federal Historic Preservation Tax Incentive.

National Heritage Areas

Description

A National Heritage Area contains dynamic, evolving and multi-layered landscapes that reflect the histories and stories of residents both past and present. A national heritage area is a place in which the land and the local environment, over time, have shaped traditions and cultural values in the people who live there, and where the residents' use of the land has, in turn, created and sustained a landscape that reflects their cultures.

Congress has designated 27 National Heritage Areas around the country in which conservation, interpretation and heritage tourism activities are planned and implemented through partnerships among federal, state, and local governments, residents and the private sector.

A "management entity" named in the designation legislation is charged with coordinating the partners' voluntary actions.

This management entity may be a local governmental agency, nonprofit organization, or an independent Federal commission. The National Park Service provides technical and financial assistance for a limited time (usually 10-15 years) following designation.¹³

In Pennsylvania there are six National Heritage Areas:

1. The Delaware and Lehigh National Heritage Corridor
2. The Southwestern Pennsylvania Heritage Preservation Commission (SPHPC) was established within the department of the interior to oversee the "industrial heritage project," an effort to preserve the region's industrial and cultural resources.
3. The Rivers of Steel National Heritage Area
4. The Lackawanna Valley Heritage Area
5. The Schuylkill River Valley National Heritage Area
6. The Oil Region National Heritage Area

The Rivers of Steel National Heritage Area, authorized August 1996, celebrates and highlights the heritage of the steel industry in the Pittsburgh region during the late 19th and early 20th centuries. The Steel Industry Heritage Corporation, a local nonprofit, is charged with managing the implementation of this designation.

Application and Designation Process

The National Park Service has outlined four critical steps that need to be taken prior to congressional designation of a national heritage area. These steps are:

1. Completion of a suitability/feasibility study;
2. Public involvement in the suitability/feasibility study;
3. Demonstration of widespread public support among heritage area residents for the proposed designation; and
4. Commitment to the proposal from key constituents, which may include governments, industry, and private, non-profit organizations, in addition to area residents.



The Carrie Furnaces in Rankin are part of the Rivers of Steel National Heritage Area.

Preservation Tools & Strategies (continued)

Suitability/feasibility studies must demonstrate that a proposed region is worthy, financially prepared, and supportive of the National Heritage Area designation. An area manager must be designated in a submitted study. A manager can take the form of a public commission, a private non-profit, or a government agency.

All federal legislation, funding, and testimony relating to National Heritage Areas is administered by the U.S. Senate Committee on Energy and Natural Resources.

Protections and Restrictions

Any development restrictions fall under the purview of the National Heritage Area's local and state governments.

Tax Incentives and Financing

In addition to enhancing local pride and retaining residents, designation comes with limited technical and financial assistance from the National Park Service. NPS primarily provides planning and interpretation assistance and expertise, but also connects regions with other Federal agencies.

Federal financial assistance provides valuable "seed" money that covers basic expenses such as staffing, and leverages other money from state, local and private sources. The region also benefits from national recognition due to its association with the National Park Service through the use of the NPS arrowhead symbol as a branding strategy.¹⁴



"Forks of the Ohio," Pittsburgh's Point State Park, is a National Historic Landmark.

New Markets Tax Credit Program

Part of the Community Renewal Tax Relief Act of 2000, the New Markets Tax Credit (NMTC) Program permits taxpayers to receive a credit against Federal income taxes for making qualified equity investments in designated Community Development Entities (CDEs). Substantially all of the qualified equity investment must in turn be used by the CDE to provide investments in low-income communities.

CDEs will make loans and capital investments in businesses in underserved areas. By making an investment in a CDE, an individual or corporate investor can receive a tax credit worth 39 percent (30 percent net present value) of the initial investment, distributed over 7 years, along with any anticipated return on their investment in the CDE.

Throughout the life of the NMTC Program, the Fund is authorized to allocate to CDEs the authority to issue to their investors up to the aggregate amount of \$16 billion in equity as to which NMTCs can be claimed, including \$1 billion of special allocation authority to be used for the recovery and redevelopment of the Gulf Opportunity Zone. To date, the Fund has made 233 awards totaling \$12.1 billion in allocation authority.

How does the NMTC Program work?

The credit provided to the investor totals 39 percent of the cost of the investment and is claimed over a seven-year credit allowance period. In each of the first three years, the investor receives a credit equal to five percent of the total amount paid for the stock or capital interest at the time of purchase. For the final four years, the value of the credit is six percent annually. Investors may not redeem their investments in CDEs prior to the conclusion of the seven-year period.

The investor, or a subsequent purchaser, is provided with a tax credit claimed over seven years. The investor receives a tax credit equal to five percent of the total amount paid for the capital interest or stock purchase over the first 3 years. For the final four years, the value of the tax credit is six percent annually.

The Community Development Financial Institutions Fund (CDFI Fund), part of the U.S. Department of Treasury, certifies CDEs on an ongoing basis, and allocates NMTC Allocations annually to select CDEs through a competitive application process.

What is a CDE?

A CDE is a domestic corporation or partnership that is an intermediary vehicle for the provision of loans, investments, or financial counseling in Low-Income Communities (LICs). Benefits of being certified as a CDE include being able to apply to the CDFI Fund to receive a New Markets Tax Credit (NMTC) allocation to offer its investors in exchange for equity investments in the CDE and/or its subsidiaries; or to receive loans or investments from other CDEs that have received NMTC allocations.

To become certified as a CDE, an organization must submit a CDE Certification Application to the Fund for review. The application must demonstrate that the applicant meets each of the following requirements to become certified:

- ◆ Be a legal entity at the time of application;
- ◆ Have a primary mission of serving LICs; and
- ◆ Maintain accountability to the residents of its targeted LICs.

An organization that is currently certified as a CDFI by the CDFI Fund or designated as a Specialized Small Business Investment Company by the Small Business Administration automatically qualifies as a CDE and may register to become a CDE.

Who benefits from the New Markets Tax Credits?

Businesses, investors, and communities will benefit from the NMTC. The NMTC program was designed to make investment capital available to businesses in qualifying low-income communities, to create jobs and spur additional economic development. The Federal Government created the 39 percent in NMTC as an inducement to private investors to open the flow investment capital into these communities. These tax credits, when considered along with the potential return on their investment in the CDE, create a substantial financial benefit for the investors as well.¹⁵

The City of Pittsburgh supports 22 CDEs, which can be found on the CDFI Fund website as a PDF download at <http://www.cdfifund.gov/>.

There are a number of CDFIs operating in the Pittsburgh area, including The Progress Fund in Dawson, Pa.; Mon Valley Initiative in Homestead; and the CL Fund and Northside Community Development Fund, both in Pittsburgh.

See also the National Trust for Historic Preservation for more information about how New Markets can be used with federal historic preservation tax credits.

International Tools & Strategies

World Heritage Landmarks

Description

The World Heritage movement was initiated by the United Nations Educational, Scientific and Cultural Organization (UNESCO). This movement seeks to promote and preserve places that represent considerable historical and cultural importance to all of humanity. UNESCO encourages preservation of significant cities, regions, structures, buildings and natural assets.

Currently, there are 812 locations on UNESCO's World Heritage List. Sites from the U.S. include Yellowstone National Park, Independence Hall in Philadelphia, and Monticello in Virginia. Internationally the list includes the Kremlin in Russia, India's Taj Mahal, and Ancient Thebes in Egypt. Pittsburgh does not have any sites on UNESCO's World Heritage List.

UNESCO also has a World Heritage in Danger List consisting of 34 sites that are teetering on the edge of disappearance. Notables on this list include Bam, Iran which was badly damaged in a 2005 earthquake, and the Everglades National Park in Florida.

While World Heritage designation carries no legal protections per se, being named to either list – Heritage or “In Danger” – can serve as a rallying point that can galvanize serious preservation efforts. “By recognizing the outstanding universal value of a site, States Parties commit to its preservation and strive to find solutions for its protection.”¹⁶

Application and Designation Process

To be included on the World Heritage List, sites must be of outstanding universal value and meet at least one out of ten selection criteria. To qualify for submission a country must have signed on to protect its natural and historical sites at the World Heritage Convention.

If a nation wishes to submit a site, it must already be on that nation's tentative list which a list of potential nominees that the country has already given to UNESCO. Nominees are sent to the World Heritage Centre for approval and then sent along to two separate Advisory Bodies, which evaluate a site's cultural and historic qualifications.

The World Heritage Committee takes the advice of the two Advisory Bodies and meets once a year to make a final determination. The Committee can approve, reject or ask for more information on a given submission.

According to a recent MSNBC/Newsweek article, a successful World Heritage application can take up to five years to complete.¹⁷

Protections and Restrictions

As an international body, UNESCO does not have jurisdiction over the treatment of World Heritage sites. It is the prerogative of individual nations to determine to what extent these places should be protected and what methods will best serve their respective communities.

As mentioned in earlier paragraphs, a World Heritage designation is a useful and effective way to raise conservation awareness and appreciation for significant places. While UNESCO cannot offer overriding legal restrictions on the development of a given site, World Heritage designation guarantees that efforts to significantly alter or destroy a site will be met with strong resistance.

Tax Incentives and Financing

The World Heritage Committee oversees the World Heritage Fund which annually provides about \$4 million annually to States Parties to support the conservation of World Heritage sites. Sites determined to be most endangered are given funding priority. These funds can come in the form of grants or loans. World Heritage sites are also eligible to receive foundation grants from organizations like the United Nations Foundation run by US communications mogul Ted Turner.¹⁸

For additional information, see the International Council on Monuments and Sites (ICOMOS), UNESCO's principal advisor in matters concerning the conservation and protection of monuments and sites. ICOMOS has an international role under the World Heritage Convention to advise the World Heritage Committee and UNESCO on the nomination of new sites to the World Heritage List.¹⁹

International Council on Monuments and Sites (ICOMOS)
49-51 rue de la Federation, 75015 Paris, France
E-mail: secretariat@icomos.org
Website: <http://www.international.icomos.org/home.htm>

Preservation Tools & Strategies (continued)

Other Financial Tools & Strategies

Historic Preservation Giving

Pittsburgh's historic preservation movement has successfully convinced policymakers and private investors of the importance sustainability should play in our communities. This is best evidenced in the rising market for green buildings, historic preservation-centric real estate business models, and varied government policies encouraging preservation.

While progress among land development professionals represents an important shift, it is just as vital that individual citizens are made aware of methods they can use to add to Pittsburgh's historic landscape.

Aside from supporting and applying for historic designations detailed previously, there are several "gift giving" practices that can help property owners take an active role in preserving their properties.

To maximize impact of these tools property owners can partner with a "certified" preservation organization that has

the financial wherewithal and mission alignment that will serve to protect a building after it has been donated.

Easements

One way Pittsburgh's historic property owners can ensure their property is preserved is to attach a historic preservation easement to its deed. An easement is a legal agreement that limits and often disallows changes on the property to be made over a stated span of time or, more typically, in perpetuity.

Easements restrict structural and architectural modifications that the current and future owners can implement on their own property. Easements can also be structured to allow the current owner future development rights so long as the changes to the property conform to the historic character of the building or district.

While all easements significantly limit the cosmetic and structural changes that can occur on a property, there are a few ways in which they differ: **façade easements** prevent alteration of the shell of a historic building and are limited to the exterior of a structure. A **development rights easement** restricts further use of a piece of land a building sits.²⁰



Developers of the Heinz Plant took advantage of a preservation easement to facilitate its restoration.

Air rights easement differs slightly from a development rights easements. In disallowing construction of new buildings into the air it essentially forbids alteration of the surrounding property. Conversely, an **open space easement** protecting a defined amount of surrounding land could be levied on a historic farm or field.²¹

Different types of easements are offered from different organizations. While this is not an exhaustive list of every kind of easement it accurately represents the type of coverage most available easements can provide historic properties.

In addition to providing protection for historic property long after a preservation-minded owner is gone, easements also provide current owners financial gain through incentives built in the U.S. tax code.

Tax Benefits of Easements

Not surprisingly, the issuance of an easement that forbids future changes to a piece of property causes the sale value of a building to decrease. Therefore, since attaching easements to property is viewed as willfully taking on economic hardship for a good cause, the government has set-up tax credit incentives to further encourage it.

The primary benefits of easement issuance on a property – aside from assuring the site’s long-term preservation – lie in the federal tax savings the property’s owner can reap if the easement is donated to a qualified preservation organization.

These qualified organizations assume responsibility for enforcing structural and architectural limitations delineated in an easement. As defined by the U.S. tax code, “qualified” organizations are not-for-profit and must demonstrate their commitment and the means to protect the easement’s intent.

A serious commitment to the easement’s parameters is a necessary component of the easement donation because all subsequent owners of a property will be subject to the structural and architectural stipulations it requires. Therefore, the organization’s mission needs to reflect its interest in preserving the easement and it must have the financial capacity to follow-up on any compliance issues.

In order to calculate the tax benefits of an easement donation to a qualified organization, an assessment of the property’s adjusted basis after the easement must be compared to its pre-easement value. Since the pre-easement basis is typically higher, the difference between these two figures is the value of the preservation easement or its **full market value** (FMV).

According to Martha Jordan, a Duquesne University law professor specializing in historic preservation, how an owner/taxpayer files an easement’s FMV is critical in eliciting the most substantial tax benefits.

“If the preservation easement is long-term capital gain property, the taxpayer’s charitable contribution deduction includes unrealized appreciation. [As an ordinary income asset], the taxpayer’s charitable contribution cannot exceed the taxpayer’s basis in the easement.

Consequently, donating a preservation easement is more advantageous when the underlying property is the taxpayer’s personal residence or commercial or residential rental property that has been depreciated using [widely accepted accounting practices],” writes Jordan.²²

Qualified organizations, such as Pittsburgh History and Landmarks Foundation, and tax attorneys like Jordan can help interested homeowners to capitalize on the tax benefits of historic easements. Jack Miller, head of charitable giving at PHILF, estimates that counting deed restrictions, PHILF has about 25-30 functioning easements currently in play.

Issues that can affect tax credits are an owner plans to sell their property and the mortgage status of the property. If a mortgage is paid off, it is typically easier to set-up an easement. This is why easements are an attractive option for older homeowners.

Securing Historic Preservation Easements

To qualify for easement related federal tax credits a building must be listed or eligible for the National Register of Historic Places or be recognized by the Secretary of the Interior as adding to a historic district’s character. Information on how to apply for a National Register listing can be found in the “Historic Designations” section of this report.

Preservation Tools & Strategies (continued)

Property owners interested in easements should have their property appraised by a professional prior to the easement's issuance. This is the most common way to determine the new value of the building and the value of the preservation easement that can be written off on federal tax forms.

An important requirement for accessing historic easements is that the public must be provided "access" to the site. For façade related easements, this stipulation can be met as long as the property can be easily viewed from a public walkway or street. For more secluded locations, access to the historic property must be provided to the public on a regular basis.

Charitable Gift Annuities

Another way to outsource the long-term protection of a historic property to a preservation minded organization is through a charitable gift annuity (CGA). In historic preservation terms, a CGA refers to when a property owner agrees to donate their property to a preservation organization while the owners are still living in the house.

The property is donated under the agreement that the receiving organization will pay the property owner an annuity for life. "A portion of each payment received is considered a nontaxable return of your investment in the gift."²³ Because annuity rate calculations are based on life-expectancy, older donors typically receive larger annuity payments.

In addition the value of a charitable gift annuity can be deducted from itemized federal tax returns as a charitable donation. Examples of organizations that offer Historic Preservation Annuities are the National Trust for Historic Preservation and Pittsburgh History and Landmarks Foundation.

Charitable Remainder Trusts

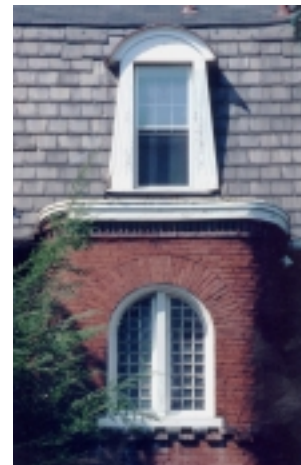
Similarly to charitable gift annuities, charitable remainder trusts allow property owners to leave property to non-profits while still benefiting from the property's value while living.

In a charitable remainder trust, the assets of a piece of real estate are transferred to a trust or bank of some nature. The financial institution will pay the property owners a percentage of the property's value for an agreed-upon term or until they die. When the owner has passed on, the remaining assets – typically, the historic property – is transferred to the certified organization.

Charitable remainder trusts create excellent opportunity for donors to donate appreciated property without incurring tax on capital gains. If the trust is set-up in a will, the estate will be allowed an estate tax reduction.²⁴



The former Otto Milk Plant could benefit from many financial tools.



House detail in the Murray Hill Avenue City Historic District.

Notes to the Tools & Strategies Section

- ¹ 10,000 Friends of Pennsylvania website, <http://www.10000friends.org/policy/>.
- ² URA Website, www.ura.org/mainstreetseligibility.
- ³ Phone interview with PHMC's Bonnie Wilkinson Mark, April and early May 2006.
- ⁴ National Register Bulletin No. 17, US Department of Interior.
- ⁵ PHMC Website, www.phmc.state.pa.us.
- ⁶ <http://www.phmc.state.pa.us/bah/doh/hmp.asp?secid=18>.
- ⁷ PENNDOT website, dot.state.pa.us/Internet/Bureaus/Cpdm/Byways.
- ⁸ PA Cultural Resources Geographic Information System website, <https://www.dot7.state.pa.us/ce/SelectWelcome.asp>.
- ⁹ National Register of Historic Places homepage, <http://www.cr.nps.gov/nr/results.htm>
- ¹⁰ PHMC Website, <http://www.phmc.state.pa.us/bhp/funding/taxcredit.asp?secid=25>.
- ¹¹ National Historic Landmarks Homepage, <http://www.cr.nps.gov/nhl/QA.htm#1>.
- ¹² National Landmarks Homepage, <http://www.cr.nps.gov/nhl/QA.htm#17>.
- ¹³ National Heritage Area Website, <http://www.cr.nps.gov/heritageareas>.
- ¹⁴ National Heritage Area website.
- ¹⁵ Information on New Markets Tax Credits found on the CDFI Fund website, <http://www.cdfifund.gov/> and the Impact Seven website, http://www.impactseven.org/NMTC_FAQ.htm.
- ¹⁶ UNESCO Webpage, <http://whc.unesco.org>.
- ¹⁷ Barbie Nadeau, "The Curse of Approval", *Newsweek International*, April 10-17 2006.
- ¹⁸ "The Curse of Approval."
- ¹⁹ ICOMOS website, <http://www.international.icomos.org/home.htm>.
- ²⁰ Martha Jordan, "Charitable Contributions of Preservation Easements – A Primer," *Journal of Taxation*, October 2004.
- ²¹ *PHLF News*, "Easements: A Preservation Tool for the Present and Future," No. 166, March 2004.
- ²² Jordan, "Charitable Contributions of Preservation Easements," p. 5.
- ²³ "Donating to the Trust," found on the National Trust for Historic Preservation website, www.nationaltrust.org.
- ²⁴ Preservation North Carolina website, www.presnc.org.



Conclusion & Recommendations

This report demonstrates that there are a number of historical sites that remain vulnerable and unprotected, as well as myriad tools and resources to protect them. It is not an exhaustive list; some may believe there are many historic sites not listed in this report but should be. We hope this is the case.

It is YPA's hope that the general public, as well as special interest groups, developers, and investors, will apply these tools and strategies to the various sites featured in this report. With recent talk of new development throughout the city it is important to remind Pittsburgh of its great *existing* assets—its historic sites. Communities like Pittsburgh should rally around existing infrastructure rather than wait for the magic touch of an out-of-town developer to deliver the city's newest "lifestyle center."



The Duquesne Incline is one of two remaining funiculars in Pittsburgh.

Pittsburgh already has many lifestyle centers: they're called neighborhoods. And if we do a good job preserving them, we won't have to worry about building new stuff that we'll regret in ten years.

This report isn't about just saving the structures listed in this report. YPA wants to raise awareness about the vulnerability of many of these sites, as well as those that aren't threatened but deserve the recognition. It would be misleading to suggest that a site listed on the National Register is safe from the wrecking ball.

On a broader scale, it is our hope that this report will empower communities to take the initiative in protecting their own historic structures. Equipped with more complete knowledge of preservation options and terminology, Pittsburgh residents will be more prepared to preserve Pittsburgh's heritage and secure its long-term future.



Will the Crawford Grill become a protected city historic landmark?

Conclusion & Recommendations (continued)

YPA makes two basic recommendations: a "top ten list" of unprotected sites and 15 recommended historic districts.

YPA chose ten sites to represent the most glaring omission from the City of Pittsburgh's Register of Historic Places.

These sites are architecturally or historically significant, represent major community landmarks, and are defining symbols of Pittsburgh. YPA believes that if these sites were altered or demolished, they would leave a huge void in the community and in the region, thus rendering the Pittsburgh region less able to compete in a global marketplace.

- ◆ Four of the top ten sites are related to African American history.
- ◆ Most of these are not in imminent danger of being demolished. But some, including the National Negro Opera Company home is in particularly bad physical shape (it's currently vacant and vandalized).
- ◆ All ten should be listed on the city's historic registry.

Table 5. YPA's "Top Ten Unprotected Historic Sites in Pittsburgh" (listed alphabetically):

1. August Wilson Birthplace and Home, Hill District
2. B'Nai Israel Synagogue Sanctuary, Garfield-East Liberty
3. Crawford Grill Number 2, Hill District
4. Duquesne Incline, Mt. Washington-Station Square
5. First Home of the National Negro Opera Company, Homewood
6. Harvard-Yale-Princeton Club, Downtown
7. Kaufmann's Department Store (now Macy's), Downtown
8. McCook House, Shadyside
9. Nabisco Bakery, East Liberty-Larimer
10. Robert L. Vann Home (founder of the Pittsburgh Courier), Homewood

YPA selected 15 neighborhoods which are eligible to become city historic districts.

Several of these are listed on are eligible for listing on the National Register or contain significant inventories of historic structures but are not city historic districts.

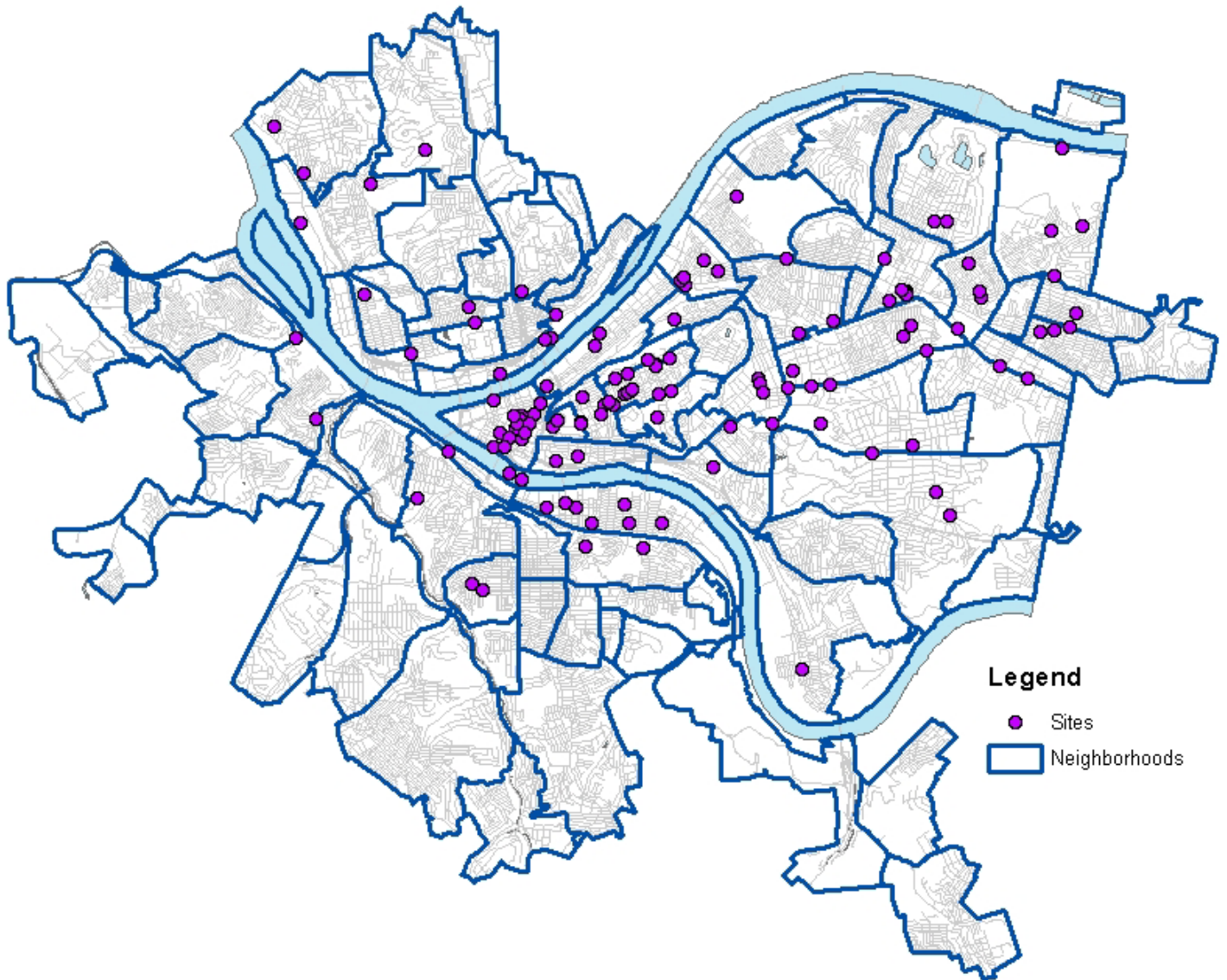
Table 6. Recommended City Historic Districts

1. Briarcliff Road, Point Breeze
2. Charles Street Rowhouse District, North Side
3. Chatham Village, Mt. Washington
4. East Liberty Town Square, East Liberty
5. Fourth Avenue, Downtown
6. Friendship Historic District, Friendship
7. Highland Park Historic District, Highland Park
8. Butler Street Historic District, Lawrenceville
9. Penn Avenue Arts Corridor, Bloomfield-Garfield-Friendship
10. Robin Road, Squirrel Hill
11. Shadyside West, Shadyside
12. Strip District Historic District, Strip District
13. Webster Avenue Historic District, Hill District
14. West End Valley Historic District, West End
15. Woodland Road Historic District, Squirrel Hill



Briar Cliff Road in Point Breeze is a recommended historic district.

Map of Unprotected Historic Sites



Map courtesy of Lena Andrews.

Portraits of Unprotected Pittsburgh



Eberhardt & Ober Brewery (now Allegheny Brewery), Troy Hill



Episcopal Church of the Good Shepherd, Hazelwood



Former Congregation B'Nai Israel synagogue, Garfield



Parkstone Dwellings, North Point Breeze



A modest home on Devonshire Street, Shadyside



Pryor's Furs, Hill District

Unprotected Pittsburgh: The List

	Building/Site Name	Neighborhood	Address	Theme	Date of Construction	Historic Status/ Marker	Architect	Significance
1	James G. Pontefract house	Allegheny West	1014 North Lincoln Ave.	19th Century Architecture	1866-88	n/a	Longfellow & Harlow	Commissioned by Henry Rick, partner and Overholt Distillery manager Pontefract, this simple house has a contemporary in the McCalland house in Sedgeside.
2	Bethlehem Baptist Church	Bethzooover	201 Chalfont Street	African American History, Religious Architecture	1947	n/a		Bethlehem Baptist church is one of two black churches built in Bethzooover before 1960, reflecting the small but cohesive community during that time. - Brown, p. 111
3	St. Paul AVE Zion Church	Bethzooover	100 S. Veneta Avenue at Monrooth Street	African American History, Religious Architecture	1913	n/a		This was a very popular church, attended by black community leaders who provided moral and spiritual leadership to blacks on the Southside and Bethzooover. - Brown, p. 113
4	Christ Methodist Church	Bloomfield	Allen Ave between Centre and Baum	19th Century Architecture, Religious Architecture	1891-1893	n/a	Weary & Kramer	Notable community church.
5	Avery Memorial AVE Zion Church	Brighton Heights	3403 California Avenue	African American History, Religious Architecture	1880-1889	n/a		When the congregation moved from the Central North Side, members retained the original cornerstone and remained an important religious and social institution for blacks on the North Side. This congregation was important in helping the abolitionist cause and training black migrant workers in the 1800s and early 1900s. - Brown, p. 114
6	Staff Quarters for the Home for Colored Children	Brighton Heights	2039 Terron Avenue	African American History	1900-1919	n/a		Stated in 1881 under the name of The Home for Orphans and Destitute Colored Children of Western Pennsylvania. In 1951 the name was changed to The Terron Avenue Home for Children. - Brown, p. 114
7	Brown Chapel AVE Church	Central North Side	1400 Boyle Street at Harlock Street	African American History, Religious Architecture	1903	PH-LF Plaque		This black church was organized in 1837-38, the second A.M.E. congregation west of the Alleghenies. The church served to bond the black community of the North Side (then Allegheny City) and provided moral, social, and spiritual leadership. - Brown p. 117
8	Metropolitan Baptist Church	Central North Side	22 Sampsonia Way	African American History, Religious Architecture	1906	n/a		The old community institution was formerly the Green Street Church. Metropolitan was organized in 1860 and incorporated in 1870. - Brown, p. 118
9	Garden Theatre	Central North Side	10-14 W North St.	Sports, Recreation and Entertainment	1914	National Register Eligible	Thomas H. Scott	Early movie house.
10	Kaufman's Department Store	Downtown	Fifth Avenue and Smithfield Street	Commercial History	1898, 1913	National Register District, PH-LF Plaque	Charles Ebel (1898), Janssen & Abbott (1913)	First Kaufman's Department Store. The golden dook remains a distinctive Pittsburgh Landmark.
11	Harvard, Yale, Princeton Club	Downtown	William Place and Strawberry Way	19th Century Architecture	1889	National Register District	Edward B. Lee, architect for remodelling	The HYP Club occupies the northern half of a former residential court at the corner of William Penn Place and Strawberry Way. They were designed as worker housing, and symbolize the former residential character of much of Pittsburgh's Downtown.
12	German Evangelical Protestant Church	Downtown	620 Smithfield Street	Religious Architecture	1925-1926	National Register District, PH-LF Plaque	Henry Hornbostel	This downtown icon has an eighteen-foot rose window from an earlier church of 1875 and stained-glass windows that depict historical scenes in the life of the church and Pittsburgh.

Note: Highlighted listings are YPA's recommended "Top Ten Unprotected Sites."

Unprotected Pittsburgh: The List

13	Panhandle Bridge	Downtown	Monongahela River west of Liberty Bridge	Pittsburgh's Engineering Legacy	1903	National Register Eligible		Railroad bridge that carries the "T" from the South Hills to Downtown Pittsburgh above the Monongahela River.
14	First English Evangelical Church	Downtown	615 Grant Street	19th Century Architecture, Religious Architecture	1887-1888	National Register District, PHLF Plaque		Trinity has a historic churchyard, with some of the oldest graves in Pittsburgh set among grass and trees, that was the object of an extensive study and restoration campaign around 1990.
15	Arrott Building	Downtown	Fourth Ave and Wood Street	Early 20th Century Skyscrapers	1901, 1902	National Register District	Frederick J. Osterling	Famed Pittsburgh Architect Frederick Osterling tackles the skyscraper using the base-shaft-capital formula. Entrance lobby is full of ornamental character.
16	Liberty Bridge	Downtown	Liberty Ave LR 02270	Pittsburgh's Engineering Legacy	1926-28	National Register of Historic Places	George S. Richardson	Bridge connecting downtown to the South Hills by way of the Fort Pitt Tunnel.
17	Pittsburgh Bank for Savings	Downtown	Smithfield and Fourth Avenue	Early 20th Century Skyscrapers	1902-03	National Register District	Alan & Harlow	Enduring financial establishment with noteworthy architectural styling.
18	Conestoga Building	Downtown	Wood St and Fort Pitt Blvd	19th Century Architecture	1890	National Historic District	Longfellow, Alden & Harlow	Sumptuously detailed, carefully studied building by the firm that would eventually design the first part of the Carnegie Institute.
19	Regional Enterprise Tower (formerly Alcoa Building)	Downtown	425 Sixth Ave	Preservation of the Recent Past	1953	n/a	Harrison & Abramowitz of New York	Built as the Alcoa Corp. Headquarters, it was the nation's first all-aluminum skyscraper. It served as the corporation's headquarters through the 1990s.
20	Kaufman and Baer (Gimbel's Dept. Store)	Downtown	Sixth St. and Smithfield	Commercial History	1914	National Register District, PHLF Plaque	Starrett & Van Vleck	Formerly Gimbel's Dept. Store now multi-tenant use.
21	Frick Building	Downtown	Grant St. and Fifth Ave	Early 20th Century Skyscrapers	1901-1902	National Register District, PHLF Plaque	D.H. Burnham & Co.	At one point the tallest building in Pittsburgh and the fourth in a set of buildings near Grant St. commissioned by Henry Clay Frick.
22	Armstrong Tunnel	Downtown	Between Forbes and 2nd Ave.	Pittsburgh's Engineering Legacy	1926	National Register Listed		Signature Tunnel connecting two of Pittsburgh's main thoroughfares.
23	Mellon Square	Downtown	6th Ave and Smithfield St.	Civic Architecture, Preservation of the Recent Past	1955	n/a	Mitchell & Ritchey, Simonds & Simonds (landscape)	Mellon Square was donated to the city of Pittsburgh by Richard K. and Paul Mellon, to provide open space in the midst of a dense urban landscape and to provide a setting for the two Mellon-related skyscrapers that flank it.
24	City-County Building	Downtown	Grant St. and Downtown	Civic Architecture	1915-17	PHLF Plaque	Edward B. Lee, with Palmer, Hornbostel and Jones	The City-County Building is the seat of the government of the City of Pittsburgh, and also houses a number of Allegheny County offices and courts.
25	Engine Co. Number Two	Downtown	112 Smithfield St.	Civic Architecture	1900	n/a	William Brady	One of the only remaining Beaux-Arts architecture left in the Golden Triangle.
26	Henry W. Oliver Building	Downtown	Smithfield St. and Oliver Ave	Early 20th Century Skyscrapers	1908-1910	National Register District, PHLF Plaque	D.H. Burnham & Co.	The Oliver Building is a twenty-four-story office building built as a memorial to the Pittsburgh industrialist Henry W. Oliver.
27	Gulf Tower	Downtown	Seventh Ave and Grant	Early 20th Century Skyscrapers	1930-32	National Register District, PHLF Plaque	Trowbridge & Livingston	This forty-four story former corporate headquarters of the Gulf Oil Company was the tallest building in Pittsburgh until 1970. The limestone-covered steel shaft is capped by a stepped pyramid that recalls the Mausoleum of Halicarnassus.
28	Fulton Building	Downtown	Sixth St. and Duquesne Blvd.	Early 20th Century Skyscrapers	1906	National Register of Historic Places, PHLF Plaque	Grosvenor Atterbury	Chartered by Henry Phipps, it possesses a distinctive open facade that allowed views of the Allegheny River. Designed by New York architect Grosvenor Atterbury, the building was named for inventor Robert Fulton, who built the steamboat <i>New Orleans</i> here in 1811.

Unprotected Pittsburgh: The List

29	William Penn Hotel	Downtown	Grant St. and Sixth Ave	Commercial History	1914-1916	National Register of Historic Places, PHLF Plaque	Janssen & Abbott, Janssen & Cocken	Another of Henry Clay Frick's real-estate ventures experienced several additions and renovations in the 1920s and 50s.
30	First Presbyterian Church	Downtown	320 Sixth Ave	Religious Architecture	1903-1905	National Register District, PHLF Plaque	Theophilus Parsons Chandler	Stands on property donated by the Penn family in 1787 for religious property.
31	Trinity Cathedral	Downtown	322 Sixth Ave.	Religious Architecture	1870-71	National Register District, PHLF Plaque	Carpenter & Crocker	Trinity has a historic churchyard, with some of the oldest graves in Pittsburgh set among grass and trees, that was the object of an extensive study and restoration campaign around 1990.
32	Union Station (Pennsylvania Railroad Station)	Downtown	Grant Street and Liberty Avenue	Transportation History	1898-1903	National Register of Historic Places, PHLF Plaque	D.H. Burnham	Convergence of Pennsylvania rail lines going west to St. Louis, Cincinnati, etc.
33	Union Trust Building (Union Arcade)	Downtown	Grant Street and Fifth Avenue	Early 20th Century Skyscrapers	1915-1917	National Register of Historic Places, PHLF Plaque	Frederick J. Osterling	Henry Clay Frick's contribution to Mellon Square is not only solid but also lyrical. Since its restoration in the 1980s it has retained its former brightness and is handsomely illuminated at night.
34	Duquesne Incline	Duquesne Heights	1197 West Carson St./ 1220 Grandview Ave.	19th Century Architecture, Transportation History	1877, 1888	National Register of Historic Places, PHLF Plaque	Samuel Driescher	The younger of the two inclines still operating in Pittsburgh, this nonetheless has far the oldest rolling stock of any transit system in the country. - Walter Kidney, p.296
35	East Liberty Presbyterian Church	East Liberty	South Highland and Penn Avenues	Religious Architecture	1931-1935	PHLF Plaque	Cram & Ferguson	This Gothic-style church is the defining landmark of East Liberty. An active parish, it continues to serve the East Liberty community in a number of capacities.
36	Nabisco Brands Bakery	East Liberty	6425 Penn Avenue	Industrial History	1917	n/a	Albert G. Zimmerman	Massive brick factory specializing in cracker baking formerly employed over 350 workers.
37	The Highland Building	East Liberty	121 S. Highland Avenue	Early 20th Century Skyscrapers	1910	National Register of Historic Places		Built by industrialist Henry Clay Frick this building is in the process of being converted into loft apartments.
38	Congregation B'Nai Israel	East Liberty	327 North Negley Avenue	Religious Architecture	1923	PHLF Plaque	Henry Hombostel	A prominent community landmark.
39	Regent Theatre (now the Kelly-Strayhorn Theatre)	East Liberty	5941 Penn Avenue	Sports, Recreation and Entertainment	1914	n/a	Harry Bair	Motion picture venue of the 1930s and 40s has been renovated and is now run as a space for community events and productions.
40	East Liberty Market House (Motor Square Garden)	East Liberty	Baum Blvd and South Beatty Street	Commercial History	1898-1900	National Register of Historic Places, PHLF Plaque	Peabody & Stearns	A single-story hall of about 40,000 square feet, this served as a public market until 1915 and has been used, fitfully, for spectator sports, exhibition, sales, and business purposes since.
41	West End AVE Church	Elliott	623 South Main Street	African American History, Religious Architecture	1887	PHLF Plaque	Longfellow, Alden & Harlow	
42	Episcopal Church of the Good Shepherd	Hazelwood	Second Ave and Johnston St.	19th Century Architecture	1891	Historic Landmarks Plaque	William Halsey Wood	The smallest of Halsey Wood's three buildings in the county, Good Shepherd has an artfully rustic expression. - Walter Kidney, p.459
43	Elliott House	Highland Park	935 North Highland Ave	19th Century Architecture/ Residential Architecture	1891	n/a		Notable 19th Century home.
44	Woodside House	Highland Park	930 Sheridan Ave	Residential Architecture	1902	n/a		Noteworthy home located in the City's East End.

45	August Wilson Birthplace	Hill District	1727 Bedford Avenue	African American History	1895	n/a		Before he became Pulitzer Prize-winning playwright August Wilson, Frederick August Kittel (1945) grew up at 1727 Bedford Avenue in Pittsburgh's Hill District. Black-owned businesses surrounded Bella's and provided the setting for so many of Wilson's plays, including Fences, Ma Rainey's Black Bottom, Jitney, and Seven Guitars.
46	Daisy Lampkin Home	Hill District	2519 Webster	African American History/ Women's History	1880-1899	PHMC Marker		Daisy Adams Lampkin was best known as a community and civil rights leader and an ardent speaker for black female suffrage in Pittsburgh. She was the president of the Negro Women's Franchise League in 1915 and an active member of both the NAACP and the National Association of Colored Women.
47	Piyor Furs	Hill District	2435 Centre Avenue	African American History	c. 1947	n/a		A staple of the Hill community, this was one of Pittsburgh's first black owned business.
48	Civic Arena (Mellon Arena)	Hill District	980 Centre Avenue	Preservation of the Recent Past/Sports, Recreation and Entertainment	1961	National Register Eligible	Mitchell and Ritchey	First opened in 1961, the Civic Arena (it was renamed Mellon Arena in 2000) is known for its huge stainless steel dome, which is the largest retractable roof in the world—170,000 total square feet and 2,950 tons of steel. It was nominated to become a city historic site in 2002, but did not succeed. The Penguins ice hockey team seeks to demolish the "Igloo" and construct a new arena.
49	Crawford Grill No. 2	Hill District	2141 Wylie Avenue	African American History	1917	PHMC Marker		Opened in 1943 as a companion to the first Crawford Grill, this also became a center for black social life in the Hill. Notable musicians like Walt Harper, Dizzy Gillespie and Art Blakey played there. It is currently vacant. - Brown, p.133
50	Bethel AVE Church	Hill District	2720 Webster Avenue	African American History, Religious Architecture	1959	PHMC Marker		1st African American Congregation West of the Allegheny Mountains, Bethel AVE was organized in 1818 in a downtown home by three freedmen, James Coleman, George Coleman and Abraham Lewis. The congregation moved to Wylie and Elm after the second church downtown was burned in the fire of 1845. - Brown, p.127
51	Church of St. Benedict the Moor	Hill District	89 Crawford St	African American History, Religious Architecture	1895	National Register Eligible; PHLF Plaque	Moeser & Bippus	The sole surviving symbol of a once-thriving Hill District Catholic community which served primarily Irish and German immigrants. As demographics changed, the church became a focal point for spiritual and moral leadership to blacks. It was dedicated in 1891 and built on a cost of \$14,000. - Brown p.130
52	Church of the Epiphany (Roman Catholic)	Hill District	Washington Place and Centre Ave	Religious Architecture	1902	PHLF Plaque	Edward Stotz	Prominent community church with architectural significance.
53	Christian Tabernacle Church of Immanuel	Hill District	2601 Centre Avenue	Religious Architecture	1880-1899	n/a		Significant community church.
54	Armon Recreation Center	Hill District	Bedford Avenue at Whiteside Road	African American History/Sports, Recreation & Entertainment	1940	n/a		This was one of the few recreation centers built for blacks in the Hill by the City of Pittsburgh, although it was used by both whites and blacks. It is also one the oldest extant recreation centers for blacks in Pittsburgh. - Brown, p.125
55	Bedford Dwellings	Hill District	Bedford Dwellings	African American History	1938	National Register Eligible		Oldest public housing development in Pittsburgh.
56	Carnegie Library—Wylie Avenue Branch	Hill District	1911 Wylie Ave	African American History	1899	n/a		The original 1899 Wylie Avenue Branch building was sold and is now used as a mosque.

Unprotected Pittsburgh: The List

57	Central Baptist Church	Hill District	2200 Wylie Ave	African American History, Religious Architecture	1945	n/a		Organized in 1891, this church is symbolic of the organizational strengths of blacks in the late 19th Century. Today it is home to the largest Baptist congregation in Pittsburgh. - Brown, p.129
58	Letsche Elementary School (now Letsche Education Center)	Hill District	1530 Cliff Street	Educational and Scientific Discovery	1905 (addition, 1941)	National Register of Historic Places	Marion M. Steen for addition	"It is Steen's floral Art Deco terra cotta, set between rising warm gray stone panels in an outer fabric of rich red brick that distinguishes this school." - Kidney, p. 323
59	Freedom Corner	Hill District	Crawford St at Centre Ave	African American History	2001	n/a		As a popular street corner for political life in the lower Hill, "Freedom Corner" became a rallying point for blacks demanding civil rights during the 1960s. In the late 1960s, blacks thirsting for more low income housing rallied against the URA's plan to build middle income housing in the middle and upper Hill, further protracting Urban Renewal plans. - Brown p. 137
60	Herron Hill School	Hill District	3117 Centre Ave	African American History	1928	n/a		Formerly an integrated middle school, this stands as a remnant of the early interracial mingling of blacks and whites in the Hill before the 1960s, something rare in other parts of Pittsburgh. IN June 1974, the school was closed but reopened as a renovated middle school in Sept. 1976, at a cost of \$6 million. - Brown, p.139
61	Irene Kaufmann Settlement and Community House	Hill District	1835 Centre Ave	African American History	1928	PHLF Plaque	Edward Stotz	This is a prominent feature of the Hill District, now owned by the Hill House. Formerly the Irene Kaufman Settlement and Community House, it was called The Columbian School when founded in 1895. The current building is the second Kaufmann Settlement House built. The first served as an educational and social institution for newly arrived immigrants, as well as members of the Hill neighborhood. The current site served the same purpose, increasingly for blacks as demographics of the Hill changed. - Brown p.140
62	Johnny's Bar/Freedom House Ambulance Service/Hill CDC	Hill District	2015-2017 Centre Ave	African American History	1880-1889	n/a		Freedom House was originally established to set up black-owned businesses and build the economic base of the Hill. Started in 1967, the Freedom House Ambulance Service was reportedly the first ambulance service in the nation equipped with resuscitation equipment in a van-type vehicle, rather than a limousine-type ambulance. - Brown, p. 141
63	Macedonia Baptist Church	Hill District	2225 Bedford Ave	African American History, Religious Architecture	1926	n/a		This church represents the organizational strength of blacks during the 1920s, when they began to establish the Hill as their central foothold in the county. Macedonia Baptist was important to the cohesion of the black community in the Hill. - Brown p. 144
64	Poole's Funeral Home	Hill District	2161 Wylie Ave	African American History	1880-1889	n/a		Owned by black entrepreneur William T. Poole, this home prepared bodies for burial and cremation. It was one of many black-owned funeral homes in the Hill during 1940s and 1950s, when white funeral homes would not serve blacks. Poole's was a particularly successful black business in the Hill during the 1950s. -Brown p.150

65	Terrace Village One and Two	Hill District	Upper Hill	African American History	1941	n/a		One of the largest public housing projects in the country when built, the \$15.5 million Terrace Village was capable of housing over 11,000 people on 15 acres. President Franklin D. Roosevelt inaugurated Terrace Village upon its opening in 1941. - Brown, p. 152
66	Watt Street Middle School (now Robert L. Vann School)	Hill District	2524 Webster Ave	African American History	1914	n/a		As one of the first public schools for blacks and whites in the Hill, this became an important community institution for providing educational opportunities, otherwise unavailable in other parts of the city. - Brown p.154
67	West Funeral Home	Hill District	2215 Wylie Ave	African American History	circa 1930	n/a		West Funeral Home was one of the first black funeral homes in the Hill. It is an important example of the black business community which thrived from the 1920s to the 1950s.
68	Robert L. Vann Home	Homewood	7337 Monticello St	African American History	1900-1919	National Register Eligible		Vann was the founder and editor of the Pittsburgh Courier, one of the most widely circulated black newspapers in America.
69	First home of the National Negro Opera Company	Homewood	7101 Apple Street	African American History	1895	PHMC Plaque		This was the first home of the National Negro Opera Company, the first permanent black opera company in America organized in 1941 by Mary Caldwell Dawson (1894-1962). The house was rented to Lena Horne, Roberto Clemente, Roy Jefferson, John Nesby and Marvin Woodson.
70	Holy Rosary Church	Homewood	North Lang Avenue and Kelly Street	African American History, Religious Architecture	1928	PHLF Plaque	Ralph Adams Cram of Cram & Ferguson	This has been a popular black church and an important institution for the enhancement of social and spiritual life in Homewood. - Brown p.160
71	Homewood AVE Zion Church	Homewood	North Homewood Avenue at Bennett Street	African American History, Religious History	1890	n/a		Organized in 1871 as the first black church in Homewood, the Homewood AVE Zion is an early example of cohesiveness and sophistication of blacks in Homewood at a time when blacks had small numbers or few economic resources. -Brown, p.160
72	WEMCO Multi-purpose community center	Homewood	7325 Frankstown Ave	African American History	1900-1919	n/a		This is a social club founded in 1919 by a group of black workers at the Westinghouse Electric and Manufacturing Company. Incorporated in 1944, it has remained at its current location since 1952. - Brown, p.162
73	Larimer School	Larimer	Larimer Ave and Winslow St	19th Century Architecture	1896	National Register of Historic Places	Ulysses Peoples	Architecturally distinctive school that occupies a prominent site in the neighborhood
74	St. James AVE Church	Larimer	444 Lincoln Avenue at Meadow Street	African American History, Religious Architecture	1880-1889	n/a		Historic and architecturally distinctive church.
75	Pittsburgh Brewing Co.	Lawrenceville	Liberty and Herron Ave	Industrial History	1888 and after	PHLF Plaque		This large, old brewery, producer of the locally popular Iron City Beer, remains in operation.
76	Engine Co. Number Twenty - Five	Lawrenceville	3343 Penn Avenue	Civic Architecture	1896	n/a	William Y. Brady	Historical firehouse.
77	Pennsylvania National Bank	Lawrenceville	One Doughboy Square - Penn Ave and Butler St	Commercial History	1900	n/a	Beezer Brothers	Prominent former bank located in Lawrenceville. Well known "doughboy" statue stands in front commemorating honoring veterans of World War I. Current home to Desrhone & Associates, a local architecture firm.
78	St. Augustine's Church	Lawrenceville	Thirty Seventh and Bandera Streets	19th Century Architecture, Religious Architecture	1899	PHLF Plaque	Rutan & Russell	This aesthetically stunning church rises above the Lawrenceville rooftops.

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79	Butler Street Entrance - Allegheny Cemetery	Lawrenceville	4734 Butler St	19th Century Architecture	1847 (gateway), 1868 70 (office Building),	National Register of Historic Places, PHLF Plaque	John Chislett, Barr & Moser	Historically and architecturally significant entrance to Allegheny Cemetery.
80	Penn Avenue Entrance - Allegheny Cemetery	Lawrenceville	4715 Penn Avenue	19th Century Architecture	1887	National Register of Historic Places	Dull & Macomb	Historically and architecturally significant entrance to Allegheny Cemetery.
81	St. Mark's AVE Zion Church	Lawrenceville	3832 Mintwood Street	African American History, Religious Architecture	1880-1889	n/a		This popular black congregation served to unite blacks in Lawrenceville and provide moral, spiritual, and social leadership to the community.
82	Lemington Home for the Aged	Lincoln-Lemington		African American History	1877	n/a		The oldest continuously operated African American sponsored long term care organization for the elderly in the US. Founded by an African American female, Mary Peck Bond in 1877, Lemington has faithfully served African American elderly in the Pittsburgh for more than 127 years.
83	Engine Company Number Thirty Eight	Lincoln-Lemington	Lemington Ave and Missouri St.	Industrial History	1909	n/a	Kiehnel & Elliot	There seems to be no specific precedent, but the bands of upper-floor windows and the stepped gables of the tower suggest the Netherlands. - Walter Kichney p.435
84	Bingham House (Underground RR)	Mt. Washington (Chatham Village)	655 Pennridge Rd.	African American History	1844	National Register Eligible		Identified as one of the many Underground Railroad stations in the Pittsburgh area, this site housed escaped slaves from the South seeking freedom in the North. Part of an extensive Underground Railroad network in the Pittsburgh area.
85	Osterling Studio and office	North Shore	228 Isabella Street	Commercial History	1917	National Register of Historic Places	Frederick J. Osterling	Similar styling to Osterling's recent Downtown triumph, the Union Arcade.
86	Sara Heinz House	North Shore	East Ohio and Heinz Streets	Residential Architecture	1915	National Register Eligible	Robert Maurice Trimble	It nearly fell for a highway interchange in the 1970s but the Pittsburgh History & Landmarks Foundation and the neighbors together were able to save it. - Walter Kichney
87	HJ Heinz Co.	North Shore	Progress St east of Chestnut	Industrial History	1886 and after	Pgh History & Landmarks Foundation Easement, National Register of Historic Places		Newly renovated into loft apartments this former factory is a quintessential relic of Pittsburgh's industrial past.
88	Central Catholic High School	Oakland	4720 Fifth Avenue	Educational and Scientific Discovery	1926-27	PHLF Plaque	Edward J. Weber	Located in the Oakland neighborhood, the school is in the center of the educational and cultural district of Pittsburgh. The architectural styling of the building is Flemish Gothic.
89	Gulf Research Laboratory	Oakland	327 Craft Ave	Educational and Scientific Discovery	1900-1919	National Register Eligible		Place of important scientific study and discovery in the 20th Century.
90	Margaret Morrison Carnegie Hill	Oakland	5001 Margaret Morrison St	Women's History, Educational and Scientific Discovery	1907	PHLF Plaque		Built in 1907, it was named for Andrew Carnegie's mother and originally housed a vocational school for women.
91	Schenley Park monuments	Oakland	Schenley Park	Monuments and Statues	1918 (Schenley Monuments), 1930 (George Westinghouse)	n/a	various	Monuments memorializing a variety of individuals, events and themes can be found along the trails of this beloved Pittsburgh destination.
92	Bellefield Apartments	Oakland	Bellefield area	Residential Architecture	1902-03	n/a	Carlton Strong	Architecturally significant apartment building.
93	Royal York Apartments	Oakland	Bellefield area	Residential Architecture	1937	PHLF Plaque	Frederick Stanton	Historically and architecturally significant apartment building.
94	King Edward Apartments	Oakland	Bellefield area	Residential Architecture	1930	n/a		Historically and architecturally significant apartment building.
95	Iroquois Apartments	Oakland	Forbes and Atwood	Residential Architecture	1901	National Register Eligible	Frederick Osterling	Notable apartment complex in the heart of Pittsburgh's cultural and academic district.

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96	Allegheny Observatory	Perry North	159 Riverview Dr.	Civic Architecture	1900	National Register of Historic Places, PHLF Plaque, PHMC Marker	Thorsten Billquest, A. Brashear and J. Keeler consultants	Currently owned and operated by the University of Pittsburgh, this site has been a place of astronomical study, research and education since its founding in 1859.
97	St. Boniface Church	Perry South	1-279 Royal St. East Street Valley	Religious Architecture	1925-26	PHLF Plaque, National Register of Historic Places	Albert F. Link	Prominent local church.
98	Parkstone Dwellings	Point Breeze	6337 Penn Ave	Residential Architecture	1922	PHLF Plaque	Frederick Schabler	Outstanding example of early modern architecture.
99	"Clayton"	Point Breeze	Penn and Homewood Ave	19th Century Architecture	1870, 1891-92	PHLF Plaque, National Register Eligible	Frederick Osterling	Former home of Pittsburgh industrialist Henry Clay Frick
100	Immaculate Heart of Mary Church	Polish Hill	3058 Brereton St.	Religious Architecture	1904	PHLF Plaque, National Register Eligible	William Gnther	The ninety-eight foot high church signals the Polish Hill neighborhood for miles.
101	Rodef Shalom Congregation	Shadyside	Fifth and Morewood	Religious Architecture	1906-07	National Register of Historic Places, PHLF Plaque	Henry Hmbostel of Palmer & Hmbostel	Prominent community landmark.
102	McCook House	Shadyside	Fifth and Amberson	Residential Architecture	1906	n/a	Carpenter & Crocker	Prominent house as part of Pittsburgh's "Millionaire's Row" along Fifth Avenue in Shadyside, the grand home suffered fire damage in 2005. Its fate is unclear.
103	Gwinner-Harter House	Shadyside	Fifth and Amberson	19th Century homes / Residential Architecture	1870, 1911 remodeling	PHLF Plaque	Frederick Osterling	Exceptional mansion on 5th Avenue.
104	4841 Ellsworth Ave	Shadyside	4841 Ellsworth Ave	19th Century Architecture, African American History	1870	n/a		Reportedly an Underground Railroad Station, this abolitionist's home played a key role in helping black slaves escape to freedom, and often to Canada, in what was then a predominately white, upper-class rural area. - Brown, p. 174
105	Ford Motor Co. Assembly Plant and Show Room	Shadyside	Morewood Ave and Baum Blvd.	Industrial History	1915	n/a		Site where Henry Ford's famous Model T was assembled, sold and serviced to Pittsburgh's rising population of drivers in the early 20th Century.
106	Hunt Armory	Shadyside	324 Emerson St.	Civic Architecture	1911	National Register of Historic Places		Built in 1911 as housing quarters for military personnel, the armory serves the same function today as the home to three different units of same 107th battalion.
107	Carron St. Baptist Church (now Bastone Auto)	Shadyside	235 Carson St.	African American History, Religious Architecture	1900	n/a		Referred to in the 1900 Pittsburgh City Directory as a "colored" church, little is known about this church, one of the only black congregations bordering along Shadyside and East Liberty, an area that has recently been dominated by upscale whites. - Brown, p.174
108	Marshall House (Pittsburgh Center for the Arts)	Shadyside	Fifth & Shady Avenues	Residential Architecture	1911-12		Charles Barton Keen	Once part of Millionaire's Row along Fifth Avenue, this house borders the former Richard Beatty Mellon Estate. It later became the Pittsburgh Center for the Arts, which opened the house and grounds to the public.
109	Roslyn Way	Shadyside	Off Ellsworth Avenue	Transportation History	1914	PHLF Plaque		One of the only known remaining wood-block streets in Pittsburgh

110	Highland Towers	Shadyside	340 South Highland Avenue	Residential Architecture	1913	National Register of Historic Places, PHLF Plaque	Frederick G. Scheibler, Jr.	Scheibler was a well-known pre-War Pittsburgh architect who had numerous commissions in East End neighborhoods. To some, his work is reminiscent of Frank Lloyd Wright, and the Highland Towers is a prime example. Listed on the National Register, the Highland Towers is a prominent unprotected landmark along Shadyside's busy Highland Avenue business district. The Old Heidelberg apartments on South Braddock Avenue are the only Scheibler-designed structures protected by the city's landmark ordinance.
111	Duquesne Brewery	Southside	South Twenty First and Jane St	Industrial History, 19th Century Architecture	1889 and after	National Register Eligible		It's clock, 60 feet across and clearly readable from a half-mile away is a prominent Southside feature. At the time of its installation in 1933, it was the largest face-clock in the world. It now displays the name of Equitable Gas, a part owner of the former brewery.
112	Southside Public Baths	Southside	South Tenth and Bingham Street	Sports, Recreation, and Entertainment	1915	n/a	MacCure & Spahr	A philanthropic gift to the workers of Pittsburgh.
113	St. Adalbert's Church/School	Southside	162 South Fifteenth St.	Religious Architecture	1871/1898	National Register Eligible		Architecturally distinctive church and Catholic School.
114	Morse School (Morse Gardens)	Southside	Sarah and South Twenty-Fifth Streets	19th Century Architecture	1874	National Register of Historic Places	T.D. Evans	Formerly an elementary school in the Historic Southside, this 123 brick building is today the only public housing complex listed on the National Register of Historic Places.
115	Christian Mberlein Company beer warehouse	Southside	South Twentieth and Sidney Streets	Industrial History	1915	n/a		Former beer warehouse has been renovated and is now the home of several local businesses.
116	St. John the Baptist Ukrainian Church	Southside	East Carson and South Seventh Street	Religious Architecture	1895, enlarged 1917	National Register of Historic Places, PHLF Plaque		Notable community church.
117	St. Josaphat Church	Southside Slopes	2304 Mission St.	Religious Architecture	1909-16	n/a	John T. Colmes	The tower is a handsome feature of the Southside landscape. - Walter Kidney, p.307
118	St. Paul of the Cross Monastery	Southside Slopes	143 Monastery Street	Religious Architecture	1854, 1858-59	PHLF Plaque	Charles Bartberger	Notable community church.
119	John Worthington house	Squirrel Hill	5505 Forbes	Residential Architecture	1910, 1915	PHLF Plaque	Louis S. Stevens	
120	Congregation Poale Zedrick	Squirrel Hill	Shady and Phillips	Religious Architecture	1928	n/a	Philip Friedman and Alexander Sharove	Architecturally stunning Temple serving the Jewish community in Squirrel Hill.
121	Frank and Eva R. Harter House	Squirrel Hill	2557 Beechwood Blvd.	Residential Architecture	1923	n/a	Frederick G. Scheibler	Impressive mansion in Squirrel Hill.
122	Anathan House	Squirrel Hill	1620 Murray Avenue	Women's History	1900-1919	n/a		Luxurious and historically significant home in Squirrel Hill.
123	St. Stanislaus Koska Church	Strip District	Twenty First and Smallman Streets	Religious Architecture	1891-1892	National Register of Historic Places, PHLF Plaque	Frederick Sauer	The church's decorative architecture is a welcome contrast to the plain and time-worn buildings of the Strip. Inside, art depicts the religious and secular history of Poland, since this is a Polish Catholic Parish, the earliest in Pittsburgh. - Walter Kidney, p.327.
124	Sixteenth Street Bridge	Strip District	Allegheny River	Pittsburgh's Engineering Legacy	1923	National Register of Historic Places	Warren & Wetmore	Four masonry piers by the architects who completed Grand Central Station bear the Lentelli sculptures and other, very handsome, ornament.

125	Chautauqua Lake Ice Co (now San. John Heinz Pittsburgh Regional History Center)	Strip District	1212 Smallman St	Industrial History	1898	National Register Eligible	Frederick Osterling	The construction is massive, as its original purpose required steel on the ground floor, massive timber above.
126	Armstrong Cork Factory	Strip District	Twenty Third and Railroad Streets	Industrial History	1901-1902	Pgh History & Landmarks Foundation Easement; National Register of Historic Places	Frederick Osterling	The two long blocks perpendicular to the Allegheny River are by Frederick Osterling, one of the busiest Pittsburgh architects of the 1900 period. Currently, these structures are being remodeled as apartment houses.
127	Penn Brewery (Eberhardt and Ober Brewery)	Troy Hill	Troy Hill and Vinial St.	Industrial History	1880 and after	National Register of Historic Places, PHLF Plaque	Joseph Stillburg	Site of authentic German brewing techniques since 1848.
128	Jerusalem Baptist Church	West End	123 Steuben St.	African American History	1864	PHLF Plaque		This is a black congregation organized in 1901 that moved to this structure, former German Evangelical Church, in 1945 from 43 Independence Street. - Brown, p.177
129	Cortiss Street Tunnel	West End	Cortiss St.	Pittsburgh's Engineering Legacy	1913-14	National Register Eligible	Stanley L. Roush, Architect; D.N. Sprague, Chief Engineer	Notable tunnel on Pittsburgh's West End.
130	Western State Penitentiary	Woods Run	Doerr Street	Civic Architecture	1876-82	National Register Eligible	E.M. Butz	Western Penitentiary, which used to be Pennsylvania's oldest operating correctional institution, was closed in January 2005. Opened in 1882, the facility is located on 21 acres of land with approximately 12 acres located inside the walled perimeter.



The Pennsylvania is listed on the National Register but is not a protected city landmark.

Unprotected Pittsburgh: The List

	Historic District Name	Neighborhood	Streets	Theme	Dates of Construction	Historic Status/ Marker	Architect(s)	Significance
1	Briardiff Road	Point Breeze	Briardiff Road, Undercliff Road, Rosemary, Kensington, and Graymore, bounded by South Braddock Ave.	Residential Architecture	1910s-1920s		Frederick G. Scheibler, Jr.	A dense collection of Tudors and Classical-styled homes built in the early 1900s on an extension of Frick Park. Briardiff Road even feels like Frick Park, with its tree-lined streets, terraced yards, and rocky walls. This section was a development of William G. Hammet, who lived at 579 Briardiff Road, known as "Rockledge" built by Frederick G. Scheibler in 1910.
2	Charles Street Rowhouse District	Northside	2501-2531 Charles St.	Residential Architecture	1880s	National Register Listed		Charles Street row houses represent excellent examples of 19th century Victorian homes—dense and urban structures from Old Allegheny's prime years. It is one of the few areas of the Northside that is not a protected historic district.
3	Chatham Village	Mt. Washington	Virginia Ave and Bingham St.	Community Planning	1932, 1935	National Register of Historic Places - Historic District, National Historic Landmark	Ingram & Boyd	Experimental housing project sponsored by Buhl Foundation in 1929. Lewis Mumford called it "one of the high-points in site planning and architectural layout."
4	East Liberty Town Square	East Liberty	Core of the East Liberty commercial district (Penn and Highland avenues)	Community Planning	1880s-1940s	n/a		At one time, the East Liberty Town Square area was a bustling and important commercial, transportation and communication hub, rivaling Downtown Pittsburgh in significance to the region. However, the East Liberty Town Square has been threatened by decay and neglect for the last half-century, made worse by urban renewal in the 1960s-70s. In 2005, Sample Brown Design completed a master plan for the Town Square area that focused on retaining the exiting building stock and character while taking advantage of several key development opportunities to connect the core to surrounding new developments. In 2004, Rothschild Doyno/Brean Associates created a set of development guidelines for all of central East Liberty. SBDesign's master plan and Rothschild Doyno's development guidelines laid out clear suggestions for market-driven change.
5	Fourth Avenue	Downtown	Fourth Avenue, between Smithfield and Wood streets	Commercial History	1870s-1920s	National Register District	Frederick Osterling, Edward B. Lee, John M. Donn, Alden & Harlow, MacClure & Spahr, D.H. Burnham & Co., and James T. Steen	Once known as Pittsburgh's Wall Street, Fourth Avenue contains many of the city's original Victorian skyscrapers from the late 1870s to 1920s that held many of the financial institutions for the region's industries. Architectural styles range from Neoclassical to Romanesque to Classical. While some buildings are being converted into housing and office space, this National Register District is a prime example of unprotected architecture in Pittsburgh's fast-changing Downtown.

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6	Friendship Historic District	Friendship	Graham Roup, Stratford, Negley, and Fairmont streets bounded by Penn Avenue and Baum Boulevard	Residential Architecture	1880s-1940s	National Register Eligible District		Similar to Highland Park, Friendship boasts a broad array of 19th and early 20th century residential architecture, situated in a "park-like" setting amongst towering trees. Having revived itself from a period of decay from the 1960s through the 1980s, Friendship is now a model for affordable living in homes built for the upper class. Development pressures from East Liberty and along Penn Avenue, as well as the Baum-Centre Corridor, will make properties in Friendship all the more valuable. Left unprotected, Friendship could lose its friendly feel.
7	Highland Park Historic District	Highland Park	Outlines of the NR District, bounded by Highland Park to the north, Stanton and Black to the south, King Street and Cordova Way to the west, and Jackson and Stanton avenues to the east.	Residential Architecture	1860s-1940s	National Register Eligible District	Frederick Scheibler, Edward B. Lee, Frederick C. Sauer, and Vlydaugh & Wolfe	Highland Park is an eclectic mix of architecture styles built in what was once a "streetcar suburb," with most of the homes constructed in the 1890s to 1920s era. It includes a unique collection of 1920s Tudor homes on Cordova Road, a Frederick Scheibler house on Beverly Place (1923), and some examples of homes from the 1860s.
8	Butler Street	Lawrenceville	Butler Street, from Penn Avenue to 50th Street	Commercial History	1860s-1940s	National Register Eligible	William H. Brady, Beezer Brothers, John Chislett	Like the South Side, Lawrenceville is a dense, urban, Victorian neighborhood that is being discovered rapidly by developers, commercial tenants, and homeowners. The section of Butler Street is now known as the 16:62 Design Zone and is an excellent example of various styles of 19th and 20th century urban commercial architecture. It also includes the 1876 gateway to Allegheny Cemetery, one of the oldest garden cemeteries in the United States.
9	Penn Avenue Arts Corridor	Bloomfield-Friendship-Garfield	Penn Avenue, between Negley and Friendship Avenue	Commercial History	1880s-1940s	n/a		Known as the Penn Avenue Arts Corridor, this collection of Victorian commercial architecture that borders three neighborhoods is fast becoming hot property for artists. With the addition of Children's Hospital and the Children's Home as major institutions along the avenue--and with it, increased development pressures--protection of the existing fabric will be more important in the coming years.
10	Robin Road	Squirrel Hill	Robin Road, Squirrel Hill	Residential Architecture	1920s	n/a	Janssen & Cocken	This "pocket community" of field-stone Tudors tucked away in Squirrel Hill on a ridge that overlooks Oakland was designed by Janssen & Cocken as part of the Murdoch Farms development in Squirrel Hill. Robin Road has a unique European feel in a very American city.

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11	Shadyside West	Shadyside	Boundaries: Fifth Avenue, Devonshire Street, Ellsworth Avenue, and Aiken Avenue	Residential Architecture	1880s-1940s	National Register Eligible District		It's amazing that the wonderfully pedestrian and "historic" neighborhood Shadyside doesn't have one city-protected historic district. With some of the best and largest examples of Victorian and Tudor Revival architecture in the city, Shadyside West is a shining example of Pittsburgh's wealth, new and old. This proposed district also includes Devonshire Street, which contains some of Pittsburgh's largest properties from the early 1900s, built just off of "Millionaire's Row"—Fifth Avenue—as a collection of Tudor Revivals, Classical, Queen Anne, and Romanesque homes. An attempt at making Shadyside West a city district failed some years ago, but it's worth including in this report.
12	Strip District	Strip District	Penn and Liberty, Smallman between 10th & 21st	Commercial History	1870s-1940s	National Register Eligible District		Constructed on a river plain along the Allegheny River, the Strip held Pittsburgh's industries, railroads, wholesale grocers, and religious structures alike. It's better regarded today for its food markets, restaurants, and nightclubs. And while new life is spreading to the Strip—led by the revival of the Armstrong Cork Factory—speculation about its future could lead to the alteration or demolition of some of its prized landmarks without further protection.
13	Webster Avenue Historic District	Hill District	Bounded by Manilla Street, Cliff Street, Enoch Street, and Devilliers Street	African American History	1880-1910	National Register Eligible		This has been identified as the exemplary district of black occupancy in the Hill. Although blacks were interspersed with whites, this is one of the few remaining areas contiguous areas of building coverage which represents black settlement patterns around the turn of the century to the present. - Brown, p.154
14	West End Valley Historic District	West End	Main Street and Steuben Street	Commercial History	1860-1920s	National Register Eligible		Originally known as "Temperanceville" in 1839 it was annexed by Pittsburgh in 1872, this dense business district contains superb examples of 1890s commercial architecture. West End has experienced a recent revival, with new businesses moving in and streetscape improvements.
15	Woodland Road Historic District	Squirrel Hill	Woodland Road, between Fifth and Wilkins avenues	Residential Architecture	1890s-1940s; some post-modern examples from the 1980s	National Register Eligible	Tudors: MacClure & Spahr and W.H. Vantine; Modern: Venturi, Rauch & Scott Brown, Walter Gropius and Marcel Breuer, and Richard Meier	Once a country retreat for Pittsburgh's wealthy elite, Woodland Road, it became part of the Chatham College campus—many of the homes are now dorms and academic buildings. The road retains its original leafy-country feel, with most of the homes built in the Tudor Revival style. But some post-modern additions, including houses by Venturi, Rauch & Scott Brown, Walter Gropius and Marcel Breuer, and Richard Meier, add to the road's historic charm.

Appendix A: Resources

National Agencies and Organizations

Advisory Council on Historic Preservation

Description

The Advisory Council on Historic Preservation (ACHP) is an independent Federal agency that promotes the preservation, enhancement, and productive use of our Nation's historic resources, and advises the President and Congress on national historic preservation policy. The ACHP is guided by the 1966 National Historic Preservation Act and is the only entity with the legal responsibility to encourage Federal agencies to factor historic preservation into Federal project requirements.

ACHP's 20 statutorily designated members, including the Chairman who heads the agency, address policy issues, direct program initiatives, and make recommendations regarding historic preservation to the President, Congress, and heads of other Federal agencies.

Contact Information

Advisory Council on Historic Preservation

1100 Pennsylvania Avenue, NW, Suite 809
Old Post Office Building
Washington, DC 20004
202-606-8503
achp@achp.gov
www.achp.gov



View from the Grandview Avenue National Scenic Byway.

National Scenic Byways Program

Description

Established in 1991, the Federal Highway Administration's National Scenic Byways Program promotes the recognition and enjoyment of America's memorable roads. The National Scenic Byways (NSB) Program was established under the Intermodal Surface Transportation Efficiency Act of 1991. Under the program, the U.S. Secretary of Transportation recognizes certain roads as National Scenic Byways or All-American Roads based on their archaeological, cultural, historic, natural, recreational, and scenic qualities. There are 126 such designated byways in 44 states. The Federal Highway Administration promotes the collection as America's Byways.

Contact Information

State Byway Coordinator

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State Scenic Byways Coordinator
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America's Byways® Resource Center

The America's Byways® Resource Center, established in 1999, is a joint venture of the Federal Highway Administration and the Arrowhead Regional Development Commission.

Appendix A: Resources (continued)

America's Byways Resource Center

Michelle Johnson, Director
227 West First Street, Suite #610
Duluth, MN 55802
218-625-3305
800-429-9297, option 5
Fax: 218-625-3333
mjohnson@byways.org

Byways Resource Specialist for Pennsylvania

Susan Koschak
America's Byways Resource Center
227 West First Street, Suite 610
Duluth, MN 55802
218-625-3307
800-429-9297 option 5
Fax: 218-625-3333
skoschak@byways.org



The Highland Building (1909) is listed on the National Register but is not a city landmark.

National Park Service

Description

The role of the National Park Service in terms of Historic Preservation is to be sure that America's cultural resources are carefully identified, evaluated, documented, registered, preserved, and interpreted. The National Park Service and its programs are overseen by the U.S. Department of the Interior.

The NPS administers a number of federal historic preservation funding programs. National Register properties (Listed and Eligible) or qualifying local historic districts which are income producing are eligible to receive rehabilitation investment tax credits (RITC). These tax credits are administered by the National Park Service in partnership with State Historic Preservation Offices and the IRS.

The National Park Service also has a committee that advises the Department of the Interior on the administration of RITC funds.

The National Park Service also provides information and educational opportunities on its website and through its many offices throughout the country.

Contact Information

National Park Service Headquarters

National Park Service
1849 C Street NW
Washington, DC 20240
202-208-6843
<http://www.cr.nps.gov/>

National Park Service- Northeast Region

National Park Service
U.S. Custom House
200 Chestnut St., Fifth Floor
Philadelphia, PA 19106
215-597-7013

Appendix A: Resources (continued)

National Trust for Historic Preservation

Description

Founded by a 1949 Congressional action, the National Trust for Historic Preservation was created to facilitate the public participation in historic preservation of buildings, objects, and cultural artifacts relevant to the character of the United States. The National Trust supplies information on techniques and methods that have assisted many groups locally organized to cope with crises in preservation.

Through its Congressional charter and its location in Washington, it has been in position to serve as a link between the activities of the National Park Service and many private groups. Staff at the Washington, D.C., headquarters, six regional offices and 28 historic sites work with the Trust's 270,000 members and thousands of preservation groups in all 50 states.

The National Trust also maintains the National Main Street Center, which offers a clearinghouse of information, technical assistance, research, and advocacy to help leaders revitalize their downtowns and neighborhood commercial districts.

Contact Information

National Trust for Historic Preservation

1785 Massachusetts Avenue, NW
Washington, DC 20036-2117
202-588-6000 or 800-944-6847
Fax: 202-588-6038
<http://www.nationaltrust.org>

National Main Street Center of the National Trust for Historic Preservation

1785 Massachusetts Avenue, N.W.
Washington, DC 20036
202-588-6219
mainstreet@nthp.org
<http://www.mainstreet.org/>

In addition, the National Trust's Office of Community Revitalization offers a number of financing vehicles for reinvesting in low-income areas: The National Trust Loan Funds, http://www.nationaltrust.org/loan_funds/index.html, and the National Trust Community Investment Corporation, <http://www.nationaltrust.org/ntcicfunds/index.html>.

Preservation Action

Description

Preservation Action is a national preservation lobbying organization. Preservation Action seeks to make historic preservation a national priority by advocating to all branches of the federal government for sound preservation policy and programs through a grassroots constituency empowered with information and training and through direct contact with elected representatives.

Since 1974, Preservation Action has been and continues to be the preeminent Capitol Hill advocate for national legislation favorable to historic preservation; however, its focus has moved from the need to formulate preservation policy and programs to one of supporting those initiated by legislators.

Contact Information

Preservation Action

401 F Street, NW
Suite 324
Washington, DC 20001
202-637-7873
202-637-7874 fax
mail@preservationaction.org
<http://www.preservationaction.org/>



The success of the new South Side Works is in part a result of the success of the East Carson Street Main Street Historic District.

Appendix A: Resources (continued)

Pennsylvania State Agencies and Organizations

Pennsylvania History and Museum Commission

Description

PHMC is the State Historic Preservation Office (SHPO) which entrusts the administration of all preservation related federal policies in Pennsylvania to them. As the SHPO, PHMC is charged with upkeep of the Pennsylvania's list of National Register properties, nomination of potentially new properties to that National Register list, and administration of federal tax credit programs available to Pennsylvania's Historic Properties. The PHMC also administers numerous preservation grant programs. PHMC issues historic markers which serve to educate, inform, and recognize places and events in Pennsylvania that hold special meaning to the history of the state, locality, or American nation.

Contact Information

State Historic Preservation Office

Ms. Barbara Franco, SHPO
Pennsylvania Historical and Museum Commission
300 North Street
Harrisburg, PA 17120
717-787-2891
<http://www.phmc.state.pa.us/>

Deputy: Ms. Jean Cutler
Bureau for Historic Preservation
Commonwealth Keystone Building
2nd Floor
440 North Street
Harrisburg, PA 17120-0093
717-705-4035
Fax: 717-772-0920
jecutler@state.pa.us

Pennsylvania Downtown Center

Description

The Pennsylvania Downtown Center (PDC) is the only statewide nonprofit organization dedicated solely to the revitalization of the Commonwealth's Core or traditional communities. It provides outreach, technical assistance and educational services primarily utilizing the National Main Street's Four Point Approach to communities interested in the revitalization of their central business districts and surrounding residential neighborhoods. The PDC is also a strong advocate for downtown and neighborhood initiatives in the Commonwealth and is active in many strategic partnerships which promote revitalization and reinvestment in the Commonwealth's "core communities."

Contact Information

Pennsylvania Downtown Center

130 Locust Street
Harrisburg, PA 17101
717-233-4675
Fax: 717-233-4690
padowntown@padowntown.org
<http://www.padowntown.org/>

Preservation Pennsylvania

Description

Preservation Pennsylvania works to protect the Commonwealth's historic resources through creative partnerships, targeted educational and advocacy programs, advisory assistance, and special projects. It assists Pennsylvania communities to protect and utilize the historic resources they want to preserve for the future by holding preservation conferences and workshops, providing technical assistance to members, honors historic preservation achievements with annual awards, and publishes newsletters, handbooks and issue papers.

Contact Information

Preservation Pennsylvania

257 North Street
Harrisburg, PA 17101
717-234-2310
Fax: 717-234-2522
info@preservationpa.org
<http://www.preservationpa.org/>

Appendix A: Resources (continued)

Southwestern Pennsylvania Regional Organizations

Rivers of Steel National Heritage Area

Description:

Created by an Act of Congress and the Commonwealth of Pennsylvania in 1996, the Rivers of Steel National Heritage Area is managed by the non-profit Steel Industry Heritage Corporation (SIHC) in partnership with the National Park Service and the Commonwealth of Pennsylvania. SIHC works with communities throughout the region to identify, conserve, promote and interpret the cultural, historic, recreational and other resources associated with steel and steel-related industries.

The goal of the Rivers of Steel National Heritage Area is to use these resources to encourage community revitalization through cultural tourism, historic preservation, natural and recreational resource conservation, cultural and educational programs and related economic development. Since its inception, Rivers of Steel National Heritage Area has undertaken projects in the region using public and private funds for the National Heritage Area.

Encompassing 3,000 square miles in the seven counties of Allegheny, Armstrong, Beaver, Westmoreland, Greene, Fayette, and Washington, Rivers of Steel is building on southwestern Pennsylvania's remarkable transition from heavy industry to high technology and diversified services as well as bolstering the new regional economy by promoting tourism and economic development based on this region's historic industrial saga.

Contact Information

Steel Industry Heritage Corporation

The Bost Building
623 East 8th Avenue
Homestead, PA 15120
412.464.4020
Fax: 412-464-4417
info@riversofsteel.com
www.riversofsteel.com

Senator John Heinz Pittsburgh Regional History Center

Description

Originally called "Old Residents of Pittsburgh and Western Pennsylvania" the Historical Society of Western Pennsylvania was formed in 1879. Now the region's oldest cultural organization, HSWP operates both the History Center and Meadowcroft Rockshelter and Museum of Rural Life in Avella, Washington County.

The Senator John Heinz Pittsburgh Regional History Center is a 200,000-square-foot museum and research facility. Located in the city's historic Strip District, its home combines the former Chautauqua Lake Ice Company building with the five-story Smithsonian wing that opened November 13, 2004.

Original artifacts and interactive exhibits will appeal to newcomers, long-time residents, and people of all ages, revealing the fascinating scope and impact of the region's past. The History Center is also a great place to explore family roots -photographs, maps, books, and manuscripts relating to Western Pennsylvania history may be found in its Library & Archives.

Contact Information

Senator John Heinz Pittsburgh Regional History Center

1212 Smallman Street
Pittsburgh, PA 15222
412-454-6000
<http://www.pghhistory.org/>



The former Chautauqua Ice Company is now the History Center.

Appendix A: Resources (continued)

Westsylvania Heritage Corporation

Description

Westsylvania Heritage Corporation (WHC) was formed in the early 1990s as a 501(c)(3) non-profit organization to promote southwestern Pennsylvania's heritage and offer technical assistance. WHC also became a heritage development enterprise incubator, providing support for other small companies and organizations that share the Commission's mission. In addition, Westsylvania formed the Progress Fund in 1996 as a Community Development Financial Institution, providing gap and equity financing to an increasing number of tourism-oriented businesses and for the adaptive reuse of historic buildings.

Contact Information

Westsylvania Heritage Corporation

105 Zee Plaza
Hollidaysburg, Pa 16648
814-696-9380
info@westsylvania.org
<http://www.westsylvania.org/>



The Bost Building is listed on the National Register of Historic Places.



The Homestead Steel Strike of 1892 Memorial Site sits is located at the heart of the Rivers of Steel National Heritage Area.

Appendix A: Resources (continued)

Pittsburgh Agencies and Organizations

City of Pittsburgh Historic Review Commission

Description

The Historic Review Commission (HRC) protects and maintains historically and architecturally significant buildings and neighborhoods in the City. The HRC is comprised of seven members appointed by the Mayor which must include an architect, a preservationist, a Realtor, a building inspector, and a planner.

When a building is designated as an historic landmark, the Historic Review Commission has jurisdiction over all proposed new construction, demolition, and exterior work to the building. The review process begins only when an owner decides to do work to the exterior of their building.

Contact Information

City of Pittsburgh Historic Review Commission

Department of City Planning

200 Ross Street

Pittsburgh, PA 15219

412-255-2000

http://www.city.pittsburgh.pa.us/cp/html/historic_review_commission.html



Willow Cottage in Shadyside is a City Historic Landmark . . .

Community Design Center of Pittsburgh

Description

The Community Design Center of Pittsburgh (CDCP) is a non-profit organization, governed by a volunteer Board of Directors, composed of neighborhood representatives, architects, landscape architects, and others with community development experience. All CDCP initiatives are undertaken by a professional staff, drawing upon dedicated volunteers, consultants, and collaboration with other organizations.

The CDCP sponsors the Renovation Information Network (RIN), which matches City of Pittsburgh homeowners planning renovations with volunteer architects and intern-architects for low-cost (\$50 or less based on household income) one-on-one consultations, to help get their renovation planning off on the right foot. The CDCP also hosts an annual "Pedal Pittsburgh" bike tour event of city neighborhoods, and offers other technical assistance.

Contact Information

Community Design Center of Pittsburgh

The Bruno Building

945 Liberty Avenue - Loft #2

Pittsburgh, PA 15222

412-391-4144

Fax: 412-391-1282

info@cdcp.org

<http://www.cdcp.org>



. . . but the McCook Mansion, just down the street, is not.

Appendix A: Resources (continued)

Preservation Pittsburgh

Description:

Preservation Pittsburgh is a non-profit advocacy group dedicated to preserving our region's historic, architectural, cultural, and environmental heritage. Its purpose is to assist individuals and organizations in preserving the integrity of the architecture and physical surroundings they value. Preservation Pittsburgh's primary goal is to promote the importance of preservation issues in the deliberations and decisions of public officials, private groups, developers and the general public.

Contact Information

Preservation Pittsburgh

201 S. Winebiddle Street
Pittsburgh, PA 15224
<http://www.pittsburghheritage.com/>

Pittsburgh History and Landmarks Foundation

Description

Founded in 1964 as a nonprofit historic preservation group serving Allegheny County, PHLF is dedicated to identifying and preserving the architectural landmarks, historic neighborhoods, and historic designed landscapes of Allegheny County and educating people about this region's architectural heritage and urban landscape design history. PHLF offers loans through its Preservation Loan Fund, technical services, bricks-and-mortar projects, architectural surveys, feasibility studies, tours & events, and educational programs.

Contact Information

Pittsburgh History & Landmarks Foundation

100 West Station Square Drive, Suite 450
Pittsburgh, PA 15219
412-471-5808
Fax: 412-471-1633
<http://www.phlf.org>



Preservation Pittsburgh nominated the Civic Arena to be a city landmark.



PHLF has helped restore houses on Pittsburgh's North Side.

Appendix A: Resources (continued)

Pittsburgh-Area Financial Institutions

Description:

The following financial institutions have made affirmative commitments to meet the needs of Pittsburgh neighborhoods, including low- and moderate-income areas through the federal Community Reinvestment Act (CRA). Many institutions offer a range of products, services, and investments for historic preservation, including federal historic preservation tax credits and New Markets Tax Credits.

Contact Information

Allegheny Valley Bank of Pittsburgh

Charles Bennett
President & CEO
Allegheny Valley Bank
5137 Butler St.
Pittsburgh, PA 15201
Phone: 412-781-0318

Ruth Scholl
CRA Officer
Allegheny Valley Bank
201 Freeport Rd.
Pittsburgh, PA 15238
Phone: 412-828-6030

Citizens Bank of Pennsylvania

Stephen Steinour
Chairman & CEO
Citizens Bank
Two Commerce Square, 2001 Market Street
Philadelphia, PA 19103
Phone: 215-351-1704

Ralph Papa
President, Western Region
Citizens Bank
525 William Penn Place
Three Mellon Bank Center, 29th Floor
Pittsburgh, PA 15259
Phone: 412-234-8965

Scott Brown
Community Investment Manager
Citizens Bank
525 William Penn Place, Room 2840
Pittsburgh, PA 15219
Phone: 412-867-2456

Dollar Bank, Federal Savings Bank

Mona Generett, Ph.D.
Vice President, Community Development
Dollar Bank
Three Gateway Center, One East
Pittsburgh, PA 15222
Phone: 412-261-8109

Charles Peterson
Vice President, Community Development
Dollar Bank
Three Gateway Center, One East
Pittsburgh, PA 15222
Phone: 412-261-4940

ESB Bank, Federal Savings Bank

Charlotte Zuschlag
President & CEO
ESB Bank
600 Lawrence Ave.
Elwood City, PA 16117
Phone: 724-758-5584

Bob Colalella
Senior Vice President & CRA Officer
ESB Bank
600 Lawrence Ave.
Elwood City, PA 16117
Phone: 724-758-5584

Fidelity Savings Bank

Richard Spencer
President & CEO
Fidelity Bank
1009 Perry Highway
P.O. Box 11136
Pittsburgh, PA 15237-2105
Phone: 412-367-3300

Mike Mooney
Executive Vice President
Fidelity Bank
1009 Perry Highway
P.O. Box 11136
Pittsburgh, PA 15237-2105
Phone: 412-367-3300

Appendix A: Resources (continued)

First National Bank of Pennsylvania

Bob Rimbey
Regional President & CEO
First National Bank of PA
215 Executive Drive, Suite 201
Cranberry Township, PA 16066
Phone: 724-742-9106

Joyce Williams
Pittsburgh Team Leader
First National Bank of PA
1712 E. Carson St.
Pittsburgh, PA 15203
Phone: 412-381-8000

Steve Ackman
Senior Executive Vice President
First National Bank of PA
One F.N.B. Blvd., 6th Floor
Hermitage, PA 16148
Phone: 724-983-3404

Iron and Glass Bank

Mike Hagan
President & CEO
Iron & Glass Bank
1114 East Carson St.
Pittsburgh, PA 15203
Phone: 412-488-5200

Anita Karem
CRA Officer & Consumer Loan Officer
Iron & Glass Bank
1114 East Carson St.
Pittsburgh, PA 15203
Phone: 412-488-5200

Laurel Savings Bank

Edwin Maus
President & CEO
Laurel Savings Bank
2724 Harts Run Rd.
Allison Park, PA 15101
Phone: 412-487-7404

Mellon Community Development Corporation

Matthew Giles
Chairman, Mellon Community Development Corporation
Mellon Financial Corporation
One Mellon Center, Room 2850
Pittsburgh, PA 15258
Phone: 412-234-6191

Ricardo G. Savido
President, Mellon Community Development Corporation
Mellon Financial Corporation
One Mellon Center, Room 2850
Pittsburgh, PA 15258
Phone: 412-234-4580

National City Bank of Pennsylvania

Thomas Golonski
President & CEO
National City Bank of PA
20 Stanwix St.
Pittsburgh, PA 15222
Phone: 412-644-7667

Jim Matthews
Vice President, Community Development & Compliance
National City Bank
20 Stanwix St. 25-012
Pittsburgh, PA 15222-4802
Phone: 412-644-7788

Stephanie Cipriani
Vice President & Community Development Manager
National City Bank of PA
20 Stanwix St. 25-146
Pittsburgh, PA 15222-4802
Phone: 412-644-6274

George Fausold
Assistant Vice President
National City Bank of PA
20 Stanwix St. 25-184
Pittsburgh, PA 15222-4802
Phone: 412-644-7648

Appendix A: Resources (continued)

NorthWest Savings Bank

Albert Eckert
President
NorthWest Savings Bank
532 Lincoln Ave.
Pittsburgh, PA 15202
Phone: 412-734-2700

Jeffrey Hinds
Executive Vice President
NorthWest Savings Bank
532 Lincoln Ave.
Pittsburgh, PA 15202
Phone: 412-734-2700

Parkvale Savings Bank

Robert McCarthy, Jr.
President & CEO
Parkvale Savings Bank
4220 William Penn Hwy.
Monroeville, PA 15146
Phone: 412-373-7200

Thomas Webb
CRA Officer
Parkvale Savings Bank
4220 William Penn Hwy
Monroeville, PA 15146
Phone: 412-373-4809

Christopher Conroy
Assistant CRA Officer
Parkvale Savings Bank
Omni William Penn, 559 Grant Street
Pittsburgh, PA 15219
Phone: 412-373-7200

PNC Financial Services Group

Sylvan Holzer
President & CEO, PNC Bank
249 5th Ave., P1-POPP-02-1
Pittsburgh, PA 15222
Phone: 412-762-2794

Cathy Niederberger
Managing Director, PNC Community Development Banking
249 Fifth Ave, P1-POPP-07-2
Pittsburgh, PA 15222-2707
Phone: 412-762-8333

MaryLou Brkovich
Program Manager
PNC Bank
249 5th Ave, 7th Floor
Pittsburgh, PA 15222
Phone: 412-768-8494

Sky Bank

Marty Adams
President & CEO
Sky Bank
P.O. Box 247
Salineville, OH 43945-0247
Phone: 330-679-2328

Eric Stachler
Vice President, Corporate CRA Office
Sky Bank
300 West Market Street
P.O. Box 1133
Lima, OH 45801
Phone: 800-837-0187

Vince Locher
President, Pittsburgh Regional Office
Sky Bank
336 4th Ave
Pittsburgh, PA 15222
Phone: 412-222-4825

Deborah A. Tawney
Assistant Vice President
Community Development Officer
Sky Bank
336 4th Ave
Pittsburgh, PA 15222
Phone: 412-227-4828

Terri V. Davis
Assistant Vice President
Community Development Officer
Sky Bank
671 3rd St.
Beaver, PA 15009
Phone: 724-728-1156, ext. 227

Appendix B: City Historic Sites

75 CITY DESIGNATED LANDMARKS

The following structures have been designated by the Pittsburgh City Council as **City Designated Historic Structures** as of October 2005

[This list can be found on the Historic Review Commission's website as a PDF download, http://www.city.pittsburgh.pa.us/cp/html/historic_review_commission.html]

Aberlie House

122-124 East North Avenue
Designated on February 13, 2001

Allegheny Arsenal

40th Street at Penn Avenue
Designated on February 22, 1977

Allegheny County Courthouse

436 Grant Street
Designated on December 26, 1972

Allegheny County Jail

450 Ross Street
Designated on December 26, 1972

Allegheny County Mortuary

542 Fourth Avenue
Designated on September 26, 2002

Allegheny Library

Allegheny Center
Designated on March 15, 1974

Allegheny Middle School (formerly *Allegheny High School*)

810 Arch Street
Designated on November 30, 1999

Arsenal Middle School (formerly *Arsenal Junior High School*)

3901 Butler Street
Designated on November 30, 1999

Beltzhoover Elementary School

320 Cedarhurst Street
Designated on November 30, 1999

Benedum Center for the Performing Arts (formerly *the Stanley Theater*)

207 Seventh Street
[Included in Penn-Liberty City Designated Historic District]
Designated on November 20, 1984

Byers-Lyons House (currently *Byers Hall of the Community College of Allegheny County*)

808 Ridge Avenue
[Included in Allegheny West City Designated Historic District]
Designated on March 15, 1974

Former Buhl Planetarium and Institute of Popular Science Building

Allegheny Square
Designated on July 29, 2005

Calvary United Methodist Church

Allegheny Avenue at Beech Avenue
[Included in Allegheny West City Designated Historic District]
Designated on February 22, 1977

Cathedral of Learning - University of Pittsburgh

4200 Fifth Avenue
[Included in Oakland Civic Center City Designated Historic District]
Designated on February 22, 1977

2621 Centre Avenue - The YMCA Building

Designated on August 8, 1995

Pittsburgh Children's Museum (formerly *the Allegheny Post Office*)

10 Children's Way, Allegheny Center
Designated on December 26, 1972

Colfax Elementary School

2332 Beechwood Boulevard
Designated on November 30, 1999

Concord Elementary School

2340 Brownsville Road
Designated on November 30, 1999

David P. Oliver High School

2323 Brighton Road
Designated on November 30, 1999

Appendix B: City Historic Sites (continued)

Dilworth Traditional Academy *(formerly Dilworth Elementary School)*

6200 Stanton Avenue
Designated on November 30, 1999

Dower's Tavern *(formerly Beck's Run School)*

1000 Beck's Run Road
Designated on September 28, 1987

Emmanuel Episcopal Church

957 West North Avenue
[Included in Allegheny West City Designated Historic District]
Designated on February 22, 1977

Engine Company No. 1 and No. 30

344 Boulevard of the Allies
Designated on March 17, 1993

Engine Company No. 3

1416 Arch Street
Designated on April 12, 1995



The King Estate in Highland Park, a rare gem protected by the city.

Ferris House *(Former George Washington Gale Ferris, Jr. House)*

1318 Arch Street
Designated on June 28, 2001

Former Fifth Avenue High School

1800 Fifth Avenue
Designated on November 30, 1999

Friendship Elementary School *(formerly Liberty School Number 4)*

5501 Friendship Avenue
Designated on November 30, 1999

Stephen Foster Community Center *(currently the Catholic Youth Association)*

286 Main Street
Designated on July 8, 1982

The New Granada Theater

2009-13 Centre Avenue
Designated on October 8, 2004

Greenfield Elementary School

1 Alger Street
Designated on November 30, 1999

Guckenheimer Warehouse

125 First Avenue
Designated on May 9, 1995

Hazelwood Branch – Carnegie Library of Pittsburgh

4748 Monongahela Street
Designated on July 28, 2004

Homewood Branch – Carnegie Library of Pittsburgh

7101 Hamilton Avenue
Designated on July 28, 2004

Howe-Childs Gate House

5918 Fifth Avenue
Designated on April 16, 1986

John Wesley A.M.E. Zion Church

594 Herron Avenue
Designated on October 11, 1993

Appendix B: City Historic Sites (continued)

B. F. Jones House (*currently Jones Hall of the Community College of Allegheny County*)
808 Ridge Avenue
[Included in the Allegheny West City Designated Historic District]
Designated on March 15, 1974

King Estate, or “Baywood”
1251 North Negley Avenue
Designated on November 12, 1992

Langley High School
2940 Sheridan Boulevard
Designated on November 30, 1999

Lawrenceville Branch – Carnegie Library of Pittsburgh
279 Fisk Street
Designated on July 28, 2004

Lemington Elementary School
7060 Lemington Avenue
Designated on November 30, 1999

Lincoln Elementary School
328 Lincoln Avenue
Designated on November 30, 1999

Former Lord & Taylor Department Store (*formerly the Mellon National Bank Building*)
500 -514 Smithfield Street
Designated in July, 1999

Lowen-Shaffer House
311 Lowenhill Street
Designated on February 10, 1992

Former Mackintosh-Hemphill Company (Garrison Foundry) Buildings
901-11 Bingham Street
[Included in East Carson Street City Designated Historic District]
Designated on October 18, 1991

Madison Elementary School (*formerly Minersville Public School*)
3401 Milwaukee Street
Designated on November 30, 1999

Mamaux Building
121-23 First Avenue
Designated on July 27, 1995

141 Mayflower Street
Designated in June, 1998

Former Saint Michael’s Roman Catholic Church & Rectory
21 Pius Street
Designated on February 23, 2001

Mifflin Elementary School
1290 Mifflin Road
Designated on November 30, 1999

Monongahela Incline
Between West Carson Street, near Smithfield Street, and Grandview Avenue
Designated on March 15, 1974

Moreland-Hoffstot House
5057 Fifth Avenue
Designated on February 22, 1977

Mount Washington Branch – Carnegie Library of Pittsburgh
315 Grandview Avenue
Designated on July 28, 2004

Neill Log House
Serpentine Drive in Schenley Park
Designated on February 22, 1977

Old Heidelberg Apartments
401-423 South Braddock Avenue
Designated on March 15, 1977

Panther Hollow Bridge
Schenley Park
Designated on July 26, 2002

Perry Traditional Academy (*formerly Perry High School*)
3875 Perrysville Avenue
Designated on November 30, 1999

Phipps Conservatory
Schenley Park
Designated on December 26, 1972

Pittsburgh and Lake Erie Railroad Station
(*Currently the Landmarks Building, One Station Square*)
Smithfield Street near West Carson Street
Designated on March 15, 1974

Appendix B: City Historic Sites (continued)

Saint Nicholas Croatian Catholic Church

1326 East Ohio Street
Designated on July 13, 2001

Schenley Bridge

Schenley Park
Designated on July 26, 2002

Schiller Classical Academy (formerly *Schiller School*)

1018 Peralta Street
Designated on November 30, 1999

Sellers-Carnahan House

400 Shady Avenue
Designated on December 31, 1995

Shrine of St. Anthony of Padua

1700 Harpster Street
Designated on February 22, 1977

Smithfield Street Bridge

Smithfield Street over the Monongahela River
Designated on February 22, 1977

W. P. Snyder House (currently *Babb Insurance Company*)

854 Ridge Avenue
[Included in *Allegheny West City Designated Historic District*]
Designated on March 15, 1974

Soldiers and Sailors Memorial Hall Museum

4141 Fifth Avenue
[Included in *Oakland Civic Center City Designated Historic District*]
Designated on February 11, 1991

South Side Market House

South 12th and Bingham Streets at Bedford Square
[Included in *East Carson Street City Designated Historic District*]
Designated on February 22, 1977

Sterrett Classical Academy (formerly *Sterrett School*)

7100 Reynolds Street
Designated on November 30, 1999

Stevens Elementary School (formerly *Thaddens Stevens School*)

824 Crucible Street
Designated on November 30, 1999

Sunnylegge (former *McClelland House*)

5136 Fifth Avenue
Designated on April 12, 1995

Victoria Hall (formerly the *Ursuline Academy* {former *Lynch House*})

201 South Winebiddle Street
Designated on August 20, 1982

West End Branch – Carnegie Library of Pittsburgh

47 Wabash Street
Designated on July 28, 2004

Westinghouse High School

1101 North Murkland Street
Designated on November 30, 1999

Woods House

4604 Monongahela Street
Designated on February 22, 1977

Woolslair Elementary Gifted Center (formerly *Woolslair Elementary School*)

40th Street & Liberty Avenue
Designated on November 30, 1999



The John Woods House (built 1792) is one of the oldest in Pittsburgh.

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Interviews:

Bamberg, Angelique. Pittsburgh Historic Review Commission. Several telephone interviews throughout April and early May 2006.

Edelstein, Joe. Wylie Holdings. Personal Interview. 4 May 2006.

Mark, Bonnie. Pennsylvania History and Museum Commission. Several telephone interviews throughout April and early May 2006.

Miller, Jack. Pittsburgh History & Landmarks Foundation. Telephone Interview. 4 May 2006.

Woodland Road in Squirrel Hill supports eclectic styles, from 1890s Tudor Revivals to 1980s Modern.



About YPA

About the Young Preservationists Association of Pittsburgh

The Young Preservationists Association of Pittsburgh (YPA) is a broad-based regional coalition of dynamic preservation leaders organized to ignite a new historic preservation movement in southwestern Pennsylvania. YPA's mission is the participation of young people in the preservation of historic resources. YPA works in collaboration with other organizations on a regional level to present education seminars, tours, and special events, conduct research, and advocate for preservation of the Pittsburgh region's history.

YPA was founded in 2002 in response to a number of critical preservation issues facing Southwestern Pennsylvania, such as sprawl, vacant properties, empty or underutilized religious spaces, and the loss of African American and industrial history. But no issue is more pressing than the Pittsburgh region's "demographic dilemma": the loss of young people. YPA attempts to capture the youth market in the nine-county southwestern Pennsylvania region* by offering a fun, memorable, and welcoming experience through its education programs, events, tours, research, and partnerships to engage the next generation in historic preservation.

The organization is guided by a 15-member voting Board of Directors and a 23-member non-voting Advisory Committee. YPA was incorporated with the PA Bureau of Charities in 2002 and received its 501(c)(3) nonprofit status from the IRS in 2004.

Highlights

In the past three years, YPA's programs and publications have resonated with young people. Since 2003, YPA has attracted more than 780 people to our public programs, raised more than \$34,000 in donations from 23 different donors, collaborated with more than 32 organizations, companies, and local government agencies to implement its activities, launched a website and published nine unique publications, hosted six interns, and spoken at 16 different events and organizations. YPA has seen its membership grow by 103% in three years. Since May 2003, there have been at least 41 media stories about YPA.

Since 2002, YPA has:

- ◆ Published four annual lists of the "Top Ten Best Preservation Opportunities in the Pittsburgh Area";
- ◆ Presented the first conference for young preservationists, called "Places & Spaces: The Regeneration of Preservation," where YPA pioneered the "Wheeling Through History" historic bike tour;
- ◆ Presented three Historic Preservation Month Celebrations each May, which includes the presentation of an annual "Promise Award" to an emerging preservationist; and
- ◆ Successfully designated the New Granada Theatre in the Hill District as a City Historic Landmark, which has attracted subsequent preservation attention to the site.

Please visit YPA online at www.youngpreservationists.org.

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* Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Washington, and Westmoreland counties.



Evening in Fineview, Summer 2005.