

Central Northside Neighborhood Council
Mexican War Streets Society
Pittsburgh, PA 15212

February 10, 2012

Historic Review Commission
200 Ross Street
Pittsburgh, PA 15219

To whom it may concern:

After representatives of the Central Northside met with representatives of the City of Pittsburgh on September 19, 2011, board members of Central Northside Neighborhood Council and the Mexican War Streets Society reconvened to consider options for proceeding with City Historic Designation. In our wide ranging discussions, over the past months since that initial meeting, we found ourselves returning often to the suggestion that the footprint of the new City Historic District reflect the National Historic District.

Since robust and masterful applications were made in 1975 and 2008 by the Pittsburgh History and Landmarks Foundation (1975) and architect and historian Michael Eversmeyer (2008), and since the district defined by these applications is already recognized by the National Parks Service as a National Historic District, it became obvious that the City Historic District should be the same as the National Historic District.

To that end, we are submitting as application for City Historic Designation those documents originally prepared for and accepted by the National Parks Service.

Thanking you in advance for your timely consideration and acceptance of this application as proposed:

Chris D' Addario, President Central Northside Neighborhood Council

Paul Johnson, President Mexican War Streets Society

The numbering order in this document corresponds to the numbering in the Historic Nomination Form

1. HISTORIC NAME OF PROPERTY
1788- "Redick's Plan for Reserve Tract"
1835- Borough of Allegheny
1852- Wards 2 and 3 of Allegheny City
2. Mexican War Streets National Historic District
3. *Map attached.*
4. *See inventory in 2008 application*
5. Historic district.
6. Kirk Burkley, Zoning, Department of City Planning
206 West North Avenue
Pittsburgh, PA 15212
412-322-2517
7. The Mexican War Streets National Historic District is bounded by Buena Vista Street on the west, O'Hern Street on the north, Reddour Street on the east and North Avenue on the south. It contains approximately 84 acres and 23 city blocks. There are estimated to be 925 parcels, the majority of which are 20' x 100' (2000 sq. ft). Approximately 80% contain structures, the rest is vacant land. Within these bounds there is a multitude of early residential structures and landmark buildings. The district is primarily residential, but there are some small commercial establishments; in former times there were significantly more.

The nominated district dates back to the 1840's, although there are family names (like the Robinson family) linked to earlier periods. It is one of the few architecturally coherent neighborhoods in the City of Pittsburgh, due partly to its conception as a city-scape grid of connected row houses, but also to its rapid development, which ensured its stylistic uniformity. Its idiomatic Victorian architecture includes Italianate, Gothic revival, Richardsonian Romanesque, Empire, Queen Anne and the Arts and Crafts styles. Significantly, the land itself is part of the documented history of the Reserved Tract Opposite Pittsburgh drawn up in the 1780s, as well as Allegheny Town and Allegheny City.

8. The history and development of the area can be traced back to its origin as a rich, low-lying, central hunting ground to Native Americans. It lay just below a massive sandstone ridge formed south of the great, glacial thrust.

The settlement of the area was a product of a unique plan of apportionment. In 1783, the Pennsylvania General Assembly set in motion the development of the wilderness north of Pittsburgh (north of the Allegheny, Monongahela and Ohio Rivers). An area bounded by the confluence of the rivers and an east-west line one mile north, was designated a Reserved Tract. In 1785, a survey counted 3,025 acres. Rather than

initiating the sale of the land in large farm parcels-- like most frontier land settlement-- the Reserved Tract was set aside for the development of a new town. Toward that end, in 1787, the state legislature ordered that a plan be drawn up. It commissioned David Redick to complete the task. Subsequent to a physical survey in 1788, Redick delivered the *Plan of the Reserve Tract Opposite Pittsburg.*

Redick laid out the town based on early colonialist models that followed English custom, with a town square, surrounded by common land, and outlying lots.¹ Redick centered the town on the intersection of the Venango Trail and the Great Path, two Native American routes which were the first human imprint on the land. (The Venango Trail stretched from the confluence of the three rivers to Lake Erie.) The town square, town lots and surrounding commons contained 150 acres. The rest of the 3,025 acre tract was divided into "outlots" of 10 acres each. The general concept was that settlers would each receive a town lot for their home and an "outlot" for agricultural purposes.

Meanwhile, James Boggs, who was the first known settler, cleared a portion of land on the northern bank in the 1760's and 1770's. After preparing for agricultural use the first nine acres of his land claim, Boggs died. His widow inherited the parcel. Martha Boggs remarried in the 1790's. Her second husband was James Robinson. While Redick's plan was being implemented, Robinson was able to buy parcels which had been surveyed within the Reserve Tract, land additional to what he had acquired through marriage. He made his business in real estate. He also built the first ferry house near what is today the 6th Street Bridge, on the eastern side of Federal Street.

The parcels defined in Redick's plan were allocated and/or auctioned in the 1790s, and the town of Allegheny gradually took shape over the next 20 years. The town center and river front developed first, with some of the areas north of the commons cleared and converted to farm land. James Robinson owned two of the three "outlots" fronting the North Commons, along Shanopin Lane (now North Avenue).

The earliest development in the "outlots" was Mechanic's Retreat. Circa 1815, this land was subdivided and developed into a residential area for workers employed in early industry along the banks of the Ohio River a short distance west. Mechanic's Retreat was a rural enclave of modest housing along Pasture Lane (Brighton Road)

¹ Credit is due throughout this historical account to Lisa Miles, author of *Resurrecting Allegheny City – The Land, Structures & People of Pittsburgh's North Side* (2007). The MWSS retained Ms. Miles to compile a detailed chronological sequence of development of the 14 outlots from Redick's plan that evolved into the nominated district. Her book and the supplemental material she compiled provided the basis for this section. Some material is directly quoted with her permission.

surrounded by acres of undeveloped land. Aside from Mechanic's Retreat, there was no development north of the commons in this era.

By the 1820s, the population of Allegheny Town reached 1000 and the town was incorporated as a borough in 1828. By this time James Robinson had acquired *all* the land fronting the north commons.

The first expansion of Allegheny Town north of the commons occurred on "outlots", on the west side of Federal Street (formerly the Old Franklin Road, along the path of the Venango Trail). Beaver Street (Arch), Middle Alley (Reddour), and Webster Street (Sherman) were extended to the other side of the commons (but not *through* the commons) from the Allegheny Town street grid. The evolved Mechanic's Retreat development saw Jackson Street extended to run the full distance between Federal Street and Pasture Lane (Brighton). Jackson Street (Jacksonia) and Carroll Street (now Armandale) were connected by Coffee Street (now Garfield).

Up through 1835, there was no real development east of Federal or west of Brighton, and James Robinson's "outlots" opposite the commons were still used for agriculture by tenant farmers.

In 1840, Allegheny Borough became Allegheny City. Allegheny City was now expanding on all sides of the commons, including Deutschtown (east) and Allegheny West. During this time, James Robinson's son, General William Robinson, developed the land at the west end of North Avenue opposite the commons. He called his development Buena Vista, naming the streets after places and people from the Mexican-American War. Later the area would be known as the Mexican War Streets. By 1852 both sides of Federal had been subdivided more or less into their current form.

Between 1852 and 1872, residential development pushed west from Federal down Jackson Street to meet with the newly extended Monterey, the western edge of the built-out neighborhood. Lower Buena Vista was still dominated by stock yards, which discouraged residential development (the alley between Buena Vista and Brighton remains "Drovers Way").

By the 1880s, the population of Allegheny City was over 75,000. The installation of sewer and water service throughout the lower wards was a major development during the decade. Buena Vista had been extended north to meet with Perrysville Avenue, a major challenge, owing to the steep grade. But with the observatory and the Western University of Pennsylvania on the bluffs overlooking the town, the motivation was there to improve accessibility.

With the extension up the hill, the lots on upper Buena Vista were built out, while the undeveloped lots on lower Buena Vista became available, no longer stigmatized as

"stock yards." Many homes had been built by this time, and nearly all the land had been subdivided, providing a plentiful supply of town lots for development.

In ten years the population of Allegheny City grew to 100,000. The lower, original wards benefited from the modern amenities of sewer and water as well as proximity to the center of Allegheny City. City center had Market House, a huge European style multi-vendor market place, as well as a contiguous commercial district. Moreover, residing in the lower wards meant that one could walk to downtown Pittsburgh without climbing the steep hills flanking Federal Street. Manchester, originally a separate borough, but by now a part of Allegheny City, shared these same advantages.

A substantial increase in density reflects the population growth. Also, the earliest housing built between the 1820s and 1850s was quite modest by Victorian standards. As the burgeoning middle class became more affluent, these undersized structures were either remodeled and expanded, or they were replaced. The Northside experienced a period of gentrification.

With the exception of the grand homes on North Avenue, the district was never like Millionaires Row on Ridge Avenue. Nevertheless, what these homes lacked in scale, they made up for in style and quality of craftsmanship. The new middle classes of merchants and industrial professionals built spacious houses; many designed to include servants, with stone quarried from nearby Fineview, lumber floated down the Allegheny River from Allegheny Forest, and glass made in Pittsburgh. A wide range of Victorian architectural styles were used including Italianate, Gothic Revival, Richardson Romanesque, Empire and Queen Anne. Given the relatively rapid build-out and the gentrification that occurred, there is a stylistic consistency throughout the streetscape of the district. Furthermore, these structures were well built; if maintained, still in service today. The quality and durability is a modest reminder of the birth of the American middle class and the emergence of Pittsburgh as a first-tier industrial center. By the turn of the century, the district had been completely built out. All of the vintage housing stock standing today is between 110 and 170 years old.

There have always been some commercial establishments within the North Allegheny Commons area, but it was primarily residential. The commercial district was in the center of Allegheny City, a short walk across the commons. When downtown Allegheny was demolished and replaced with Allegheny Center in the 1960s, the north commons area declined significantly. Saved from the brink by preservationists, the Mexican War Streets has been the center of a renaissance. The historic designation of the War Streets by the National Parks Service and the City of Pittsburgh played the key role in its revitalization. Extending historic designation to

the greater area would significantly enhance the continuation of that organic, market-driven renewal across the whole district.

9. While all of the information necessary to categorize this nomination is contained above and within the attached documents, these thumbnail accounts may be useful.
 - i. *Its location as a site of a significant historic or prehistoric event or activity.* The story of North Allegheny Commons begins with a prehistoric, geologic event which caused a topographical delineation. An ice-age ridge set aside what would become a fertile agricultural plot and productive hunting ground for Native Americans. For these early inhabitants the area was a gateway for passage between inland rivers and the Great Lakes. Eventually, it was discovered by settlers, whose use was agricultural, then industrial. The story culminates in the birth of Allegheny City and the economic expansion of Pittsburgh.
 - ii. *Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspect of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States.* James Robinson married the widow Martha Boggs and acquired land through marriage. He bought more land in the area and started a ferry service to the three rivers triangle. Later, his son William subdivided that land which would become a part of Allegheny City. Not quite Christopher Columbus, still James Robinson was a quiet visionary and the first Northsider.
 - iii. *Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.* The Mexican War Streets is one of the few architecturally coherent neighborhoods in the City of Pittsburgh. This is due partly to its conception as a city-scape grid of connected row houses, but also to its development, over a short period of time, which ensured its stylistic uniformity. Its idiomatic Victorian architecture encompasses Italianate, Gothic revival, Richardsonian Romanesque, Empire, Queen Anne and idiomatic Arts and Crafts meet Queen Victoria. While there are other neighborhoods in the city which exhibit areas of some coherence, as in the English Tudor Style of Shadyside and Highland Park (and elsewhere), these are small compendiums by comparison.
 - iv. n/a
 - v. *Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness or overall quality of design or detail.* Consider each dialectical pair: the row house and Grid against green space and relentless topography; high density against security; the checkerboard of residential façade against commercial storefront. And ask: is it because of or in spite of? This is the dialectic of compression

and release. The essence of good residential urban design is a dramatic concept! In Pittsburgh, this particular manifestation is found only on the Northside.

vi. n/a

vii. n/a

viii. n/a

ix. *Its representation of a cultural, historic, architectural, archaeological or related theme expressed through distinctive areas, properties, sites, structures or objects that may or may not be contiguous.* Addressed above, especially in criteria iii and v.

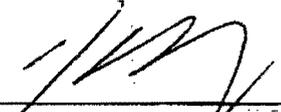
x. *Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Pittsburgh.* Like the original waterfront neighborhoods of Baltimore, find here a discreet location, bounded by river and ridge; like Baltimore, giving birth to the row house but within a discrete architectural period. Are we in Pittsburgh? Of course. What sets this neighborhood apart is the architecture. What brings this city together, finally, is the topography.

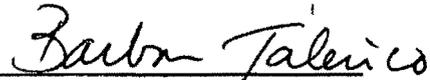
xi. (NOTE: The "additional significance" requirement (in Section 11.4 of the Pittsburgh Municipal Code) that the "...area... have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration" is more than abundantly met. Nothing has changed the nominated area's topography since the ice age (the mountaintops in coal mining districts of West Virginia should be so lucky). And the "design, materials and workmanship" is either still here to be preserved OR can be restored; nomination makes the restoration inevitable. ²

10. This nomination is being made by a member of the Department of City Planning. However, the two community groups, Central Northside Neighborhood Council and Mexican War Streets Society have a combined membership of over 300. Both CNNC and MWSS have championed this application. With 750 households in the National Historic District, a membership of 300 supporting this application through their community based organizations would suggest that the 25% threshold has been met.

11. Photographs are a part of the documents submitted. An inventory is also included. If a request for photographs of each building and vacant lot (900 +/-) is required, then it will be accommodated.

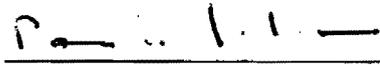
THIS NOMINATION FORM HAS BEEN PREPARED BY:


Kirk Burkley, Zoning Board of Adjustment, Department of City Planning



Chris D'Darrio, President Central Northside Neighborhood Council

BARBARA TALERICO, TREASURER, CENTRAL NORTHSIDE NEIGHBORHOOD
COUNCIL.


Paul Johnson, President, Mexican War Streets Society

May 18, 2012

2 The authors of this nomination would like to suggest that the "additional significance" requirement is in direct contradiction to the requirements of items li, v, vii, viii, ix and x; they are mutually exclusive. For example, consider item ii. It supports site "identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspect of the development of the City of Pittsburgh..." And yet the "additional significance" requirement would not allow honoring James Robinson. What remains of "sufficient integrity"? His cabin? His ferry hut? The lots he sold to others on North Avenue? James Robinson is but a ghost. But then again, so are Martha Graham and Mary Cassatt. Nothing remains of the houses where they were born— in Graham's case just a plot of land bisected by a street paved in 1960. Does the city of Pittsburgh *really* mean to consign these major figures to oblivion... in their home town? Of course not! The City has designated that desecrated triangle of land an historic site. The same holds for Mary Cassatt. And this is as it should be, regardless of the "additional significance" requirement.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries complete applicable sections)

STATE: Pennsylvania
COUNTY: Allegheny
FOR NPS USE ONLY
ENTRY DATE

1. NAME

COMMON:
The Mexican War Streets

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
South by North Ave., West by Drovers Way, East by Arch St., North by

CITY OR TOWN:
Pittsburgh

CONGRESSIONAL DISTRICT:
Sampsonia

STATE: Pennsylvania CODE: 42 COUNTY: Allegheny CODE: 003

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Military	<input checked="" type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:
Various Owners and the City of Pittsburgh

STREET AND NUMBER:
South by North Ave., West by Drovers Way, East by Arch St.,

CITY OR TOWN:
Pittsburgh

STATE:
Penna.

CODE:
42

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Allegheny County Courthouse

STREET AND NUMBER:
414 Grant St.

CITY OR TOWN:
Pittsburgh

STATE:
Pennsylvania

CODE:
42

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Landmark Architecture of Allegheny County

DATE OF SURVEY:
 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Pittsburgh History & Landmarks Foundation

STREET AND NUMBER:
Allegheny Square West

CITY OR TOWN:
Pittsburgh

STATE:
Pa.

CODE:
42

STATE: Penna.

COUNTY: Alleg.

ENTRY NUMBER

DATE

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SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	and	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The proposed Mexican War Streets Historic District is a 27 acre tract of land on Pittsburgh's North Side. The District will include the following streets and alleys (from west to east) Drovers Way, an alley, Buena Vista St., Mimosa Way, an alley, Monterey St., Day Way, an alley, Resaca Place, Filson St., an alley, and Palo Alto St. These streets and alleys are parallel and run south to north. These streets are bound by Jacksonia St. ^{ANNANDALE} and O'Hern St. to the north and by North Avenue to the south. Opposite North Avenue is West Park, a city park. Houses were first built in this area in 1846-47. Construction continued through the 1850's; and there was a building boom here in the 1860's. All tracts of land are shown as well built up in Hopkins Atlas of 1882. Thus the architectural styles vary from Greek Revival, Italianate, Second Empire Mansards, Richardson Romanesque, and early 20th Century retardaire styles of the previous century. All of the streets have a consistent scale of two and three bay; two to four story houses. The houses on Monterey, Resaca Place, Palo Alto and Taylor are basically three bay, two and half story brick structures in Greek Revival or Italianate modes. Buena Vista is most noteworthy for a row of three story Romanesque Masonry houses; across from these are very early 20th century brick houses, two and three bays, two and a half stories, with roof dormers, fine brick corbeling patterns at the cornice levels, and stone belt courses connecting the stone lintels. The houses on North Avenue are larger three and four story structures with small front yards; these are, for the most part, Italianate. Various smaller brick and frame houses abut the alleys that parallel these streets. (The brick sidewalks enhance the architectural character and quality of the streets.). The first building restored in the area by the Pittsburgh History & Landmarks Foundation was at 1233 Resaca Place. The three bay three story brick building is characteristic of the house form of the district. To emphasize their rich details, the elaborate molds and sills of the windows and doors, and the bracketed cornice were painted mustard gold. The interior was subdivided into three apartments. An original Victorian fireplace was restored, brick walls were exposed and artifacts from other North Side buildings that have been demolished were reused. Most of the houses in the area have been divided into apartment units. "The reason is that tenants have less to lose than owners and are more willing to risk

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

5 Pennsylvania	
COUNTY Allegheny	
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ENTRY NUMBER	DATE

(Number all entries)

Statement of Description

moving into an older yet interesting area". Other houses have been sandblasted to clean the facades; wood trim, lintels, hood molds, brackets, cornices, and brick walls have been repainted; stained and etched glass has been cleaned and repaired; cast and wrought iron crestings and grill work has been repaired and Victorian window forms and other facade components have been reinstated to return the houses to their original appearance. Many houses have brick surfaced patios and gardens. But, in any event, the yards are clean and well kept. The interiors have been creatively divided into single and multi-level units. Brick walls and ceiling joists have been exposed, stained and etched glass has been cleaned and authentic ceiling moldings and rosettes have been repaired. In addition, the interiors offer the resident original white or black marble fireplaces, tall oak mirrored mantles, wide plank floors and high windows and high ceilings. Many houses also incorporate artifacts such as paneling from demolished buildings; and other houses have added skylights in order to use previously dark attic space.

The Pittsburgh History & Landmarks Foundation painted the exteriors and remodeled the interiors for low income tenant houses. ^{Some of} the tenants did their own redecorating in which they were sensitive to the original moldings and fireplaces.

The Mexican War Streets is once again a diverse urban neighborhood in terms of its inhabitants and its architectural structures. Architectural, urban, and the psychological renewal of the inhabitants have successfully taken place within the Mexican War Streets. Because of the manageable sizes of the houses and the close proximity of Allegheny Center and Community College, the restoration process will assuredly continue.

SEE INSTRUCTIONS

8. SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	
SPECIFIC DATE(S) (If Applicable and Known)			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input checked="" type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	<u>Preservation</u>
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	<u>Urban Rehabilitation</u>
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input checked="" type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____
STATEMENT OF SIGNIFICANCE			
<p>Prior to 1788, the land on which the Mexican War Streets now stand sat idle. It was Indian country. In 1788, the legislature directed a survey of 3,000 acres with the intention of bringing it onto the market to pay claims of Pennsylvania soldiers. The land was named "The Reserve Tract Opposite Pittsburgh."</p> <p>The first white man to settle in Old Allegheny was William Robinson. He lived in a log cabin and earned his keep by ferrying across the river, passengers who wanted to journey West. His son was General Robinson who later became the first Mayor of Allegheny. The importance of these facts in relation to the Mexican War Streets, is that the Robinsons held onto the land where they were located (city lots 9 & 10) from 1788 into the 1840's, when streets were finally laid down and houses built. It was from the Robinson estate that the Buena Vista Tract north of the Commons was developed. The streets are named for battles of the Mexican War (1846-47).</p> <p>Robinson's Buena Vista Extension was sold off to 12 buyers between 1848 and 1859.</p> <p>All tracts of land are shown well built up in Hopkins Atlas of 1882.</p> <p>The 27 acre proposed historic district include the following streets: (from West to East) Drovers Way, an alley, Buena Vista St., Mimosa Way, an alley, Monterey St., Day Way, an alley, Resaca Place, Filson St., an alley, and Palo Alto St. These streets and alleys are parallel and all run South to North. This area is bound by Jacksonia St. and ^{ARMANDALE} O'Hern St. to the North and by North Ave. to the South. Opposite North Ave. is West Park.</p>			

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Pennsylvania	
COUNTY	
Allegheny	
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(Number all entries)

Statement of Significance

Houses were first built in the area in 1846-47. In the 1860's there was another period of housing construction. All the streets have a consistent scale of 3 bay, 2 to 4 story houses. Architectural styles vary from Greek Revival, Italianate, Second Empire, Richardsonian Romanesque, and early 20th century. The Romanesque Houses were most probably influenced by Henry Hokson Richardson's Allegheny County Courthouse and jail and later by Smithmeyer and Pelz's Allegheny Library.

The houses on Monterey St., Resaca Place, and Palo Alto St. are basically 3 bay, 2 1/2 story brick structures; either Greek Revival or Italianate. Buena Vista is most noteworthy for a row of stone Romanesque masonry houses; across from these are very early 20th century brick houses, 2 1/2 stories, 2 and 3 bays, with fine brick corbeling patterns at the cornice levels and stone belt courses. On North Taylor, the house are 3 bay 2 or 3 story brick houses, either Greek Revival or Italianate. The houses on North Ave. are large 3 and 4 story structures with small front yards; these are for the most part Italianate. Various smaller brick and frame houses abut the alleys that parallel these streets. (The brick sidewalks enhance the architectural character and quality of the streets.)

By the late 19th and early 20th century, the Mexican War Street Area was a thriving middle class community. Most people owned their own property and the population consisted largely of Irish and German professional and working class families. The family business and residence were commonly housed in the same building; shops and houses were interspersed along the streets. For example, across from Resaca on North Taylor are 2 yellow brick houses built by the grandfather of Mr. Pivorotto of Hornes. There was originally a macaroni factory in the back of these houses. Down the street, ^{ON N TAYLOR} was a grocery store; number 600 North Taylor was a tobacco shop; number 1246 was a barber shop; and 1241 was a bakery. This street also had a beer garden, and a church. It was also a common practice for doctors to have their office in their homes.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

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STATE Pennsylvania	
COUNTY Allegheny	
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Statement of Significance

The Mexican War Streets are architecturally homogeneous in scale, proportion and style, and formerly supported a diverse commercial and residential community. Beginning in the 1920's and continuing through the 1940's the original population and their decedents were leaving the area. The area remained in a neglected delapidated condition until 1966 when the Pittsburgh History & Landmarks Foundation became interested in the area.

The Sarah Mellon Scaife Foundation granted the Pittsburgh History & Landmarks Foundation \$100,000.00 to establish a fund for the restoration of significant residential structures as deemed appropriate by Pittsburgh History & Landmarks Foundation. The primary area of concern was to be the Mexican War Streets district in central North Side.

Pittsburgh History & Landmarks Foundation initial goals for the area involved more than architectural restoration. After purchasing houses in the poorest condition and those owned by absentee landlords, Pittsburgh History & Landmarks Foundation conducted housing experiments involving different levels of restoration. This concept was heretofore untried by preservation groups in America, i.e., complete restorations for all income groups.

The Foundation also induces sympathetic investors to purchase houses in poor condition from absentee landlords and restore them. They encourage owners occupying property in the district to remain and to invest in restoring and maintaining their houses. Also, the Foundation attempts to bolster neighborhood efforts to renew the area and to improve city and county services affecting it.

Four houses were initially purchased and restored in compliance with the goals of selling and renting to various income levels.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Pennsylvania	
COUNTY Allegheny	
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(Number all entries)

Statement of Significance

In relation to the problems of maintaining the indige-ⁿous tenant population in the district, the Foundation thor- oughly studied the problems of ghetto housing and the fed- eral programs that are available to try to solve them. The Foundation entered into a leased housing agreement with the Pittsburgh Housing Authority. Under this program, the up- per floors of 1220 Monterey St. were restored as a 3 bed- room apartment and rented to the Housing Authority who in turn lease the unit to a low income family at a rate it can afford. Through this arrangement, a vital piece of architecture was preserved, a low income family has a good dwelling, no federal red-tape was required, an abandoned unit was brought back on the market, and no dislocation or demolition occurred. This program has never been at- tempted by a preservation organization in the United States.

Dr. S. K. Stevens, Chairman of the Presidents's Ad- visory Council on Historic Preservation has said that this experimental program is of national significance both for the preservation movement and for the problem of renew- ing ghetto housing without wholesale dislocation and demo- lition.

In 1970 a national conference held in Pittsburgh to review this method of architectural preservation was called for by the National Advisory Council on Historic Preser- vation, the National Trust for Historic Preservation, and the Pennsylvania Historical and Museum Commission. Prior to this, 115 members of the American Institute of Planners from throughout the country attended a conference here to review the program.

The Department of City Planning has declared the area a preservation district and recognizes the Foundation to be the chief force for renewal in the area.

Simultaneously, the Foundation and private owners were restoring numerous other properties in the area for higher rentals. By encouraging mixed income levels in the

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Pennsylvania	
COUNTY Allegheny	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

Statement of Significance

area, the district was stabilized. To date 96 properties have been restored; 23 are in the process of restoration.

The decay of the Mexican War Streets has been arrested, the area has been infused with new life and given the beginnings of a sound future. More notably than any other renewal area in Pittsburgh, the Mexican War Streets district is a balanced neighborhood, properties have been sold and rented to professional persons, business executives, retired middle income persons, white collar workers, blue collar workers and low income families.

Because the houses and apartments are a manageable, restorable size and within a close proximity to Allegheny Center and Community College, the trend of restoring this 19th century neighborhood is assured to continue.

The restored areas have brought a new awareness of the value of the houses and location of the neighborhood to the people who live there, instilled civic pride at a time when the people needed it, and showed them how they could renew their own area without dislocation, demolition and massive federal spending.

The Mexican War Streets restoration program is unique from any other preservation program in the country. The different levels of restorations have aimed for and achieved a healthy, balanced neighborhood. This is a small but ideal solution both to preserving our architectural heritage and solving critical urban problems. Private enterprises, civic pride, and notable architecture have been brought together in an urban environment and worked out a solution for urban renewal based on the efforts of individuals.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Van Trump, James D. and Ziegler, Arthur P. Jr.
ARCHITECTURE OF ALLEGHENY COUNTY, Pennsylvania; Pittsburgh
 Pittsburgh History & Landmarks Foundation, 1967 PP 23-26

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	40° 27' 35"	80° 00' 59"				
NE	40° 27' 35"	80° 00' 30"				
SE	40° 27' 12"	80° 00' 30"				
SW	40° 27' 12"	80° 00' 59"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **27 acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
James D. Van Trump, Research Director

ORGANIZATION: **Pittsburgh History & Landmarks Foundation** DATE: **March, 1973**

STREET AND NUMBER:
Allegheny Square West

CITY OR TOWN: **Pittsburgh** STATE: **Penna.** CODE: **42**

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name _____

Title _____

Date _____

I hereby certify that this property is included in the National Register.

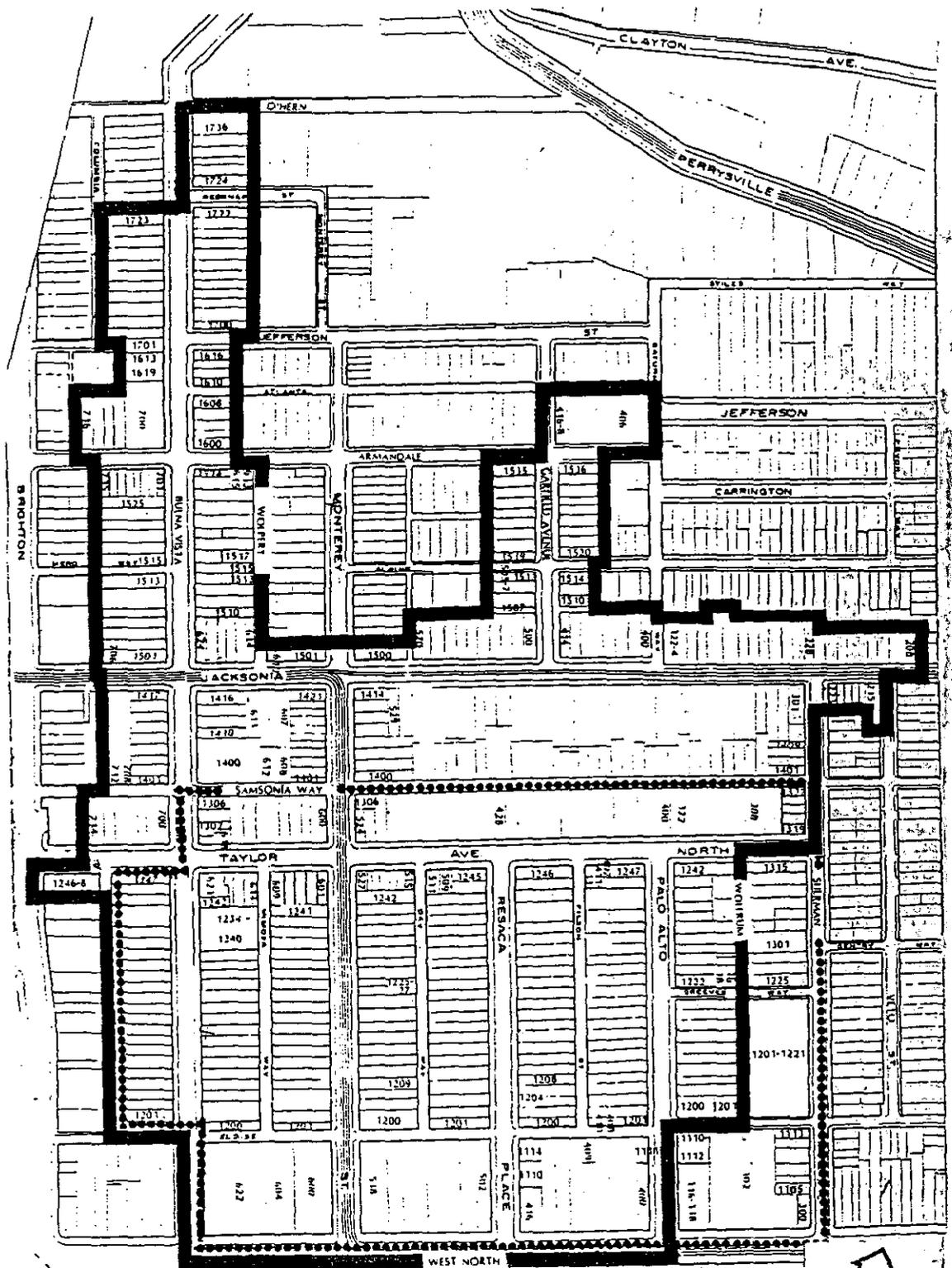
 Director, Office of Archeology and Historic Preservation

Date _____

ATTEST:

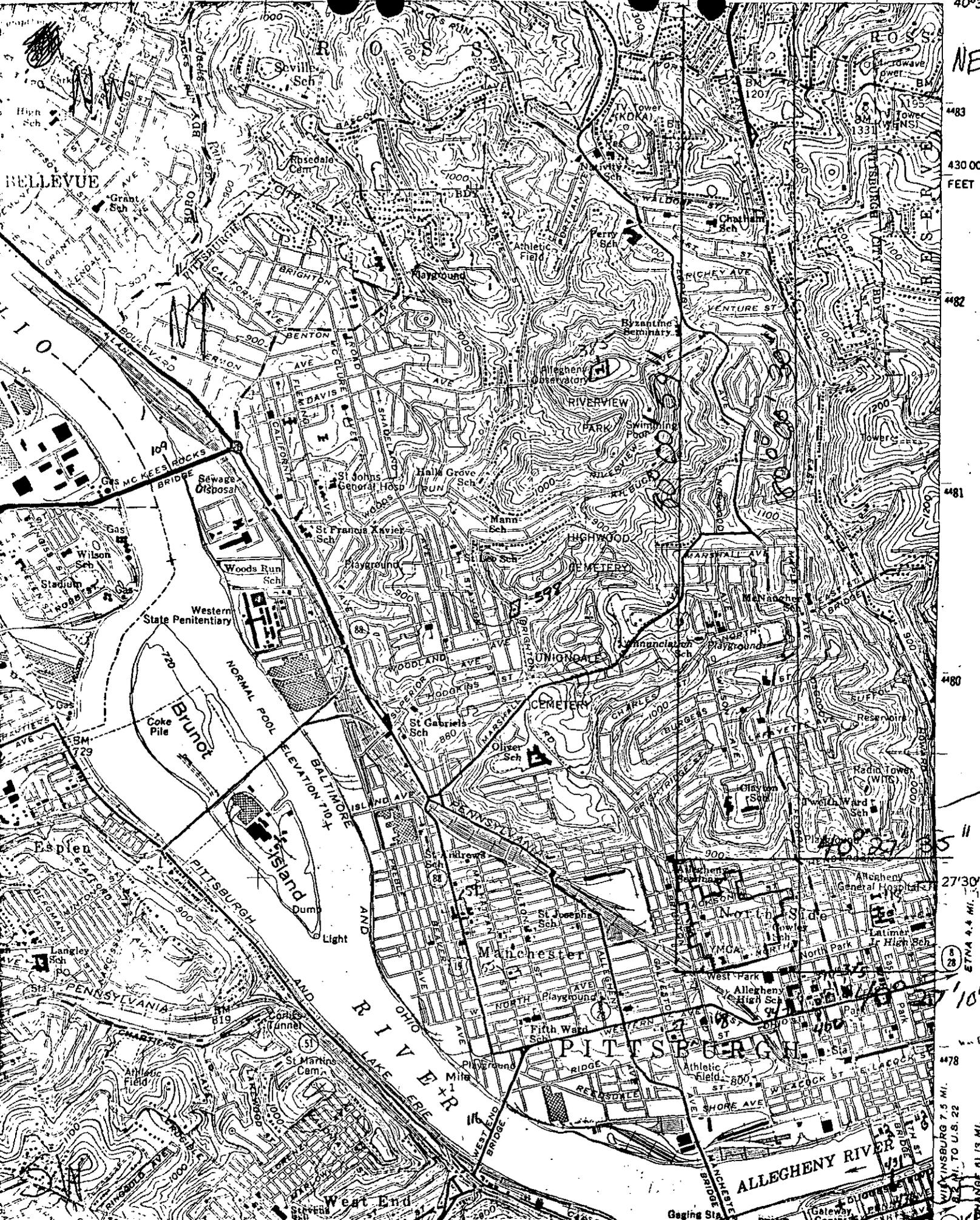
 Keeper of The National Register

Date _____



●●●●●●●● City Historic District
 Designated 26 December 1972
 ■ National Register District
 Designated 28 May 1975
MEXICAN WAR STREETS





NE

430 000 FEET

4482

4481

4480

27'30"

STNA 4.4 MI.

4478

WILKINSBURG 7.5 MI.

CHANGE 6) 13 MI.

Mexican War
SFB.
~~AB. W. SFB.~~

4. National Park Service Certification

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain): _____	_____	_____

5. Classification

Ownership of Property (Check as many boxes as apply)

private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

building(s)
 district
 site
 structure
 object

Number of Resources within Property

Contributing	Noncontributing
<u>288</u>	<u>29</u>
<u>0</u>	<u>0</u>
<u>0</u>	<u>0</u>
<u>0</u>	<u>0</u>
<u>288</u>	<u>29</u>

buildings
sites
structures
objects
Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)
N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC	Sub: single dwelling
DOMESTIC	multiple dwelling
GOVERNMENT	fire station
RELIGION	religious facility

Current Functions (Enter categories from instructions)

Cat:	DOMESTIC	Sub:	single dwelling
	DOMESTIC		multiple dwelling
	DOMESTIC		secondary structure
	RELIGION		religious facility

7. Description

Architectural Classification (Enter categories from instructions)

MID 19TH CENTURY/Greek Revival
 LATE VICTORIAN/Italianate
 LATE VICTORIAN/Second Empire
 LATE VICTORIAN/Queen Anne
 LATE 19TH AND 20TH CENTURY REVIVALS/
 Classical Revival

Materials (Enter categories from instructions)

foundation: stone
 roof: asphalt
 walls: brick
 other: wood, stone, aluminum

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance

1848 – c. 1930

Criteria Considerations (Mark "X" in all the boxes that apply.)

Significant Dates

A owned by a religious institution or used for religious purposes.

N/A

B removed from its original location.

Significant Person (Complete if Criterion B is marked above)

C a birthplace or a grave.

N/A

D a cemetery.

E a reconstructed building, object, or structure.

Cultural Affiliation

F a commemorative property.

N/A

G less than 50 years of age or achieved significance within the past 50 years.

Architect/Builder

Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

10. Geographical Data

Acreeage of Property 25.7 acres

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
1 17	583380	4479310	3 17	584200	4478730
2 17	584110	4479190	4 17	583550	4478590

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title	Michael Eversmeyer		
organization	Michael Eversmeyer Architect	date	1/11/2007, 7/20/2007
street & number	1124 N. Euclid Avenue	telephone	412-443-4727
city or town	Pittsburgh	state	PA
		zip code	15206

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

- Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name			
street & number		telephone	
city or town	state	zip code	

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240.

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Mexican War Streets Historic District
(Boundary Increase)
Allegheny County, PA

Section 7 Page 1

Narrative Description

The Mexican War Streets Historic District was listed in the National Register of Historic Places in 1975, and encompasses the western half of the Central North Side neighborhood in the City of Pittsburgh (roughly bounded by West North Avenue, Drovers Way, Jacksonia Street, and Sherman Avenue). The proposed boundary increase includes residential areas to the north and east of the existing district that were not included in the boundaries of the original district, which was confined to the area most directly associated with early preservation efforts, and whose designation was intended to directly reinforce those efforts. The boundary increase area on the north side of the existing district is relatively small, and includes sixty-one (61) buildings along two blocks of Monterey and Armandale Streets. The boundary increase area on the east side of the existing district is larger, incorporating 256 buildings along Sherman Avenue and Veto and Arch Streets, and extends to the blocks along Federal Street where demolition has occurred for recent and current redevelopment projects. The areas included in the boundary increase share most of the physical and architectural character of the existing Mexican War Streets Historic District. Topographically, the district is generally flat, with a slight slope toward the Allegheny Commons Parks that lie just to the south across North Avenue. This flat grade facilitated the layout of the streets in a classical urban grid pattern of narrow streets and alleys, with blocks platted into narrow building lots with densely-built two- to three-story brick and stone houses. The predominant architectural styles reflect the period during which the district was developed (from initial platting in 1848 to complete build-out ca. 1915): Greek Revival, Italianate, Second Empire, Romanesque, Queen Anne, and Classical Revival.

The Mexican War Streets Historic District is located on the North Side of the city of Pittsburgh, that is, the section of the city north of the Allegheny River that constituted the independent City of Allegheny until it was annexed by Pittsburgh in 1907. The Mexican War Streets district, so-called because the street names memorialize battles and generals of the Mexican War of 1846-48, lies just north of the downtown section of the former city of Allegheny (now known as Allegheny Center). West North Avenue, at the southern boundary of the district, is the principal east-west thoroughfare; Brighton Road, just west of the existing district, and Federal Street, which is just east of the boundary increase area, are the primary north-south streets. Between these major streets are narrower residential streets, which predominantly run north-south: Buena Vista, Monterey, Resaca, and Palo Alto (from west to east) in the existing historic district, and Sherman, Veto, Arch, and Reddour in the eastern boundary increase area. North Taylor Avenue and Jacksonia Street are the principal east-west streets in the existing district, while Armandale Street extends from east to west across the northern boundary increase area. Other east-west

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Mexican War Streets Historic District
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streets – Sampsonia and Alpine - are very narrow, and serve as alleys for much of their length (as does Veto Street, as well). Narrow alleys (designated as “ways” in Pittsburgh) run through the middle of almost every block in the district. Most of the streets have asphalt paving, although some of the alleys retain their original brick paving, and the steeply-sloping northern section of Buena Vista Street, in the existing district, is paved with Belgian (stone) blocks.

The existing Mexican War Streets Historic District is overwhelmingly residential in character, with a few commercial and religious buildings scattered through the district. The boundary increase areas share this character: of the 317 buildings in the boundary increase areas, 303 (95%) are houses or apartment buildings. Most of the houses are rowhouses or closely-built detached houses, constructed predominantly in the second half of the nineteenth century in the architectural styles fashionable in that period. Three-quarters of the buildings in the boundary increase areas are constructed of brick or stone. As in the existing historic district, almost all of the buildings are two to three stories in height, two to three bays wide, and constructed at the sidewalk line. Roofs are predominantly gabled, with slate or asphalt shingles, although a significant number (15%) are mansard roofs. Taller and larger houses, set back from the sidewalk with small front yards, can be found along North Avenue, facing the Allegheny Commons Parks, where the amenity of the parkland made the building lots more valuable. The alleys, less densely developed than the streets, are bordered by a mix of small houses, nondescript garages, and open yards. Along the northern edge of the district, where the flat river plain begins to rise into a steep hillside, there are more vacant lots among the houses, some of which are wood-frame structures with artificial siding. Within the boundary increase areas, in addition to the residential buildings, there are scattered three church buildings, nine buildings with storefronts below and apartments above (only a handful of which still house functioning stores), two industrial buildings, and one decommissioned firehouse. While there are many non-descript garage buildings along the alleys in the existing historic district, there are only approximately a dozen garage buildings in the expansion area – in part because the uniform pattern of alleys in the existing district was not carried through into the expansion areas. These garages are one-story non-stylistic utilitarian buildings, typically built in the mid-twentieth century with concrete block and flat roofs. They contribute nothing to the historical and visual character of the historic district expansion areas, and so are not considered in the building count.

The predominant architectural styles found in the currently-listed Mexican War Streets Historic District include most of those that were fashionable during the period of significance of the district. The same styles are predominant in the boundary increase areas as well. The principal difference is that there is a higher percentage of earlier buildings in the existing historic district than in the boundary increase areas: fully one-third of the 575 buildings in the existing district

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Mexican War Streets Historic District
(Boundary Increase)
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had been built by 1872, while only about fifteen per cent (15%) of the 317 buildings in the boundary increase areas date from the same period. In both the existing historic district and the expansion areas, the different architectural styles are generally scattered throughout, although there is a minor concentration of late-nineteenth century houses in the western section of the existing Mexican War Streets historic district.

The first truly "national" architectural style in the United States was the Greek Revival Style, which developed out of the rediscovery and publication of ancient Greek architecture by English architects in the late eighteenth century. Americans slowly adopted the style, until by 1830 it had come to dominate new construction across the country, before dying out around 1860. There are a dozen remaining examples of the Greek Revival style in the boundary increase areas. None of them was designed in the "high" style that resembled Greek temples; instead, they were built in a simplified, vernacular version of the style, with simple openings capped by narrow wood lintels (two brick courses high), narrow roof overhangs without ornament, and (sometimes) pedimented roof dormers. These include the houses at 113 Alpine Street (photo and map number 1) and 1311 Sherman Avenue (photo and map number 2).

Alongside the ascendant Greek Revival Style in the early nineteenth century there remained examples of the Federal Style. The Federal Style was an outgrowth and development of the Georgian style of the late colonial period. However, it was more delicate than the Georgian, sometimes employing fanlights and columns. One example of the employment of the Federal Style in a simplified, vernacular form exists at 1300 Arch Street (photo and map number 12). While it is a simple, side-gabled house with narrow wood lintels over the window openings, the house at 1300 Arch shares with the Federal Style the use of a round-arched fanlight over the door and delicate colonnettes in the jambs of the door frame.

A reaction to the classical order and symmetry of the Greek Revival Style before 1850 led to the gradual adoption of the Italianate and other picturesque styles of architecture. Modeled in part on informal Italian farmhouses and adapted and embellished into a truly American style, the Italianate became popular in the United States around 1850 and flourished into the 1870s and 1880s. It was characterized by low-pitched roofs with overhanging eaves, usually supported by brackets, and by tall, narrow, arch-topped window and door openings. Early examples of the style appear to illustrate the transition from the Greek Revival Style, incorporating the narrow straight wood lintels of the earlier style with eaves brackets and ornamental door surrounds. An example that is typical of the style is located at 1525 Monterey Street (photo and map number 3), and incorporates segmentally-arched door and window openings, two-over-two-light double-hung windows, and projecting window and door hoods. The house at 604 Armandale Street

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**NATIONAL REGISTER OF HISTORIC PLACES
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Mexican War Streets Historic District
(Boundary Increase)
Allegheny County, PA

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(photo and map number 4) is a good example of the Italianate Style as it was used at the end of its career. While it includes the typical eaves brackets and door surround, this house manifests its later date (1880s) by its window ornament (which is flush with the face of the brick wall) and its large (double-window) dormer. Fully one-quarter of the buildings in the boundary increase areas were designed in the Italianate Style.

Contemporary with the Italianate Style was the Second Empire Style, so-called because it imitated the latest architectural fashions from the France of Napoleon III (the Second Empire, 1852-1870). The Second Empire Style was at the height of its popularity between 1860 and 1875. It was characterized principally by the use of the distinctive steep mansard roof, while below the roof most of the exterior details were similar to those used in the Italianate Style. The best of the ten examples of the Second Empire Style in the boundary increase areas can be seen at 1301 Veto Street (photo and map number 13), 1306 Arch Street (photo and map number 5), and 1215 Arch Street (photo and map number 14).

Another component of the Picturesque movement of the mid-nineteenth century, in reaction to the classical architecture of the first half of the century, was the Gothic Revival. There are no examples in the boundary increase areas of this style from the nineteenth century. However, the design of one Italianate building in the district was influenced by the writings of the English critic John Ruskin, who championed a highly-elaborate version of the Gothic Revival that has been labeled as High Victorian Gothic. This building is the two-story former Allegheny City firehouse at 1416 Arch Street (corner Jacksonia, photo and map number 15), which was constructed in 1877. The façade of the building combines Italianate details (arched window and door openings and bracketed roof eaves, especially on the three-story hose tower) with the banded, polychrome treatment of its brick and stone masonry that was favored by Ruskin.

The decade of the 1880s saw the decline and transformation of the Italianate and Second Empire styles and the rise to popularity of the Richardsonian Romanesque and Queen Anne styles. The Richardsonian Romanesque was named after its creator, Henry H. Richardson, a Boston architect who became nationally prominent for this adaptation of the Romanesque style. After construction of his design for the Allegheny County Courthouse and Jail (1884-1888), the style swept through Pittsburgh and Allegheny, but faded away by the turn of the century. Two examples of the Richardsonian Romanesque Style exist in the boundary increase areas; the better is located at 208 W. North Avenue (photo and map number 6). This three-story house facing the Allegheny Commons Park displays the rough granite masonry and floral carvings typical of the style, though not the large round arches also commonly found in the style.

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Mexican War Streets Historic District
(Boundary Increase)
Allegheny County, PA

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The principal competitor to the Richardsonian Romanesque was the Queen Anne Style, which was the dominant style of domestic architecture (and was influential in commercial architecture) from 1880 to 1900. It derived principally from late medieval English models, mixed with early American colonial elements and late nineteenth century ornamental technology. The approximately twenty (20) examples of this style in the boundary increase areas typically display ornamental patterns and panels in their brick facades, including stepped (corbelled) cornices; decorative wood paneling; large windows with turned wood mullions; and gabled or mansard roofs. The largest and most elaborate version of the Queen Anne Style is located in one of the blocks facing the park, at 200 W. North Avenue (photo and map number 8). Because it is larger, and located on a street corner, it breaks free of the constraints of the townhouse form and includes a large round corner turret (with conical roof) and a fanciful front porch with turned-wood columns. Another highly-decorative example with roots in the Second Empire style is the house at 1225 Arch Street (photo and map number 7). The houses at 606 and 608 Armandale Street (photo and map number 16 and 17) are also fine examples of the style that add to the character of the district with their round-arched window recesses, stone and terra cotta trim, emphatic corbelled cornices, and oversized dormers. The former storefront building at 1501 Arch Street (photo and map number 18) includes arched openings and an elaborate cornice, all of which have been picked out minutely in color by the current owner.

A simplified, vernacular masonry house style was employed in the Mexican War Streets concurrently with the Romanesque and Queen Anne styles. This style, found in approximately sixty-two (62), or twenty per cent of the buildings in the boundary increase areas, appears to be a simplified version of the Queen Anne townhouse style. The houses built in this manner were two- to three-story brick buildings with little or no ornament except for corbelled cornices. Their windows and doors were simple rectangles in shape, headed with large stone lintels (five brick courses or more in height) laid flush with the plane of the brick wall. This may have been a simple "builders' style" of the 1880s and 1890s. Examples of this style can be found at 215 Alpine Street (photo and map number 9) and 1413 Arch Street (photo and map number 19), a version with a large ornamented dormer.

The Classical Revival styles, displaying the Classical orders and other ornament derived from Greek and Roman architecture, became popular in the 1890s and dominant after 1900 as a reaction against the picturesque architectural styles that preceded them. However, since the Mexican War Streets had been largely built-up by the turn of the twentieth century, there are only a dozen examples of these styles in the boundary increase areas. Because the Classical Revival styles became popular at about the same time as a new housing type, the apartment house, was introduced to the district, most of the apartment buildings in the boundary increase areas were

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designed in those styles. These include the building at 1301 Arch Street (photo and map number 10), with its two-story-tall Ionic pilasters, and the four-story building at 18 Jacksonia Street (photo and map number 11). A large Classical Revival house, with an elaborate carved stone entry, can be found at 1518 Arch Street (photo and map number 20). At the same time, buildings that drew their inspiration from early Tudor England were built as an alternative source of prestige and dignity. These buildings were built of brick with stone trim, pointed Tudor arches, and sometimes battlements at the roofline. A single example of this style in the boundary increase areas stands in the former apartment building at 100 W. North Avenue (photo and map number 21, in the center of the photo), currently occupied by the Salvation Army.

A significant number of houses in the boundary increase areas (sixteen, or five per cent of the total), were remodeled in the 1920s with completely new facades. These remodelings were probably the response to damage caused by a massive explosion along the Allegheny River waterfront on November 14, 1927. Three massive gas storage tanks exploded while being repaired, killing 26 persons, injuring over 400, and causing damage to buildings throughout the lower North Side, including the Mexican War Streets. The new facades, clearly attached to older house structures, were built of the yellow brick that was popular at that time. The facades were generally unornamented; the window openings were rectangular, usually with steel lintels and brick soldier courses; and roofline parapets were flat or stepped simply. A good example of houses with rebuilt façades are those at 1515 and 1517 Arch Street (photo and map number 22).

Integrity

The buildings in the boundary increase areas of the Mexican War Streets Historic District retain their integrity to a high degree, and continue to convey the significance of the district as an intact collection of late nineteenth century residential buildings in a variety of Victorian architectural styles. Of the total of 317 buildings in the boundary increase areas, only twenty-nine (29), or ten per cent (10%), are considered architecturally non-contributing. These twenty-nine non-contributing buildings are scattered throughout the boundary increase areas, and include:

- 2 houses built in the 1950s
- 1 Modernist church built in 1959
- 1 church built in the 1960s
- buildings remodeled in an insensitive manner in the 1960s through 1980s
- 1 church parish hall addition built in 1983
- 1 Neo-Traditional senior housing building built in the 1990s

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Mexican War Streets Historic District
(Boundary Increase)
Allegheny County, PA

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The principal alterations that have been made to the original historic buildings in the expansion areas are installation of artificial siding, replacement of windows, and complete demolition. The installation of artificial siding to buildings does not make them non-contributing, as long as they retain their character as nineteenth-century buildings (in their massing, scale, proportions, roof shapes, etc.). A substantial number of buildings – seventy-six (76), amounting to twenty-four per cent of the total in the boundary increase areas – have been altered by the installation of aluminum or vinyl siding, insulbrick siding, or artificial stone (“Permastone”) siding. However, they retain their essential nineteenth-century character and could be restored to their original appearance. Similarly, the replacement of original wood double-hung windows with new aluminum or vinyl double-hung windows, which are usually installed in the same openings, retains the principal visual character of the windows – their vertical proportions. There have been a number of demolitions within the expansion areas, but not sufficient to disrupt the historic character of the streets. Where demolitions have been numerous enough to disrupt that character, the affected street blocks have been eliminated from the boundaries of the district.

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CONTINUATION SHEET**

Mexican War Streets Historic District
(Boundary Increase)
Allegheny County, PA

Section 8 Page 1

Narrative Statement of Significance

The Mexican War Streets Historic District boundary increase is significant under National Register Criterion C, in the area of architecture, as a cohesive concentration of residential buildings constructed in a variety of architectural styles that reflect the architectural taste of the community over the district's eighty-year period of significance. The district's period of significance begins in 1848, when land in the district was first subdivided to allow construction of houses, and extends until the district was completely built up ca. 1930.

Historical narrative

The history of the Mexican War Streets Historic District began with the founding of the city of Allegheny itself. In 1788, David Redick, a surveyor under contract with the Commonwealth of Pennsylvania, drew a plan for "Alleghenytown" in lands north of the Allegheny River (across from Pittsburgh) that the Commonwealth had reserved for distribution to veterans of the Revolutionary War five years earlier. He laid out a town of thirty-six square blocks surrounded by common grazing land (the Allegheny Commons), outside of which were "outlots" originally intended for farming (including the area currently known as the Mexican War Streets). The intention was for buyers to purchase "inlots" in town for houses, along with "outlots" that they would farm. The town of Allegheny did not really begin to develop until after 1820, when there were only about 600 residents north of the Allegheny River, but after that date its growth was rapid. From a population of 2800 in 1830, the number of Allegheny's citizens increased to 11,000 by 1840, 21,000 in 1850, and 28,700 at the outbreak of the Civil War. The town proper (the "in-lots") filled up, and after about 1825 the population spilled out across the Commons into new residential neighborhoods that were built up on the old out-lots.

The growth of Allegheny was spurred on by the construction of new transportation facilities that complemented the traffic carried on the rivers, and by the development of industries tied to that transportation infrastructure. The first bridge between Pittsburgh and Allegheny was built in 1819, allowing much easier access between the settlements than ferries had previously provided. Between 1819 and 1821, the Butler Turnpike was constructed along an old Indian trail as a private road between Pittsburgh and Butler to the north, entering Allegheny from the east (along current Route 28). It joined an older road that ran north from Allegheny to Franklin and Erie, along which supplies had been sent to Commodore Oliver H. Perry for his fleet on Lake Erie during the War of 1812 (this road, later named the Perry Highway, is now designated as Route 19). The greatest impact before the middle of the nineteenth century, however, was made by the

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construction of the Pennsylvania Canal. The canal was built and operated by the Commonwealth of Pennsylvania at the behest of merchants who feared the loss of the western trade to the Erie Canal in New York State. The Western Division of the Canal was completed in 1829 between Allegheny and Johnstown; the Portage Railroad and inclines over the Allegheny Mountain, which connected the eastern and western sections of the Canal, were opened five years later. Not only did the Canal connect Pittsburgh and Philadelphia with a convenient means of carrying bulk cargo and passengers more cheaply and quickly than overland, but it also provided local transport that bypassed the seasonal extremes of the rivers – floods in the Spring and too little water for navigation in the Fall. The Canal, because of its ability to transport heavy, bulk cargoes, became the catalyst for the development of the iron, cotton, and glass industries in Allegheny.

The Pennsylvania Canal was not without its operational difficulties, however (including problems with an aqueduct across the Allegheny River to Pittsburgh), and the development of the railroads in the 1840s and 1850s brought about its demise. The railroads could offer to carry the same cargoes and passengers as the Canal, but faster and more reliably – especially in the winter, when the Canal froze and closed down. The first railroad in the area was constructed into Allegheny from the northwest in 1851 by the Ohio and Pennsylvania (later the Pittsburgh, Fort Wayne & Chicago) Railroad. The city provided a right-of-way across the Commons, through what is now West Park, just west of the current Mexican War Streets. The first cross-state railroad connection was completed in 1852, and thereafter the decline of the Canal was precipitous. The Pennsylvania Canal's Western Division was purchased by the Pennsylvania Railroad in 1857. The railroad filled in the canal and laid tracks in the right-of-way, cutting across Allegheny to connect with the Ohio and Pennsylvania. The expansion of the railroad system, with Pittsburgh (and Allegheny) as the principal junction in western Pennsylvania, gave yet a further boost to the local economy. The construction of the rail line through Allegheny created a division of the city between neighborhoods that were upwind of the tracks (and therefore less burdened by the smoke of the trains) and those that were downwind. The northern and western neighborhoods were less burdened by the smoky effects of wood- and coal-burning locomotives, and were thus more attractive to wealthier residents than the neighborhoods to the east of the tracks, which became centers of (especially German) immigrant settlement.

By the time of the Civil War, the starkly dilapidated condition of the Commons surrounding the center of Allegheny, and a newly-developed sense of a need for public parkland, led to a clamor among the citizens of the city for its transformation into a landscaped park. The newly-completed Central Park in New York City provided an example and a model of such a park. In 1867, after the state legislature authorized the elimination of the Commons as literally common

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land, the Allegheny city fathers hired the New York firm of Grant & Mitchell to prepare plans for a park. The park was completed in 1876, at a cost of \$300,000, and encircled the city center of Allegheny. Its largest segment, however, was to the west of the city center, across North Avenue from the Mexican War Streets, and included passive parkland, statues, fountains, and a large pond (called Lake Elizabeth) and boathouse. By the early 1870s, the effects of this (potential) new amenity had begun to show themselves, as the affluent began to build large houses along the streets that bordered the park on all sides – Cedar and North Avenues and Brighton Road. These houses usually were taller than their neighbors, and often had small front yards as well, marking a distinct social status difference from the houses that lined the streets behind them. Department store magnate Russell Boggs' house in the Mexican War Streets, for example, is located on North Avenue (at Number 604, in the existing historic district).

The development of the Central North Side area (including the Mexican War Streets) was part and parcel of the development of the city of Allegheny as a whole. As the population of Allegheny increased, outlots were subdivided into building lots for residential construction. The 1852 McGowin map shows that by that time the entire Central North Side area had been subdivided into narrow urban lots, except for the northwestern section, which was held by the Campbell family and designated in part as a "Mechanics' Retreat". The southwestern section of the neighborhood (that is, the Mexican War Streets), comprising outlots 179 and 180, was subdivided in 1848 by General William Robinson and called the "Buena Vista Extension". Robinson, scion of the first family to settle in Allegheny and one of the early mayors of the city, named the streets in the Buena Vista Extension after generals and battles of the just-concluded Mexican War. The subdivision was popular, and many houses were constructed immediately. In fact, by the mid-1850s the blocks of Palo Alto Street and Resaca Place had been solidly built up.

The continued growth of the City of Allegheny, especially during and after the Civil War, firmly established the character of the Mexican War Streets district by 1872 – solid blocks of residential structures in the current architectural styles, the Italianate and Second Empire. Arch Street and upper Monterey Street in the boundary increase areas were built-up as fully as the streets in the core of the current historic district. The exceptions (as shown in the G. M. Hopkins Plat Book of 1872) included large houses and much vacant land in the northwest section (north of Jacksonia Street and west of Saturn Way, where two of these large houses are extant on Armandale Street in the current historic district); the Allegheny Widows' Home and its grounds at Taylor Avenue between Sherman Avenue and Palo Alto Street; and a stockyard behind Buena Vista Street along the aptly-named Drovers Way. The advent of horse-drawn streetcars in the 1860s encouraged more intensive development along the path of the line in the district (which ran on North Avenue, Monterey Street, and Jacksonia Street). It also stimulated development further out from

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the center of town, in response to which Buena Vista Street was extended up the hillside to the north.

During the last two decades of the nineteenth century, as shown in the G. M. Hopkins Plat Book of 1890, the overall character of the district did not change very much, but its development did become denser. There was significant building activity, as vacant lots throughout the district were filled in, as the northwest corner of the district was developed, and as older houses were torn down and replaced with newer, more fashionable ones. This activity introduced to the district the architectural styles of the late nineteenth century: the Queen Anne and Richardsonian Romanesque styles, as well as a simplified version of the Queen Anne style that was popular with builders in the area. Taylor Avenue was extended through the Widows' Home grounds, and with the compensation the Home filled the rest of its grounds with rowhouses. The City of Allegheny built a firehouse at Arch and Jacksonia Streets in 1877, and a public school at the northeast corner of North Avenue and Palo Alto Street. The largest remaining vacant lots remaining at the time (ca. 1890) were on Buena Vista Street, which was still overcoming the effects of previously being the site of a stock yard. Large houses came to dominate the block faces along North Avenue as the well-to-do, including Allegheny department store magnate Russell Boggs (of Allegheny's Boggs & Buhl) and industrialist William B. Scaife, erected houses there. A more modest house (at 1318 Arch Street) was the home of the famous engineer George Washington Gale Ferris, the inventor/designer of the first Ferris Wheel for the World's Columbian Exposition in Chicago in 1893, while he was working on this design.

Around the turn of the twentieth century, the intersection of North Avenue and Federal Street (just east of the historic district) became the center of a commercial concentration, with stores, the Garden Theater, and halls for fraternal organizations in close proximity. Construction in the district continued into the early 1900s, accounting for the examples of the Classical Revival style in the district, which was regularly employed in the design of the new building type introduced to the North Side at that time: the apartment house (including the one that replaced the public school building at 316-318 North Avenue, at Palo Alto). However, construction in the district had largely ended by the start of the First World War.

The typical urban woes of the twentieth century beset the district after the First World War. The encroachment of industry and its associated pollution and noise, along with the development of suburban areas around Pittsburgh, encouraged the movement of prosperous families out of the district and resulted in a lowering of standards of building care and maintenance. Lack of investment during the Great Depression and the Second World War, along with the subdivision of houses to provide apartments for war workers, caused further deterioration of the building

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stock. Automobile-oriented uses broke the block faces in places, along with the clearance of a full square block on Federal Street for construction of the North Side Public Safety Building in 1968. This building was itself demolished in the 1990s, along with surrounding structures, as part of the Federal-North Redevelopment Project, which produced the current medical office buildings at Federal and Sampsonia Streets. Empty lots currently line both sides of Federal Street in anticipation of new residential construction; this demolition zone marks the eastern boundary of the boundary increase area.

On the other hand, the Mexican War Streets area of the Central North Side district (extending roughly from Brighton Road to Arch Street, and from North Avenue to Armandale Street) became subject to considerable renovation and revitalization in the late 1960s. This renovation effort was initiated by the Pittsburgh History & Landmarks Foundation and the Mexican War Streets Society, and was assisted by the Urban Redevelopment Authority of Pittsburgh and Neighborhood Housing Services. The revitalization of the district has continued into the twenty-first century under the leadership of these organizations, as well as that of the Central North Side Neighborhood Council.

The Pittsburgh City Council designated the area bounded generally by North Avenue, Drovers Way, Sampsonia Way, and Sherman Avenue as a City Historic District in 1972. In 1979 this district, called the Mexican War Streets Historic District, came under the jurisdiction of the newly-created Pittsburgh Historic Review Commission for review of exterior building alterations and renovations.

In 1975, Pittsburgh History & Landmarks Foundation nominated an irregularly-shaped section of the Central North Side for listing in the National Register of Historic Places. This area, which included most of the City-designated historic district as well as Jacksonia Street (west of Arch Street), Garfield Avenue, and Buena Vista Street (up the hillside), was listed in the National Register as the Mexican War Streets Historic District. Its boundaries were somewhat circumscribed by a wish to focus attention on the revitalization of the core of the neighborhood. The boundary increase has been proposed to extend the historic district boundaries to include adjacent areas that have the same historic background and visual character as the current historic district.

Architectural significance

The boundary increase areas are significant for their cohesive concentration of residential buildings designed in a variety of architectural styles that reflect the architectural tastes and

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fashions of the period of significance (the period of active development between 1848 and approximately 1930).

The buildings in the Mexican War Streets Historic District boundary increase areas are, with a few exceptions, examples of the architectural styles of the second half of the nineteenth century. They give a particular historic architectural character to the district, that of a nineteenth-century urban neighborhood. The two- to four-story residential buildings, built close to or at the sidewalk, enclose the public space of the street. Most of the buildings were constructed of brick or stone, or both, with a basic vertical proportion to their facades. This proportion is reinforced by regular vertical punched window and door openings. Finally, the visual character of the buildings and streets in the existing district and the expansion areas is enlivened by the architectural detail and ornament characteristic of Victorian architectural styles. This character is evident in views of Arch Street from the 1200 block (photo and map number 26), the 1500 block of Monterey Street (photo and map number 27), and the 200 block of W. North Avenue (photo and map number 28 and number 8). The boundary increase areas share this character with the area that is currently listed as the Mexican War Streets Historic District, as seen in the 1200 block of Monterey Street (photo and map number 29), the 400 block of N. Taylor Avenue (photo and map number 30), and the 400 block of W. North Avenue (photo and map number 31).

Context

The neighborhoods of Pittsburgh's North Side that surround the Allegheny Commons Parks provide the most immediate comparisons to the Mexican War Streets Historic District. As the city of Allegheny grew in the first half of the nineteenth century, and the original town filled up, the areas outside of the Commons - in all directions - were developed as residential neighborhoods. However, the area between the original core of Allegheny and the Allegheny River (south of the Commons) was transformed over the course of the late nineteenth and twentieth centuries into an industrial and commercial district, squeezing out the residential uses. The residential neighborhoods to the west, north, and east of the Commons, though, have largely retained their character to this day. Although in their earlier history these neighborhoods were not distinguished by name, being part of an undifferentiated City of Allegheny - and later North Side - in the later twentieth century they have in fact been given names by their residents and by the City. North of the Commons, across North Avenue, stands the Central North Side neighborhood, the western part of which is now called the Mexican War Streets. West of the Commons, separated from it by Brighton Road, the neighborhood is called Allegheny West (listed in the National Register of Historic Places in 1977). To the east, between Cedar Avenue and Interstate 279, is the Deutschtown neighborhood (also listed in the National Register, in

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1983).

There are a number of distinct similarities among the three neighborhoods that can be explained by their common history. For instance, all three neighborhoods were influenced by the amenity of the Allegheny Commons Parks after its construction from 1867 to 1876. Large, elaborate houses line the streets that face the park – Cedar and North Avenues and Brighton Road, as the well-to-do were attracted to build there. In addition, all three neighborhoods are dominated by the architectural styles of the late nineteenth century, since that was the primary period of development of all the inner neighborhoods in Allegheny.

The Deutschtown neighborhood was figuratively split in two by the development of East Ohio Street – the extension of the old Butler Turnpike – as a thriving commercial street. The section south of East Ohio Street most closely resembles the character of the Mexican War Streets district: solid blocks of two- to four-story masonry houses, built to the sidewalk line, and designed in the full panoply of Victorian architectural styles. Essentially, this was the middle-class section of the Deutschtown neighborhood. In the section north of East Ohio Street, though, the houses were smaller, and many of them were constructed of wood. This section was more accessible to the recent German immigrants who congregated there in the nineteenth century (and whose predominance inspired the neighborhood's name). In the later twentieth century, though, these smaller houses became dilapidated and were demolished in substantial numbers for commercial structures and parking lots. This situation was in contrast to the Mexican War Streets, which was a solid middle class residential neighborhood behind the large houses on North Avenue. There was no business district within the War Streets district – only scattered storefront buildings with apartments above, often on street corners. A commercial district eventually came into being in the late nineteenth century along Federal Street at North Avenue in the Central North Side section, east of the boundary of the Mexican War Streets district.

Although the ethnic composition of Allegheny West and the Mexican War Streets was similar in the nineteenth century – largely English and Scotch-Irish, in contrast with the German immigrants in Deutschtown – Allegheny West became a more prestigious and well-to-do neighborhood than the War Streets. For a number of reasons, probably including its location upwind of the railroad tracks through the center of Allegheny, Allegheny West became the preferred residential district for industrialists and other owners of businesses in both Allegheny and Pittsburgh after the Civil War. Behind the large houses along Brighton Road, facing the park, lay other houses that were equally large and elaborate and set in yards, especially along Ridge Avenue. By dint of the resources available to their owners and more space in which to build, the architectural character of the houses in Allegheny West was more elaborately

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expressed than in the Mexican War Streets. In other words, the houses in Allegheny West were "higher-art" versions of the prevalent architectural styles than the more modest versions that were found in the War Streets. It was only after the exodus of the wealthy to the suburbs between the World Wars that the neighborhood declined in prestige and character. It was also at that time that a modest business district grew up on Western Avenue, which runs through the middle of Allegheny West, as houses were converted to commercial uses.

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Geographical Data

Verbal Boundary Description

The boundaries of the Mexican War Streets Historic District (Boundary Increase) are shown as a thick black line on the accompanying map entitled "Sketch Map, Mexican War Streets National Register Historic District" (January 2007), drawn at a scale of 1" = 100'.

Boundary Justification

The boundaries of the boundary increase areas of the Mexican War Streets Historic District were chosen to incorporate the most significant concentrations of buildings in the vicinity of the existing historic district that contribute to the historic architectural character of the district. The north boundary increase area is bounded on the east, south, and west by the existing Mexican War Streets Historic District. The northern boundary line was selected to incorporate cohesive blocks of buildings (along Monterey, Armandale, Alpine, and Jefferson Streets) that contribute to the character of the district, and to exclude blocks that include a significant number of vacant lots or that contain significant numbers of non-contributing buildings. The east boundary increase area is bounded on the west by the existing Mexican War Streets Historic District. It is bounded on the south by West North Avenue, a major thoroughfare that separates the residential area to its north from the Allegheny Commons Parks to its south. It is bounded on the east by new construction (two medical office buildings that were constructed in the 1990s on the blocks bounded by Reddour, Sampsonia, Federal, and Eloise Streets) and by vacant lots facing Federal Street that were cleared in recent years in anticipation of new construction. Its northern boundary line was selected to incorporate cohesive blocks of buildings (along Carrington, Arch, and Alpine Streets and Saturn Way) that contribute to the character of the district, and to exclude blocks that include a significant number of vacant lots or that contain significant numbers of non-contributing buildings.

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Photographs

The following information is common to all of the photographs:

Name of district: Mexican War Streets Historic District (Boundary Increase)
County: Allegheny
State: Pennsylvania (PA)
Name of photographer: Michael Eversmeyer
Date of photographs: January 2, 2007
Location of original files: Michael Eversmeyer Architect, PC
 1124 N. Euclid Avenue
 Pittsburgh, PA 15206

Printing: Printer: Hewlett-Packard Photosmart 475
 Inkjet Cartridge: Hewlett-Packard 100 Gray Photo
 Photo Paper: Hewlett-Packard H-P Premium

Photograph Number 1:
Address: 113 Alpine Street
Direction of camera: Southeast

Photograph Number 2:
Address: 1311 Sherman Avenue
Direction of camera: West

Photograph Number 3:
Address: 1525 Monterey Street
Direction of camera: West

Photograph Number 4:
Address: 604 Armandale Street
Direction of camera: Northwest

Photograph Number 5:

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Direction of camera: Northwest

Photograph Number 15:

Address: 1416 Arch Street

Direction of camera: Northeast

Photograph Number 16:

Address: 606-608 Armandale Street

Direction of camera: Northwest

Photograph Number 17:

Address: 608 Armandale Street

Direction of camera: North

Photograph Number 18:

Address: 1501 Arch Street

Direction of camera: Northwest

Photograph Number 19:

Address: 1413 Arch Street

Direction of camera: Northwest

Photograph Number 20:

Address: 1518 Arch Street

Direction of camera: Northeast

Photograph Number 21:

Address: 114 and 100 W. North Avenue

Direction of camera: Northeast

Photograph Number 22:

Address: 1515-1517 Arch Street

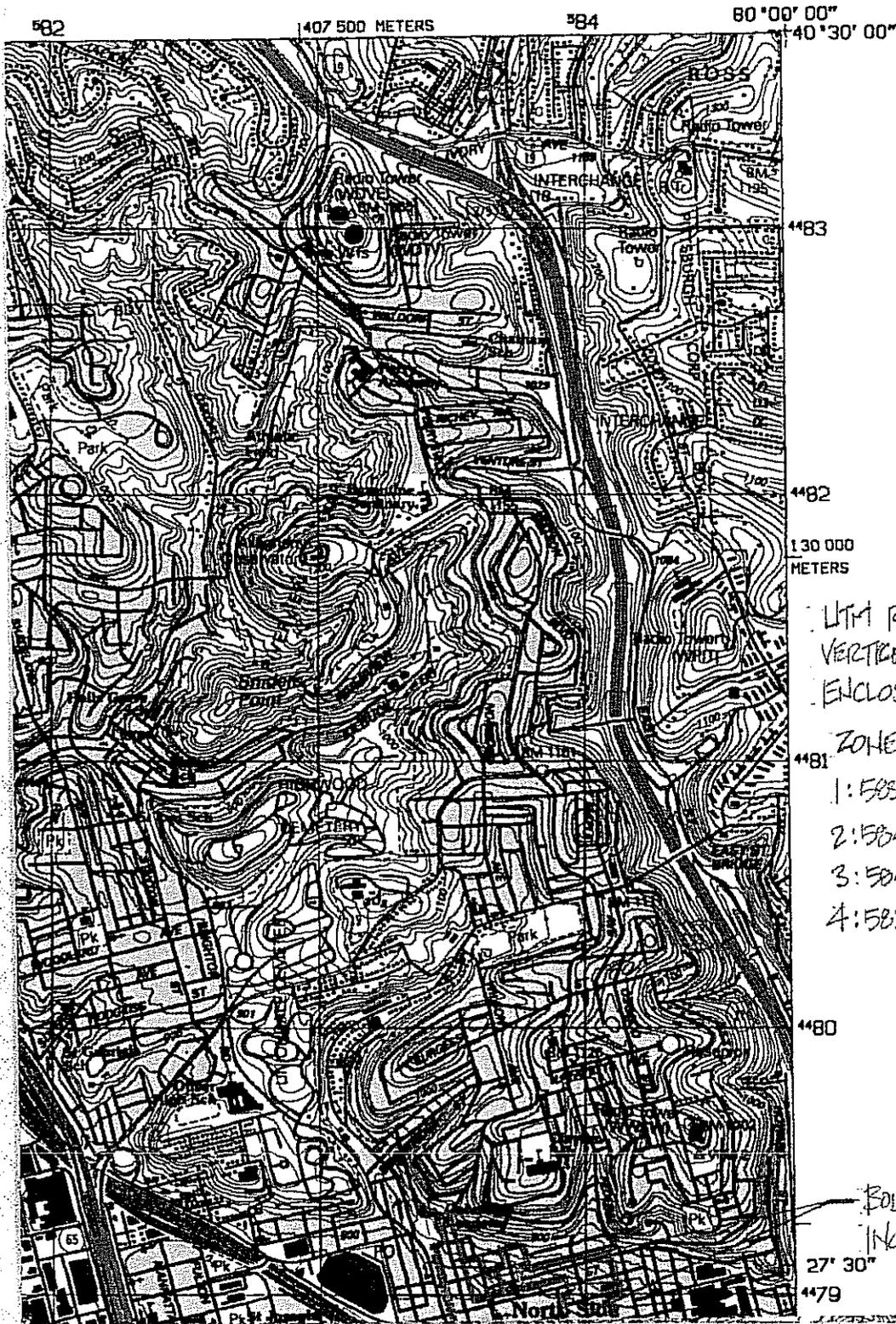
Direction of camera: Northwest

Photograph Number 23:

Address: Street scene, 1200 block of Arch Street

Direction of camera: North

PITTSBURGH WEST QUADRANGLE
 PENNSYLVANIA-ALLEGHENY CO.
 7.5 MINUTE SERIES (TOPOGRAPHIC)



CITY OF PITTSBURGH

Standardized Lot & Block Map

023

Primary Grid: Pennsylvania South State Plane Coordinate System

Accuracy: Under no circumstances should planimetric or topographic features be considered accurately located within on-the-ground dimensions of less than five feet (horizontal) or one-half contour interval imprecision and possible undetected errors in both the parcel maps and the superimposition process, no degree of precision can be estimated for the parcel lines. Please notify the Department of City Planning of any errors.

Disclaimer: The City of Pittsburgh makes no warranties and excludes all implied warranties as to the accuracy of the map, and, in particular, its accuracy as to labeling, dimensions, contours, property boundaries and placement of features. Accordingly, the City disclaims liability for any and all damages arising out of errors in the map and the user's reliance thereon.

Dec 04, 2009

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Fax: (412) 255-2838

MAP KEY

- Street
- Railroad
- Map Index
- Block Index
- City Boundary
- Neighborhood
- Parcel
- Building
- Park
- Cemetery
- Greenway
- Water



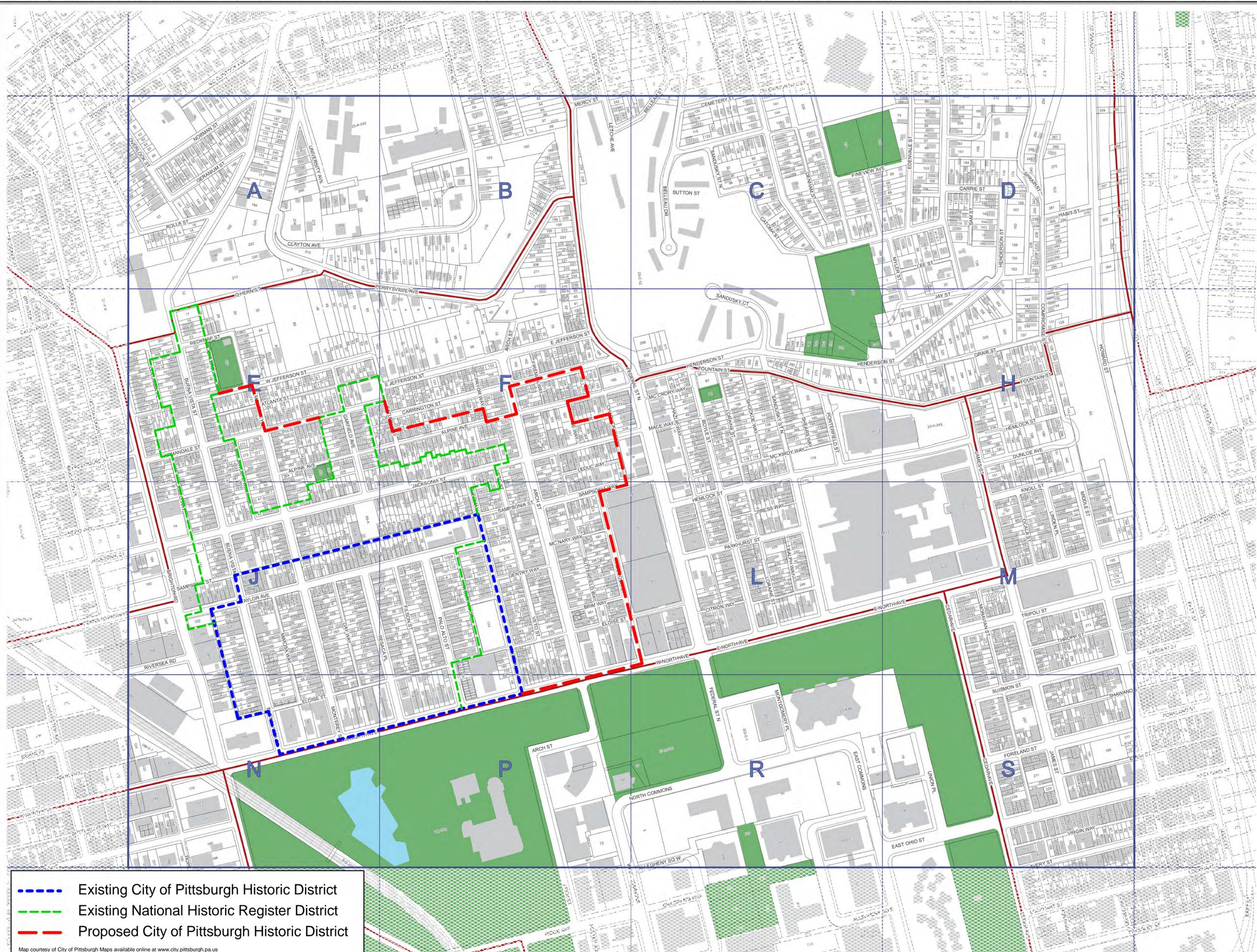
Feet

0 100 200 400

1:2,400

1 inch equals 200 feet

	162	163							170				
	113	114	115	116		118	120	121	122	121	121		
		075	076	077	078	079	080	081	082	123	172		
	072	043	044	045	046	047	048	049	050	083	124	173	
108	071	042	021	022	023	024	025	026	051	084	125	174	231
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104	067		017	016	015	014	013	030	055	088	129	178	
	066		036	035	034	033	032	031	056	089			
	064	063	062	061	060	069	058	057	060	131			
		097	096	095	094	093	092	091	132				
			139	138	137				135	134	133		
									186	185	184		
											243		



- Existing City of Pittsburgh Historic District
- Existing National Historic Register District
- Proposed City of Pittsburgh Historic District

Map courtesy of City of Pittsburgh Maps available online at www.city.pittsburgh.pa.us

