

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

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1. Name of Property

=====

historic name Schenley Farms Historic District (Boundary Increase)

other names/site number N/A

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2. Location

=====

street & number Roughly bounded by Dollar St, Centre Ave, Bayard St., Bellefield Ave, and Bigelow Blvd.

not for publication N/A

city or town Pittsburgh City

vicinity N/A

state PA code _____ County Allegheny code 003 zip code 15213

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3. State/Federal Agency Certification

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As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide ___ locally. (___ See continuation sheet for additional comments.)

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional Comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

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4. National Park Service Certification

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I, hereby certify that this property is:

Signature of Keeper

Date of Action

___ entered in the National Register

___ See continuation sheet.

___ determined eligible for the

Schenley Farms Historic District (Boundary Increase)
Name of Property

Allegheny County, PA
County and State

I, hereby certify that this property is:

_____ entered in the National Register _____ See continuation sheet.	_____	_____
_____ determined eligible for the National Register _____ See continuation sheet.	_____	_____
_____ determined not eligible for the National Register	_____	_____
_____ removed from the National Register	_____	_____
_____ other (explain): _____ _____ _____		

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count.)	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	24	2 buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	structures
	<input type="checkbox"/> object	0	objects
		24	2 Total

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A	Number of contributing resources previously listed in the National Register 0
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6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
DOMESTIC: single dwelling _____	DOMESTIC: single dwelling _____
DOMESTIC: multiple dwelling _____	DOMESTIC: multiple dwelling _____
GOVERNMENT: public works _____	COMMERCE/TRADE: business _____
	GOVERNMENT: public works _____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
LATE 19 TH AND 20 TH CENTURY REVIVALS: Colonial Revival	foundation CONCRETE _____
LATE VICTORIAN: Queen Anne _____	walls STONE: Granite _____
LATE 19 TH AND 20 TH CENTURY REVIVALS: Tudor Revival	METAL: Aluminum _____
LATE 19 TH AND 20 TH CENTURY REVIVALS: Italian Renaissance _____	roof SYNTHETIC: Rubber _____
	other _____

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Narrative Description

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

See attached

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8. Statement of Significance

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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
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1896-1940

Significant Dates

1896

1904

Significant Person

(Complete if Criterion B is marked above)

N/A

Criteria Considerations

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

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Cultural Affiliation

N/A

Architect/Builder

Crone, Daniel A.

Stanton, Frederick

Strong, Carlton

Narrative Statement of Significance

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

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9. Major Bibliographical References

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Bibliography

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

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 repositories: Carnegie Library of Pittsburgh,
Main Branch, University of Pittsburgh

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10. Geographical Data

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Acreage of Property 8.3

UTM References

(Place additional UTM references on a continuation sheet)

1 <u>17</u> Zone	<u>588080</u> Easting	<u>4478929</u> Northing	2 <u>17</u> Zone	<u>559307</u> Easting	<u>4478892</u> Northing
3 <u>17</u> Zone	<u>589325</u> Easting	<u>4477074</u> Northing	4 <u>17</u> Zone	<u>588055</u> Easting	<u>4477056</u> Northing

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.)

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11. Form Prepared By

=====

name/title Cindy Hamilton
organization Heritage Consulting Group date March 27, 2012
street & number 15 West Highland Avenue telephone 215-248-1260
city or town Philadelphia state PA zip code 19118

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Name of Property

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County and State

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Additional Documentation

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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)

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Property Owner

=====

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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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.).

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 the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Schenley Farms Historic District
(Boundary Increase)
Allegheny County, PA

SUMMARY

The Schenley Farms Historic District was listed in the National Register of Historic Places in 1983, and encompasses 113 acres in the North Oakland neighborhood which is approximately 2 ½ miles east of downtown Pittsburgh, Pennsylvania. The district is largely the vision of developer Franklin F. Nicola, who in 1905 conceived of a “model city” on a tract of open farmland. Nicola envisioned a residential enclave adjoining a monumental civic complex, combining the concepts of a model suburb and the City Beautiful movement. The unusual juxtaposition of urban and suburban qualities, and the contrast of the residential scale buildings designed in the revival styles that were popular during the period with the monumental civic institutions, resulted in a unique neighborhood that embodies the architectural and city planning philosophies popular at the turn of the twentieth century. According to the district nomination, the boundaries of the district were drawn to follow the original 1906 plan prepared by Nicola and were defined, in part, by the natural topography, with a steep hillside forming the north border and a ravine defining the southeastern border. The remaining borders are formed by the following streets: Forbes Avenue to the south, S. Dithridge Street and N. Bellefield Avenue to the east, Bigelow Boulevard, Andover Road and Bryn Mawr Road on the northwest and Thackeray Street through to Fifth Avenue on the southwest. For reasons that are uncertain, the northernmost blocks which form a triangular shape, as shown in the Schenley Farms 1906 plan, were not included in the boundaries of the Schenley Farms Historic District. In addition, the houses fronting N. Dithridge Street, and the pumping station and Royal York Apartments located at the northernmost end of the boundary increase are not illustrated in the Schenley Farms 1906 plan as they were contemporary buildings developed at the same period as Schenley Farms but constructed by separate owners.

This boundary increase includes those northernmost blocks which comprise just over eight acres. The original district included 155 buildings and the boundary increase encompasses 26 buildings, 24 of which are contributing. The buildings in the boundary increase are predominantly residential and include nineteen buildings that were constructed as single-family houses and four multi-family apartment buildings. The 8.3 acre boundary increase features single-family homes at the south end of the boundary increase with multi-family apartment buildings clustered to the north. The single-family homes were constructed at the turn of the 20th century in popular revival styles including Colonial and Queen Anne revival. The homes are two to three stories in height and constructed of red and orange brick. The multi-family apartment buildings are located at the north end of the boundary increase and include Tudor and Italian Renaissance revival styled buildings along with an Art Deco tower. The northeast corner of the increase is marked by the 1896 Romanesque style Heron Hill Pumping station. The contributing buildings within the boundary increase were constructed between 1896 and 1934. Although the neighborhood has transitioned from its original upper class origins to a mixture of student and low to middle-income residences, the area within the

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boundary increase maintains integrity. Limited intrusions have occurred at the southern end of the boundary increase and the former single-family homes have been converted for use as student housing. While some of the houses have undergone exterior alterations including painted brick and modern incompatible windows, most remain intact and legible as turn of the 20th century houses. The apartment buildings and pumping station at the north end of the boundary increase have undergone few alterations and generally retain their original exterior materials and appearance. In general, the Schenley Farms Historic District (Boundary Increase) retains a high level of integrity and is representative of an early 20th century upper class residential neighborhood.

Setting: The streets encompassed by the boundary increase include: Bellefield Avenue (photo 3), Centre Avenue, Bigelow Blvd., and N. Dithridge Street (photos 6 and 10). These streets are predominately two-lane, tree-lined, secondary streets. Though narrow in width, Centre Avenue is a thoroughfare with bus service, but the remaining streets in the boundary increase are quiet neighborhood streets. In terms of topography, the natural grade rises northward so that the Royal York Apartments, which stands at the northernmost point of the boundary increase, also represents the highest point in the boundary increase. The boundary increase takes the shape of an arrow pointing north with former single-family residences at the south end and multi-family apartment buildings located at the north end. The tail of the arrow is truncated on the west side, along N. Bellefield Ave., due to the construction of multiple modern intrusions. Within the boundary increase there are only two non-contributing resources. One resource, located at 4031 Bigelow Boulevard, along the northwest boundary line, is a two-story International style commercial building constructed in 1951 after the historic district's period of significance. The other non-contributing resource is a modern three-story white brick apartment building located within the single-family section of the boundary increase at 265 N. Dithridge Street.

Within the single-family area along N. Bellefield Ave. and N. Dithridge St., the houses are set back from the sidewalk with planted front lawns. Behind each house is additional green space. The north section of the boundary increase includes four multi-family apartment buildings and a municipal pumping station. Although there is no formal landscape plan for this area, there is a significant amount of green space located to the north of Centre Avenue between the Schenley Arms and Pennsylvania apartment buildings. The municipal Heron Hill pumping station is located on a large plot of land that features a park-like wooded appearance.

Description of Buildings: The boundary increase includes 26 buildings comprised of nineteen houses, four apartment buildings, one modern two-story office building and a municipal pumping station with ancillary building. The architecture represented reflects the styles popular at the time of construction and includes Romanesque, Queen Anne, Italian Renaissance, Colonial Revival and

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Tudor. The boundary increase includes two non-contributing resources including a 1950s two-story International style office building and a 1980s three-story modern white brick apartment house.

The first building to be constructed in the boundary increase is the Heron Hill Pumping Station (photo 9) which is a red brick Romanesque structure that was constructed in 1896 with tall brick arches that frame two stories of window openings that were bricked-in by the city during the 20th century. A smaller ancillary building sits directly behind the main pumping station. The building is topped by a hipped roof with a center gabled pediment that contains a small louver. The Pumping Station is set back from the streets and is surrounded by grass and trees, evoking the sense of the undeveloped open space that existed at the time of its construction. The Pumping Station exhibits typical Romanesque features including: extreme massing, round masonry arches, and brick corbelling at the cornice.

Around 1898 the first privately financed buildings were constructed in the boundary increase area and include: 278, 282, 286 Bellefield Avenue and 255, 259, 269, 271-73, 275 N. Dithridge Street (photos 3-5). These eight detached structures were built as 2 ½-3-story single-family houses. Four of the houses (282, 286 Bellefield and 271-73, 275 N. Dithridge) (photos 4, 5, and 14) were constructed in the Queen Anne style with red brick and wood shingled facades containing projecting bays and front peaked roofs and peaked dormers. These Queen Anne structures were built back-to-back with two on Bellefield Avenue and two on N. Dithridge Street at the north ends of the 200 blocks. The remaining houses constructed during this period (278 Bellefield, 255, 259, 269 N. Dithridge) were constructed in the Colonial Revival style with red brick and Roman brick facades, full-width porches supported by classical columns, and hipped or gabled roofs with dormers. Windows are typically 1/1, with some banked windows and some windows containing fanlight transoms. Typical Colonial Revival features include: stone voussoirs, denticulated cornices, pediments and fluted pilasters.

Within a few years, a major wave of construction ensued that was marked by the completion of Bellefield Dwellings (photo 7), which was the first apartment building in the area, and the contemporaneous construction of additional single-family houses on the remaining open lots on the 200 block of N. Dithridge Street. Bellefield Dwellings is a 10-story apartment building that was completed in 1904 in the Italian Renaissance style and is constructed of red brick that is heavily ornamented with limestone and terra cotta in the form of beltcourses, quoins and projecting balconies. The footprint is substantial, with a back-to-back E form to maximize light into the apartments. The Bellefield Dwellings exhibits features of the Italian Renaissance style including: horizontal articulation with multiple belt courses, rusticated piers, ornamental projecting stone bracketed cornices and stone quoins. On the previously vacant lots on the 200 block of N. Dithridge Street, nine Colonial Revival houses were constructed (221, 225, 229, 235, 237, 241,

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Schenley Farms Historic District
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245, 249, 253 N. Dithridge Street) (photos 1 and 2). These houses are constructed of red or Roman brick, with full-width porches accessed by steps, and hipped and gabled slate and asphalt roofs pierced by gabled dormers. Fenestration is provided by 1/1 windows with some arched upper sash and fanlight transoms. Windows are in single bays and occasionally grouped in three. Classically inspired details adorn the facades in the form of modillioned and dentilled cornices, keystone lintels and columns and pilasters. Four of the nine houses (229, 237, 245, 253 N. Dithridge Street) demonstrate a Flemish influence with a curved front gable.

Following the success of Bellefield Dwellings which was the first and most luxurious apartment building in the neighborhood, several additional upscale apartment buildings were constructed within the boundary increase. By 1927, Schenley Arms Apartments (photo 12) was constructed at 4041 Bigelow on the triangular parcel bordered by Centre Avenue. This three-story, 12-bay brick and half-timber apartment building was designed in the Tudor Revival style and assumes a reverse-Z footprint that responds to the site constraints which included the triangular shaped lot and an existing residential structure located at 4415 Centre Avenue. The building features typical Tudor revival elements including: dark red brick, multi-light leaded windows, simulated half-timber cladding, asymmetrical gables and hipped roof, vertical plank entrance door and cut stone entrance surround.

Around 1930 the Pennsylvania Apartments (photo 8) was completed at 300 N. Dithridge Street. Designed by Pittsburgh architect Daniel A. Crone in the Tudor Revival style, the red brick building contains three half-timbered front gables and rises 3-stories above a raised basement and assumes an enclosed rectangular footprint with an open center court. The fortress-like design is further emphasized by the massive stone base which projects out from the exterior wall plane and responds to the sloping grade reaching a full-story above grade at the corner of N. Dithridge Street. Atop this base, entrance to the complex is provided through tall arched openings that lead to deeply recessed doors. Fenestration is provided by 1/1 and 8/8 windows. Unlike the adjacent Schenley Arms building which exhibits myriad Tudor design elements, the Pennsylvania Apartments has limited Tudor ornamentation; the half-timbering is applied onto brick gables and the building is symmetrical in arrangement.

In 1934, the Royal York Apartments (also known as Park Schenley) (photo 11) was constructed at 3955 Bigelow Boulevard, just east of N. Dithridge Street. The last building constructed within the historic district's period of significance, the Royal York Apartments was designed by Chicago architect Frederick Stanton in the Art Deco style. The Royal York rises 11-stories with a reverse-L footprint that allows for an open landscaped entrance area with vehicular drop-off beneath a porte cochere. Fenestration is provided by replacement 6/6 windows that are organized in single bays, pairs and groups of three. The Royal York Apartments exhibits the quintessential characteristics of

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a 1930s Art Deco high-rise. The building is clad in yellow brick and contains terra cotta detailing in geometric low-relief designs characteristic of the style. The building features a highly stylized fluted stone base replete with ornamental geometric panels. The shaft of the building stresses verticality with little interruption until the geometrically paneled cornice is reached.

Two non-contributing buildings are located within the boundary increase and were constructed after the close of the district's period of significance. These include: a two-story, flat roofed, International style commercial building that was constructed c. 1951 at 4029-31 Bigelow Blvd. and a three-story apartment building constructed around 1980 at 263-65 N. Dithridge Street. The two-story International style building is clad in limestone and tan brick with banded metal windows and little ornamentation. The c.1980 three-story apartment building is located amongst the single-family houses on N. Dithridge Street and is clad in white brick and has compatible setback and massing with the adjacent historic resources. Throughout the district all but 3 lots are improved. The three unimproved lots, one of which was used for a right-of-way by the city, were always vacant and are not counted.

Integrity: The buildings located within the boundary increase retain integrity in each of the seven aspects of integrity.

Location: The Schenley Farms Historic District (Boundary Increase) retains integrity with regard to location. The buildings within the boundary increase remain at their original locations.

Design: The Schenley Farms Historic District (Boundary Increase) retains integrity with regard to design. The individual buildings located throughout the increase retain their primary design elements and are legible as single-family houses and multiple family dwellings. The single-family houses retain their primary design features including brick and shingle cladding, porches and ornamentation typical of turn of the 20th century Queen Anne and Colonial Revival styles. The apartment buildings remain legible as multi-family dwellings and retain their Tudor, Italian Renaissance and Art Deco appearances. In general, the overall site plan of the boundary increase remains intact and has undergone few alterations since the buildings were constructed. The single-family homes are set back from the streets and feature landscaped front and back yards. The multi-family buildings retain their original siting and exterior ornamentation.

Setting: Schenley Farms Historic District (Boundary Increase) retains integrity of setting. The area within the boundary increase, along with the adjacent neighborhood already listed in the historic district, retain their original setting with few changes. The historic district was developed during the last decade of the 19th and first decades of the 20th century. The blocks were previously utilized for agriculture but were platted for single-family development. The south section of the boundary

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increase was developed with single-family housing. The north section, which was developed later, was developed as multiple family housing due to the increased demand from the burgeoning institutions in the Oakland neighborhood directly to the south. Although there are two non-contributing resources and the buildings have been somewhat altered over the years, the boundary increase area retains its original residential setting.

Materials: Schenley Farms Historic District (Boundary Increase) retains integrity of materials. The contributing buildings within the boundary increase are original to the district and were constructed between 1896 and 1934. The single-family houses were constructed of red and orange brick with wood shingles. The houses had wood windows and ornamentation as well as stone and terra cotta ornamentation. Although many of the houses have undergone renovation campaigns with the installation of new windows or painting of brick relatively common, they generally retain their original materials. The pumping station and apartment buildings at the north end of the boundary increase retain their exterior cladding and ornamentation. Typical alterations include the replacement of windows on the apartment buildings and infill on the pumping station. In general, the buildings within the boundary increase retain their original materials.

Workmanship: Schenley Farms Historic District (Boundary Increase) retains integrity of workmanship. The buildings throughout the boundary increase illustrate workmanship that was common in the first decades of the 20th century. The masonry work throughout the boundary increase, including the brick homes, apartment buildings and pumping station remain intact. Corbelled chimneys, Romanesque arches, Italianate bracketed cornices and art deco panels are visible reminders of workmanship from an era past. Wood finishes including cornices, fanlight windows and Tudor half timbering is also present within the boundary increase.

Feeling: Schenley Farms Historic District (Boundary Increase) retains integrity in terms of feeling. The boundary increase's collection of similar turn of the 20th century brick Queen Anne and Colonial Revival houses as well as early 20th century apartment buildings retain the feeling of an upper class residential neighborhood. Although the demographics within the boundary increase have changed and the housing stock's use has been altered, the buildings generally retain their original appearance and feeling.

Association: Schenley Farms Historic District (Boundary Increase) retains integrity of association. The neighborhood remains known as Schenley Farms and has one building, Schenley Arms Apartments, which specifically references the neighborhood's origin.

Of the 26 buildings within the boundary increase, only two are non-contributing. These two buildings were constructed after the close of the district's period of significance but have

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compatible massing, materials and siting. The remaining 24 buildings retain their form and character-defining exterior features to convey their architectural style. Typical alterations that have been made include: replacement of slate roofs with asphalt, painting of brick, and window and door replacement. Replacement of the original wood double-hung windows with aluminum and vinyl hung windows has minimally impacted integrity as the opening sizes and vertical sash proportions remain. The massing, scale, proportions, and roof forms remain unaltered. The alterations that have occurred generally have occurred within the past three decades. The replacement of original windows, roofs and painting of brick are indicative of the neighborhood's conversion from luxury housing to rental housing during the past decades.

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Schenley Farms Historic District
(Boundary Increase)
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SUMMARY

The Schenley Farms Historic District (Boundary Increase) is significant under National Register Criteria A and C for Community Planning and Development and Architecture, respectively. Included in early plans for the Schenley Farms development, this area was not included in the earlier nomination for unknown reasons. In terms of Criterion A for Community Planning and Development, the boundary increase is in keeping with the overall planning principles that characterize the previously-listed district. In terms of Criterion C for Architecture, the boundary increase is in keeping with the architectural character and quality of the previously-listed district. The period of significance begins in 1896 and ends in 1940, following the period of significance of the previously-listed district.

Overview History of the Schenley Farms Boundary Increase

At the turn of the twentieth century, F. F. Nicola headed the Bellefield Company, a development company which boasted some of the city's most influential leaders as stockholders. Its focus was developing the Schenley Farms area into a civic center to rival those in the major cities in Europe. The area comprising the Schenley Farms boundary increase contains some of the earliest buildings in Schenley Farms, representing the birth of Nicola's vision.

One of the earliest buildings in the Schenley Farms area is the Herron Hill Pumping Station which was constructed by the public works department in 1896 on N. Dithridge and Centre Avenue in the boundary increase area. The construction of this pumping station, located at one of the highest points in the neighborhood, was critical to enable further development of Schenley Farms. The pumping station was equipped with large steam pumps which pumped water from the river intakes into the newly constructed Herron Hill reservoir. The combined system of pumping station and reservoir provided the Oakland neighborhood, including Schenley Farms, with a reliable supply of water. As the reservoir was located at the apex of Herron Hill, water service was gravity fed as it flowed downward through the neighborhood. The steady supply of water allowed the neighborhoods below Herron Hill to be densely developed and enabled the residential development of Schenley Farms.

Among Bellefield Company's first completed privately-financed buildings was the Schenley Hotel constructed in 1898 at the northwest corner of Forbes Avenue and Bigelow Blvd. located in the Schenley Farms Historic District. It was around this same time that the earliest residential buildings were completed, including the single-family residential structures on the 200 blocks of Bellefield Avenue and N. Dithridge Street in the boundary increase area. In 1904, the first luxury

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apartment house was completed, Bellefield Dwellings, which is located at 4400 Centre Avenue in the boundary increase.

During the late 19th century, the land on which much of the Schenley Farms Historic District and the boundary increase area now stands was owned by the O'Hara family until the death of descendant Mary Schenley in 1903.¹ Andrew Carnegie, Danny Brereton and J. W. Herron, who served as Schenley's trustees, held the land until 1905 when it was purchased by Nicola's Schenley Farms Company for \$3,000,000. The Schenley Farms Company carried out the vision established by the Bellefield Company and was responsible for the construction of much of the Schenley Farms district included in the boundary increase.

In 1906, the Schenley Farms Company issued a map of their properties in anticipation of development. As shown on that map, their boundaries were roughly Bellefield Avenue, Centre Avenue, Allequippa Street, Bouquet Street and Forbes Avenue and included the northernmost blocks representing the boundary increase.

By the mid-1920s, apartment living had become a desirable mode of living for the upper middle class and a number of developers sought to erect apartment houses in the Schenley Farms area. Bellefield Dwellings was at that time regarded as one of the finest apartment buildings in the city and it was logical that developers would look to erect new apartment buildings on the nearby lots. Centre Avenue, a thoroughfare served by public transportation, also provided a convenient location for prospective residents, many of whom did not own automobiles. The evolutions in multi-family residential design resulted in elegantly styled apartment buildings that offered a host of conveniences and domestic technologies. By the 1920s, apartment living appealed to both the wealthy and the upper middle class.

Within the boundary increase area, three apartment buildings were constructed in response to the growth of Nicola's civic complex and the rising popularity of apartment living. Around 1927, the Schenley Arms Apartments was completed at 4041 Bigelow Blvd, followed by the Pennsylvania Apartments at 300 N. Dithridge Street c. 1931 and the Royal York Apartments in 1934 at 3955 Bigelow Blvd. The Royal York was the last large Art Deco high-rise to be constructed in Pittsburgh and was the last building to be completed in the boundary increase.²

¹ The history of the land ownership was discussed in "Schenley Farms Historic District," National Register Nomination, listed 1983.

² James D. Van Trump, *Life and Architecture in Pittsburgh*, (Pittsburgh, PA: Pittsburgh History and Landmarks Foundation, 1983), p. 81.

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Development Patterns

Around the turn of the twentieth century, local developer, Franklin F. Nicola conceived of a “model city” which would be built on a tract of open farmland and would include a fine residential enclave adjoining a monumental civic complex, combining the qualities of streetcar suburb with the City Beautiful movement.³ Nicola was instrumental in the formation of the Bellefield Company which had a number of influential stockholders including Andrew Mellon, Henry Clay Frick, Andrew Carnegie, George Westinghouse and H.J. Heinz.⁴ The Bellefield Company sought to carry out their plan in the North Oakland neighborhood of Pittsburgh which is located approximately 2½ miles east of downtown. Inspired by the civic centers in Washington, Paris, Berlin, Vienna and Rome, the Bellefield Company leaders believed they could institute a comparable center in the Oakland neighborhood.⁵ F.F. Nicola and his partners encouraged locally prominent architects to design residential and civic buildings in the styles that were fashionable in the early decades of the twentieth century. They named the residential tree-lined streets for British and American literary figures and established a wide boulevard inspired by the City Beautiful movement, separating the residential houses from the array of civic, institutional and cultural buildings.

In 1906, the Schenley Farms Company issued a map of its land showing the construction of, and anticipated construction of, several major institutions on their land holdings, including, the Western Pennsylvania Institution for the Blind, Bellefield Presbyterian Church, First United Presbyterian Church, Hotel Schenley, Public School, and Bellefield Dwellings.⁶ The area’s first single family houses, those standing on the 200 block of N. Dithridge Street (included in the boundary increase area) also appear on the 1906 map.

In the ensuing decade, the Schenley Farms district was extensively developed under Nicola’s vision with construction of public, semi-public and private residential development. In its effort to establish a utopian subdivision, the Schenley Farms Company made a number of commitments to prospective property owners: sidewalks would be six feet wide, streets would be paved and lighted by lamps hung from ornamental posts, stone walls would be constructed, trees and shrubs would be planted on residential lots, shade trees would be planted along the streets and

³ “Schenley Farms: Mr. Nicola’s Dream,” April 1969, clipping in the Carnegie Public Library, Schenley Farms vertical file.

⁴ “The Historic William Pitt Union,” University of Pittsburgh website, <http://www.studentaffairs.pitt.edu/aboutwpu>, accessed August 30, 2011.

⁵ “The Story of Schenley Farms,” Greater Pittsburgh, April 1937, Carnegie Public Library, Schenley Farms vertical file.

⁶ “Map of the Schenley Farms Company Properties, 1906” Carnegie Public Library, Schenley Farms vertical file.

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restrictions would be set for the character of the houses to ensure quality and protect the company's investment.⁷ The company further guaranteed the maintenance and appearance of vacant lots until such time as the new owners could assume responsibility. A civic association was formed, the Schenley Farms Civic Association, which carried out the vision of the Schenley Farms Company after lots were transferred to private ownership.

Schenley Farms grew at a rapid pace during the first two decades of the twentieth century. By 1904, construction had begun in earnest in the northernmost blocks, representing the boundary increase area, with the completion of Bellefield Dwellings and some of the district's earliest residences on the 200 blocks of Bellefield Avenue and N. Dithridge Street. The earliest public and institutional buildings, such as the 14th Ward Public School, the 1st United Presbyterian Church, and the Western Pennsylvania Institution for the Blind were also constructed in the original Schenley Farms Historic District area. Within a decade, the majority of the residential blocks in the district were fully developed.

Franklin F. Nicola (1860-1938)

Franklin F. Nicola was the central figure in the development of the Schenley Farms neighborhood, having been an integral member of the Bellefield Company and then establishing his own development company, Schenley Farms Company which established the Schenley Farms neighborhood.

Born in Cleveland, Ohio, in 1860, Franklin Felix Nicola was the son of Felix Frederick Nicola, a prominent Cleveland attorney and sheriff of Cuyahoga County.⁸ Although he had opportunity for higher education, Franklin Nicola left school early to work as a bookkeeper with a Cleveland lumber firm. Soon after, Nicola began selling lumber on the side, achieving a degree of success which prompted his employer to make that his full-time work. In 1884, Nicola came to Pittsburgh and established his business in wholesale lumber and construction. Within 15 years, he had built 5,000 working class homes in Pittsburgh and the surrounding industrial and mining towns. He built his first hotel in 1896, the Lincoln, on lower Penn Avenue. Two years later he built the Hotel Schenley, marking his introduction to Oakland.

⁷ "Schenley Farms: Mr. Nicola's Dream," April 1969, clipping in the Carnegie Public Library, Schenley Farms vertical file.

⁸ Biographical information on Nicola was included in "Death Takes F. F. Nicola, Civic Leader," *Pittsburgh Post Gazette*, August 19, 1938.

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By 1900, Nicola had joined with leading bankers in establishing the Pittsburgh Terminal Railroad and Coal Company and the West Belt Railroad. In 1904, Nicola sold these companies to capitalist, George Gould. A year later, Nicola became associated with Henry Frick, and they purchased from the Schenley estate the property at the Point (between Third Avenue and Water Street, Penn Avenue and Liberty), later selling that land to the Pennsylvania Railroad for the construction of the Duquesne freight station.⁹ It was around this same time that Frick and Nicola purchased the Schenley Farms site.

In 1912, Nicola, in conjunction with a number of city business leaders, promoted the Pittsburgh Industrial Development Commission to bring diversified manufacturing industries to Pittsburgh. Two years later, he formed the Pittsburgh Factory Site Company. A patron of the arts, Nicola built the Schenley Theater in 1915 and the Liberty Theater a year later. Between 1906-1920, Nicola built many warehouses and office building in the Triangle.

Nicola was an active business leader and headed a number of building-related business entities including: Nicola Lumber Company (lumber merchants), Nicola Building Company (builders), Schenley Farms Company (developers) and the Nicola Land Company (developers). With the breadth of related business interests, and his strong ties to the city's business and civic leaders, Nicola was able to execute a vision that transformed Oakland from open farmland to one of the city's most desirable communities.

Nicola's first building constructed in Oakland was the Hotel Schenley which was erected on a spacious parcel in close proximity to Schenley Park. The Hotel Schenley likely housed visitors to nearby Forbes Field, which Nicola erected in 1909 as the home of the Pittsburgh Pirates. Working with civic leaders, Nicola was able to convince a number of major institutions to commit to Schenley Farms including: Carnegie Museums of Pittsburgh, University of Pittsburgh, Carnegie Institute of Technology (now Carnegie Mellon), Soldiers and Sailors Memorial Hall, Masonic Temple (now the University of Pittsburgh's Alumni Hall), and the Pittsburgh Athletic Association. The last buildings to be completed in Schenley Farms during Nicola's lifetime were the Cathedral of Learning on the University of Pittsburgh campus and the Royal York Apartments.

Upon his death, the Pittsburgh Post Gazette printed an article citing that for two generations, Nicola was "Pittsburgh's leading real estate operator whose vision and promotion brought about the development of the city's civic center in Oakland."¹⁰

⁹ "Death Takes F. F. Nicola, Civic Leader," *Pittsburgh Post Gazette*, August 19, 1938.

¹⁰ "Death Takes F. F. Nicola, Civic Leader," *Pittsburgh Post Gazette*, August 19, 1938.

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Criterion A: COMMUNITY PLANNING AND DEVELOPMENT

The Schenley Farms Historic District (Boundary Increase) is significant under Criterion A in the area of Community Planning and Development as an important component of developer F.F. Nicola's vision for a comprehensive planned civic and residential neighborhood in Oakland. Nicola, having been influenced by the 1893 Columbian Exposition in Chicago, was determined to remedy the haphazard growth of the Oakland neighborhood by developing a fully planned civic and residential district at Schenley Farms. Beginning with the civic center at the south end of the district followed by the residential neighborhood at the north end, Nicola planned a quintessential turn of the 20th century City Beautiful neighborhood. The civic center included grand institutional buildings that were sited to create a new city center separate from the remainder of the city. The residential neighborhood featured large lots, wide streets and sidewalks, well groomed landscaping and Revival styled houses popular during the era. The Schenley Farms development was planned as a separate enclave within Pittsburgh as a whole, with the civic institutions benefitting from the middle to upper-class residents who lived within the idyllic residential neighborhood.

The Schenley Farms Historic District (Boundary Increase) is comprised of single-family houses, large multi-family apartment buildings and a municipal pumping station. The first building constructed within the boundary increase was the 1896 Herron Hill pumping station. Construction of the pumping station enabled Nicola to develop Schenley Farms as a steady supply of water could now be guaranteed. The remainder of the buildings within the boundary increase were constructed once the pumping station was completed and were designed as upper class residences to serve Nicola's growing civic center. The single-family homes were large and landscaped and utilized styles typical of the era. Following the construction of the single-family homes at the south end of the boundary increase, the north end was developed with large multiple-family apartment buildings. In accordance with Nicola's plan, the apartment buildings were developed as luxury residences for the city's elites and were seen as complimentary to the adjacent single-family homes. The apartment buildings featured luxury amenities and finishes and provided room for the excess demand of middle and upper-class professionals who desired a Schenley Farms address. As a testament to F.F. Nicola's vision for Schenley Farms, many of the residents within the single-family homes and apartment buildings were employed at the institutions located in Nicola's civic center.

Criterion C: ARCHITECTURE

The Schenley Farms Historic District (Boundary Increase) is significant under Criterion C in the area of Architecture as a cohesive collection of residential buildings that embody the

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architectural styles popular at the time of construction. Several of the apartment buildings represent the work of prominent architects, including, Daniel A. Crone, Frederick Stanton and Carlton Strong.

Schenley Farms was planned and developed by F.F. Nicola based on the City Beautiful aesthetic. The civic center, located at the south end of the development, was influenced by the great civic centers of the world and the buildings were designed by prominent local and national architects utilizing popular high styles of the era including Beaux Arts, Classical and Renaissance Revival. The residential section of Schenley Farms was designed with curvilinear roads, gracious lot sizes and strict requirements from Nicola regarding quality materials and aesthetics. The homes within the residential enclave were designed in popular revival styles with a high proportion of Tudor and Colonial Revival homes. The 2 ½ to 3-story homes were designed by many of the same architects as the civic buildings and were nearly all constructed of brick with lavish detailing. The Schenley Farms Historic District is significant as an intact example of City Beautiful design with an exemplary stock of early 20th century buildings designed in popular styles of the era.

The Schenley Farms Historic District (Boundary Increase) includes a variety of architectural styles that were in vogue during the last decade of the 19th and first decades of the 20th century. These styles are similar to those within the previously-listed district and include: Queen Anne, Colonial Revival, Tudor Revival, Italian Renaissance, Romanesque and Art Deco. The buildings within the boundary increase, with the exception of the municipal pumping station, were designed with lavish finishes and fixtures similar to those within the previously-listed district.

Architects Represented within Boundary Increase

Several prominent architects are represented within the boundary increase. They were commissioned for the design of the apartment buildings, so that the architecture would reflect the upscale clientele that occupied these buildings. Although the single-family homes have similar characteristics and appear to have been designed by a limited number of architects, no information has been located with regards to the architects.

Carlton Strong, Bellefield Dwellings, 4400 Centre Avenue, 1904

Carlton Strong (1862-1931) was commissioned for the design of Bellefield Dwellings which was completed in 1904 and was the first high-rise apartment building in the city, regarded for its luxurious design and amenities.

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Strong was born in Lockport, New York in 1862 and attended private and public schools in Buffalo, as well as the University of Ottawa.¹¹ He studied architecture under the apprentice system in the firm of Buffalo architect Richard A. Waite. Strong established his own practice in 1888 first in association with Charles W. Bradley and later with Ernest Wilby. While partnered with Wilby, Strong designed one of the first reinforced large-scale concrete buildings in America, known as the Graystone Hotel, along with Ernest Ransome who experimented extensively with the material in California. In 1900, Strong moved to New York City and designed several hotels including the Orleans and the Schuyler. Strong was commissioned for the Bellefield Dwellings and several other buildings in Pittsburgh which prompted his move to the city in 1906.

The Bellefield Dwellings was the first large apartment building in America planned as separate dwellings with each dwelling having three outside walls and the fourth opening to a corridor.¹² Incorporating the most modern amenities, Bellefield Dwellings also featured an innovative heating and cooling systems and modern electric elevators.

Among Strong's other notable commissions in Pittsburgh were the Duquesne Light plant, Rittenhouse Hotel (N. Highland Avenue), and a long list of churches and religious buildings.

Daniel A. Crone, Pennsylvania Apartments, 300 N. Dithridge Street, c. 1931

Daniel Crone was born in Pittsburgh in 1878. Educated in the public schools, Crone graduated from Duquesne College in 1897.¹³ In the early years after graduating from Duquesne, Crone was employed with various Pittsburgh architects. In 1902, Crone established his own firm designing a variety of building types including houses, commercial structures and churches. During World War I, Crone was engaged by the government to design roundhouses and railroad buildings. Crone's office was located on Oliver Street in downtown Pittsburgh until around 1930 when he relocated to Schenley Farms.

The architectural journal, *Architectural Record*, published a piece on the Pennsylvania Apartments in the March 1931 issue. Highlighted in the article was the fact that all apartments had exterior entrances, either at the perimeter or within the courtyard, and that there was a garage beneath the courtyard affording great convenience for residents with automobiles. Crone's

¹¹ Biographical information on Strong was printed in "Carlton Strong," *Pittsburgh of Today*, n.d. Carnegie Public Library, Bellefield Dwellings vertical file.

¹² "Carlton Strong," *Pittsburgh of Today*, n.d. Carnegie Public Library, Bellefield Dwellings vertical file.

¹³ George Thornton Fleming, *History of Pittsburgh and Its Environs*, Vol. 1. (New York: American Historical Society, 1922), p. 97.

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commission for the Pennsylvania Apartments came at the peak of his career and was one of his most notable works.

Frederick Stanton, Royal York Apartments, 3955 Bigelow Blvd., 1934

John McSorley, an Irish Immigrant builder who lived in Chicago before settling in Pittsburgh, commissioned Chicago architect Frederick Stanton for the design of the Royal York Apartments.¹⁴ Built during the Depression, the Royal York Apartments supplied enough work to maintain 100 bricklayers and 65 painters a day, making McSorley a local hero. At the time it was built, the Royal York was considered to be one of the finest apartment buildings in Pittsburgh and remains one of the city's premier examples of the Art Deco style. As originally designed, the building had 163 suites, consisting of two, three, four and five rooms, with three penthouse apartments with garden terraces.¹⁵

Stanton's architectural practice was based in Chicago where he was engaged primarily for large commercial projects and apartment buildings and he favored the revival styles. In 1925, he was engaged for the design of the Roseland Bank building which was a Classical Revival building with ionic columns befitting a bank building. Three years later he was retained by the Edgewater Trust and Savings Bank to design a Classically-inspired bank branch out of smooth Bedford stone. In 1926, Stanton designed an eight story apartment building known as the Midway-Woodlawn in the Norman Gothic style. The Midway-Woodlawn contained 100 apartments of two to three rooms each. Stanton's Art Deco design for the Royal York represented an important departure from the Classical buildings on which he established his reputation.

Conclusion

The Schenley Farms Historic District (Boundary Increase) captures the northernmost lots shown on the 1906 plan for Schenley Farms which were not included in the original historic district boundary. Also included in the boundary increase are a number of single-family houses that were located directly to the east of the boundary shown on the 1906 map but that were constructed contemporaneously with Schenley Farms. These blocks represent an important component in Nicola's plan for the development of the neighborhood and include some of the earliest completed buildings. The buildings contained within the boundary increase represent the architectural styles in fashion during their period of construction and the architect-designed

¹⁴ "Royal York Building Still a Jewel in City's Landscape," *Pittsburgh Tribune-Review*, August 2, 2009.

¹⁵ "Inspect Pittsburgh's Newest Apartments, The Royal York," *Pittsburgh Post Gazette*, March 20, 1932.

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apartment buildings reflect the rising popularity for multi-family living among the upper middle class.

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Verbal Boundary Description

The boundaries of the Schenley Farms Historic District (Boundary Increase) are shown as a thick black line on the accompanying map entitled “Schenley Farms Historic District (Boundary Increase) Site Map” at a scale of 1”=172’.

Boundary Justification

The boundaries of the Schenley Farms Historic District Boundary Increase were chosen to incorporate the northernmost blocks shown in the 1906 map of the Schenley Farms Company Properties as well as the properties located directly to the east that were constructed concurrently with the residential development undertaken by the Schenley Farms Company.

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(Boundary Increase)
Allegheny County, PA

PHOTOGRAPH LIST

Schenley Farms Historic District (Boundary Increase)
Allegheny County, PA
Nick Kraus
Heritage Consulting Group, September 2011

Digital Photographs
Photo Printer: Epson Stylus Pro 4800
Photo Paper: Epson Premium Glossy Paper
Ink: Epson Ultra Chrome K3

Photo #	View
1	225 N. Dithridge Street, East Elevation, Looking West
2	241 N. Dithridge Street, East Elevation, Looking West
3	255 N. Dithridge Street, East Elevation, Looking West
4	271 N. Dithridge Street, East Elevation, Looking West
5	275 N. Dithridge Street, East Elevation, Looking West
6	N. Dithridge Street, Looking North
7	Bellefield Dwellings, 4400 Centre Avenue, Northeast Corner, Looking Southwest
8	Pennsylvania Apartments, 300 N. Dithridge/4433 Centre Avenue, South Elevation, Looking Northeast
9	Herron Hill Pumping Station, Northeast Corner of N. Dithridge Street and Centre Avenue, Southwest Corner, Looking North
10	N. Dithridge Street, Looking South
11	Royal York Apartments (Park Schenley), 3955 Bigelow Boulevard, West Elevation, Looking South
12	Schenley Arms Apartments, 4003 Centre Avenue, West Elevation, Looking East
13	N. Bellefield Avenue, Looking South
14	286 N. Bellefield Avenue, West Elevation, Looking East

Schenley Farm Historic District
(Boundary Increase)

Allegheny County, PA

Legend

- Contributing
- Non-Contributing
- Vacant
- NR Boundary
- Roads
- Schenley Farms HD Boundary



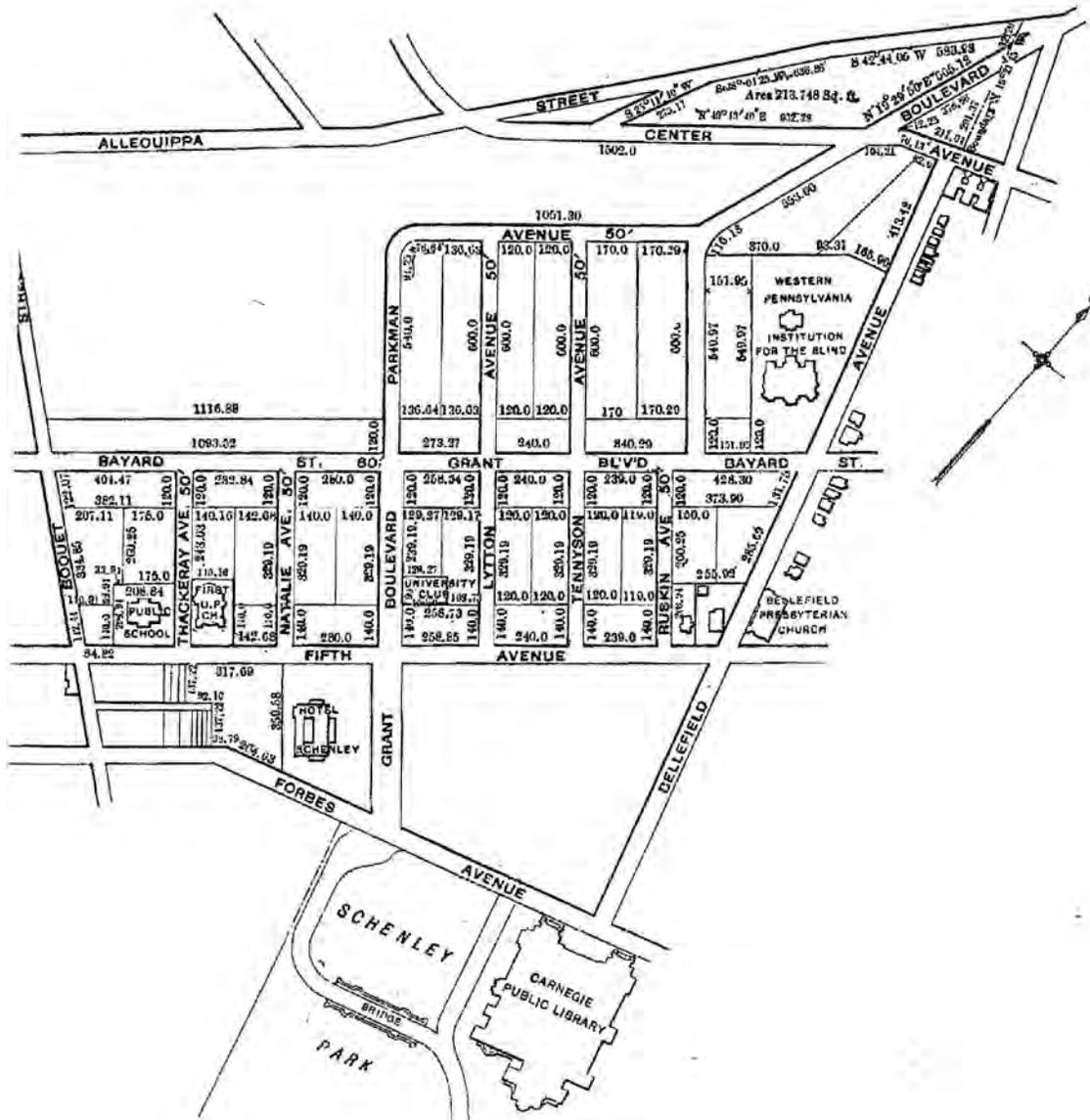
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Figure 1: Map of the Schenley Farms Company Properties, Schenley Farms Company: 1906.



MAP OF THE
SCHENLEY FARMS COMPANY PROPERTIES
SITUATE IN
13TH AND 14TH WARDS, CITY OF PITTSBURG

Schenley Farms Historic District (Boundary Increase)
 Allegheny County, PA
 Resource Inventory
 August 2011

Resource #	Address	Tax Parcel No.	Date	Historic Name	Resource Type	Historic Function	Current Function	Style	Architect	Stories	Bays	Exterior Walls	Windows	Contributing / Non-Contributing	NR Listed
1	278 N. Bellefield Ave.	0027-D-00011-0000-00	c. 1898		Building	Domestic/single dwelling	Domestic/single dwelling	Colonial Revival		2.5	3	Roman brick	replacement 1/1	contributing	no
2	282 N. Bellefield Ave.	0027-D-00010-0000-00	c. 1898		Building	Domestic/single dwelling	Domestic/multiple dwelling	Queen Anne		3.5	2	painted brick	replacement 6/1 and 8/1	contributing	no
3	286 N. Bellefield Ave.	0027-D-00008-0000-00	c. 1898		Building	Domestic/single dwelling	Domestic/multiple dwelling	Queen Anne		2.5	3	red brick, shingle	replacement 1/1	contributing	no
4	3955 Bigelow Blvd.	0026-R-00285-0000-00	1934	Royal York Apartments aka Park Schenley	Building	Domestic/multiple dwelling	Domestic/multiple dwelling	Art Deco	Frederick Stanton	11	18	yellow brick and terra cotta	replacement 6/6	contributing	no
5	4029-31 Bigelow Blvd.	0027-C-00301-0000-00	c. 1951		Building	Commerce/business	Commerce/business	International		2	6	yellow brick, limestone	replacement 1-light	non-contributing	no
6	4041 Bigelow Blvd. / 4003 Centre Ave.	0027-C-00304-0000-00	c. 1927	Schenley Arms Apartments	Building	Domestic/multiple dwelling	Domestic/multiple dwelling	Tudor		3	12	brick, half-timber	multi-light casement wood	contributing	no
7	4400 Centre Ave.	0027-D-00033-0000-00	1904	Bellefield Dwellings	Building	Domestic/multiple dwelling	Domestic/multiple dwelling	Italian Renaissance Revival	Carleton Strong	10	11	brick, limestone	replacement 1/1	contributing	no
8	4415 Centre Ave.	0027-C-00309-0000-00	c. 1923		Building	Domestic/multiple dwelling	Domestic/multiple dwelling	Tudor		2	3	brick	wood 6/6	contributing	no
9, 10	N. Dithridge St.	0027-D-00035-0000-00	1896	Herron Hill Pumping Station	Building	Government/public works	Government/public works	Romanesque		2	4	red brick	infilled brick	contributing	no
11	221 N. Dithridge St.	0027-H-00094-0000-00	c. 1904		Building	Domestic/single dwelling	Domestic/multiple dwelling	Colonial Revival		2.5	3	yellow brick	wood 1/1	contributing	no
12	225 N. Dithridge St.	0027-H-00096-0000-00	c. 1904		Building	Domestic/single dwelling	Domestic/multiple dwelling	Colonial Revival		2.5	5	Roman brick	replacement 1/1	contributing	no
13	229 N. Dithridge St.	0027-H-00098-0000-00	c. 1904		Building	Domestic/single dwelling	Domestic/multiple dwelling	Colonial Revival		3	2	orange brick	wood 1/1	contributing	no
14	235 N. Dithridge St.	0027-H-00100-0000-00	c. 1904		Building	Domestic/single dwelling	Domestic/multiple dwelling	Colonial Revival		2.5	2	orange brick	replacement 1/1	contributing	no
15	237 N. Dithridge St.	0027-H-00102-0000-00	c. 1904		Building	Domestic/single dwelling	Domestic/multiple dwelling	Colonial Revival		3	2	painted brick	wood 1/1 and wood 1/1 w/transom	contributing	no
16	241 N. Dithridge St.	0027-H-00104-0000-00	c. 1904		Building	Domestic/single dwelling	Domestic/multiple dwelling	Colonial Revival		2.5	2	orange brick	wood 1/1; fanlight transom at 2nd	contributing	no
17	245 N. Dithridge St.	0027-H-00106-0000-00	c. 1904		Building	Domestic/single dwelling	Domestic/multiple dwelling	Colonial Revival		3	2	orange brick	replacement 1/1	contributing	no
18	249 N. Dithridge St.	0027-H-00108-0000-00	c. 1904		Building	Domestic/single dwelling	Domestic/multiple dwelling	Colonial Revival		2.5	2	orange brick	wood 1/1; fanlight transom at 2nd	contributing	no
19	253 N. Dithridge St.	0027-H-00110-0000-00	c. 1904		Building	Domestic/single dwelling	Domestic/multiple dwelling	Colonial Revival		3	2	orange brick	replacement 1/1	contributing	no
20	255 N. Dithridge St.	0027-D-00019-0000-00	c. 1898		Building	Domestic/single dwelling	Domestic/multiple dwelling	Colonial Revival		2.5	5	red brick	replacement 1/1	contributing	no
21	259 N. Dithridge St.	0027-D-00021-0000-00	c. 1898		Building	Domestic/single dwelling	Domestic/multiple dwelling	Colonial Revival		2.5	5	painted brick	wood 1/1	contributing	no
22	263-265 N. Dithridge St.	0027-D-00023-0000-00	c. 1980		Building	Domestic/multiple dwelling	Domestic/multiple dwelling	modern		3	2	white brick, stucco	1/1 aluminum sliders	non-contributing	no
23	269 N. Dithridge St.	0027-D-00024-0000-00	c. 1898		Building	Domestic/single dwelling	Domestic/multiple dwelling	Colonial Revival		2.5	3	dark orange brick	replacement 1/1	contributing	no
24	271-73 N. Dithridge St.	0027-D-00025-0000-00	c. 1898		Building	Domestic/single dwelling	Domestic/multiple dwelling	Queen Anne		2.5	3	painted brick; shingle	replacement 1/1	contributing	no
25	275 N. Dithridge St.	0027-D-00027-0000-00	c. 1898		Building	Domestic/single dwelling	Domestic/multiple dwelling	Queen Anne		2.5	3	red brick; shingle	wood 1/1 and modern aluminum	contributing	no
26	300 N. Dithridge St. / 4433 Centre Ave.	0027-C-00360-0000-00	c. 1931	Pennsylvania Apartments	Building	Domestic/single dwelling	Domestic/multiple dwelling	Tudor	D. A. Crone	3	20	red brick; stone	replacement 1/1 and 8/8	contributing	no

Schenley Farms Historic District
 (Boundary Increase)

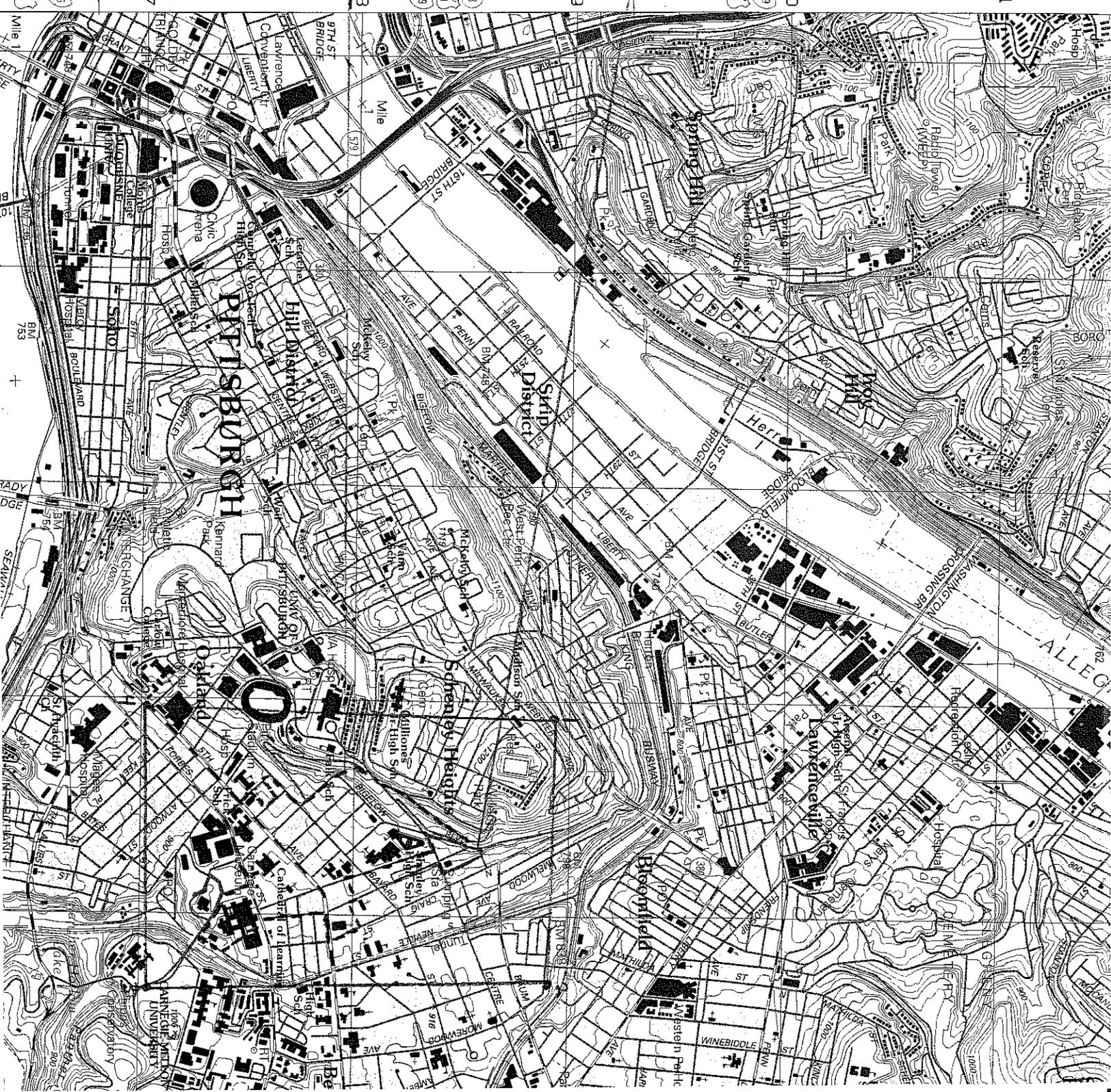
Allegheny County, PA 27' 30"

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1. 12	588080	4478929	4479
2. 17	589307	4478892	
3. 17	589325	4477074	
4. 12	588055	4477056	

Schenley Farms Historic District
 Boundary

Allegheny County, PA



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National Register of Historic Places Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Schenley Farms Historic District

and/or common Schenley Farms/Oakland Civic District

2. Location

street & number Various Streets in North Oakland NA not for publication

city, town Pittsburgh NA vicinity of congressional district

state Pennsylvania code 42 county Allegheny code 001

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input checked="" type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment <input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership (see attached survey forms)

street & number N/A

city, town NA NA vicinity of state NA

5. Location of Legal Description

courthouse, registry of deeds, etc. Allegheny County Office Building

street & number Ross Street

city, town Pittsburgh state Pennsylvania

6. Representation in Existing Surveys

title LAAC; Oakland Survey; Allegheny County Survey has this property been determined eligible? yes no

date 1967; 1976; 1980 federal state county local

depository for survey records Pittsburgh History & Landmarks Foundation

city, town Pittsburgh state Pennsylvania

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date

1911

Describe the present and original (if known) physical appearance

Introduction:

The Schenley Farms Historic District is largely the design of developer F. F. Nicola, who in 1905 conceived of "a model city"¹ on a verdant tract of land in the Oakland area of Pittsburgh. Nicola envisioned a fine residential enclave adjoining a monumental civic complex, a combination of model suburb and City Beautiful. By design, a nineteenth-century air of gentility pervades the residential portion of the district, though, at the same time, the most modern amenities are provided. Houses by prominent local architects in the then fashionable revival styles are uniformly terraced along streets named for British and American literary figures--Parkman, Lytton, Tennyson, and Ruskin. A wide boulevard, endemic of City Beautiful planning, separates the residences from the prestigious array of civic, institutional, and cultural buildings that comprise the urban component of the district. Though the generous amenities and design controls of Nicola's development made the residential area a neighborhood for the upper middle class, the civic portion of the district had broader appeal and accessibility; indeed, it remains the cultural center of Pittsburgh. This unusual blending of urban and suburban qualities, within an impressive architectural context, makes Schenley Farms a significant document of early twentieth century architecture and planning.

Background:

Located approximately 2½ miles east of the center of Pittsburgh, the district lies within Oakland, a large glacial terrace some 200 feet above the Monongahela and Allegheny River valleys. The approximately 170-acre tract belonged to William Penn, who conveyed it to Edward Smith in 1791. It remained in the O'Hara family until the death of descendant Mary Schenley in 1903. Andrew Carnegie, Danny Brereton, and J. W. Herron, Mrs. Schenley's trustees, held the property until 1905, when it was purchased by Nicola's Schenley Farms Company for \$2,500,000. The acreage remained open, even pastoral, until 1905, due to the Schenley family policy of leasing the land rather than selling or improving it--hence its name, Schenley Farms.²

An established developer, Nicola was responsible for the building of the Schenely Hotel in 1898 (included in the Schenley Farms tract) and Forbes Field in 1909. The Carnegie Institute (1895), Carnegie Technical School (1904-1923), the Phipps Conservatory (1893), and several churches also bordered the vacant tract. Henry Hornbostel (architect of Carnegie Technical School) designed an educational "Acropolis" for the University of Pittsburgh on the district's western border, though the plan was never completed. Surrounded by such cultural variety, Schenley Farms--attractive, accessible, and most importantly, vacant--was particularly fertile for Nicola's real estate venture.

The physical boundaries of the proposed district differ slightly from Nicola's original plan, due to unsympathetic development in the western portion, counterbalanced by the addition or, in some cases, prior existence, of compatible buildings on the west and east.

1. "Description of Twelve Houses for Sale by Schenley Farms Co.", brochure c.1906.
2. James Van Trump states that "the fact that the Schenley holdings remained intact through out a period of great expansion and a general rise of land values is due at least in part to the land tax policies of Pittsburgh before the 1910 reforms. The Schenley Farms area in Oakland paid either an agricultural rate (one-half the normal rate) or rural rate (2/3 the normal rate) while development went on all around it on land that paid the full rate. In addition, the land was assessed at a rate far below its true value." James D. Van Trump, "History of Oakland" manuscript, PHLF files.

7. Description (continued)

The entire district is somewhat defined by its topography, with a steep hillside forming a northern border, and a ravine defining the southeastern border. A jagged border is formed by the following streets: Forbes Avenue, including Carnegie Institute, on the south; S. Dithridge and N. Bellefield on the east, extending to include St. Paul's Cathedral and Rectory on Fifth Avenue and N. Craig Street; Bigelow Boulevard, Andover Road, and Bryn Mawr Road on the northwest; and Thackeray Street through to Fifth Avenue on the southwest, excluding several buildings on University Place. Altogether the district includes 155 buildings. Thirty-two cultural and/or institutional buildings are located within the district, the vast majority in the south and east portion. The district's 123 residences are sited in the northwest portion of the district, on gently rising ground which then terraces steeply upward. The northernmost group of 22 houses is known as Schenley Farms Terrace and was built slightly later than the lower enclave. These are sited on the highest ground in the district, and have a uniform southeastern orientation. Individual survey forms have been prepared for all of the institutional buildings and 100 of the residential structures. Six buildings date to the 1880-1899 period; 93 date to the 1900-1919 period; 42 date to the 1920-1939 period; 11 date to the 1940-1959 period and 3 date to the 1960-1979 period.

Bigelow Boulevard (originally named Grant Boulevard, but renamed for the Director of Public Works responsible for its construction, E.M. Bigelow) is the major border between civic and residential buildings within the district. Bigelow runs NW from Forbes, then jogs NE to just past Ruskin Avenue, then runs NW again, curving NE as it continues out of the district. The wideness of Bigelow Boulevard contrasts sharply with the narrower, shady residential streets. However, one might infer the civic-residential border from the street names alone--Bigelow Boulevard, named for a prominent local politician; and Ruskin Avenue, Tennyson Avenue, et al, named for romantic literary figures. Just such juxtapositions are what contribute to Schenley Farms' unique ambience. Sited on the residential side of Bigelow Boulevard (NW) are the 20th Century Club and the Historical Society of Western Pennsylvania. The only two institutional buildings actually within the residential area (i.e., surrounded by houses) are the Kingdom Hall of Jehovah's Witnesses, and the Pittsburgh Oratory, both religious organizations. Schenley High School built in 1916, is geographically within the residential area, but because of its giant lot size and the surrounding street patterns, it seems more aloof than intrusive.

A copy of Nicola's plan in 1909 (see enclosed plan) shows that approximately half of the original lots had been sold at that time. Investigation of building permit dockets shows that residential construction began with a spurt in 1906-08 and then tapered off. Twenty-eight residential building permits were issued to both "The Schenley Farms Co." and to individuals in the district in 1906-08; ten were issued in 1909-10; and eight were issued in 1911. By the 1930's, the residential area was largely built up, and therefore resisted intrusions of incompatible structures. Only a few of the twelve post-1930 structures are incompatible with the district's character (see map). Three modern, institutional buildings are located on a central block of the district, but do not unduly alter the district's character. Several large, vacant lots still remain in the district, located on the southeast of the civic-residential border. Development pressure appears to be strong; hence, the uncertain future of these lots is of critical importance to the District.

Architecture-Civic Buildings:

Architecturally, the Schenley Farms Historic District is an archive of early twentieth century revival styles, with buildings designed by prominent Pittsburgh architects. The civic buildings are predominantly monumental, four-story stone structures in Beaux Arts, Classical, and Renaissance Revival styles. The precedent of high-quality

3. Schenley Farms Terrace is covered in a single form.

7. Description (continued)

architecture was established in Oakland in the 1890s and was substantially reinforced by the subsequent development in Schenley Farms. The most prominent of the structures pre-dating Nicola's development is the Carnegie Institute, Pittsburgh's premier cultural resource, combining a museum, library, and music hall. It exemplifies architecturally both the 19th century cultural palace phenomenon and the Beaux Arts style as interpreted in newly affluent, early twentieth century Pittsburgh. The original Italianate design by Longfellow, Alden, and Harlow, built in 1891-95, was remodelled and enlarged by Alden and Harlow in 1903-07 in the Beaux Arts style. This later portion, in addition to including the spectacular Carnegie Music Hall with its Baroque abundance of dark green marble, was one of Pittsburgh's earliest steel-frame buildings. In the eastern portion of the Schenley Farms area is the Bellefield Presbyterian Church (1889) and Rectory (1891), designed by F.J. Osterling. The church is a Gothic structure showing Richardsonian Romanesque influence, while the Rectory (now the Music Hall of the University of Pittsburgh) is a high-quality Richardsonian Romanesque mansion. Bordering Schenley Farms on the northeast is the Western Pennsylvania School for Blind Children, built in 1893-94, a seven-building, Romanesque Revival complex on a park-like site. The First United Presbyterian Church relocated to Schenley Farms in 1896, to a Romanesque structure on the district's western edge designed by William Boyd. St. Paul's was another church that moved from its downtown site to Schenley Farms, erecting a Gothic Revival cathedral in 1903-06 on the eastern edge of the district.

The most significant pre-1900 building to Nicola's development itself may be the Schenely Hotel (now the Student Union of the University of Pittsburgh). Its design by Rutan and Russell was built by F.F. Nicola's company in 1898, and was Pittsburgh's first large, steel-framed "skyscraper hotel."⁴ Also described as "Pittsburgh's 'class' hotel of the early 20th century,"⁵ it was unique in that it was "perched on the edge of a cornfield"; that is, it bordered the then vacant acres of Schenley Farms. All these buildings set an architectural and cultural standard for later development in the area, attracting a growing variety of institutions.

Institutional construction naturally accelerated with the freeing of the Schenley land for development. 1909-12 saw the construction of the First Baptist Church at the corner of Bellefield and Bayard. Designed by Bertram Grosvenor Goodhue of Carr, Goodhue, and Ferguson, it is regarded as "possibly...the best Gothic Revival building in Pittsburgh."⁶ This period also saw the construction of the 20th Century Club, the Historical Society of Western Pennsylvania, the Pittsburgh Athletic Association, and the Soldiers and Sailors Memorial Hall. Both the 20th Century Club and the Historical Society, sited within the "residential" portion of the district, are interpretations of Italian Renaissance styles, done by Janssen and Cocken⁷ and Ingham and Boyd, respectively. On a larger scale and more centrally located are the Soldiers and Sailors Memorial Hall and the Pittsburgh Athletic Association, both listed on the National Register. Henry Hornbostel's Beaux Arts design won a 1904 competition for the Memorial Hall. The Athletic Association is a Renaissance Revival design by Benno Janssen, and was described by architectural critic Montgomery Schuyler in 1911 as "the architectural

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4. Landmark Architecture of Allegheny County, by James D. Van Trump and Arthur P. Ziegler, Jr., PHLF, Pittsburgh, 1967, p. 97.
 5. Oakland Survey form - PHLF Allegheny County Survey file for North Oakland, 1980.
 6. Jamie Van Trump, "History of Oakland" manuscript, PHLF files.
 7. PHLF Allegheny County Survey file for North Oakland, 1980.
 8. The original design was by G.H. Schwan in 1910; it was remodelled by Janssen and Cocken in 1929-30.

7. Description (continued)

lion of its day in Pittsburgh."⁹ The Oakland Turnverein and the Concordia Club were both recruited by Nicola to locate in Schenley Farms in 1912-14; they constructed an Early Modern and a Romanesque Revival building, respectively, on the District's western edge.

The years 1914-16 saw the completion of two monumental structures in the center of the civic area; a Janssen and Abbott design for the Masonic Temple on Fifth Avenue, and the Syria Mosque, a Moorish-style auditorium designed by Huehl, Schmid, and Holmes. The Schenley High School was completed in 1916, on a large lot just north of the Blind School. It was controversial at the time; while its cost of over two million dollars provoked criticism, from a design standpoint the triangular structure of stone over a steel frame was considered to be one of the most elegant schools in the nation.

The practice of Benno Janssen continued to flourish in the 20's and 30's, with the completion of the Jewish Community Center in 1924 and Mellon Institute in 1937. The collection of Janssen's designs within the district--Italianate, Renaissance, and Classical Revivals--is an architectural showcase for both a fecund designer and an eclectic era. The Mellon Institute, in particular, is notable as "Pittsburgh's farewell to the Classical style."¹⁰

The 20's saw the construction of three high-rise buildings in the civic portion of Schenley Farms. The Schenley Apartments, designed by Henry Hornbostel in 1922, were sited behind the Schenley Hotel and became the residence of Nicola. Ruskin Hall, in the midst of the District, was another early high-rise apartment complex, one of many to be constructed in Oakland in the 20's. Next to St. Paul's Cathedral arose the 11-story Hotel Webster Hall, a Hornbostel design with Eric Fischer Wood built in 1924, which balanced the Schenley Hotel and Apartments on the western edge of the District. With the construction of these high-rises, Schenley Farms was stylistically, as well as technically, launched into a modern era.

The civic portion of the District is dominated by one of its latest additions, the Cathedral of Learning of the University of Pittsburgh. Completed in 1937, it is perhaps the visual landmark of Pittsburgh, certainly of its educational life. While it is clearly a skyscraper, it conveys an anachronistic Gothic romanticism. As well as being a most impressive collection of buildings, the civic portion of the District forms a buffer zone between the residential core of Nicola's plan and later, less distinguished development.

Residential Buildings:

Residential construction in Schenley Farms proceeded apace with civic development, the eclecticism of the houses echoing that of the civic buildings on a smaller scale. In promotional material, Nicola promoted the growing civic center as an advantage of owning a house in Schenley Farms, almost as though the grandeur of the civic structures would somehow, by proximity, rub off on the Schenley Farms residents.

It is clear from records and letters that many of the architects of civic buildings of the District also designed its residences, and dozens of these designs appeared in issues of the Pittsburgh Builder magazine during the years 1907-12. MacClure and

9. PHLF Allegheny County Survey file for North Oakland, 1980.

10. PHLF Allegheny County Survey file for North Oakland, 1980.

7. Description (continued)

Spahr, Theodore Bilquist, Edward B. Lee, Janssen and Abbott, and Kiehnel and Elliott all contributed designs; 4040 Bigelow Boulevard was a Hornbostel design for Arthur Hammerschlagg, then president of Carnegie Technical School. It is difficult, however, to attribute most of the individual residences to the specific architects with certainty. The majority are variations on English Tudor or Colonial, with representative Georgians, chalets, bungalows, and palazzos. Their predominantly brick, 2½-story, 3-bay facades lend a good deal of visual coherence to the stylistically eclectic assortment.

Common to all the original Schenley Farms houses is fine-quality craftsmanship and an unusual attention to detail.¹¹ Nicola specified brick walls 13" thick, furrowed, lathed and plastered on the inside with air chambers between the brick walls and plaster. Decorative bonds are the rule, with Flemish bond predominating. One notable exception is Hornbostel's house at 4040 Bigelow Boulevard, with its fieldstone first story, and upper stories of stack bond brick. The only completely stone house is 4320 Centre Avenue, a rugged building of irregularly coursed large black stones. Window sizes and shapes vary enormously from house to house, but nearly all houses have some stained or bevelled glass, or have leaded panes with tracery; many have large stained glass windows opposite the main entrance in the central hall.

Interiors are lavishly detailed with wainscotting, hardwood floors, marble and marbleized fireplaces, moldings, solid brass fixtures, and wide window sills--the details varying with the specific house. Nicola highlights the modern conveniences of a Schenley Farms house in his sales brochure: "Cemented cellar finished and plastered, Laundries with three trays and laundry stove. Toilet in cellar. All cellar walls water-proof...".¹²

Utilities were particularly impressive in Schenley Farms; in fact, they are impressive even today. All pipes were brass, arranged so that every fixture in the house could be shut off separately and the pipes drained into the sewer. Houses were heated with hot water, with the radiators recessed beneath the windows. The lighting system featured combination fixtures for both gas and electric. Closets featured lights which went on automatically when the door was opened. Houses were piped for vacuum cleaners. A Scaife filter with a 500-gallon capacity filtered all water. Each house had four telephones and electric bells. McCrea refrigerators lined with tile and glass were in each house, with an entrance door from the outside porch, "making it unnecessary to bring ice through the kitchen."¹³ Houses could be purchased before or after decoration. Finally, and probably most importantly, all wires were buried, brought into the house through the cellar. (The absence of overhead wires, Nicola notes, "makes a small rate of insurance."¹⁴) Most houses have free-standing garages. Though many of these were later additions, nearly all match the houses in material and roof type. In short, Nicola's development was designed to epitomize style, comfort, and modernity for the upper-middle class.

The "inner" residential streets (Parkman, Lytton, Tennyson, and Bigelow) were the first to be built up. By the time of the construction of the Cathedral of Learning, the bulk of residential construction was occurring in the Schenley Farms Terrace area, north of Centre Avenue. Though these houses are not individually as impressive as

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11. This is not especially surprising, since the average estimated cost of a Schenley Farms house was \$9-20,000, according to building permit docketts.
 12. "Description of Twelve Houses for Sale by Schenley Farms Co.", brochure, c.1906.
 13. "Description of Twelve Houses for Sale by Schenley Farms Co.", brochure, c.1906.
 14. IBID.

7. Description (Continued)

the larger ones below Centre, they are nevertheless a charming and intact group. The houses sited directly on Centre Avenue--a heavily-trafficked road--have not retained their integrity as well. However, due to their siting, scale, and materials, they remain an integral part of the District.

Landscaping:

The landscaping of Schenley Farms was an important element of its design and is noteworthy in its own right. It functions importantly to unify the stylistically diverse neighborhood. In his sales brochure, Nicola notes that "the lots about the houses will be neatly graded, lawns planted and shrubs artistically placed, as planned by J.W. Elliott, the well-known landscaper." Descriptions of the individual houses for sale include specifications for the placement of shrubs. On the lower streets, houses were uniformly terraced back from the sidewalks. Along Lytton Avenue, lot sizes are a uniform 163.36 feet deep, with widths ranging from 50 to 63 feet. (Residential lots on Tennyson, Parkman, and Bigelow are similarly sized). Granolithic sidewalks and steps were put in from sidewalk to front porches, "with walks to servants porch as necessary." Streets themselves were 50 feet wide, and sloped by design for proper drainage. Much was made of the curbing, which was continuous concrete banding. The streetlamps, another unifying detail, were copies of those concurrently on Fifth Avenue in New York. In general, the landscaping takes full advantage of the hilly site, with the lower streets sloping gradually up to the hillside, and then Parkman Avenue, Centre Avenue, and Schenley Farms Terrace layered one above the other as the hill rises steeply up from the Oakland plain. The houses on these three streets all have a southeastern orientation (those on Centre Avenue, in fact, have their backs to the street), and those on Centre Avenue and Schenley Farms Terrace have an exceptional view over Oakland.

The most dramatic landscaping feature of the district is the magnificent retaining wall at Parkman Avenue as that street curves NE, on the western edge of the district. As architectural historian James Van Trump puts it, the wall is "one of those heroic pieces of engineering masonry that a hilly city like Pittsburgh forced into being."¹⁵ Towering over the houses below it, it seems also to serve as a bulwark against unsympathetic institutional encroachment on the west.

Another outstanding landscaping feature of the district is Fairfield Lane, originally a formal walk between the houses on Parkman and Centre Avenues. The lane rises up out of the Parkman retaining wall, which forms a massive stairwell, and runs NE to the upper section of Bigelow Boulevard. This lane was the original means of entrance to the houses on Centre Avenue. Elegant streetlights lined the path; sloping up from it on the northwest were the terraced front yards of the Centre Avenue houses, while on the southeast the ground dropped off sharply to the back yards of the houses on Parkman Avenue. Perched between, on the hillside, Fairfield Lane offered a fine view over the district. While residents still use it today, the lane has become a sadly deteriorated path, with iron gates at both ends restricting access to all but key-carrying residents. If restoration is needed anywhere in Schenley Farms, it is along this carefully planned lane which, more than any other feature, evokes the spirit of Nicola's plan for Schenley Farms in 1905.

15. James Van Trump, OS 1976, PHLF files.

8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

Specific dates 1909 Builder/Architect Various

Statement of Significance (in one paragraph)

The Schenley Farms Historic District combines a City Beautiful civic center with one of the country's first successful planned suburban housing districts. The monumental civic center is a major example of City Beautiful planning, a planning movement of international significance, and the adjacent group of houses is an architectural museum of turn-of-the-century revival styles. The planned, mixed-use, semi-urban area of consistently high architectural quality--the conception of real-estate developer F.F. Nicola--is significant primarily in the areas of architecture and community planning. In an ancillary way, the district is distinguished by its engineering works, its landscape architecture, and its role as an educational center.

The boundaries of the District were chosen with several considerations in mind: the original design by F.F. Nicola, the topography of the area, and the siting, age, scale, and integrity of the extant buildings. Generally, the boundaries correspond to a map of Nicola's plan published in "The Builder" magazine in December, 1909. The western border has been altered somewhat to include only those intact structures which located in the area because of Nicola's development or, in the case of the Bellefield United Presbyterian Church, predated it. Along the southern border, a modern university library, the site of the now demolished Forbes Field, and a large parking lot have been deleted. On the eastern border, St. Paul's cathedral and Rectory and the Webster Hall Apartments have been included. Built in 1903 and 1925, respectively, both structures complement the civic center's diversity and are compatible in scale. The Cathedral of St. Paul's, especially, acts as a dramatic cornerstone of the district, in much the same way as the Bellefield United Presbyterian Church anchors the western portion of the District. Between them runs Fifth Avenue, lined by monuments to Nicola's grand design.

The architectural quality of the Schenley Farms area is unusually high and has been discussed in detail in the description of the district and on individual data forms. The majority of the buildings were designed by leading local and national architects; Henry Hornbostel, Alden and Harlow, and Benno Janssen are among the most notable. Buildings already listed on the National Register are the Cathedral of Learning, the Soldiers and Sailors Memorial Hall, the Pittsburgh Athletic Association, and the Carnegie Institute.

Seen in a planning context, Schenley Farms is a landmark district. Though its conception by developer F.F. Nicola is more an example of planning practicality than of doctrinaire adherence to planning theory, the district was designed in the City Beautiful vein. Under considerable attacks and hardly in vogue today, the City Beautiful nevertheless has been an influential theme in American planning. Sparked in 1893 by the Columbian Exposition in Chicago (which ignored emerging architectural styles in favor of a Renaissance styled assemblage); City Beautiful emphasized a grand, orderly arrangement of civic buildings along a boulevard, isolated by scale and design from the surrounding city. The civic centers which resulted from City Beautiful thinking remain conspicuous components of many major American cities.

1. See Jane Jacobs, The Death and Life of Great American Cities, p 24ff. Random House, New York, 1961.

8. Significance (continued)

Of equal importance to Nicola was the residential enclave, a substantial speculative venture for his Schenley Farms Company. It, too, shows City Beautiful influence; architectural historian James Van Trump has described the residential portion of the district as "an example of City Beautiful formal planning applied to the rugged Pittsburgh terrain."² The wide streets, generous lot sizes, comfortable homes and careful landscaping were all derived from City Beautiful thinking.

The Schenley Farms Civic Association, which boasts 90-95% of the area's residents as members and has been in existence since 1920, voted to make Nicola's building restrictions and policies on care of trees, sidewalks, etc., a permanent code. Also congruent with that planning ideology was the distinct delineation of functional zones in the district. Early newspaper accounts vary, but refer to a number of such zones: public, semi-public, and residential; and monumental, residential, social and educational.³ The construction of Carnegie Institute and the requisite "City Beautiful" boulevard in the 1890s laid the groundwork for the civic center or public zone; the Schenley Hotel, erected by Nicola's firm in 1898, firmly established the area as a desirable public space. Though the University of Pittsburgh did not move to Oakland until 1908, the move was predicted well before. Nicola, undoubtedly aware of the impact its presence would have on the area, used it as a selling point for land in the district. Eight major buildings were erected in the years 1910-1916,⁴ as well as Forbes Field, another Nicola project, in 1909. The "semi-public" or "social" zone of Nicola's plan consisted of the clubs and private institutions which established themselves in the district in this period.

Residential construction began in 1906 and continued concurrently with the civic expansion. Both components of the District benefitted from the partnership: the residences received the cultural benefits of the civic center, while the institutions enjoyed a spacious, almost pastoral setting adjacent to a "smart," upper-middle class neighborhood.

Schenley Farms includes two notable works of engineering, the Parkman Avenue retaining wall and Bigelow Boulevard. The retaining wall, a most dramatic example of masonry engineering, is a distinctive element of the residential neighborhood, and is listed on the Pennsylvania Inventory. Bigelow Boulevard, originally called Grant Boulevard, was authorized by, and later renamed for, the Director of Public Works E.M. Bigelow. Monumental in scale, the boulevard was the first of several great arterial traffic-ways to be constructed in Pittsburgh in the 1890s.

As discussed in the Description of the District, the landscaping of Schenley Farms reflects City Beautiful planning theory in remarkably successful form. It is a significant unifying element of the District, distinguishing it from the rest of Oakland. The underground utilities, in particular, are an unusual and progressive asset of the District.

As an educational center, the Schenley Farms Historic District boasts a wide variety of high caliber institutions. The Cathedral of Learning, in particular, is a landmark educational structure, the symbolic educational center of Pittsburgh and the outlying area.

The Schenley Farms Historic District was, by design, an area that is more than the sum of its individual buildings. True to its concept, the District remains an impressive example of successfully planned diversity.

2. James Van Trump, Oakland Survey, 1976.

3. IBID.

4. The Twentieth Century Club, Soldiers and Sailors Memorial Hall, Pittsburgh Athletic Association, Western Pennsylvania Historical Society, First Baptist Church, Masonic Temple, Syria Mosque, and Schenley High School.

9. Major Bibliographical References

1. Oakland Survey, conducted by Pittsburgh History & Landmarks Foundation in 1978.
2. PHLF Allegheny County Survey file for North Oakland, 1980.
3. "Description of Twelve Houses for Sale by Schenley Farms Co.," brochure, c.1906 (cont.)

10. Geographical Data

Acreeage of nominated property 113 acres

Quadrangle name East Pittsburgh

Quadrangle scale 1:24000

UMT References

A

1,7	5,88	6,40	4,7	83	0,0
Zone	Easting		Northing		

B

1,7	5,8,90	5,0	4,4	7,7	82,0
Zone	Easting		Northing		

C

1,7	5,89	2,00	4,7	7,7	1,6,0
Zone	Easting		Northing		

D

1,7	5,8,91	2,0	4,4	7,7	06,0
Zone	Easting		Northing		

E

1,7	5,88	5,50	4,7	7,7	18,0
Zone	Easting		Northing		

F

1,7	5,8,83	0,0	4,4	7,7	84,0
Zone	Easting		Northing		

G

1,7					
Zone	Easting		Northing		

H

Zone	Easting		Northing		

Verbal boundary description and justification

The southern boundary of the Schenley Farms Historic District starts at a point approximately 700 feet southwest of the junction of Forbes Avenue and Bigelow Boulevard. From this point it runs northeast along Forbes Avenue to the northwest corner of the property line of

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Christina Mann, Survey Assistant

organization Pittsburgh History & Landmarks Foundation date February, 1982

street & number One Landmarks Square telephone (412) 322-1204

city or town Pittsburgh state Pennsylvania, 15212

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation 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.

State Historic Preservation Officer signature

title _____ date _____

For NPS use only

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

date _____

Keeper of the National Register

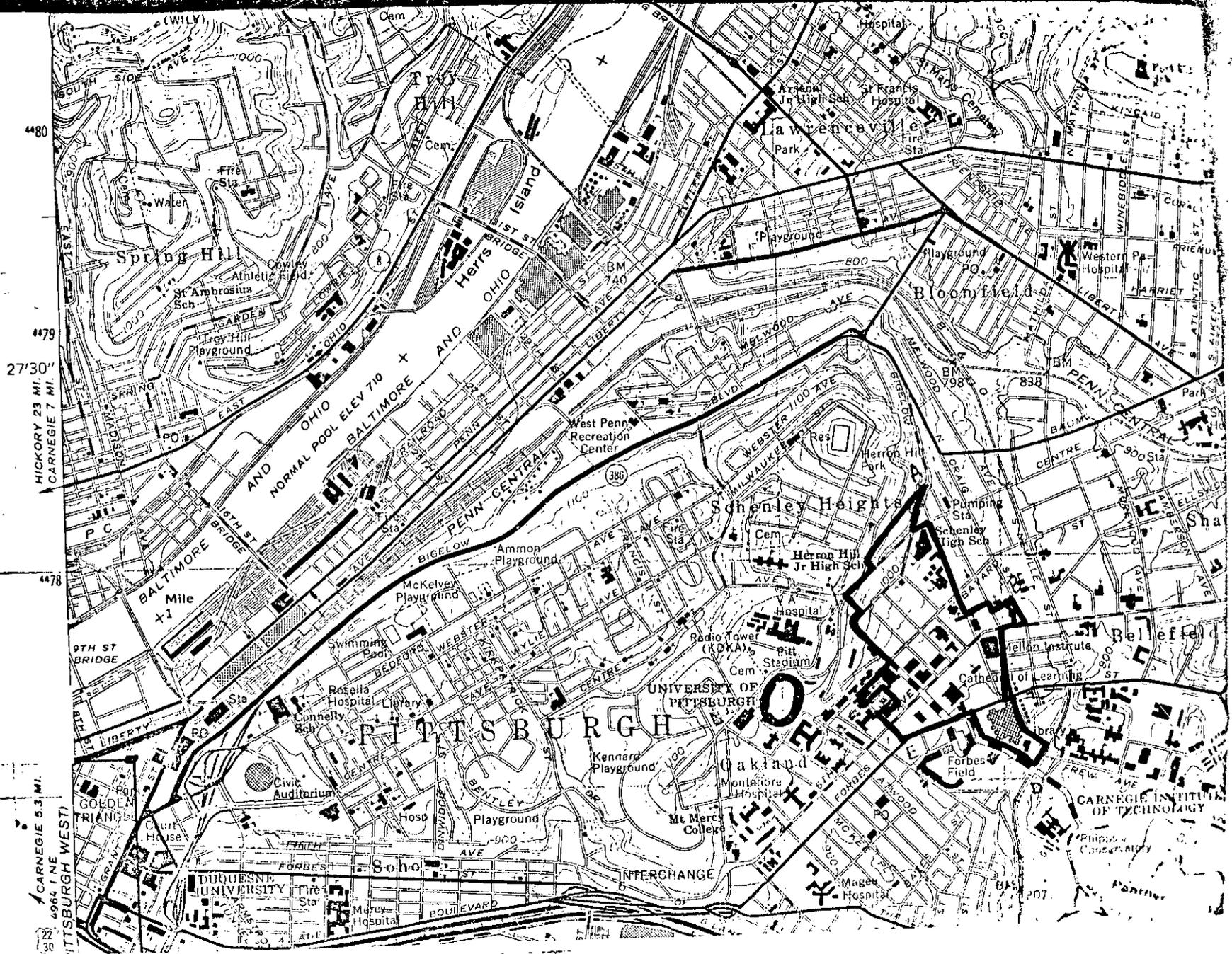
Attest:

date _____

Chief of Registration

9. Bibliography (continued)

4. The Pittsburgh Builder, magazine, various issues 1907-1914.
5. Letters from Schenley Farms dwellers, unpublished manuscript of letters dating 1910-1914.
6. McDonough, Kitty M., "Schenley Farms: Mr. Nicola's Dream," Carnegie Magazine, May, 1968, p. 131-135.
7. Danforth, Elizabeth Nicola, Branches-Broker and Living, Pittsburgh; 1963.
8. The Sun Telegraph, Pittsburgh, various dates.
9. Historical Society of Western Pennsylvania magazine, articles in Vol 9, p 138,218; vol. 10, p. 197; vol 34, p. 24.
10. James Van Trump, "History of Oakland" manuscript, PHLF files.
11. Landmark Architecture of Allegheny County, by James D. Van Trump, and Arthur P. Ziegler, Jr. PHLF, Pittsburgh, 1967



Schenley Farms Historic District

(Pittsburgh East Quad)