



HISTORIC NOMINATION FORM

HRC Staff Use Only

Date Received:.....
 Parcel No.:
 Ward:
 Zoning Classification:.....
 Bldg. Inspector:.....
 Council District:.....

Fee Schedule

Please make check payable to *Treasurer, City of Pittsburgh*
 Individual Landmark Nomination: \$100.00
 District Nomination: \$250.00

1. HISTORIC NAME OF PROPERTY:

The Winter Homes

2. CURRENT NAME OF PROPERTY:

2314 and 2316 Brownsville Road

3. LOCATION

a. Street: 2314 and 2316 Prownsville Road

b. City, State, Zip Code: Pittsburgh, Pa 15210

c. Neighborhood: Carrick

4. OWNERSHIP

d. Owner(s): Rudiak, Natalia A (2314 Brownsville Rd), Diethorn, Garnett (2316 Brownsville Rd)

e. Street: 2314 and 2316 Brownsville Road

f. City, State, Zip Code: Pittsburgh, Pa 15210 Phone: (412) 892-9113

5. CLASSIFICATION & USE – Check all that apply

<u>Type</u>	<u>Ownership</u>	<u>Current Use:</u>
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private – home	<u>Residential</u>
<input type="checkbox"/> Building	<input type="checkbox"/> Private – other	_____
<input type="checkbox"/> Site	<input type="checkbox"/> Public – government	_____
<input type="checkbox"/> Object	<input type="checkbox"/> Public - other	_____
<input checked="" type="checkbox"/> District	<input type="checkbox"/> Place of religious worship	_____

6. NOMINATED BY

a. Name: Owners Natalia Rudiak, Garnett Diethorn, and the Carrick Overbrook Historical Society

b. Street: 2314 and 2316 Brownsville Road

c. City, State, Zip: Pittsburgh, Pa 15210

d. Phone: (412.892.9113 and 412.881.2866) - Email: nruodiak@gmail.com

7. DESCRIPTION

Provide a narrative description of the structure, district, site, or object. If it has been altered over time, indicate the date(s) and nature of the alteration(s). (Attach extra pages if necessary.)

If Known:

- a. Year Built: 1909
b. Architectural Style: Craftsman
c. Architect/Builder: Alois Winter

Narrative: See attached

8. HISTORY

Provide a history of the structure, district, site, or object. Include a bibliography of sources consulted. (Attach extra pages if necessary.) Include copies of relevant source materials with the nomination form (see Number 11).

Narrative: See Attached

9. SIGNIFICANCE

The *Pittsburgh Code of Ordinances, Title 11, Historic Preservation, Chapter 1: Historic Structures, Districts, Sites and Objects* lists ten criteria, at least one of which must be met for Historic Designation. Describe how the structure, district, site, or object meets one or more of these criteria. (Attach extra pages if necessary.)

Narrative: See attached

The structure, building, site, district, object is significant because of (check all that apply):

1. Its location as a site of a significant historic or prehistoric event or activity;
2. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspects of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;
3. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;
4. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
5. Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness, or overall quality of design or detail;
6. Its location as a site of an important archaeological resource;
7. Its association with important cultural or social aspects or events in the history of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;

- 8. Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction;
- 9. Its representation of a cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, properties, sites, structures, or objects that may or may not be contiguous; or
- 10. Its unique location and distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Pittsburgh.

In addition, the ordinance specifies that "Any area, property, site, structure or object that meets any one or more of the criteria listed above shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration."

10. NOTIFICATION/CONSENT OF PROPERTY OWNER(S)

1.3(a)(2) Community information process.

Preceding submission of a nomination form for a District, the Historic Review Commission shall conduct at least one (1) public information meeting within or near the boundaries of the proposed district, that shall include at least one (1) member of the Department of City Planning and one (1) Commission member, to discuss the possible effects of designation. Notice shall be given to the owners of property in the proposed district in accordance with Section 1.3(b) below. The final public information meeting shall be held no more than six months before the nomination form is submitted.

1.3(a)(1)(a) Subsection F.

In the case of a nomination as a Historic District, by community-based organizations or by any individual, but in either event the nomination shall be accompanied by a petition signed by the owners of record of twenty-five (25) percent of the properties within the boundaries of the proposed District.

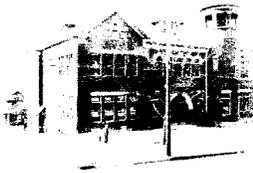
- Please attach documentation of your efforts to gain property owner's consent.-

11. NUMBER AND SUBJECTS OF PHOTOGRAPHS INCLUDED WITH THE NOMINATION FORM: *Please Attach*

12. LIST OF SUPPORTING DOCUMENTS SUBMITTED WITH THE NOMINATION FORM: *Please Attach*

13. NOMINATION FORM PREPARED BY:

- a. Name: John J. Rudiak, Carrick Overbrook Historical Society
- b. Street: 219 Hornaday Rd.
- c. City, State, Zip: Pittsburgh, Pa 15210-4221
- d. Phone: (412) 885-2548 Email: jrudiak@yahoo.com
- e. Signature: 



Carrick Overbrook Historical Society



John Rudiak
219 Hornaday Road
Pittsburgh, PA 15210
April 18, 2014

Ms. Natalia Rudiak
2314 Brownsville Road
Pittsburgh, PA 15210

Re: Historical Nomination for your house at 2316 Brownsville Road

Dear Ms. Rudiak,

This letter is to inform you that The Carrick Overbrook Historical Society will be submitting a Historical Nomination Application for your house at 2314 Brownsville Road to have it designated a Historic Landmark. The Historic Review Commission will review our application and documents to make a decision. For your information your house is a classic Craftsman Style architecture type building that was popular at the end of the 1800s and early 1900s. It has almost all of the classic forms of the that style and has been very well kept throughout the years, for which we thank you for your efforts. We previously spoke to you regarding this application and sent to you a similar letter. But we want to update this notification and your willingness to proceed with this application.

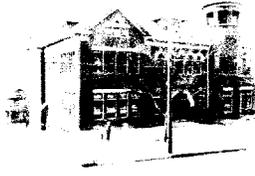
Our investigation of the house indicates that it was built by Alois and Barbara Winter somewhere around 1909 along with the "sister" house at 2314 Brownsville Road. Both were built with a common walk with the front stairways facing each other. We gave to you the complete house history from 1839 to current date. Mr. Winter was a millionaire who owned Winter Brewing Company on the South Side of Pittsburgh.

If you like you will have an opportunity to present testimony at a public hearing regarding this application. You will also receive notices regarding those meetings.

If you have any questions please contact me at the above address.

Sincerely yours,


John J. Rudiak



Carrick Overbrook Historical Society



John Rudiak
219 Hornaday Road
Pittsburgh, PA 15210
April 18, 2014

Ms. Garnett L. Diethorn
2316 Brownsville Road
Pittsburgh, PA 15210

Re: Historical Nomination for your house at 2316 Brownsville Road

Dear Ms. Diethorn,

This letter is to inform you that The Carrick Overbrook Historical Society will be submitting a Historical Nomination Application for your house at 2316 Brownsville Road to have it designated a Historic Landmark. The Historic Review Commission will review our application and documents to make a decision. For your information your house is a classic Craftsman Style architecture type building that was popular at the end of the 1800s and early 1900s. It has almost all of the classic forms of the that style and has been very well kept throughout the years, for which we thank you for your efforts. We previously spoke to you regarding this application and sent to you a similar letter. But we want to update this notification and your willingness to proceed with this application.

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If you like you will have an opportunity to present testimony at a public hearing regarding this application. You will also receive notices regarding those meetings.

If you have any questions please contact me at the above address.

Sincerely yours,


John J. Rudiak

May 7, 2014

Ms. Garnett L. Diethorn
2316 Brownsville Road
Pittsburgh, PA 15210

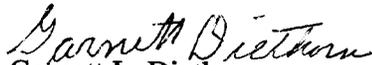
City of Pittsburgh Historical Commission
200 Ross Street
Pittsburgh, PA 15219

Dear Sir or Madam,

This letter is to inform you that I have no objections to having my home at 2316 Brownsville Road, Pittsburgh, PA 15210 made a historic structure.

Over the years I have tried to maintain the house as much as I can as it was built in 1909 and would like to see it remain as such.

Sincerely,


Garnett L. Diethorn

May 7, 2014

Natalia Rudiak
2314 Brownsville Road
Pittsburgh, PA 15210

City of Pittsburgh Historical Commission
200 Ross Street
Pittsburgh, PA 15219

Dear Sir or Madam,

This letter is to inform you that I have no objections to having my home at 2314 Brownsville Road, Pittsburgh, PA 15210 made a historic structure.

Over the years I have tried to maintain the house as much as I can as it was built in 1909 and would like to see it remain as such.

Sincerely,

A handwritten signature in black ink that reads "Natalia A. Rudiak". The signature is written in a cursive style with a large, sweeping initial "N".

Natalia A. Rudiak



Alois and Barbara Winter

The first builders and owners of the Winter Homes



The Winter Homes
2316 and 2314 Brownsville Road
The Sister Homes

History of the Alois Winter Houses, Craftsman Style Sister Houses AKA 2314 and 2316 Brownsville Road, Pittsburgh, PA 15210

Early History

The early history of duplex houses at 2314 and 2316 Brownsville Road begins in 1839. Dorcus Turner purchased the land (5 acres) from William and Olivia Wightman for the sum of \$500.¹ In 1862 apparently Mr. (or Ms.) Turner subdivided the land and it was bought by John Reul for \$200.² Twenty-one years later the land was purchased in 1883 for \$850 by Henry Fricke³ and in 1895 the land's value increased to \$1,500 when purchased by Charles Eidemiller.⁴ In 1900, Robert Lutz purchases what were to become two lots for \$2,650⁵ Mr. Lutz becomes the son-in-law to the wealthy businessman and factory owner John M. Phillips and owned most of the land on the northern side of 2300 block of Brownsville Road to Becks Run Road. At the current time a street is named in his honor called Lutz Avenue in Carrick.

Homes Built

Mr. Lutz had little need for the small land locked plot of ground which bordered his father-in-law's land, where a Victorian mansion called Impton was now built. He sold the land to a very wealthy millionaire named Alois Winter and his wife Barbara in 1910 for \$3,500.⁶ Carrick had become its own borough in 1904⁷ and Brownsville Road may have been widened in accordance with John M. Phillips' wishes and specifications at this time in this vicinity. Both of which may have contributed to the increased price and viability of living in the borough. A Pittsburgh Leader article in 1904⁸ described the new Carrick Borough as one of the largest in Pittsburgh now and inhabited by "wealthy South Side businessmen."

Alois Winter was best known as one of the former owners of the family Winter Brewing Company located at Josephine Street and S. 21st Street on the South Side of Pittsburgh. He and his brothers had owned and then sold in 1899 the brewery to Pittsburgh Brewing Company for the sum of \$4.5 million dollars.⁹ (In 2014 dollars that would be equivalent to \$92.1 million dollars¹⁰) They were instant millionaires and Carrick Borough was the choice to live. The borough was indeed the location for wealthy South Side businessmen to live among their peers.

A 1905 Hopkins Map illustrates there were no homes built on the property.¹¹ The Winter Houses were built in 1910, when the millionaire and Winter Brewery owner purchased the property for \$3,500. Although in today's dollars this is not considered expensive, in 1910 this was an enormous sum of money. Using the conversion CPI document cited above this was \$79,545 in 2014 dollars, just for a lot. With typical building trades worker being paid .52 cents

¹ Deed Book Volume/Page (DBV/P 60/79)

² DBV/P 158/15

³ DBV/P 447/341

⁴ DBV/P 956/253

⁵ DBV/P 1085/283

⁶ DBV/P 1616/622

⁷ Map of Carrick 1904

⁸ 1904 Pittsburgh Leader Article

⁹ Winter Family History attached

¹⁰ Consumer Price Index (CPI) Conversion Factors 1774 to estimated 2024 to Convert to Dollars of 2010

¹¹ Hopkins 1905 Map Portion indicating no properties

per hour, or \$574 a year.¹² On the lot, Alois and Barbara Winter built two almost identical houses side by side, which mirror each other, in the Borough of Carrick now, the city of Pittsburgh, PA. The property fronted what was known as Brownsville Road. The fact that they were mostly identical may have been the result of the frugality of the Winter family to save their architectural money even though they were millionaires. Their previous address was on the South Side was a huge 3 story brick structure at 2227 Jane Street while the other siblings lived in identical houses at 2225 and 2226 Jane Street. All identical 3 story brick homes can still be identified today, except for one, which has been covered with stucco in a modernistic tone.

In 1914 the daughter of the Winter family, Mary, and her husband Louis Sahner purchased from Alois and Barbara Winter the house at 2316 Brownsville Road for the sum of \$1.¹³ The house was meant to be their daughter's from the beginning and kept within the family.

The Sale of the Homes

In 1921 both houses were sold, 2314 for \$11,500¹⁴ and 2316 for \$11,800¹⁵ (\$140,243 and \$143,902, respectively, in 2014 dollars). The Winter families moved to the Phillips Plan of Lots on Hornaday Road. Remarkably their homes constructed Hornaday Road maintained the same wood ceiling vaulting, stained glass window designs in alcoves, and Craftsman style woodwork. The stucco construction was maintained on one of the homes, while Alois and Barbara built with brick as were most homes in Carrick beginning in the 1920s. At least one house on Hornaday Road copied the stucco construction.

1910 Craftsman Style Construction

In 1910 the houses at 2314 and 2316 Brownsville Road were built using Craftsman style as was the fad at the time.¹⁶ But it is important to review what those elements are which are important on the exterior as well as the interior. Both homes have been kept remarkably the same as built in 1910.

What is a Craftsman home?

Using this checklist, almost every one of these items is present in both homes:¹⁷

Craftsman Exterior Checklist

- ✓ dormer windows and multiple roof planes
- ✓ generously overhanging eaves
- ✓ exposed rafters and beams
- ✓ extended rafter ends, sometimes decoratively shaped (e.g., oriental flares)
- ✓ decorative braces and stickwork under the gables
- ✓ decorative attic vents in front facing gables
- ✓ wood or stone siding such as horizontal wood slats, wood shingles, cut stone cladding

¹² U. S. Diplomatic Mission to Germany, About the USA, Facts and Figures 1910

¹³ DBV/P 1814/622

¹⁴ DPV/P 2111/xxx

¹⁵ DPV/P 2120/292

¹⁶ http://en.wikipedia.org/wiki/American_Craftsman

¹⁷ <http://www.arts-and-crafts-style.com/craftsman-style-homes.html>

- ✓ generous full or partial width front porches
- ✓ porch support columns often extending to ground level (no break at the porch floor)
- ✓ tapered porch columns supported by low pedestals made of stone, brick, wood or stucco
- ✓ sloping foundation walls and porch supports
- ✓ stone [or brick] exterior chimneys
- ✓ wide exterior window and door casing
- ✓ windows with multi-paned top sashes and single-paned bottom sashes
- ✓ stained glass in exterior windows and doors¹⁸

Craftsman Interior Checklist

- ✓ natural materials: wood, stone, brick, glass, tile
- ✓ exposed rafters, joists and beams
- ✓ handmade decorative objects
- ✓ functional, aesthetic furnishings and decoration (i.e., an overall functional beauty in the space itself and the objects in it)
- ✓ wide door and window casing
- ✓ natural finishes on wood trim: casing, baseboard and other molding
- ✓ built-in woodwork: cabinets, bookcases, shelving, storage, window seats, benches
- ✓ other natural or rustic woodwork: box-beam ceilings, hardwood floors, wall paneling, wainscot
- ✓ fireplaces, sometimes with an inglenook, centrally located as a focal point for socializing or relaxing
- ✓ numerous windows for natural light
- ✓ Arts and Crafts stained glass in windows, doors, sidelights and cabinet doors
- ✓ earthy colors and harmonious wood tones (warm, cozy, welcoming)¹⁹

They were built to face each other by the front stairs from a common walkway from Brownsville Road. Set back from the street by 35 feet, it was common to the grand homes being built along Brownsville Road to have a grand lawn, something not available on the gritty and congested South Side.

The houses were not totally identical on the exterior but shared common construction characteristics. The differences reflect the wishes of both families to have their own identities just how builders customize homes today. Observing the houses from the street one can see the same high quality Spanish style terra cotta tile, which is over 100 years old, original stucco on top of three courses of terra cotta bricks and concrete window sills. According to construction workers installing new electrical panel, the basement walls are foot thick poured concrete as well. Both front porches face the street in a Romeo and Juliet style type portico porch and the stairways to the porches face each house through a common walkway, although the house at 2316 has the porch enclosed as it once houses a beauty shop.

The stucco finishes, and wood, reflect the new construction of homes in Carrick before 1910, after 1910, and beginning in the 1920s homes were built of brick From experience with

¹⁸ See exterior photos

¹⁹ See interior photos

home histories, one can see mostly wooden homes before 1900. The City of Pittsburgh Historic Structure The Wigman House²⁰ on Brownsville Road, extensive elaborate Victorian wood house, and John M. Phillips' Impton²¹, a Victorian house built elaborately with stucco in 1896 and 1874 respectively. Beginning approximately 1900, new construction as the Winter Houses and Readshaw Funeral home to name two were built between 1895 and 1920 and were stucco on terra cotta brick. Most houses in Carrick built after 1920 were built with brick. Very few homes exist to this day in Carrick constructed with stucco. These are two of the four we know of the others being Readshaw Funeral home and a small Craftsman bungalow built on Lutz Avenue. Interestingly there are two homes built on Hornaday Road in Carrick by the children of the Winter family.

Front porches of houses have the exact location of the old coal window below the porch into the cellar. Each has an alcove with 10 windows with stained glass windows above each window. The main entrance door to each house has stained glass surrounding the doorway adding to the ambiance and identicalness of the houses.²²

As stated Alois and Barbara Winter had affection for stained glass windows and they incorporated that into their homes. They even donated two of the stained glass windows in the Passionist Nuns chapel at Spencer and Churchview Avenues.²³ Their dining rooms of both houses have stained glass windows are represented with fruit and flowers. In the living rooms, dining rooms, and bedrooms the fireplaces are prominent. The woodwork in both homes is identical as is the entire layout of the rooms on the first and second floors. Both homes have stairways have the locations at the same and all are light and dark wood. And both have Coffered Vaulted Tray ceilings in the living rooms as well.

In closing, the Carrick-Overbrook Historical Society located a newspaper article, date unknown, which makes reference to a 1981 Pittsburgh History and Landmarks Foundation (PHLF) study in 1981. This study noted that The Boulevard and 31 structures in Carrick of potential Pittsburgh landmarks.²⁴ The study included 2314 and 2316 Brownsville Road, built approximately 1910 and a Craftsman style private residence and placed these structures on the Pittsburgh Register of Historic Places – Carrick.²⁵

Both houses have gone through several owners since the selling of the homes by the Winter Families. However, surprisingly, the integrity of the exteriors and even the most of the interiors are mostly unaffected by time of over 100 years. We, Natalia Rudiak and Garnett Diethorn, wish to preserve our home for history and for the Winter Families.

²⁰ http://wiki.carrick-overbrook.org/Wigman_House

²¹ <http://wiki.carrick-overbrook.org/Impton>

²² See photos

²³ See photos of Passionist Nuns Convent

²⁴ Article describing PHLF study

²⁵ Study listing of Pittsburgh Register of Historic Places

List of Supporting Documents
Tabulation

1. Deed Book Volume/Page (DBV/P) 60/79
2. DBV/P 158/15
3. DBV/P 447/341
4. DBV/P 956/253
5. DBV/P 1085/283
6. DBV/P 1616/622
7. Map of Carrick 1904
8. 1904 Pittsburgh Leader Article
9. Winter Family History attached
10. Consumer Price Index (CPI) Conversion Factors 1774 to estimated 2024 to Convert to Dollars of 2010
11. Hopkins 1905 Map Portion indicating no properties
12. U. S. Diplomatic Mission to Germany, About the USA, Facts and Figures 1910
13. DBV/P 1814/622
14. DPV/P 2111/xxx
15. DPV/P 2120/292
16. http://en.wikipedia.org/wiki/American_Craftsman
17. <http://www.arts-and-crafts-style.com/craftsman-style-homes.html>
18. See exterior photos
19. See interior photos
20. http://wiki.carrick-overbrook.org/Wigman_House
21. <http://wiki.carrick-overbrook.org/Impton>
22. See photos
23. See photos of Passionist Nuns Convent
24. Article describing PHLF study
25. Study listing of Pittsburgh Register of Historic Places

REFERENCE #S 1 through 6
13 TO 15

PAGE 1 of 2

House ownership history of
2316 Brownsville Road
Pittsburgh, PA 15210
Block and Lot No. 95-M, 312

Current owners
Roach, Eileen M. & Diethorn, Garnett L

Deed Book Volume Page (DBV/P)

DBV/P - 4897/133 --- Eileen M. Roach and Garnett L. Diethorn purchased from Irma G. Kilroy, widow, on October 12, 1970 for the sum of \$17,500.

Irma G. Kilroy's husband Eugene J. Kilroy died on April 21, 1960 and Irma had sole interest by law.

DBV/P - 3325/514 --- Eugene J and Irma G. Kilroy purchase from William J. and Elsa L. Gordon, his wife, and William John and Lillian V. Gordon, his wife, on March 26, 1954 for \$15,800.

DBV/P - 3047/172 --- William J. and Elsa L. Gordon, his wife, and William John Gordon, purchase from Pearl G. Robinson, unmarried, on March 24, 1949 for the sum of \$12,500.

DBV/P - 2854/4279 --- Pearl G. Robinson, Adlyn R. Hollearn and Frank J. Hollearn purchase from Clearance J. Rober, et ux, on September 14, 1945 for \$7,500.

DBV/P - 2839/470 --- Henry G. Hoffman, et ux, and Clearance J. Rober, et ux, sign an easement agreeing to the use and maintenance of the steps and dividing walkway on September 14, 1945.

DBV/P - 2839/470 --- Clearance J. and Ruth M. Rober purchase from Hilda Hoffman and Herman A. Weise, Jr., her husband, Henry G. and Mayme M. Hoffman, John M. and Nola W. Hoffman, and George Hoffman, unmarried, on April 25, 1945 for \$7,700.

DBV/P - 2144/468 2144/469 --- George H. Hoffman and Julia A. Hoffman purchase and sell to and from Nellie Wentley, unmarried, December 14, 1922 for \$1.

DBV/P - 2120/292 --- George H. Hoffman purchases from Mary G. and Louis Sahner on November 2, 1921 for the sum of \$11,800.

DBV/P - 1814/622 --- Mary G. and Louis Sahner purchase from Aloise and Barbara Winter on November 23, 1914 for the sum of \$1.

DBV/P - 1616/622 --- Aloise Winter purchases from Robert J. and Sarah Lutz on August 23, 1910 for the sum of \$3,500.

REFERENCES ~~IS~~ 1 TO 6
13 TO 15
PAGE 2 OF 2

DBV/P - 158/15 -- John Reul purchases from Dorcus Fulton on August 25, 1862 for the sum of \$200.

DBV/P 60/79 Dorcus Fulton purchases from William H and Olivia Wightman on May 1, 1839 for the sum of \$300 (5 acres).

House ownership history of
2314 Brownsville Road
Pittsburgh, PA 15210
Block and Lot No. 95-M, 310

Current owner
Rudiak, Natalia A.

Deed Book Volume Page (DBV/P)

DBV/P - 13118/85 --- Natalia A. Rudiak purchase from Melio and Mary DelPercio on for the sum of \$85,000.

DBV/P - 6550/27 --- Melio and Mary Delpercio purchase from R.N.C.C, Inc on October 10, 1982 for \$40,000.

DBV/P - 5299/417 --- R.N.C.C, Inc, purchase from St. Sava Serbian Orthodox Church and School Congregation Trust on December 19, 1973 for the sum of \$1.

DBV/P - 4220/553 --- St. Sava Serbian Orthodox Church and School Congregation Trust purchase from Ippolito and Marietta Bozzo on February 5, 1965 for \$13,900.

DBV/P - 3512/725 --- Ippolito and Marietta Bozzo purchase from Joseph and Anna Tomiczek on June 15, 1956 for \$15,500.

DBV/P - 3393/xxx --- Joseph and Anna Tomiczek purchase from Henry G. and Mayme M. Hoffman on December 1, 1954 for \$15,400.

DBV/P - 2839/470 --- Henry G. Hoffman, et ux, and Clearance J. Rober, et ux, sign an easement agreeing to the use and maintenance of the steps and dividing walkway on September 14, 1945.

DBV/P - 2112/xxx --- Henry G. and Mayme Hoffman purchase from Aloise and Barbara Winter on April 21, 1921 for the sum of \$11,500.

DBV/P - 1616/622 --- Aloise Winter purchases from Robert J. and Sarah Lutz on August 23, 1910 for the sum of \$3,500.

DBV/P - 1085/283 --- Robert J. Lutz purchases from Charles A. and Mary W. Eidemiller on September 28, 1900 for the sum of \$2,650.

DBV/P - 956/253 --- Charles A. Eidemiller purchases from Henry and Caroline Fricke or Frickey on April 1, 1895 for the sum of \$1,500.

DBV/P - 447/341 --- Henry Frickey purchases from John Reul on March 16, 1883 for the sum of \$850.

DBV/P – 1085/283 --- Robert J. Lutz purchases from Charles A. and Mary W. Eidemiller on September 28, 1900 for the sum of \$2,650.

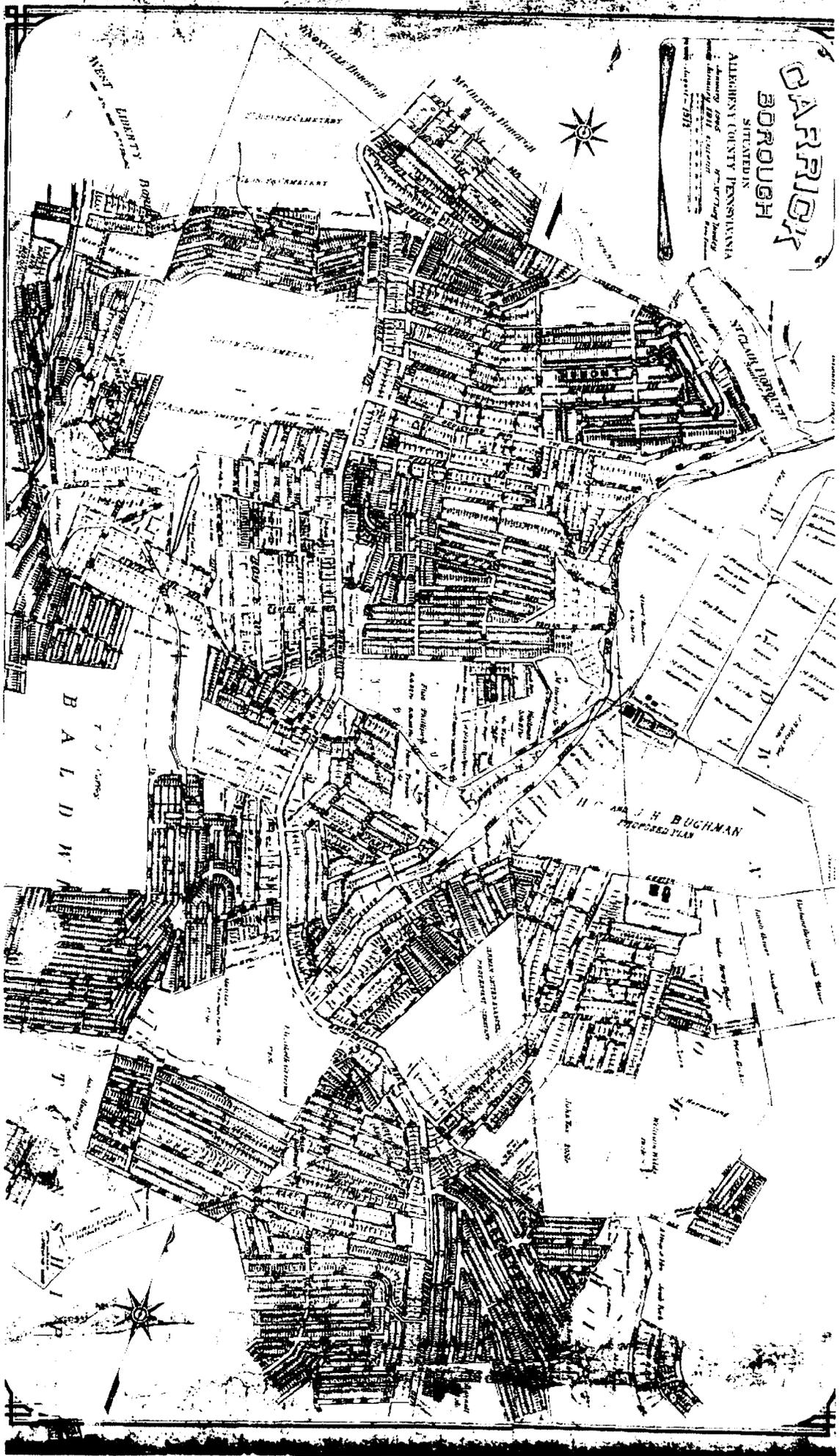
DBV/P – 956/253 --- Charles A. Eidemiller purchases from Henry and Caroline Fricke or Frickey on April 1, 1895 for the sum of \$1,500.

DBV/P – 447/341 --- Henry Frickey purchases from John Reul on March 16, 1883 for the sum of \$850.

DBV/P – 158/15 --- John Reul purchases from Dorcus Fulton on August 25, 1862 for the sum of \$200.

DBV/P 60/79 Dorcus Fulton purchases from William H and Olivia Wightman on May 1, 1839 for the sum of \$300 (5 acres).

REFERENCE #7



Pittsburgh Leader 1904

from Carrick Development Historical Society

PITTSBURG LEADER JULY 3, 1904

THE TOWN OF CARRICK ON THE HISTORIC BROWNSVILLE ROAD, INCORPORATED INTO A BOROUGH, JUNE 21ST LAST, IS THE LATEST ARRIVAL IN THE BIG FAMILY OF FIFTY BOROUGHS TO BE FOUND IN ALLEGHENY COUNTY.

The Pittsburgh Leader July 3, 1904

The town of Carrick on the historic Brownsville road, incorporated into a borough, June 21st last, is the latest arrival in the big family of fifty boroughs to be found in Allegheny county. Although one of the largest, wealthiest and most beautiful sections to be found on the outskirts of the city it is perhaps the least known. That such is the case illustrates that not only does one-half the world not know how the other half lives, but it is equally as ignorant as to where it lives. The chances are that if nine out of ten Pittsburgers were asked where Carrick is they could not answer. If asked to describe the place they would be equally at sea. Those who have heard of Carrick almost invariably think of it as the person mentioned in this paragraph, who on being informed by his friend that had moved to the town, asked: "To Carrick; where on earth is that?"

"Five miles out the Brownsville road," replied the one who had just taken up his domicile there.

"Is it in the city?"

"No, indeed; it is in Baldwin township."

"Baldwin township! That's the limit. What in the world did you move away out there for? You must have wanted to get into the backwoods."

It may be remarked right here that in the minds of most people who do not live on the South Side the mention of the name of Baldwin township brings up visions of Sunday beer drinking carnivals, baseball games law-breaking orgies of all kinds and mud roads, cows, roosters, dilapidated barns, country yawps, etc., adinfinitum. Many Pittsburgers, it seems never hear of Baldwin or read about it, either, unless it is in connection with a keg party, pounced upon by a constable or the county detective, or a baseball game that ends in a riot. Of late, however, such things have been rare in the township.

After the little dialogue herewith given the man who had moved out to Carrick explained to his friend that the town was not a country village or backwoods settlement, as many good people imagine, but it is a live, up to date residence town, with handsome, well-kept lawns and ideal home sites.

It may surprise thousands of Pittsburgers to learn that Carrick has a population of over 7,000; that it extends nearly three miles one way and a mile and a half the other; and that from the hilltops there are magnificent scenic panoramas, miles in extent, are to be seen. In fact, no finer views can be seen in any other borough.

Carrick is the lesser East End, or, to be more explicit, the East End of the South Side. There the wealth, culture and social cream of that great section is gathered. There are dwellings that vie with some of the handsomest in the East End, although there are no palatial piles, such as are seen pm Fifth and Highland avenues. Some of the grounds surrounding the best Carrick homes are beautiful are artistic in flowers, shrubbery, greenhouses and asphalt walks. In the first place, it is proper to explain just where the new borough lies. It is bounded thus: on the north by Mt. Oliver borough and populous Lower St. Clair township; on the west by Baldwin township, the little village of Fairhaven almost rubbing noses with

the motormen and conductors, who never fail to hop off and quaff a cup of delicious, cold water.

Across the road is a beautiful little house set amidst equally beautiful trees. Such places are numerous in Carrick, as one sees before the ride ends. Half a mile from the St. Joseph Cemetery the big South Side cemetery looms up on the right. Here are 43 ½ acres of exquisitely cultivated ground, lying in beauty with Allegheny or Homewood cemeteries, although the monuments are not of such costliness or high order of beauty as the ones to be seen in those great cities of the dead. A long line of poplars from the road along which the cemetery extends. There is a slight grade and the car passes the boulevard, where some of the finest and most costly houses are to be seen.

About half a mile farther on the magnificent country seat of John M. Phillips, Jr., appears. It fronts several hundred feet on Brownsville avenue (The name of the street along which the cars proceed.) and consists of seven acres of an ideal knoll, full of great trees, roads and flowers. The house, a fine frame affair costing \$35,000, stands in the midst of these. There are few places in the East End more charming or ideal than this.

Near this place, but on the other side of the avenue, is the handsome and expensive home of John Phillips, Jr., son of the first named. It also is of frame and of modern architecture. Together with Adam Diehl place adjoining, these two possess the finest lawns. And these two artistic cut stone walls hold up the sloping grounds from the flagstone pavement.

Near this point is the entrance to Southern park, which is in Carrick. This is the great traction resort for the South Side people, and is frequented all day long. In the evening thousands of well-dressed people disembark from the cars which run every five minutes or less, and a constant stream of pretty girls, stalwart young men, happy flaxen-haired children and their staid papas and mamas circulate through the groves, ride on the merry-go-round, dance in the big pavilion or laugh at the vaudeville artists' funny antics. Of course, it goes without saying that there is plenty to eat at the refreshment stands and soda water fountains, and peanuts are consumed by the ton. The location of the park in the town gives it an air of holiday liveliness and splendor that contrasts strikingly with the other boroughs less fortunately situated.

As the car speeds along between picturesque homes set amid trees and rose bushes, the fine panoramas of the great valley through which the Castle Shannon road runs are to be seen. To the left is another fine panorama of a picturesque ravine through which a branch of Becks run flows.

About two miles from the Mt. Oliver borough line the car reaches the Carrick post office and the car barns. This is the end of the route. From this point the cars are reversed, returning to the city. Half a mile farther on the borough line is reached. Then there is open country, great fertile farms, rich garden patches, herds of cattle and other things bucolic.

Carrick was incorporated for the same reason that practically every other populous section has been, to obtain improvements. At present there are no paved streets and few sewers in the town. Electric lights are a crying necessity. So are good sidewalks. As it is at present one is put in jeopardy of life and limb by walking on the wretched boardwalks of the borough. Two people cannot walk side by side in safety, for one is invariably tripped by boards flying up. Like all townships the supervisors who are in general charge have been indifferent to the needs of the district, not wishing to inaugurate improvements for fear of increasing the taxes. This summer, however, a new regime will be put in full blast. As soon as councilmen and borough officials are elected, July 9, these gentlemen will get down to business and pave several streets, lay sidewalks, put in fire plugs, revolutionize the street lighting system and extend the sewer system. Brownsville avenue is to be paved in consonance with a petition already prepared for presentation to the court. This paper is

signed by a majority of property owners in number and interest. Abutting property owners will pay the full cost of all street and sewer improvements except at street corners, the borough no paying anything except the latter. Thus the borough powers expect to keep down the tax rate. Several side streets, including Carrick avenue, are also to be paved. The borough is now lighted by gas, but it is the intention to replace these ineffective lamps with arc lights.

A crying need is a fire department. Owing to the fact that there is not a single fire plug in the town, no efforts have been made to organize even a volunteer fire association. It is believed fire plugs can be installed at a cost of \$35 each. At present only a garden hose can be used to fight fires. The Chartiers water company furnishes water. There is a tremendous pressure, something as much as 280 pounds to the square inch, owing to the fact that the borough is on the direct pumping line from Becks run, only a short distance away.

Among the improvements will be an efficient police force.

Fiscal Affairs of Carrick

There is an assessed valuation of \$2,500,000 represented in the borough of Carrick with its 1,150 voters and 7,000 or more of population. More than 800 houses are located there. Borough businessmen believe the tax for the borough purposes will not be more than 10 mills. The tax of Baldwin township is 3 mills for township purposes and 5 for school.

In the handsome new Roosevelt school house on The Boulevard the town possesses an excellent temple of learning. The Carrick school compares favorably in efficiency with any of the suburban schools in the county. Regarding churches it does not suffer. The largest and handsomest is the St. Wendel's Roman Catholic (German), just outside the borough line, an imposing cathedral-like edifice of red brick, the interior of which is being redecorated. A fine pressed brick parochial school of six class rooms and an auditorium is being erected, the corner stone of which was laid Sunday, June 12, last. The building is to measure 110 x 75 feet, and will cost about \$27,000. It is expected to be ready for use in September or October. It will be handsomely finished in yellow pine, natural finish. There are about 250 pupils in the school, who are taught by the sisters of the Church. Their residence is a handsome dwelling house next to the sacred edifice. On the other side is the priest's house, with pretty flower beds and walks. Revs. Clements Croghan and J. F. Mayer are the rectors. Back of the new school site is the church cemetery. Altogether the congregation owns about five acres on the brow of a lofty hill which commands a splendid view of half the borough and the big ravine through which flows the branch of Becks run already referred to. It is said the church authorities now regret the church property was not included in the borough, and are in favor of opening negotiations looking to this consummation. This, it is understood, will be done.

There are other churches in Carrick, including the Spencer M. E. a little, quaint, brick structure built in 1867, and the Concord Presbyterian, a neat frame building. When first built the former was quite a power in the Methodist fold, having many more members than it has today.

A remarkable thing about Carrick is the great number of cemeteries there. These pretty patches of green add to the beauty of the place. Among the host are the South Side, St. Adelbert's, St. George's, St. Joseph's, St. Wendel's and the Concord Presbyterian. The South Side Cemetery association is the only one that is a public burial ground, as all the others are connected with churches. It was opened in 1873 and, as already stated, covers 43 1/2 acres. Over 11,000 graves are to be seen there. Many burials from the outlying districts and counties take place there. Some of the internments are from New Castle, New, Carnegie, Butler, Monongahela and other towns. More than 250 veterans of the Civil war sleep their last sleep there, besides many soldiers who fought in the Spanish-American and

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other wars. On Memorial day the G.A.R. men from the South Side gather there and send details to the other cemeteries to strew garlands on the graves of their brave comrades in arms who have departed to join the ranks of the great silent army. Among the projectors of the cemetery were Thomas Atterbury, Seaman Atterbury, Thomas Wentz, Who was president for 22 years, H Sellers McKee, the late Squire August Ammon and John Gallagher. Mrs. J. N. Lowe is superintendent of the big burial ground. Her son is assistant superintendent. She has lived in Carrick many years and remembers when the old Buck tavern and Knox farmhouse were almost the only buildings in the great populous district of Carrick and Knoxville.

The beauty of the cemetery is a revelation to those going there for the first time. Gracefully curving macadamized roads play hide and seek under big, leafy trees, and hundreds of rose bushes, lilies and geraniums and fields of daisies contribute beauty to the place. There are a number of handsome monuments and family vaults.

Next to the South Side cemetery is St. Adelbert's Roman Catholic (Polish) cemetery, established in 1894 by Rev. L. M. A Miskiewicz, the able pastor of the big church on South Fifteenth street, South Side. It is a beautiful place, St. George's cemetery, also a Roman Catholic burial ground, adjoins that of St. Joseph.

Alois Winter & Family



— Alois and Barbara Winter —

Alois Winter was born 30 December, 1851 in Hohenwart, Bayern, Germany; the middle son of Franz Winter (1816-1874) and Anna Maria Muhlbauer (1814-1899). He arrived in America from Germany by way of steamship in 1873 at the age of 21. He, his parents and brothers, settled in Chicago, Illinois by 1875. While there he met Barbara Will, and became married to her on 25 April 1881 at the St. Anthony's Catholic Church of Chicago. She was the daughter of Johann and Barbara Will, and had immigrated to the United States in 1880. She was born in Walbengrin, Germany on 28 April 1859.

The 7 children of Alois and Barbara Winter:

- i. MARY G. WINTER, b. January 1883, Chicago, Illinois; d. 1960; m. LOUIS A. SAHNER; b. about 1883, Pennsylvania. They had one daughter who is now deceased, Rita Barbara Sahner. She did not marry and had no children of her own.
- ii. ALOYSIUS WOLFGANG WINTER, b. September 1884, Pittsburgh, Pennsylvania; d. 22 November 1959, Pittsburgh, Pennsylvania; m. VICTORIA P. BENZ, b. May 1882 in Pennsylvania; d. 20 June 1960, Pittsburgh, Pennsylvania. They had 2 daughters and a son; Mary (1909-1981), Victoria (1911-1989), and Philip (1913-1975). Mary married, but had no children; Victoria, a successful Pittsburgh Realtor, never married; Philip had 2 sons...Philip Jr. and Mark, each with children.
- iii. AUGUSTUS ALOYSIUS WINTER, b. 09 June 1886, Pittsburgh, Pennsylvania; d. 29 December 1963, Coral Gables, Florida. He married a woman named Margaret O'Neil. They had only been married a short time when she became quite ill and died. He then married Lillian (O'Neil) Henky (1886-1973), who was a widow with 5 children, and was the sister of Margaret O'Neil. "Gus", a WWI veteran, had no children of his own.
- iv. WILLIAM JACOB WINTER, b. 07 November 1887, Pittsburgh, Pennsylvania; d. 07 February 1936, Lyons, New Jersey; m. cousin ELIZABETH CAROLINE WINTER --daughter of Michael & Gertrude Winter; she was b. 12 January 1899, Pittsburgh, Pennsylvania; d. 30 May 1940, East Orange, New Jersey. William was exposed to mustard Gas during WWI and was somewhat affected by it, in terms of some paralysis. He required the use of a cane after returning from the war. William lived in New Jersey and did not remain in Pittsburgh, as the rest of his siblings and parents did. They had 2 sons and a daughter; William Jr. (1922-?), Thomas Raymond Winter (1924-2010), and Elizabeth Barbara Winter (1926-1975). William Jr. never married; Thomas had 4 daughters; and Elizabeth had 2 sons and 2 daughters.
- v. ALBERT P. WINTER, b. 11 November 1893, Pittsburgh, Pennsylvania; d. 03 March 1983, Bethel Park, Pennsylvania; m. MARGARET SAYLOR; b. 13 October 1893; d. 24 January 1973, Pennsylvania. They had one daughter, Rosemary Gertrude Winter (1919-2001). Also known as

"Dolly", her married name was MILLER, and she had 2 daughters, Margaret and Rosemary.

vi. HENRY WINTER, b. February 1895, Pittsburgh, Pennsylvania; d. about 1903, Pittsburgh, Pennsylvania.

vii. RAYMOND MICHAEL WINTER, b. August 1897, Pittsburgh, Pennsylvania; d. 06 July 1974 in PA. Raymond Winter was a talented artist who never married; last resided at 3336 Brownsville Road in Brentwood, PA

Alois, along with some other former brewery owners, founded in 1901 a savings bank in Pittsburgh known as The People's Trust Company of Pittsburgh, and he served on their Board of Directors. He was also on the Board of Directors of The Fourteenth Street Bank of the Southside, Tech Food Products Company, and Pittsburgh Brewing Company. He and his family were members of the St. Basil's Roman Catholic Church in Carrick. Alois died at age 74 on 29 March, 1926 while visiting in Cambridge Springs, Pennsylvania (obituary). His wife Barbara died 18 December 1938 at 79 years in Pittsburgh. Alois and Barbara Winter rest in a mausoleum at the St. George Cemetery on Brownsville Road in Pittsburgh along with sons August, Henry, and Raymond Winter, and daughter Mary. At a nearby plot at St. George Cemetery are several other Winter family members

Former Residences:

1880: 46 Alexander Street, Chicago IL
1890: 2701 Josephine Street, Pittsburgh, PA
1895: 2227 Jane Street, Pittsburgh, PA
1905: 2122 Brownsville Road, Carrick, PA
1909: 2314 Brownsville Road, Carrick, PA
1922: 136 Hornaday Road, Carrick, PA

Winter Brewery Location



The M. Winter Brothers Brewing Company of Pittsburgh was located on the Southside of Pittsburgh, at the Southwest corner of Josephine Street and South 21st Street, also abutting the curve in the road of South 18th Street. The facility no longer exists, as it was demolished many years ago. Diagonally across the railroad tracks stood the also now-defunct Duquesne Brewing Company. The photograph below shows how the area looked in 1910 if one were standing near the lower right corner of the map above (at the Pumping Station) and facing out toward the railroad tracks. Winter Brewery is on the immediate left. A large "W" adorned the top of its smokestack.

The M. Winter Brothers
Brewing Co. of Pittsburgh

The M. Winter Brothers
Brewing Co. of Pittsburgh

Brothers Alois, Wolfgang Winter late 1873, arriving at from Bavaria with still young men in traveled west, and Chicago, Illinois, appear there in 1875. While in that took employment at Brewing Company of Western brewery. Pittsburgh in 1883, obtained possession of John H. Reichenbach, the corner of South 27th and Josephine Streets on the Southside of Pittsburgh, and in October of that year they commenced to the business of brewing fine ale and lager under the name of Michael Winter & Brothers.



Alois Winter



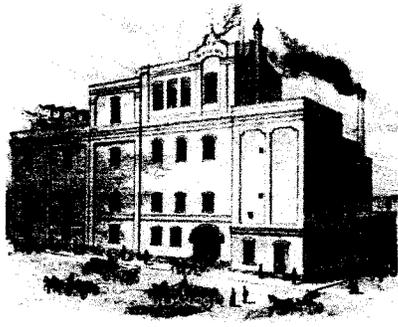
Michael Winter



Wolfgang Winter

Michael, and came to America in the Port of New York their parents while their 20's. The family settled for a time in where they first official records in city, Michael Winter the Conrad Seipp Chicago, a large Mid- Upon later coming to the three brothers the old brewery of which was located at

The first year's brew was not quite 500 barrels of production for the entire year, but in less than four years this increased to about 9,000 barrels annually. The rapid gains in their business and the constantly increasing demand for their Bavarian style product necessitated a large increase in their manufacturing facilities, and they decided to erect an entirely new brewery, which was completed and ready for production in April of 1887. This facility was located on the Southwest corner of S. 21st Street and Josephine Street on the Pittsburgh Southside, in close proximity to their residences and just down the road from the location of their first facility.



MICHAEL WINTER, President. WOLFGANG WINTER, Vice President. A. C. L. BUCHHEITZ, Secretary. ERNS WINTER, Treasurer.

M. WINTER BROS.
BREWING CO.
FINE LAGER BEER
EXCLUSIVELY.
21st and Josephine Sts. S. S., Pittsburgh, Pa.
Long Distance Telephone: General Office 126-2

The brewery was built from plans made by well known Chicago architect Mr. Wilhelm Griesser, who also supervised the construction of the entire plant. The Brew-House was located immediately upon the corner. Next to the Brew-House on the left was the storage department, conveniently arranged for handling and shipping of the various materials. The lower floor of the storage house was used as a wash house and racking-off room, and an arched passage way extended through this portion of the building from the street for the entrance of horse-drawn wagon teams. The Office, on the lower floor of the Brew-House, opened off of this passageway. Adjoining the storage house was the stock house, also four stories high, which contained the fermenting tubs, vats, and casks. To the rear of the Brew-House, and fronting Josephine Street, was the refrigerating machine house and boiler room. All cellar floors were laid with imported rock asphalt.

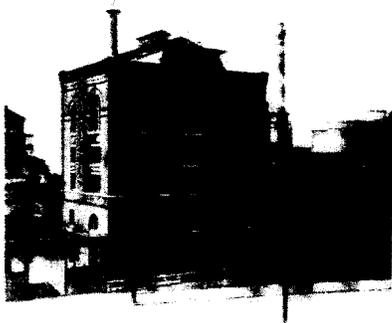
The business, at this point, became known as The M. Winter Brothers Brewing Company of Pittsburgh, whose trade slogan was "At Meal Times, At All Times...DRINK WINTER". Apparently, the beer drinking populace agreed, for by the end of 1891 their annual output had grown to over 40,000 barrels, and a 4 story addition to the plant was soon added in 1895. By the late 1890's they were nearing the capacity of their facility at 150,000 barrels a year.

BREWERIES.—There are some thirty breweries here, the capital invested being given at \$3,500,000. The capacity is 300,000 barrels a year. The largest breweries are M. Winter Brothers Brewing Co., the Iron City Brewing Co., Eberhart & Ober Brewing Co., D. Lutz & Son Brewing Co., Bauerlein Brewing Co., Wainwright Brewing Co., DeWald Wuestoff & Co., Keystone Brewing Co. and the Phoenix Brewing Co. Fifteen hundred workmen are employed.

-----Excerpt from 1895 Pittsburgh Business Directory-----

They became one of the largest beer producers in Pittsburgh during this period (the third largest in all of Allegheny County), and sold primarily through beer halls and taverns in large wooden barrels, many of which were supplied by Frank Denk General Cooperage, a local southside cooper (barrel maker) specializing in brewers work. Apparently they did not bottle the product, and so there are no beer bottles from this brewery that are known to exist. It is not clear why the business was named after the youngest brother, Michael Winter, or why he held the title of President, although it is speculated that it was because he was the Master Brewer by trade. Eldest brother Wolfgang Winter served in the capacity of Vice-President, and Alois Winter was the Treasurer. They continued to live in close proximity to one another, with their homes being located at 2225, 2226, and 2227 Jane Street on the Pittsburgh Southside.

In 1899, the brothers sold their lucrative enterprise for in excess of \$4,500,000 to The Pittsburgh Brewing Company (PBC). There were some twenty or so other brewers who also sold to PBC during the brewing industry consolidation in Pittsburgh that year. The facility remained in PBC ownership and operation as "The Winter Brewery", up until about 1920 and the start of Prohibition. Alois Winter served as Plant Manager of the facility under the new entity, eventually sat on the Board of Directors of PBC, and had a successful second career in commercial banking on the Southside. Michael and Wolfgang Winter moved on to Orange, New Jersey in early 1901 and built a brand new brewery there known as The Orange Brewery, which they successfully operated in that location up until Prohibition, serving yet another thirsty segment of the populace.



This 4 story addition was added on to the South end of the Winter Brewery in 1895

Wolfgang died in 1922 at age 79; Alois in 1926 at age 74; and Michael in 1929 at age 75. It is interesting to note that in 1889 the brothers purchased a large cemetery plot at the St. Peter's Cemetery (on Arlington Avenue in the Mt. Oliver section of the Pittsburgh Southside), which is a parish cemetery of The Prince of Peace Catholic Church. At the center of this burial plot stands a large, 100' tall missile-like stone, or obelisk. On one side of the base it reads "Winter Brothers", with the individual names of each of the 3 brothers engraved on the other 3 sides of the base, assuming that someday this would end up being their final resting place. Ironically, none of the 3 brothers ended up being buried there. The stone still stands, though their once thriving Bavarian brewery was torn down many years ago.

Alois Winter Obituary as it appeared in the Pittsburgh Gazette; March 30, 1926

**Pictured is the Winter Mausoleum located at St. George Cemetery
Now St. John Vianny Cemetery on Brownsville Road in Carrick, PA.**

VETERAN BREWER DIES



Alois Winter.

**Alois Winter Dies;
Pioneer Brewer**

**Carrick and South Side
Business Man Stricken at
Cambridge Springs.**

Alois Winter, well-known retired business man, of 126 Hornsaday road, Carrick, died yesterday in Cambridge Springs, where he had gone a few days ago. He was aged 74. Mr. Winter who, with two brothers, Michael and Wolfgang Winter, founded the Winter Brewing Company, now a part of the Pittsburgh Brewing Company, was born in Hilschwart, Germany, province of Bavaria, and came to Pittsburgh in 1878. After a residence of three years here, he removed to Chicago, where he spent eight years, returning at the end of that time to Pittsburgh.

Mr. Winter was a member of the board of directors of the Peoples Trust Company, the Fourteenth Street Bank of the South Side, Two Food Products Company and the Pittsburgh Brewing Company.

Active in Club Life.

Taking a prominent part in social activities, he was a member of the South Hills Country Club, Southern Country Club, South Side Turner Club, Schiller-Glecks Society of the South Side and the Lotus Club, also of the South Side. He also was identified with Knave's Lodge No. 1154, B. F. O. Elks, and Carrick Assn. of Eagles No. 188.

He leaves his wife, Mrs. Barbara Will Winter; five sons, Augustus, August, and Raymond Winter, all of Carrick; William J. Winter of East Orange, N. J., and Albert P. Winter of the North Side; one daughter, Mrs. Louis Bakus of Gerrick, and one brother, Michael Winter of East Orange, N. J.

Funeral Wednesday.

Funeral services will be held Wednesday morning at 9 o'clock from St. Paul's Roman Catholic Church, Carrick, of which he was a member. The Rev. Charles Stepling will have charge and burial will be made in St. George's Cemetery, Carrick.



Estimates for 2014-2024 are based on the average of OMB and CBO estimates as of early 2014. They will be revised in early 2015

Data series since 1912 have changed periodically, so numbers are not all precisely comparable. Therefore it is recommended that numbers be ROUNDED to four (or, more cautious, three) significant digits. So, \$12.821 in the example above becomes \$12.820 or \$12.800. For years prior to 1913, rounding to three (or more cautious, two) significant digits is recommended, e.g. \$12.821 becomes \$12.800 or \$13.000

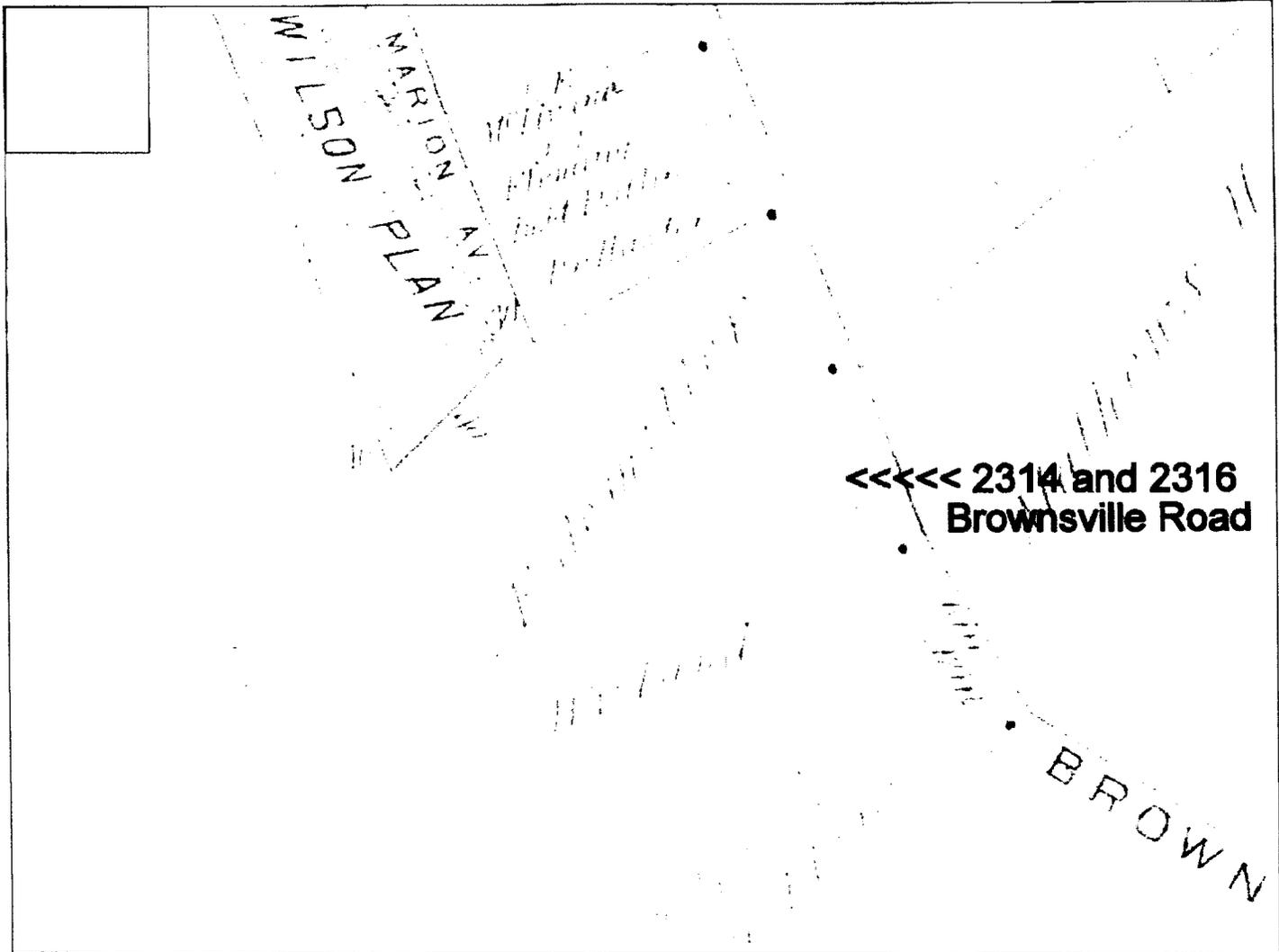
1774	0.037	1814	0.081	1854	0.175	1894	0.029	1934	0.067	1974	0.220	2014	0.081
1775	0.039	1815	0.071	1855	0.064	1895	0.039	1935	0.059	1975	0.247	2015	0.079
1776	0.040	1816	0.069	1856	0.075	1896	0.039	1936	0.064	1976	0.281	2016	0.077
1777	0.043	1817	0.061	1857	0.040	1897	0.036	1937	0.060	1977	0.265	2017	0.069
1778	0.033	1818	0.059	1858	0.038	1898	0.038	1938	0.059	1978	0.299	2018	0.073
1779	0.036	1819	0.056	1859	0.033	1899	0.033	1939	0.064	1979	0.330	2019	0.071
1780	0.039	1820	0.034	1860	0.033	1900	0.033	1940	0.064	1980	0.372	2020	0.073
1781	0.035	1821	0.031	1861	0.031	1901	0.031	1941	0.064	1981	0.411	2021	0.073
1782	0.031	1822	0.031	1862	0.031	1902	0.031	1942	0.064	1982	0.449	2022	0.073
1783	0.039	1823	0.039	1863	0.039	1903	0.039	1943	0.064	1983	0.487	2023	0.073
1784	0.040	1824	0.044	1864	0.037	1904	0.040	1944	0.064	1984	0.525	2024	0.073
1785	0.040	1825	0.040	1865	0.037	1905	0.040	1945	0.064	1985	0.563		
1786	0.044	1826	0.039	1866	0.037	1906	0.040	1946	0.064	1986	0.601		
1787	0.040	1827	0.040	1867	0.038	1907	0.040	1947	0.064	1987	0.639		
1788	0.031	1828	0.041	1868	0.037	1908	0.040	1948	0.064	1988	0.677		
1789	0.031	1829	0.031	1869	0.037	1909	0.040	1949	0.064	1989	0.715		
1790	0.031	1830	0.031	1870	0.031	1910	0.031	1950	0.064	1990	0.753		
1791	0.031	1831	0.031	1871	0.031	1911	0.031	1951	0.064	1991	0.791		
1792	0.034	1832	0.034	1872	0.031	1912	0.034	1952	0.064	1992	0.829		
1793	0.045	1833	0.039	1873	0.031	1913	0.040	1953	0.064	1993	0.867		
1794	0.050	1834	0.029	1874	0.031	1914	0.040	1954	0.064	1994	0.905		
1795	0.058	1835	0.040	1875	0.031	1915	0.040	1955	0.064	1995	0.943		
1796	0.061	1836	0.040	1876	0.029	1916	0.040	1956	0.064	1996	0.981		
1797	0.068	1837	0.044	1877	0.029	1917	0.040	1957	0.064	1997	1.019		
1798	0.067	1838	0.043	1878	0.029	1918	0.040	1958	0.064	1998	1.057		
1799	0.066	1839	0.043	1879	0.029	1919	0.040	1959	0.064	1999	1.095		
1800	0.069	1840	0.043	1880	0.029	1920	0.040	1960	0.064	2000	1.133		
1801	0.069	1841	0.043	1881	0.029	1921	0.040	1961	0.064	2001	1.171		
1802	0.049	1842	0.043	1882	0.029	1922	0.040	1962	0.064	2002	1.209		
1803	0.050	1843	0.034	1883	0.029	1923	0.040	1963	0.064	2003	1.247		
1804	0.051	1844	0.034	1884	0.029	1924	0.040	1964	0.064	2004	1.285		
1805	0.044	1845	0.035	1885	0.029	1925	0.040	1965	0.064	2005	1.323		
1806	0.044	1846	0.035	1886	0.029	1926	0.040	1966	0.064	2006	1.361		
1807	0.044	1847	0.029	1887	0.029	1927	0.040	1967	0.064	2007	1.399		
1808	0.044	1848	0.029	1888	0.029	1928	0.040	1968	0.064	2008	1.437		
1809	0.044	1849	0.029	1889	0.029	1929	0.040	1969	0.064	2009	1.475		
1810	0.044	1850	0.029	1890	0.029	1930	0.040	1970	0.064	2010	1.513		
1811	0.044	1851	0.029	1891	0.029	1931	0.040	1971	0.064	2011	1.551		
1812	0.044	1852	0.029	1892	0.029	1932	0.040	1972	0.064	2012	1.589		
1813	0.044	1853	0.029	1893	0.029	1933	0.040	1973	0.064	2013	1.627		

1814-1819: the broad measure of all urban consumers, with the average and median for the entire...

1820-1824: the broad measure of all urban consumers, with the average and median for the entire... (repeated text)

1825-1829: the broad measure of all urban consumers, with the average and median for the entire...

1905 Hopkins Map Plate 5





Facts & Figures: Income and Prices 1900 - 1999

1900

Occupation	Income
Average of all Industries	\$ 438/year
State and Local Government Workers	\$ 590/year
Public School Teacher	\$ 328/year
Building Trades	37 ¢/hour
	Working week: 48.3 h.
Medical/Health Services Worker	\$ 256/year

Product	Price
Butter (Pound)	\$.26
Eggs (Dozen)	\$.23
Rice (Pound)	\$.07
Washing Machine (non-electrical)	\$ 4.75
Bicycle	\$ 16.75

1910

Occupation	Income
Average of all Industries	\$ 574/year
State and Local Government Workers	\$ 699/year
Public School Teacher	\$ 492/year
Building Trades	52 ¢/hour
	Working week: 45.2 h.
Medical/Health Services Worker	\$ 338/year

Product	Price
Butter (Pound)	\$.39
Eggs (Dozen)	\$.36
Rice (Pound)	not available
Washing Machine (non-electrical)	\$ 7.15
Bicycle	\$ 11.95

1920

American Craftsman
From Wikipedia, the free encyclopedia

The **American Craftsman** style, or the American Arts and Crafts movement, is an American domestic architectural, interior design, landscape design, applied arts, and decorative arts style and lifestyle philosophy that began in the last years of the 19th century. As a comprehensive design and art movement it remained popular into the 1930s. However, in decorative arts and architectural design it has continued with numerous revivals and restoration projects through present times.

Origins and history

The American Craftsman style (along with a wide variety of related but conceptually distinct European design movements) developed out of the British Arts and Crafts movement going on since the 1860s. Libertarian socialist William Morris founded the British movement as a reaction against the Industrial Revolution's perceived devaluation of the individual worker and resulting degradation of the dignity of human labor. The movement naturally emphasized handwork over mass-production, with the problem that expensive materials and costly skilled labor restricted acquisition of Arts and Crafts productions to a wealthy clientele, often ironically derided as "champagne socialists."

While the British movement also reacted against the eclectic Victorian 'over-decorated' aesthetic, the Arts and Crafts style's American arrival coincided with the decline of the Victorian era. The American Arts and Crafts Movement shared the British movement's reform philosophy, encouraging originality, simplicity of form, local natural materials, and the visibility of handicraft, but distinguished itself, particularly in the Craftsman Bungalow style, with a goal of ennobling modest homes for a rapidly expanding American middle class.



A representative American Craftsman interior, with period-appropriate furnishings at the Ernest and Florence Halstead House in Los Angeles, California. It was completed in 1912.

In the late 1890s, a group of Boston's more influential architects, designers, and educators was determined to bring the design reforms begun in Britain by William Morris to America. Its first meeting, to organize an exhibition of contemporary craft objects, was held in January 1897 at the Museum of Fine Arts, Boston (MFA). Present at this meeting were local museum trustees, including General Charles Loring, William Sturgis Bigelow, and Denman Ross; art collectors and patrons; writers and art critics, such as Sylvester Baxter for the *Boston Evening Transcript*; and artists and architects, such as Ross Turner and Ralph Clipson Sturgis.

They succeeded in opening the first American Arts and Crafts Exhibition in April 1897 at Copley Hall, featuring over 1000 objects made by 160 craftsmen, half of whom were craftswomen. Some of the exhibit's supporters included: the founder of Harvard's School of Architecture, Langford Warren; social reformers Mrs. Richard Morris Hunt, Arthur Astor Carey, and Edwin Mead; and graphic designer Will Bradley.

The exhibition's success led to the formation of The Society of Arts and Crafts in June 1897, with a mandate to "Develop and encourage higher standards in the handicrafts." The Society focused on the relationship of artists and designers to the world of commerce, and on high-quality workmanship.

The Society of Arts and Crafts mandate was soon expanded into a credo which read:

This Society was incorporated for the purpose of promoting artistic work in all branches of handicraft. It hopes to bring Designers and Workmen into mutually helpful relations, and to encourage workmen to execute designs of their own. It endeavors to stimulate in workmen an appreciation of the dignity and value of good design; to counteract the popular impatience of Law and Form, and the desire for over-ornamentation and specious originality. It will insist

upon the necessity of sobriety and restraint, of ordered arrangement, of due regard for the relation between the form of an object and its use, and of harmony and fitness in the decoration put upon it.

In the United States the Arts and Crafts style incorporated locally handcrafted wood, glass, and metal work creating objects that were both simple and elegant. In architecture, reacting to both Victorian architectural opulence and increasingly common mass-produced housing, the style incorporated a visible sturdy structure, of clean lines and natural materials. The movement's name American Craftsman came from the popular magazine, *The Craftsman*, founded in 1901 by philosopher, designer, furniture maker, and editor Gustav Stickley. The magazine featured original house and furniture designs by Harvey Ellis, the Greene and Greene company, and others. The designs, while influenced by the ideals of the British movement, found inspiration in specifically American antecedents such as Shaker furniture and the Mission Revival Style, and the Anglo-Japanese style. Emphasis on the originality of the artist/craftsman led to the later design concepts of the 1930s Art Deco movement.

Craftsman architectural design

Several developments in the American domestic architecture of the period are traceable not only to changes in taste and style but also to the shift from the upper- to middle-class patronage. The American Victorian typically took the form of a two-story square house with a hip roof disguised behind a variety of two-storied bays, with an assortment of gables as well as octagonal or round turrets and wraparound porches presenting a complex facade. Typically, the basic square house was also complemented by a back wing complete with its own entrances, and a stairwell that housed the kitchen, pantries, and scullery on the first floor and the servants' quarters on the second. Fitted with inferior-quality woodwork and hardware, and noticeably smaller bedrooms and lower ceiling heights, the Victorian kitchen-servants' wing embodied the aristocratic class distinctions of the Old World.

With the large bays, turrets, and rear wing removed, the front porch simplified, and the ceilings lowered somewhat, it is not difficult to see how the American Foursquare developed from the common American Queen Anne. The middle-class housewife of the era would not have domestic servants (at least not live-in ones) and would be doing much if not all of the housework herself, as well as watching the children. These added roles made it important that the kitchen be integrated into the main house with easy sight lines to the common areas of the main floor (the dining and living rooms) as well as to the back yard. Commonly, the butler's pantry of the Victorian Era was replaced with dining room cabinetry that often consisted of "built-ins", which gave home designers the opportunity to incorporate wood and glass craftsmanship into the public aspects of the home.

Another common design development arising from the class-shift of the time was the built-in "breakfast nook" in the kitchen. The Victorian kitchen of the previous era was separated from the family view and daily routine. It typically had a work table (having the equivalent purpose of the modern countertop) at which the servants would eat after the family meal was served and the kitchen tidied. The Victorian kitchen had no "proper" place for a family member to sit, eat, or do anything else. Again, as the housewife of the Craftsman era was now preparing the family meals, the Victorian kitchen gave way to one designed as the heart of the family's daily life. The breakfast nook often placed under a window or in its own bay provided a place for the family to gather at any time of the day or evening, particularly while food was being prepared.

Common architectural features

- ✓ Low-pitched roof lines, gabled or hipped roof
- ✓ Deeply overhanging eaves,
- ✓ Exposed rafters or decorative brackets under eaves
- ✓ Front porch beneath extension of main roof
- ✓ Tapered, square columns supporting roof
- ✓ 4-over-1 or 6-over-1 double-hung windows
- ✓ Hand-crafted stone or woodwork
- ✓ Mixed materials throughout structure

[Home](#)[Arts & Crafts Movement](#)[A Brief History](#)[The Craftsman Style](#)[Mission Style](#)[John Ruskin](#)[William Morris](#)[Elbert Hubbard](#)[Gustav Stickley](#)[Home Styles](#)[Arts and Crafts Homes](#)[Craftsman Homes](#)[Bungalow Homes](#)[Cottage Homes](#)[Mission Homes](#)[Tudor Homes](#)[Furniture](#)[Arts & Crafts Furniture](#)[Craftsman Furniture](#)[Stickley Furniture](#)[Site Pages](#)[Contact Us](#)[About Us](#)

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American Craftsman Style Homes



House Portrait Painting of Craftsman Style Homes
Delray Neighborhood, Alexandria, Virginia

Years ago, if you had asked me to describe the key features of Craftsman style homes I would have replied, "A Craftsman house has a big porch and lots of woodwork." To be completely honest, the first time I heard the term Craftsman style uttered in reference to a specific type of home, I didn't have a clue.

Was a clueless condition your first Craftsman experience, too? Can you now spot a Craftsman style house but not really describe one very well? Or are you well versed because you have perused Craftsman books at your local library or bookstore and browsed the internet for images of Craftsman homes?

Whatever your situation, let's answer this one question. What are the typical exterior and interior features that characteristically define Craftsman style homes?

Checklist for Identifying Craftsman Style Homes

In the original and truest sense, a Craftsman house is one constructed from house plans published in Gustav Stickley's magazine *The Craftsman* (published between 1901 and 1916) or sold through his catalogs. The magazine promoted the ideals of the Arts and Crafts Movement with articles, how-to plans and advertising, and Stickley used the magazine and his catalogs to sell house plans, furniture and other Arts and Crafts style accessories.

Following the lead of Stickley, many other magazines, plan books and catalogs sprang up with plans and offers for Craftsman-like homes and furnishings. The word Craftsman was soon used commonly to describe any house that expressed Arts and Crafts style ideals through its architecture, design, furniture and decorative arts, especially in the popular and affordable middle-class bungalow.

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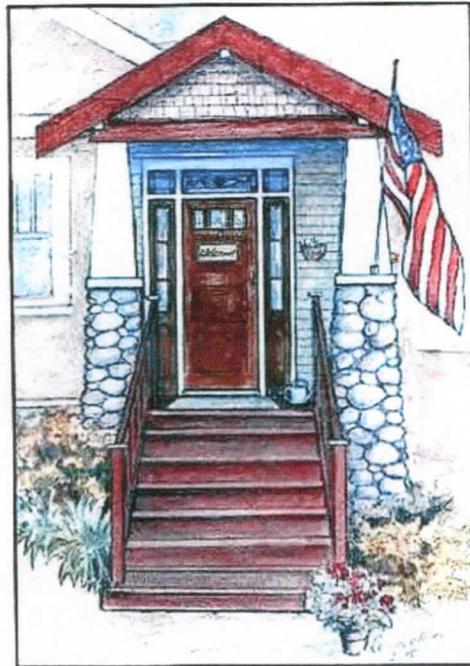
I promise to use it **only** to send you Craftsman Lifestyle.

Architectural Columns

Beautiful
DuraCraft
Columns.
Round, Fluted,
or Square. Easy
to Install!

Gable decoration and trim

Great selection gable trim. All maintenance free. Great prices.



Craftsman Style Door and Architecture

Any survey of American housing quickly reveals that there exists today a wide variety of houses that were built in the Craftsman style and which can be legitimately identified as Craftsman style homes. There are cottages, cabins, farmhouses and bungalows. There are foursquare and prairie house versions. There are duplexes and multiplexes and bungalow courts. There are oriental influenced (such as the famous Gamble House in Pasadena, CA built by Greene and Greene) and swiss chalet influenced varieties.

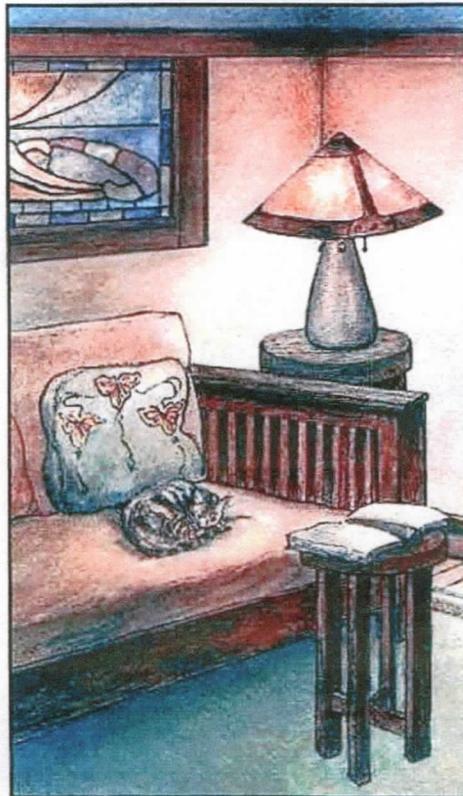
Craftsman homes can be easily identified by observing that they have an ample number of the exterior and interior characteristics contained in the below exterior and interior checklists.

Craftsman Exterior Checklist

- low-pitched, front or side gabled roofs (sometimes clipped or hipped)
- dormer windows and multiple roof planes
- generously overhanging eaves
- exposed rafters and beams
- extended rafter ends, sometimes decoratively shaped (e.g., oriental flares)
- decorative braces and stickwork under the gables
- decorative attic vents in front facing gables
- wood or stone siding such as horizontal wood slats, wood shingles, cut stone cladding
- generous full or partial width front porches
- porch support columns often extending to ground level (no break at the porch floor)
- tapered porch columns supported by low pedestals made of stone, brick, wood or stucco
- sloping foundation walls and porch supports
- stone covered foundation walls and porch supports
- stone exterior chimneys
- additional trellised porches
- wide exterior window and door casing
- windows with multi-paned top sashes and single-paned bottom sashes
- stained glass in exterior windows and doors

Craftsman Interior Checklist

- open floor plan
- natural materials: wood, stone, brick, glass, tile
- exposed rafters, joists and beams
- handmade decorative objects
- functional, aesthetic furnishings and decoration (i.e., an overall functional beauty in the space itself and the objects in it)
- wide door and window casing
- natural finishes on wood trim: casing, baseboard and other molding
- built-in woodwork: cabinets, bookcases, shelving, storage, window seats, benches
- other natural or rustic woodwork: box-beam ceilings, hardwood floors, wall paneling, wainscot
- fireplaces, sometimes with an inglenook, centrally located as a focal point for socializing or relaxing
- numerous windows for natural light
- Arts and Crafts stained glass in windows, doors, sidelights and cabinet doors
- original and replica decorative finishes: wallpaper, stenciling, textiles
- earthy colors and harmonious wood tones (warm, cozy, welcoming)



Craftsman Style Furniture, Lighting, Interior Design

Summary of Craftsman Style Homes

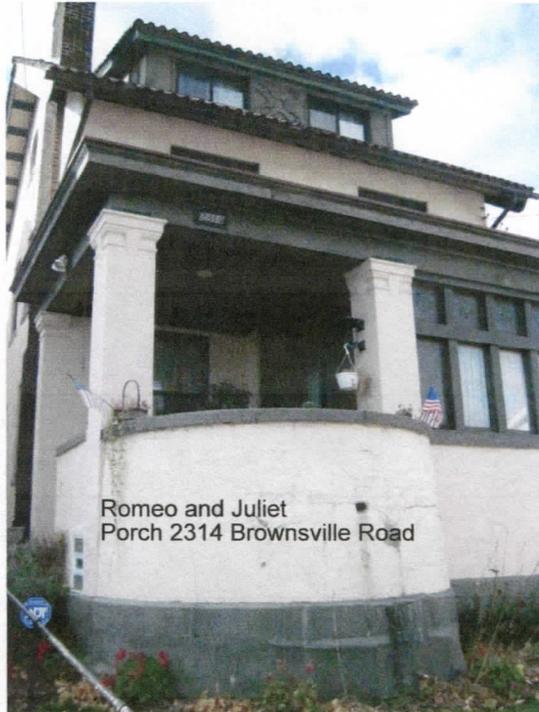
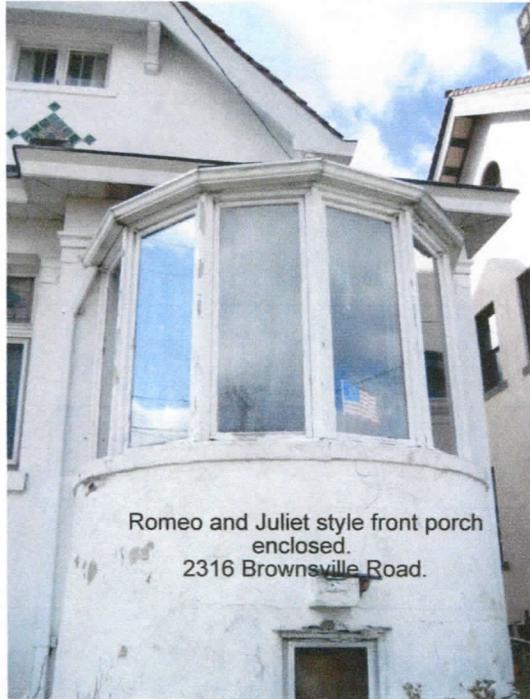
Craftsman style homes are effectively works of art doubling as functional living spaces, or vice versa as you wish.

In the purest sense they are family abodes artistically constructed by hand from natural materials with the purpose of creating a warm, welcoming and peaceful home that has the power to nurture and sustain family, friends and the community.

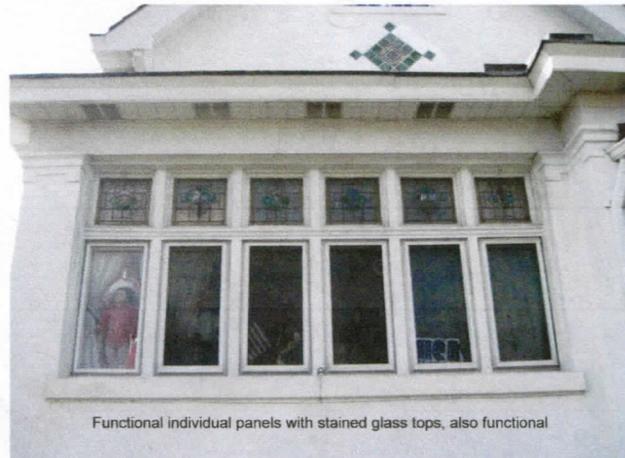
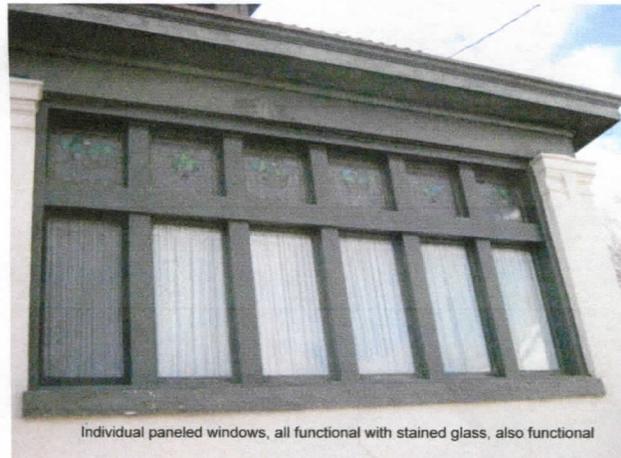
As with anything, you get out of it what you put into it. Creation is a joy, so have at it!

Reference # 18

Outside Romeo and Juliet Porches of Both Houses

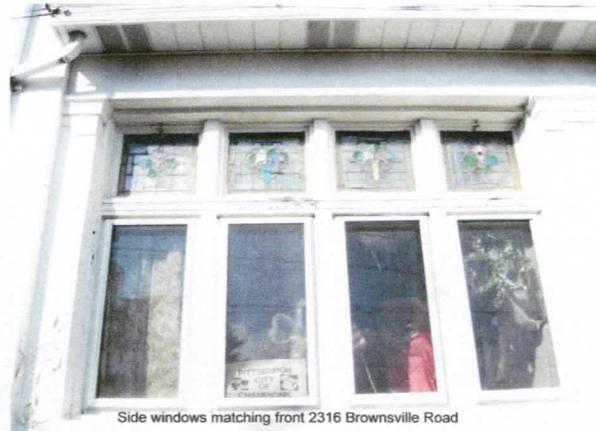


Enclosed front porches of both homes



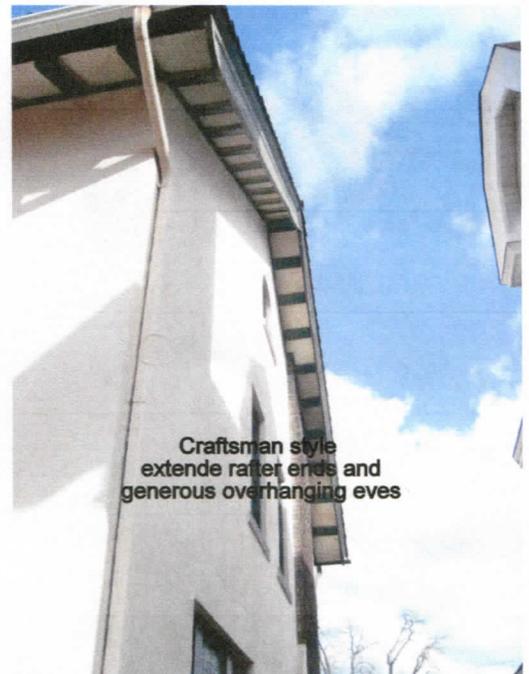
Reference # 18

Side windows of the enclosed porches on both homes



Reference # 18

Extended gables and decorative braces under gables



Reference # 18

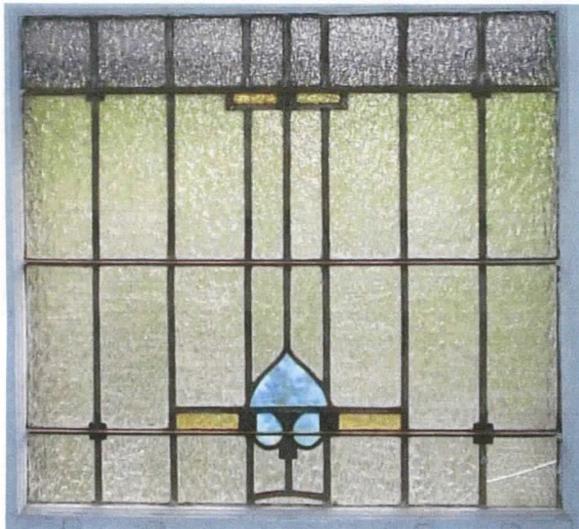
Exposed beams in both houses. Living rooms are identical



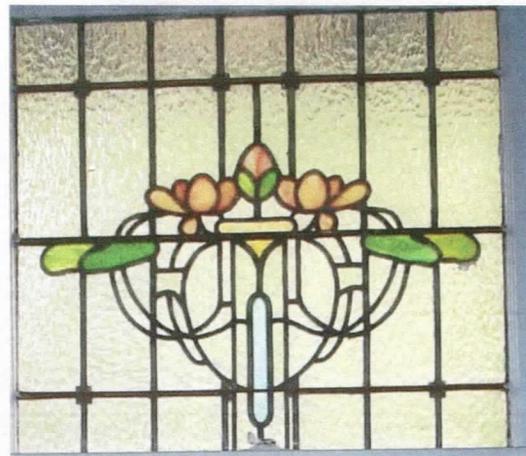
Reference # 19
Front porch panels with stained glass tops



Reference # 19
Entire bottom pane of bathroom window

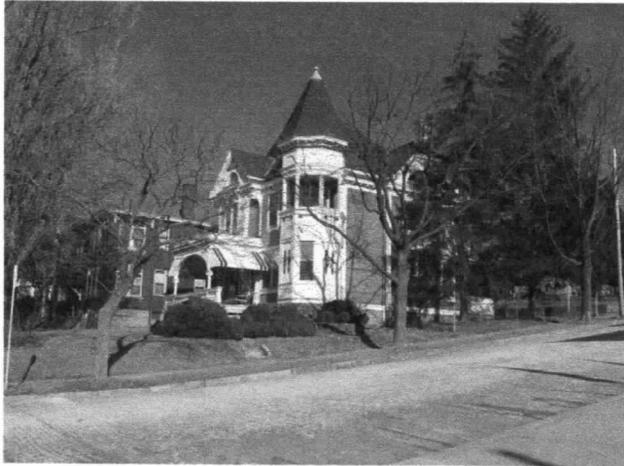


Top pane of bathroom window



Reference 20

http://wiki.carrick-overbrook.org/Wigman_House
Historic Wigman House



Reference 21

<http://wiki.carrick-overbrook.org/Impton>
Impton House



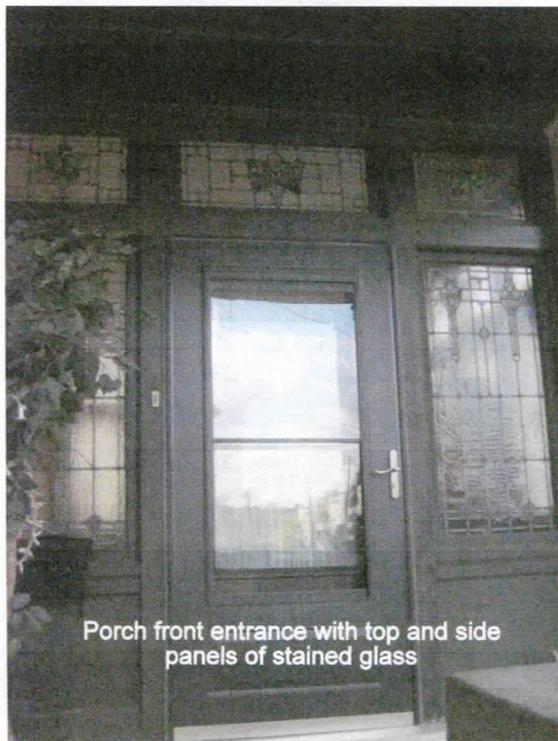
Reference # 18

Chimneys made of brick and almost identical on both homes



Reference #22

Entrance to 2314 Brownsville, wide front door with side panels of stained glass, highly decorative



Reference # 22

Panel above the entrance of the door way. Oak themed since the entire porch woodwork is Oak



Reference # 22

Two identical panels on the side of the doorway.

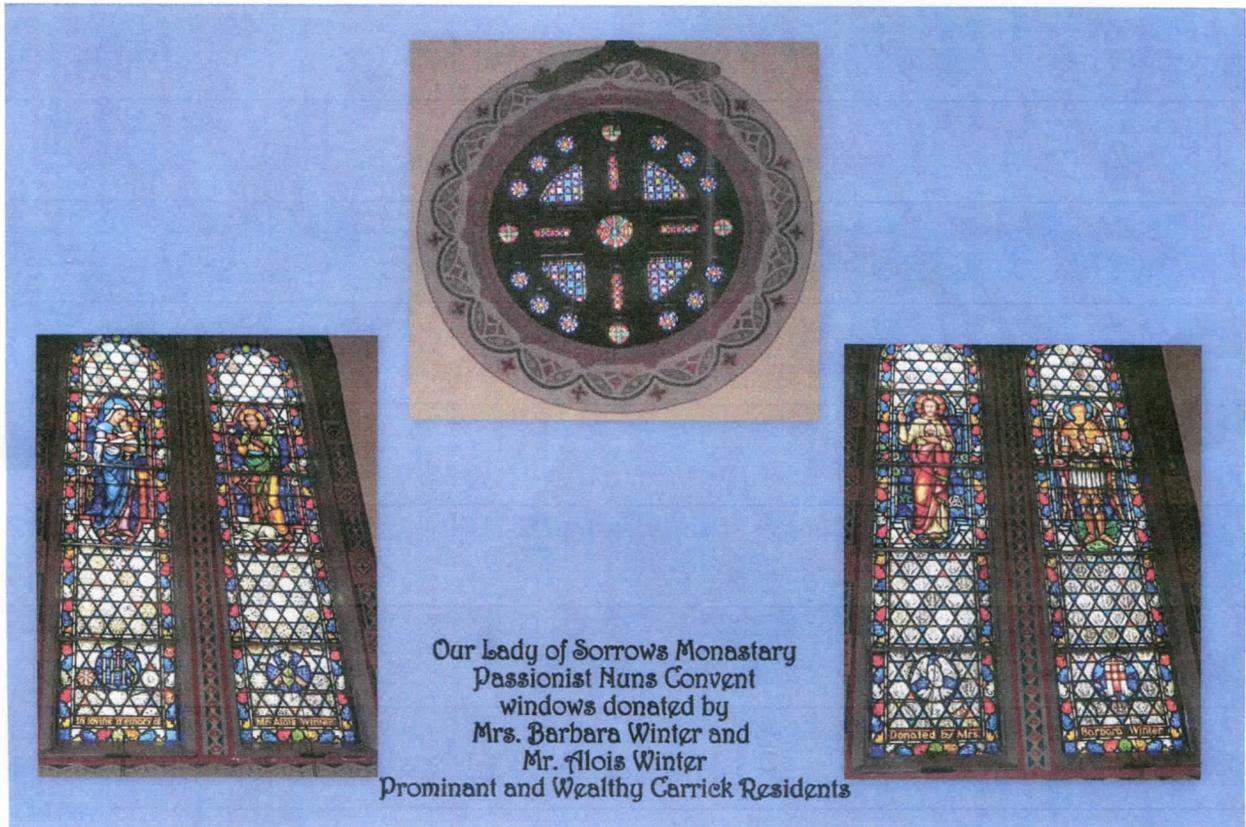


Reference # 19

Window descriptions clockwise from top left – Oak themed top left corner side of front door, fruit window of dining room, top of door, side panel of dining room, oak themed top panel of each of eight porch windows.

Reference # 23

Passionist Nuns Our Lady of Sorrows Monastery Church
Windows donated by Barbara and Alois Winter



Rocky road lies ahead in effort for landmark status in Carrick

The road to landmark status is proving rocky for The Carrick Historical Preservation and Restoration Society.

Although the Pittsburgh Historic Review Commission has denied the group's initial application to obtain landmark status for The Boulevard, members of the local society are hoping the division of the city planning department will eventually amend that decision.

According to society member Mike McHugh, his group asked the commission last week if it can resubmit the application in part, to include only those homes with the greatest potential for receiving landmark status.

Additionally, the society plans to meet this week with representatives of the Pittsburgh Historic Landmarks Foundation (PHLF) to seek The Boulevard's application to the national register of landmarks.

The Boulevard and 31 structures in Carrick were included in a 1981 PHLF study of potential

Pittsburgh landmarks, McHugh said. The non-profit foundation uses slightly different criteria from the review commission in awarding landmark status.

The original request to the city was to get an area between Transverse Avenue and Brownsville Road named a Pittsburgh historic district, a proposal that needed to obtain the recommendation of the commission before being voted upon by both the planning department and city council.

If approved for landmark status, a district cannot be altered, demolished or developed by the city or private sectors. That form of protection is in keeping with the goal of the local society, which was organized three years ago for the purpose of preserving Carrick's historical trappings.

According to city historic preservation planner Lauren Pose, while The Boulevard has excellent

Continued on Page 5

PITTSBURGH REGISTER OF HISTORIC PLACESCarrick

Individual significant buildings, structures, and sites:

Address	Name	Nhood	Architect	Date	Style	Type
Brownsville 1135	Duquesne Light substation	CAR	?	1925	-0-	COM
Brownsville 1404	house	CAR	?	1870s	ITA	RES
Brownsville 1630	house	CAR	?	1900s	COL	RES
Brownsville 1801	St. Basil R.C. Church	CAR	Lang, Herman	1922-23	ROM	REL
Brownsville 2230	Abbey Personal Care	CAR	?	1900s	COL	RES
Brownsville 2314	house	CAR	?	1910s?	CRA	RES
Brownsville 2316	Eileen's Beauty Shop	CAR	?	1910s?	CRA	RES
Brownsville 2522	house	CAR	?	1870s	ITA	RES
Brownsville @ Stewar	Stewart Ave. Lutheran Chu	CAR	?	1920s	ROM	REL
Churchview 2727	house	CAR	?	1900s	CLA	RES
Copperfield 351	house	CAR	?	1870s	VER	RES
Copperfield 363	house	CAR	?	1870s	GOT	RES
Fairhope 2400	house —	CAR	?	1870s	VER	RES
Fairland 1814	house	CAR	?	1870s	VER	RES
Normaday 101	house	CAR	?	1910s	CRA	RES
Linnview 102	house	CAR	?	1910s	QAN	RES
Madeline 144	house	CAR	?	1870s	SEN	RES
Meritt 149	house	CAR	?	1800s	VER	RES
Meritt 26-30	rowhouses	CAR	?	1890s	QAN	RES
Nobles 1509	house	CAR	?	1870s	VER	RES
Plateau at Sloss	house	CAR	?	1870s	VER	RES
Stewart 163	house	CAR	?	1860s?	VER	RES
Sunnyland 218	house	CAR	?	1870s	ITA	RES
W. Cherryhill 115	house	CAR	?	1890s	QAN	RES
Westmont 1822	house	CAR	?	?	VER	RES
Westmont 1900	house	CAR	?	1870s	ITA	RES
Wynoka 15	house	CAR	?	1900s	COL	RES