

# PRESERVE PGH

preserving the character of Pittsburgh and its neighborhoods



a component of

## PLAN PGH

Pittsburgh's Comprehensive Plan

 pittsburgh  
city planning

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Adopted: July 24, 2012



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## Executive Summary



The Executive Summary for PRESERVEPGH contains a brief overview of the entire plan component and how it fits in with PLANPGH as a whole. It also highlights some of the key policy recommendations that came out of the planning process. All of the information contained within the PRESERVEPGH Executive Summary can be found in greatly expanded form in the PLANPGH Library version here on the PLANPGH Exchange website.

To view the PRESERVEPGH Executive Summary, please click on the download link below. It will launch a separate PDF document.

[\*\*PRESERVEPGH Executive Summary \(PDF\)\*\*](#)

## Relationship to PLANPGH

**PLANPGH** is the City of Pittsburgh's plan to address the needs of its citizens, environment, urban form, and civic functions over the next 25 years. Think of it as an action-oriented game plan that sets goals and identifies a strategy to meet those goals. The expected result is an improved quality of life for all Pittsburghers, achieved by planning ahead and making the best possible use of all available resources.

**PLANPGH** addresses 12 physical and functional components of the City, one by one. Then, it weaves all of the components together into a final, Citywide plan. Having and using a comprehensive plan is an important step forward for Pittsburgh. **PLANPGH** sets direction for the City and focuses on the big picture -- the City's future. It also raises awareness about how single issues advance or hinder Citywide goals. Through **PLANPGH**, a new way of looking at Pittsburgh emerges. Challenges seen from one perspective are viewed as advantages from a different angle. Solutions are found to problems that were once perceived as too difficult to tackle. Opportunities materialize in unexpected places.

When considering which topics to address first in the comprehensive planning process, it makes sense to start with the City's current form and character. Before making decisions about *new* growth and development, it is wise to first consider what already exists.

**PRESERVEPGH** concentrates on Pittsburgh's cultural and historic resources. Over 13,500 historic properties are documented in the City's records; and, this number will increase as more resources are recorded.

**PRESERVEPGH** identifies Pittsburgh's cultural and historic assets, determines how they benefit the City, and presents a plan for preservation.

**PRESERVEPGH** examines the issues related to preservation that concern Pittsburghers, from what is happening in local neighborhoods to the City's international reputation. **PRESERVEPGH** also interplays with other components of **PLANPGH**, crossing into topics of urban design; transportation; public art; open space, parks, and recreation;

economic development; energy efficiency; and more. Most importantly, it describes an overarching preservation strategy that strengthens the City's character in ways that attract residents and visitors, encourage new investment, and improve Pittsburgh's quality of life.

**PRESERVEPGH** identifies Pittsburgh's cultural and historic resources. It explains how these assets contribute to Pittsburgh's attractiveness, economic growth potential, and living and working environments. It also recognizes the City's cultural influences -- an often intangible and overlooked element of comprehensive planning. Overall, **PRESERVEPGH** presents a strategy to preserve the City's character and capitalize on the opportunities that cultural and historic resources offer in the 21st century and beyond.



View from Duquesne Heights (2010)

# PRESERVEPGH

## Introduction

### Role of Cultural Heritage and Historic Preservation Planning

Pittsburgh's **cultural heritage** is the City's legacy, formed by its people, places, neighborhoods, buildings, landscapes, objects, and stories -- everything that helped to shape Pittsburgh, literally and figuratively, from the beginning.

Like other cities, Pittsburgh has a defined city center and a collection of neighborhoods. There are homes, businesses, industries, cultural and civic institutions, parks, transportation networks, and infrastructure systems -- the basic building blocks of a major metropolitan area. What sets Pittsburgh apart from other places is the *character* of these elements, including how they look and where they are placed in relation to the City's physical geography.

Cultural and historic resources have a significant impact on Pittsburgh's character. They are valuable, non-replaceable assets that contribute to a unique and distinct sense of place. Given that *sense of place* is known to be a driving factor in peoples' decisions about where to live, work, and invest, Pittsburgh's character must be considered when deciding how and where the City should grow, change, or stay the same.<sup>(1),(2)(3)</sup>

**PRESERVEPGH** is not just a means to preserve the past. Rather, it is a strategy to take full advantage of the benefits gained by weaving the City's cultural and historic assets into a plan for Pittsburgh's future.

*"Pittsburgh would not be the same if its historic buildings and landscapes were taken away. The loss of these assets would feel like a loss of our neighborhood's heart and soul."*

- PRESERVEPGH Public Meeting, December 2010



**Smithfield Street Bridge (South Shore)**

- 1 Ryan, Rebecca 2007, "Live First, Work Second." Next Generation Consulting, September 2007.
- 2 Florida, Richard 2008. "Who's Your City?: How the Creative Economy Is Making Where to Live the Most Important Decision of Your Life." Basic Books, March 2008.
- 3 Florida, Richard 2011. "The Great Reset: How the Post-Crash Economy Will Change the Way We Live and Work." HarperCollins Publishers, April 2011.

## Integrating PRESERVEPGH into the PLANPGH Goals

To ensure continuity throughout the 12 components of PLANPGH, each component meets the same six goals. PRESERVEPGH advances these goals in the following ways:

### PLANPGH Goal 1: Strengthen Pittsburgh's position as a regional hub and enhance its global significance.

Pittsburgh's history is important to the region, the nation, and the world. The cultural and historic resources present in Pittsburgh span more than 250 years. They tell a story about the City's resilience and global prominence from its earliest days to modern times. By smartly preserving these irreplaceable assets, Pittsburgh will continue to progress while keeping the traditional qualities and historic characteristics that attract residents, visitors, investment, and worldwide interest.

The complementary blend of historic and modern features gives Pittsburgh a strong identity. The City stands out from other places and acts as a centrifuge for the region. Due in part to the compatible integration of culture and history into a modern city, Pittsburgh is frequently cited as an international model of successful urban revitalization.<sup>(4)</sup> As other cities become more bland and similar, Pittsburgh can embrace its historic integrity, preserve its distinctive assets, and display an enduring longevity to the region and the world.

When promoting Pittsburgh internationally during the 2009 G-20 Summit, the Pittsburgh Regional Alliance identified keys to the City's success:

- Pittsburgh builds upon its **historic strengths** as a hub for manufacturing, finance, business services and energy.
- Pittsburgh capitalizes on its **natural and cultural assets** to invest in infrastructure and facilities that improve our quality of life.

- Pittsburgh Regional Alliance, 2008. "Three Reasons Why Pittsburgh is Perfect for The Pittsburgh Summit 2009"

### PLANPGH Goal 2: Provide equal access and opportunities for all to live, work, play, learn, and thrive.

With a well-developed traditional neighborhood fabric already in place, preservation-based community development is an excellent way for Pittsburgh to support the needs of its residents well into the 21st century. The opportunities brought by preservation are wide-ranging and inclusive of all Pittsburghers. Preservation helps to maintain a wide range of housing choices for all income levels and household types, from affordable family homes to urban lofts in rehabilitated historic structures. It supports the success of locally-owned businesses by strengthening mixed-use neighborhoods, providing opportunities for entrepreneurial investment, and maintaining a local customer base. Cultural and historic resources add interest and vitality to Pittsburgh's neighborhoods. And, when a place has *vitality*, it attracts economic investment and jobs. Interesting places draw people of all ages outdoors to the City's parks, trails, riverfronts, commercial cores, and cultural institutions. Additionally, cultural and historic resources enrich Pittsburgh's learning environment for everyone and attracts a diversity of people to live and work in the City.

4 Pittsburgh Cultural Trust, 2009. "About The Cultural Trust."

# PRESERVEPGH

## Introduction

### PLANPGH Goal 3: Grow and diversify Pittsburgh's economy and tax base.

Cultural and historic preservation is a smart investment in Pittsburgh's economic future. Preservation projects create jobs, reuse existing infrastructure, increase property values, generate tax revenue, and build momentum for additional economic reinvestment. Additionally, many indirect economic benefits come from keeping historic buildings occupied and in good repair, such as increased heritage tourism, film production, and other activities that spur visitor spending on local goods and services.<sup>(5)</sup> Most importantly, preservation maintains a unique character in the City that attracts creative, entrepreneurial people and businesses that are vital to economic growth in the 21st century.<sup>(6)</sup>

Communities across Pennsylvania and the nation enjoy profound economic advantages from historic preservation. Between 2004 and 2009, historic preservation projects in Allegheny County and nine other southwestern Pennsylvania counties drew \$475 million in investment and generated \$65.6 million in annual tax benefit.<sup>(7)</sup> Similar results are reported in the eastern part of the Commonwealth.<sup>(8)</sup> A study prepared by the Pennsylvania Historical and Museum Commission in 2011 reports that from 1978 to 2010, expenditures from federal Historic Rehabilitation Tax Credit projects alone led to \$17.1 billion in total economic impact in Pennsylvania. The study also confirmed that homes in designated historic districts command price premiums over comparable properties not in historic districts.<sup>(9)</sup> These findings are consistent with other benchmark cities across the country.<sup>(10)</sup>

More information about the economic benefits of preservation is provided on pages **XX - XX**.

### PLANPGH Goal 4: Foster a sense of Citywide community while strengthening neighborhood identities.

Preserving Pittsburgh's important cultural and historic resources strengthens neighborhood and Citywide identity. During the **PRESERVEPGH** public outreach efforts, residents described Pittsburgh's character as having a small-town feel in a large city. Examples given included individuality of the City's 90 neighborhoods, historic churches, libraries, parks, small grocers, locally-owned businesses, and cultural traditions that date back several generations. There is a strong sense of *community* among Pittsburghers. Preservation-based investment capitalizes on the unique nature of each neighborhood and retains important character-defining features that give Pittsburgh its identity.

"Pennsylvania's many and diverse communities are one of the Commonwealth's greatest strengths. Pennsylvania's...cities...are rich in historic fabric that provides them with a distinctive identity that residents value and celebrate."

- Pennsylvania Governor Edward G. Rendell, "Pennsylvania Historical and Museum Commission 2009-10 Annual Report"

### PLANPGH Goal 5: Capitalize on Pittsburgh's diverse natural and cultural resources.

This goal is at the core of **PRESERVEPGH**. It recommends an action-based strategy to make good use of the City's cultural and historic resources, which occur on over 13,500 properties. They range from bridges, to streets made of brick, cobble, and block, to early 20th century

5 PlaceEconomics, 2011. "Measuring the Economics of Preservation: Recent Findings." Prepared for the Advisory Council on Historic Preservation, June 2011.

6 Florida, Richard 2011.

7 Young Preservationists Association of Pittsburgh and Pennsylvania Works! 2010. "The Economic Impact of Historic Preservation in Southwestern Pennsylvania." May 2010.

8 Econsult Corporation, 2010. "The Economic Impact of Historic Preservation in Philadelphia." Prepared for the Preservation Alliance for Greater Philadelphia, March 29, 2010.

9 Pennsylvania Historical and Museum Commission 2011. "The Economic Benefits of Historic Preservation Activities in Pennsylvania." December 2011.

10 PlaceEconomics, 2011.

worker dwellings, to neighborhood residential and commercial districts, to individual structures constructed with impressive architectural styles and engineering techniques.

By strategically preserving Pittsburgh's full range of defining features, the City's character will continue to be an asset to the local economy and quality of life. Financial investment is attracted to places with creative opportunities. Pittsburghers' lives are enriched by living and working in a City that offers meaningful and memorable surroundings. Environmental initiatives are amplified by saving energy and reducing waste through preservation. Visitors are drawn to participate in unique experiences. By preserving the City's traditional character, people will want to continue living, working, and investing in Pittsburgh.

**PLANPGH GOAL 6: Respect and enhance the relationship between nature and the built environment.**

Preservation activities fortify Pittsburgh's reputation as a sustainable, environmentally-sensitive city. Cultural and historic resources have an inseparable relationship with the natural environment in Pittsburgh. Many of the City's historic buildings and structures were built in response to the advantages and barriers presented by rivers, landforms, and other natural resources. Today, that responsive relationship is reflected in the City's overall layout, building materials, transportation patterns, and countless other features. The link between nature and the built environment also is evident in places where outdoor recreation is enhanced by interpreting history along a trail, preserving historic features in a park, or offering opportunities to visit a museum or historic property in a local neighborhood.

Going forward, the balance between nature and the built environment can be made even stronger by a strategically-minded preservation program. Environmentally sensitive lands such as landslide prone slopes, floodplains, and wetlands that were once built upon can be reclaimed as open space systems, woodlands, greenways, and parks by clearing these lands of development. In other areas, there are opportunities to

conserve energy and construction materials by preserving existing buildings. All of these activities respect the built environment's relationship with nature.

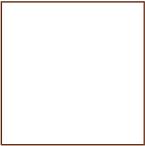
For more information about the environmental benefits of preservation, refer to pages **XX - XX**.





# PRESERVEPGH

## Introduction

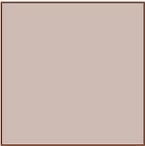


### Benefits of Preservation

#### The Economic Benefits of Preservation



When determining whether or not to preserve a historic resource, the decision often hinges on a direct comparison of the cost to rehabilitate versus the cost to tear down and rebuild. Decision-making by direct cost comparison alone ignores the principles of preservation economics. There are much broader implications of preservation decisions than direct, up-front costs. Even when initial direct costs are higher, the long-term economic advantages of preservation can make rehabilitation the smarter choice.



Historic preservation creates a domino-effect of economic advantage in terms of local job creation, increased local spending, and higher property values. Preservation also contributes to a community's ability to maintain a distinct identity that attracts residents, businesses, and visitors. These indirect impacts of preservation are often more profound and long-term than new construction. Provided below is an expanded discussion of just some of the economic benefits gained through preservation.

Historic preservation generates economic benefits in a number of ways, including: the economic ripple effect of restoration work conducted by a local labor force; increased property values in historic areas and districts; attraction of heritage tourists and associated spending; and, other surprising benefits like offering unique settings for the film industry and other media seeking historically preserved sections of large and small cities across the country.

- The National Fish and Wildlife Foundation 2011. "The Economics Associated with Outdoor Recreation, Natural Resources Conservation and Historic Preservation in the United States."

### **Attracts businesses and innovators that are vital to economic growth.**

National research shows that communities with a distinct character and quality of life attract and retain the types of businesses and innovators that build a competitive economy.<sup>(11)(12)(13)</sup> According to *The Economics of Historic Preservation*, “[g]ood industrial recruiters recognize that their community’s historic resources are a major selling point in attracting new businesses.”<sup>(14)</sup> Large companies readily acknowledge that they consider a community’s character and quality of life when making corporate relocation decisions. Pittsburgh has already experienced this phenomenon. Large companies and small start-up businesses alike select Pittsburgh due to its lifestyle, character, and pool of creative talent. Cultural and historic resources help to define and differentiate Pittsburgh is a dynamic and inventive place. The City’s distinctiveness is a clear economic advantage.

### **Protects the investment of Pittsburgh taxpayers.**

Preserving the authentic character of Pittsburgh is one of the most fiscally responsible actions that the City and the southwestern Pennsylvania region can take. Millions of dollars are already invested in existing buildings and their supporting infrastructure and service systems such as streets, sidewalks, utilities, and transit. Preservation and rehabilitation of structurally sound historic structures protects this investment. In fact, preservation projects can save 50 to 80% in infrastructure costs compared to new suburban development.<sup>(15)</sup> That does not imply, however, that every existing building warrants

preservation. The demolition of distressed properties that pose a health and safety issue and/or that offer little to no rehabilitation potential can allow the City to remove or scale back supporting infrastructure systems and save costs associated with maintaining and operating those systems.

### **Increases property values in designated historic districts.**

Property and resale values stabilize and increase in designated historic districts.<sup>(16)</sup> As reported by the Pennsylvania and Historical Museum Commission in 2011, “the stabilizing and enhancing effect of historic designations can generate household wealth and prevent further distress in local housing markets.”<sup>(17)</sup> When preservation is viewed as a positive indicator of long-term neighborhood quality, owners of historic properties invest in improvements; then, other owners are encouraged to rehabilitate. As these neighborhoods become desirable, demand is created, buyers are attracted, property values rise, and higher tax revenues are generated that get reinvested into other parts of the City.

### **Attracts heritage tourism spending.**

Heritage travelers inject external dollars into the Pittsburgh economy by spending at shops, restaurants, hotels, and attractions. Additionally, jobs are created to service these visitors. The U.S. Travel Association reported that travel and tourism directly contributed \$759 billion to the U.S. Economy in 2010.<sup>(18)</sup> In Pennsylvania, heritage tourists spend \$1 billion annually and support 37,000 jobs.<sup>(19)</sup>

11 PlaceEconomics, 2011.

12 Florida, Richard 2011.

13 McMahon, Edward T. 2012. Urban Land, “*The Distinctive City*.” April 4, 2012.

14 Rypkema, Donovan D. 1994. “*The Economics of Historic Preservation: A Community Leaders Guide*.” Washington DC: National Trust for Historic Preservation, page 24.

15 PlaceEconomics, 2011.

16 PlaceEconomics, 2011.

17 Pennsylvania Historical and Museum Commission, 2011.

18 National Trust for Historic Preservation, 2011. “*Heritage Tourism Fact Sheet*” available at [www.preservationnation.org/issues/heritage-tourism/](http://www.preservationnation.org/issues/heritage-tourism/).

19 Pennsylvania Historical and Museum Commission, 2011.

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Not only do historic resources draw visitors, but they also encourage a higher level of spending by these visitors. According to a 2009 research study on cultural and heritage travel in America, 118.3 million adults per year participate in cultural and/or heritage activities while traveling. Cultural and heritage visitors spend, on average, \$994 per trip compared to \$611 for all U.S. travelers.<sup>(20)</sup>

### Leverages federal tax credits and private investment.

Income-producing properties listed on the National Register of Historic Places are eligible to receive a 20% federal tax credit for major rehabilitation work. A 10% federal tax credit is available for major rehabilitation work conducted on all non-residential income-producing properties that are more than 50 years old. The National Trust for Historic Preservation reports that approximately \$5 in private investment is leveraged for every \$1 awarded under the federal Rehabilitation Tax Credit (RTC) program. Fifty-seven (57) projects were constructed in Pittsburgh between 2001 and 2010 under the federal RTC program, representing a \$340 million direct investment in the City.<sup>(21)</sup>

### Employs more local labor than new construction.

In most cases, rehabilitation of historic properties is more labor-intensive than new construction, while new construction is more material-intensive than rehabilitation.

#### Cost Comparison

Rehabilitation: 50% labor; 50% materials  
New Construction: 35% labor; 65% materials<sup>(22)</sup>

On a typical construction site, most construction materials are imported from outside the region. Workers on the site, however, typically live in the immediate area or region. For this reason, money spent on labor-intensive work puts more money into the local economy than

material-intensive work. The dollars going toward labor are more likely to be spent locally and circulated back into Pittsburgh's economy than the dollars expended on imported materials.

The Armstrong Cork Factory, once the world's largest manufacturer of cork, was rehabilitated as an apartment building. In addition to breathing new life into the Strip District, this \$59 million adaptive reuse project created 125 construction jobs, returned \$60.8 million in taxes to the City, and created 297 new housing units.



**The Cork Factory  
Apartments**

- Young Preservationists Association of Pittsburgh and Pennsylvania Works! 2010, "The Economic Impact of Historic Preservation in Southwestern Pennsylvania"

20 National Trust for Historic Preservation, 2011.

21 Pennsylvania Historic and Museum Commission, Bureau for Historic Preservation, 2010

22 Rypkema, Donovan D. 1994.

## The Environmental Benefits of Preservation

As introduced above under **PLANPGH** Goal 6, there are various environmental benefits associated with historic preservation. Provided below is an expanded discussion.

### Bolsters Pittsburgh reputation as a sustainable city.

Preservation boosts Pittsburgh's prestige as an environmentally conscience post-industrial city. Historic preservation conserves construction materials, saves energy, and greatly reduces landfill waste volumes. It is one of the most environmentally friendly forms of development possible. Pittsburgh is now more sustainable and sensitive to the environment than before the Industrial Revolution. Its rivers and other natural resources are cleaner and healthier than even just a decade ago. Its reputation as a "green" and healthy City is advanced by Pittsburgh's successful ability to adaptively reuse historic assets and make productive use of existing resources. Many buildings in Pittsburgh are certified by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program, including numerous historic structures that have undergone rehabilitation.



**Phipps Conservatory and Botanical Gardens' "LEED-NC Silver 2006" plaque**

### Saves energy that is embodied in existing buildings.

A great deal of energy is used to construct a new building. On the other hand, all of the energy that went into producing the materials of a historic building and its construction many years ago is already expended. To

lose a historic building is to lose that *embodied energy*. Likewise, additional energy is used to demolish buildings. Although most older structures require weatherization upgrades for insulation, windows, and other building components, there are federal programs and other financial incentives available for these types of improvements. Energy efficiency upgrades to historic buildings typically make sense both financially and environmentally as compared to demolition and new construction.

### Reduces the amount of demolition and construction materials deposited in landfills.

Preservation reduces the amount of waste sent to landfills. Approximately 30% of landfill waste is construction debris. Thus, preserving and reusing structurally-sound historic buildings avoids waste generated by demolition and new construction that requires disposal in a landfill.<sup>(23)</sup>

### Saves high-quality materials and preserves craftsmanship.

The life expectancy of rehabilitated historic buildings is almost always greater than that of new structures. Buildings from the 18th century to the mid-20th century were constructed with high-quality materials that are expensive and difficult to obtain today. Historic buildings are often composed of old-growth lumber, long-lasting masonry, and interior materials such as plaster. Moreover, most older buildings have a meticulous degree of craftsmanship compared to modern era construction. Preserving historic structures saves these high-quality materials.

### Helps combat sprawl peripheral to Pittsburgh.

As evidenced by many recent planning initiatives, including Allegheny Places (Allegheny County's 2008 Comprehensive Plan) and The Power of 32 (a regional initiative for 32 counties in four states), thinking regionally is important for collective sustainability.<sup>(24)</sup> Preserving and

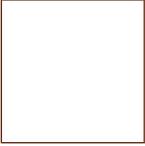
23 Young Preservationists Association of Pittsburgh and Pennsylvania Works!, 2010.

24 Allegheny County, Pennsylvania, 2008. "Allegheny Places: The Allegheny County Comprehensive Plan," available at <[www.alleghenyplaces.com](http://www.alleghenyplaces.com)>.



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reusing existing buildings revitalizes Pittsburgh's neighborhoods. Preservation stabilizes and increases the population density in the City and lowers the pressure for development on the metropolitan area's fringes. Although the same holds true for new construction, the demolition of smaller historic homes to build larger ones does not add population; it merely adds square footage.<sup>(25)</sup> Curbing sprawl helps to preserve open space, farmland, and wildlife habitats beyond the City's boundaries. It also lessens automobile use, air pollution, fuel consumption, and the continued development of environmentally and economically costly infrastructure. In short, minimizing sprawl in southwestern Pennsylvania through preservation efforts in Pittsburgh is a critical factor to sustainable growth.

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25 National Trust for Historic Preservation, "Advocacy for Alternatives to Teardowns," available at [www.preservationnation.org/issues/teardowns/](http://www.preservationnation.org/issues/teardowns/).

## The Vision of PRESERVEPGH

**PLANPGH** is a 25-year plan for Pittsburgh. As **PRESERVEPGH** is implemented, it is anticipated that the following vision will be achieved.

Preservation of Pittsburgh's culture and the resources that reflect its importance to Pennsylvania, America, and the world is a priority. Not only do historic assets provide evidence of the City's past, they add to the *sense of place* that makes Pittsburgh distinct. Pittsburgh's collection of cultural and historic resources have irreplaceable value and worth. They are integral to the City's identity.

Pittsburgh is described around the globe as a place with stunning physical geography and a compatible mixture of historic and modern construction. The City has a *character* that is distinctively its own, carrying messages about its history of military support, industrial strength, philanthropy, and traditional cultural influences. Neighborhoods express their individuality, each a building block

in the City's tower of economic success. Traditional characteristics combined with modern era innovation preserve Pittsburgh's place in American history and create a vitality that attracts residents and visitors. Local businesses thrive in this environment. New investment continues. Citizens enjoy an ever-improving quality of life.

### PRESERVEPGH Vision Statement

In the 21st century, Pittsburgh's distinct character and culture will be preserved in ways that contribute to a high quality of life. The City will offer a balance of tradition and innovation, preservation and new construction, environmental sensitivity and continued use of resources. Pittsburgh's place in history will be admired and reflected for centuries to come -- in the City's historic structures -- in the waters of the three rivers -- in the materials of modern buildings -- and in the hearts and minds of all Pittsburghers.



2010



1906

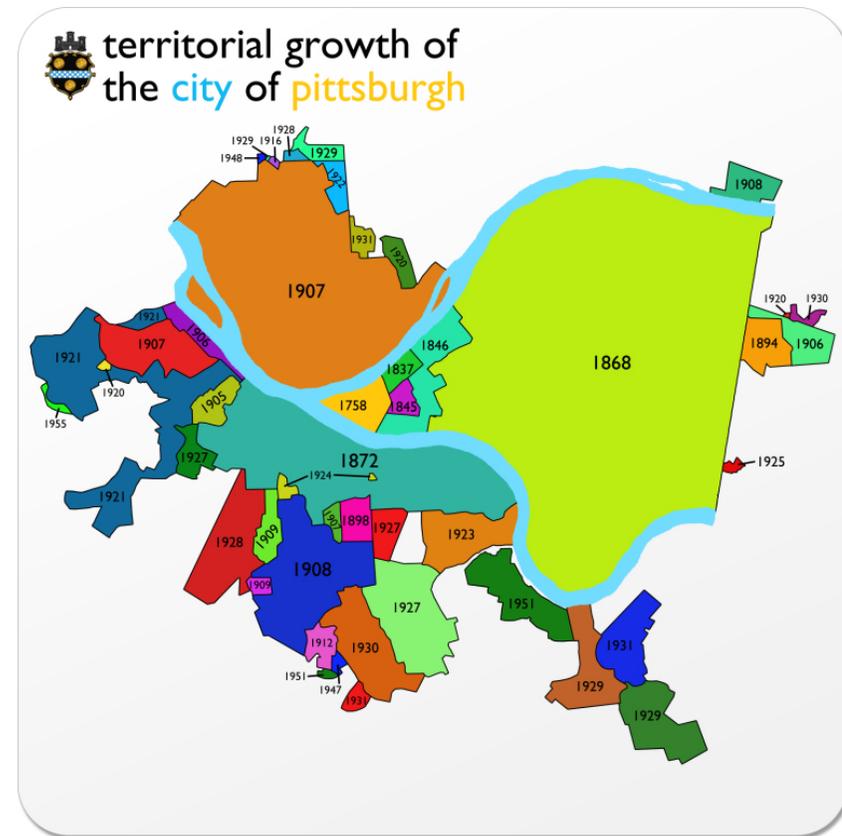
1906 image (c) Carnegie Museum of Art

## Historical Context

### Growth of the City's Boundary

Pittsburgh was founded and named in 1758 and incorporated as a city in 1816. Its boundaries grew numerous times through annexations of surrounding land, with the last annexation occurring in 1955.

The story of Pittsburgh's discovery and development is vast and complex; as such, it is not practical to recount all of Pittsburgh's past in this document. A brief summary of the City's historical context is provided on the following pages, giving information about some of the most significant events that influenced the City's current physical form and character.<sup>(26)</sup> Text in **bold** indicates key elements of history that relate to present-day preservation issues and/or influence the recommendations made by **PRESERVEPGH** or other components of **PLANPGH**.



26 Unless otherwise noted, the information cited for pre-colonial to industrial periods is taken from "Pittsburgh Archaeological Resources & National Register Survey," Verna L. Cowin, Ph.D. (Pittsburgh Department of City Planning, 1985, 33+).

# PRESERVEPGH

## Historical Context

### Early Developmental History (Before 1800)

Millions of years ago, geologic forces laid the groundwork for Pittsburgh's development. The land's subsurface held an **abundance of natural resources** including oil, coal, natural gas, sand, limestone, shale, metallic minerals, and water. Once discovered, these resources catapulted Pittsburgh's rise as a gateway to the American frontier and a major industrial powerhouse.

An ample water supply sustained Native-American tribes over thousands of years. Archaeological data suggests that Paleo-Indians used the Meadowcroft Rock Shelter in present day Washington County 15,000 to 19,000 years ago. Evidence also suggests that the confluence of the Allegheny and Monongahela Rivers served as an exchange site among several related native groups.

In the mid-18th century, the armies of France and Great Britain cut trails to Pittsburgh. Military leaders spotted the location where the Allegheny and Monongahela Rivers converge to form the Ohio River and set out to control it for tactical advantage. The rivers served as early transportation routes and the **riverfronts offered strategic opportunities** for travel, trade, exploration, and power. The French and British vied to control "the Point" where the three rivers meet. Constructed here were Fort Prince George (British, 1754), Fort Duquesne (French, 1754 - 1758), and Fort Pitt (British; 1759 - 1792).

Pittsburgh was officially founded and named in 1758 when the British took control of the Point from the French. General John Forbes is credited for naming Pittsburgh after William Pitt, a British statesman. During Pittsburgh's mid to late 18th century Military Period, development was limited to about 20 acres and primarily served the needs of the forts. Today this area is part of Point State Park, which commemorates the strategic and historic significance of the area during the French and Indian War (1754 - 1763).

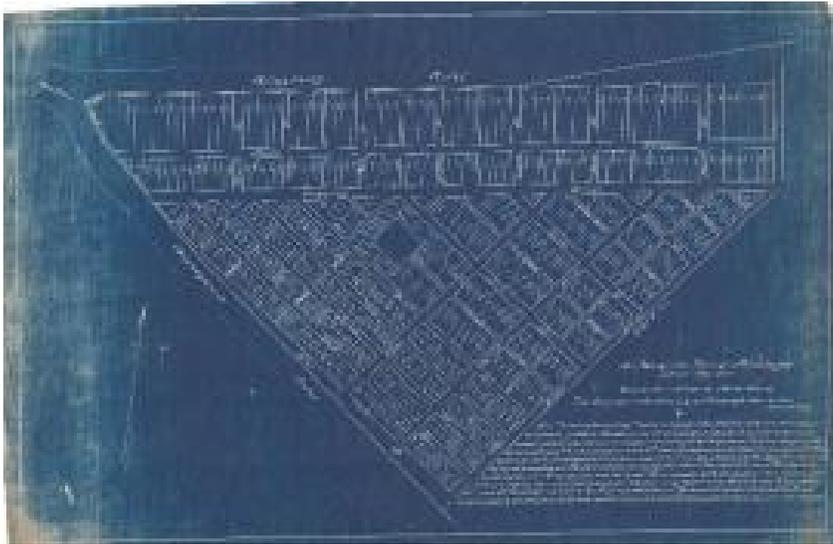


**The Fort Pitt Blockhouse, built in 1764 with direction by Colonel Henry Bouquet, is the only surviving structure of Fort Pitt.**

By the late 1780s, threats of Native American raids and war diminished. The Military Period ended and the Frontier Period began. Settlers from England, Scotland, Ireland, Wales, and Germany arrived by river routes, Native American trails and mountain gaps, and a roadway route from Philadelphia that entered Pittsburgh at Penn Avenue in today's Strip District. Pittsburgh was named the seat of Allegheny County in 1791 and soon became home to **numerous civic institutions**. Not yet a large city, Pittsburgh was incorporated as a borough in 1794.

Pittsburgh's early development pattern followed Colonel John Campbell's 1764 "Plan of Pittsburgh," with modifications made by a subsequent plan prepared in 1784 by George Woods and Thomas Vickroy known as the "Woods Plan" commissioned by John Penn and John Penn, Jr. The Woods Plan oriented lots to the rivers but left a series of **small, triangular, and unusually shaped lots in today's Golden Triangle** along the

south side of Liberty Avenue to accommodate existing streets and buildings and maintain direct routes to the riverfronts. Meanwhile, across the Allegheny River, European settlers developed the town of Allegheny (today's Northside) in a **traditional grid-pattern of uniform, rectangular lots**. Much of the original lot layout and street patterns remain, perpetually linking the City's current form to its original town planners and designers of the 1700s.

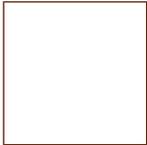


**An 1841 canvas of Thomas Vickroy's "A Plan of the Town of Pittsburgh," also known as "The Woods Plan" laid out in 1784.**

The John Woods House, dating 1792, is a vernacular style stone house built in the Hazelwood neighborhood of Pittsburgh. It is one of the few remaining examples of Pittsburgh's Frontier Period. This house was owned by John Woods, a surveyor and political leader who played a notable role in the Whiskey Rebellion.



**The John Woods House**



# PRESERVEPGH

## Historical Context

### Commercial Period (1800 - 1850)

In the early 1800s, many businesses in Pittsburgh manufactured iron, brick, and glass using coal and other natural resources extracted from the surrounding landscape. Manufacturing transformed Pittsburgh into **a commercial economy poised for industrialism and capitalism**. In addition to mill industries and glassworks, commercial enterprises included shipbuilding, salt works, saw and grist mills, powder works, soap making, tanneries, trading companies, shops, taverns, hotels, market houses, and more.

The City's population grew to 10,000 by 1816, when Pittsburgh was incorporated as a city. Crossing the rivers was made easier with the use of ferries and **the erection of bridges**. The Monongahela Bridge (subsequently replaced by Roebling's Smithfield Street Bridge) was the City's first bridge, connecting Downtown to the South Side. As the Downtown became more industrialized, people found it fashionable to live across the rivers. Affluent neighborhoods with **impressive architecture developed in the Northside and South Side neighborhoods**, which were then towns and boroughs independent of Pittsburgh. Additionally, the West End saw modest development activity, as did Lawrenceville and other neighborhoods.

The physical geography of the rivers and hillsides provided separation of developing areas. Each area established a **unique neighborhood character and local street system**, with streets often not connecting to neighboring communities.

The state-owned Pennsylvania Canal was extended to Pittsburgh in the middle 1800s which further spurred commercial development. The Canal stretched from Allegheny (the Northside), across the Allegheny River to the Strip District, tunneled under Grant's Hill, and continued to the Monongahela River. Many trade and visitor-serving businesses sprung up around the canal's loading and unloading basins and near its terminal in the Strip District.

Pittsburgh faced numerous disasters during the Commercial Period, including floods and fires. Pittsburgh's Great Fire of 1845 destroyed approximately two-thirds of the Downtown. These events caused citizens to rethink where buildings should be placed and how they should **protect development from natural and human-caused disaster**.



**Burke Building (Fourth Avenue, Downtown), dating 1836, is one of the few buildings that survived the Great Fire of 1845.**

## Industrial Period (1850 - 1940)

By the mid 19th century, Pittsburgh was one of the largest cities west of the Allegheny Mountains. Known as a manufacturing and commercial giant, industries attracted workers to fill jobs in mills, shipyards, and coalfields. The City experienced a **population explosion**. The number of residents doubled from approximately 21,100 in 1840 to 46,600 in 1850. Then, between 1850 and 1860, the population tripled to about 156,000. At that time, European immigrants accounted for approximately one-third of the area's population.

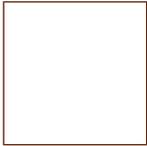


**Deutschtown (East Allegheny; 1890-1910)** was home to a mostly German, and then Croatian, population. Its commercial district contains three-story Victorian buildings.

Several of Pittsburgh's National Register and City-Designated Historic Districts developed in the late 19th and early 20th centuries. The cultural influences and socio-economic positions of their occupants strongly influenced architectural styles and building types. **Ethnic groups settled together and built neighborhoods around the customs, religions, and traditions of their homelands.**



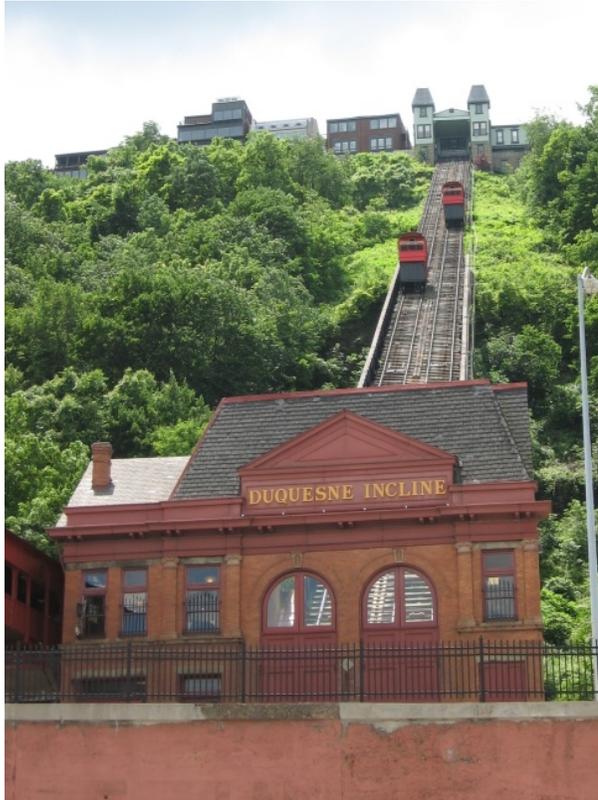
**The East Carson Street Historic District (South Side Flats; 1870-1910)** is one of the longest coherent sections of historic commercial structures with upper floor residential in the United States.



## PRESERVEPGH Historical Context

With the rapid population increase, limited transportation options, and the need for many workers to live within walking distance of their jobs, the riverfront areas, locally referred to as "The Flats," became densely populated. Development crept up the hillsides and onto the hilltops, which became more accessible via a **unique hillside system of steps and funicular railways**.

There are 712 sets of City steps in Pittsburgh today, as well as two remaining funicular railways, also called "inclines." The Monongahela Incline (1870; completely rebuilt) and the Duquesne Incline (1877) function as a key transportation mode carrying travelers up and down the face of Mount Washington. The city step system also remains intact, though greatly in need of more regular maintenance.



**The Duquesne Incline (1877)**

At the turn of the 20th century, Pittsburgh was a densely packed city of 322,000 residents. Buildings in the Downtown were constructed taller than before, signifying prosperity. It was also during this time that the names of influential industry leaders became indelibly linked to Pittsburgh, including Henry Clay Frick (owner of H.C. Frick & Company), Andrew Carnegie (head of Carnegie Steel Company), Henry Phipps (business partner of Andrew Carnegie), Henry John Heinz (owner of H.J. Heinz Company), and Thomas Mellon and his sons Andrew W. and Richard B. (founders of Mellon National Bank). Many of the City's wealthy industrialists made generous investments in the City's educational and cultural environment and a **spirit of philanthropy** took root in Pittsburgh.



**Clayton, The Frick Estate (Point Breeze; 1870) served as the Frick family's primary residence from 1882 to 1905. It now houses the Frick Art & Historical Center.**

A new neighborhood called Oakland established in the rolling hills east of Pittsburgh as a non-industrial zone for the City's growing **cultural institutions**. Philanthropic investments allowed Oakland to develop quickly as a center of museums, libraries, parks, colleges, hospitals, and other facilities. Some of the more notable amenities in this area included the Oakland (Main) Branch of the Carnegie Library (1895), Phipps Conservatory (1893), and Forbes Field (1909; subsequently demolished in 1971).



**Carnegie Library of Pittsburgh (Oakland; 1895)**



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## Historical Context

The local economy continued to surge. Pittsburgh was widely known as the City of Steel; by 1911, half of America's steel was produced in Pittsburgh. Mills, mines, and other industries continued to attract workers and the population kept growing. By the late 1920s, Pittsburgh's population had again doubled, to approximately 679,000. However, despite the City's economic growth, problems were mounting. Manufacturing took a negative toll on the environment. With booming industry came excessive pollution. **Visitors and residents perceived Pittsburgh as a dirty, grimy, and crowded city.** On some days, the sun could barely be seen through the heavily polluted air.



**Pittsburgh circa 1940 (Archives Service Center, University of Pittsburgh)**

In addition to degrading the environment by manufacturing processes, industrialists suppressed the labor movement and polarized the working class. This caused social unrest in Pittsburgh and throughout the region. With availability of new transportation options such as the streetcar and personal automobile, households retreated from crowded riverfront neighborhoods and moved to homes in first ring suburbs while keeping their jobs in the City. Traveling to new **suburban neighborhoods** in the southern hills also was enhanced when the Liberty Tunnels opened in 1927. Then, as the Great Depression bore down on America in 1929, Pittsburghers realized that heavy reliance on a single-industry manufacturing economy may not be wise.



**The Liberty Tunnels (1927) looking north (photograph dated November 1, 1932, used with permission from Pitt Archives Service Center)**

## Urban Renewal and Renaissance (1940 - 2000)

Pittsburgh's domination of the steel market declined shortly after World War II. The City was faced with polluted rivers and streams, poor air quality, and a prolonged retreat of upper and middle class households to areas outside the City limits. In 1945, City leaders launched the "Pittsburgh Renaissance," a movement focused on environmental improvement, Downtown renewal, and transportation projects.<sup>(27)(28)</sup>

The first major renewal project took place near the Point. In total, 133 buildings containing warehouses, shops, and homes were demolished on over 59 acres to make way for new development. Massive transportation infrastructure changes also occurred during this time, including construction of the Fort Pitt Tunnels (1960), the Portal Bridge (1963), the Fort Pitt Bridge (1959), and the Fort Duquesne Bridge (1963). Although Renaissance I was widely considered an economic development success, people expressed concern about the negative impact that **building demolition** had on the City's historic character.

Building demolitions continued into the 1950s and 1960s when government monies associated with the 1949 Fair Housing Act were earmarked for urban renewal. This program focused on clearing blighted areas to construct modern buildings and low income housing. Several Pittsburgh communities faced widespread demolition and new construction including East Liberty and the Northside. In the Lower Hill District, a mainly poor but integrated neighborhood of Italians, Jews, Eastern Europeans, and African Americans were displaced for construction of the Civic Arena (subsequently demolished in 2012).



**Land cleared for the future site of the Pennley Park Apartments (East Liberty; 1964); image used with permission from the Library and Archives Division, Heinz History Center, Pittsburgh, PA**

Residents continued to leave Pittsburgh's inner city neighborhoods and set up households in new suburban areas that offered new homes, parks, schools, and shopping malls. **Vacant buildings** became all too common in many older neighborhoods. Eventually, some neighborhoods lost half or more of their residents. The downward spiral continued in Pittsburgh into the 1970s, when the term "Rust Belt" was coined to describe cities dominated by heavy manufacturing in the Upper Midwest region of the U.S.

27 Society for the History of Technology, "Pittsburgh: A Brief History" 2010.

28 Dan Fitzpatrick 2000. "The story of urban renewal, In East Liberty and elsewhere...didn't work out as planned," Pittsburgh Post-Gazette, May 21, 2000.

## PRESERVEPGH

### Historical Context

In 1977, City leaders launched Renaissance II, which initiated several Downtown skyscraper projects including PPG Place (1981-1984), Oxford Centre (1978-1982), Fifth Avenue Place (1988), and One Mellon Center (1982-1983, renamed BNY Mellon Center in 2008). Some buildings were constructed with innovative architecture and engineering techniques. These **unique modern buildings** contribute significantly to the City's present-day character.

targeted riverfront areas for redevelopment. Colleges, universities, medical facilities, and financial institutions expanded. Before long, residents and civic organizations looked at older, historic neighborhoods as opportunities for art, culture, entrepreneurship, and reinvestment.



**Pittsburgh Plate Glass (PPG) Place is a complex of six glass buildings on three city blocks (Downtown; 1981-1984). The buildings are known for their 231 glass spires at the tops.**

By the last decade of the 20th century, heavy manufacturing was no longer Pittsburgh's economic stronghold. Industries had closed, scaled back operations, or moved overseas. Global competition for goods and services had clearly impacted the City. Regardless, Pittsburghers were ready and willing to recover. Modern era buildings constructed as part of Renaissance II brought new jobs to the Downtown. City leaders

## 21st Century Pittsburgh

In the 21st century, Pittsburgh has redefined itself and built a stronger local economy. The City's economic base is not dominated by industry and manufacturing, but by education, medicine, energy, technology, and financial services. Historic areas like the Strip District, Station Square, and the South Side attract visitors for their unique vitality, character, and authenticity of place. Additionally, there is a re-awakening of **traditional folk culture** in many neighborhoods and the City's appeal for residential housing is improved. A mixture of historic and modern structures is a distinguishing feature in Pittsburgh that showcases the City's resilience over more than 250 years.



**Bloomfield is known as Pittsburgh's Little Italy.**



**Once ravaged by pollution from heavy industry, the City's three rivers are now looked upon for their beauty.**

Many structurally sound **historic buildings house new uses**. For example, the former Heinz Factory, Armstrong Cork Factory, and several school buildings are used as apartments and residential lofts. Station Square is a popular entertainment district. Former factories and warehouses are occupied as museums, shops, restaurants, and other uses. Decommissioned churches and other religious buildings have new uses as well.

The combination of historic buildings and new construction has a dramatic impact on Pittsburgh's character and quality of life. For example, Market Square in Downtown Pittsburgh is transformed into an active outdoor urban space and successfully combines some of the City's oldest architecture with new construction. Finding new uses for historic

## PRESERVEPGH

### Historical Context

buildings while complementing them with compatible new development is a trend in Pittsburgh. Some neighborhoods, however, still face **ongoing issues with building vacancies and demolition.**

Demographic trends show that large segments of the 21st century population seek out places to live, work, and invest that offer an interesting, active lifestyle and entrepreneurial opportunities.<sup>(29)(30)</sup> Pittsburgh is such a place. The City is viewed by many of its residents as a *cool place to live and work*, in part by preservation of its distinct cultural and historic resources.<sup>(31)</sup> With continued investment in historic preservation and complementary new construction, the City's character will continue to offer unprecedented opportunities for future generations in this century -- and the next.



**These H.J. Heinz Co. buildings along the Allegheny River were constructed 1912-1913 and contained the company's food processing operations until 1991. The buildings were successfully repurposed in 2005 as loft apartments, and original historic architectural details remain.**

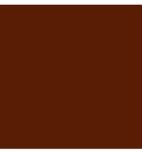
29 Florida, Richard 2011 "The Great Reset: How the Post-Crash Economy Will Change the Way We Live and Work"

30 Ryan, Rebecca 2007, "Live First, Work Second."

31 PRESERVEPGH Public Opinion Survey, 2010.

“Our skyline may be new -- look at our hospitals and our high-tech centers -- but our streets and byways are not. And others walked them before us. They built the bridges that spanned the rivers. They built the plants that made America mobile, and they built the engines that kept America free. But they built something else too -- something that endures along with the bridges and skyscrapers. They built a city and a tradition and a spirit that soars. They built Pittsburgh, and in building it, they built a great American city that has what some of the new American cities lack: A center. A heart. A soul. And memories -- lots and lots of memories.”

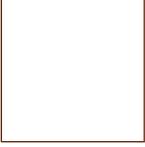
- David M. Shribman, Executive Editor, Pittsburgh Post Gazette, from the book "Pittsburgh Lives: Men and Women Who Shaped Our City"





# PRESERVEPGH

## Existing Conditions



### Defining the City's Cultural Resources

#### The Citywide Inventory of Historic Resources



As part of **PRESERVEPGH**, the City of Pittsburgh's Department of City Planning compiled a database of Pittsburgh's known and documented historic resources. Information was collected from a variety of sources, including records on file at the Department of City Planning, the Pennsylvania Historical and Museum Commission (PHMC), and local partner groups and organizations such as the Pittsburgh History & Landmarks Foundation (PHLF). This database is called the **Historic Resources Inventory**. It contains more than 13,500 records and is housed in a Geographic Information System (GIS) at the Department of City Planning. The Inventory indicates which parcels in the City contain documented historic resources and supplies information about the resources' significance.



It is intended that the Inventory be field verified, continually updated, and used by the City and its stakeholders to make decisions about preservation. At the time the Inventory was compiled (April 2011), **15.8%** of all parcels in the City were included in its database. The map on the following page shows (in **brown**) all of the properties included in the Inventory.

Note that the Inventory is dynamic. It changes regularly as historic properties are added to the Inventory, or removed due to a building demolition. The most current data is available from:

The Commonwealth of Pennsylvania's Cultural Resources Geographic Information System (CRGIS) database (available at [www.crgis.state.pa.net](http://www.crgis.state.pa.net)); and

The City of Pittsburgh's Geographic Information System (PGHGIS) database (available at [www.pghgis.com](http://www.pghgis.com)).

Also, historic resource data is updated on the following website annually:

The City of Pittsburgh's Department of City Planning Sector/Neighborhood Asset Profiles (PGHSNAP) (available at [www.pghsnap.com](http://www.pghsnap.com)).

#### How to Read the Map

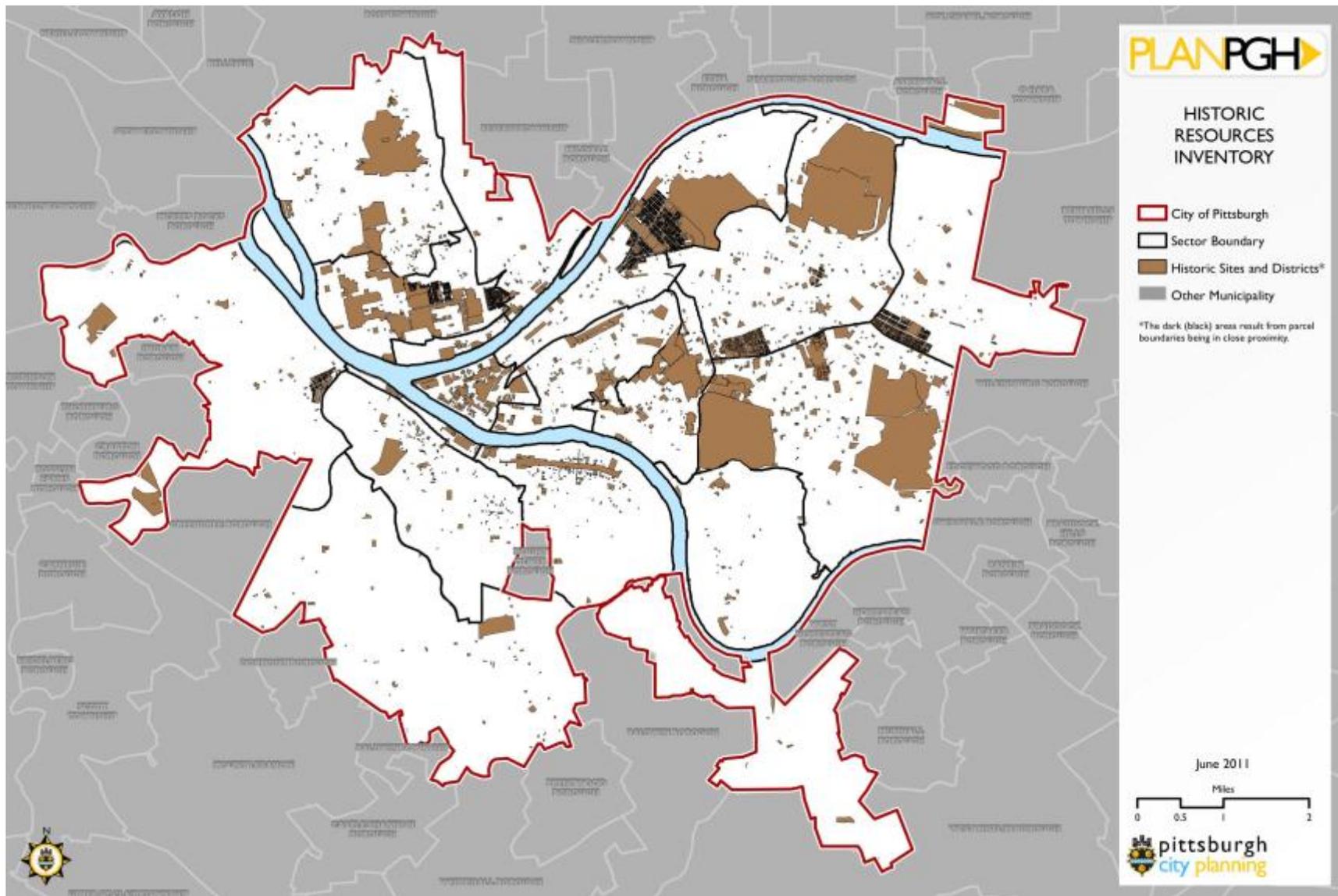
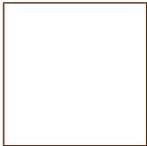
##### HISTORIC RESOURCES INVENTORY

The Department of City Planning has a Geographic Information System (GIS) that supplies information about every property (parcel) located in the City. The Historic Resources Inventory is integrated into the City's GIS system, so it is also based on parcel.

The Inventory was compiled by the Department of City Planning in 2011 by collecting information about the location of historic resources in Pittsburgh. If the collected data indicated that a parcel contains, or once contained, a significant or potentially significant historic resource, that parcel is colored **brown** on the map. If *any* aspect of a parcel is recorded as containing a significant or potentially significant historic resource, the entire parcel is colored **brown**. Parcel lines are outlined in black so if a section of the map looks dark (or black), it is because there are many small parcels grouped together.

The Historic Resources Inventory is a starting point for the City in its effort to comprehensively map historically significant properties. The map has not yet been field checked for accuracy.

The remainder of this Existing Conditions section presents a summary of the types of cultural and historic resources found in Pittsburgh.



# PRESERVEPGH

## Existing Conditions

### Pittsburgh's Urban Form

Pittsburgh's urban form is characterized by the pattern created by man-made structures and infrastructure systems as placed on the City's physical landscape. Views of the City from higher elevations tell a story about Pittsburgh's growth from a 20-acre settlement to a modern-day city. This metamorphosis is most evident in the eclectic mixture of buildings and the way the built environment is positioned relative to the City's rivers, flat lands, and hillsides.

The social and economic dynamics at work in the City during its formative years, particularly the capitalism of industry and its intense need for immigrant labor, influenced how and where development occurred. The form of the City was influenced by function -- function to live near work, to walk to daily destinations, to shop and socialize in a single neighborhood, and to cross the rivers by boat and bridge. The

pattern of neighborhood development manifests Pittsburgh's culture and the everyday life of the people who shaped the City's physical character.

There are many places in the higher elevations of Pittsburgh that offer universally accessible scenic views of the City's urban form. There is an opportunity to draw more people to these public viewing areas and to interpret the history of Pittsburgh's urban form by way of signs, markers, public art, and modern forms of media.

“...seeing the city framed by the three rivers and set among the hillsides is an opportunity to appreciate the beauty of the rivers, the history of the region, and the excitement of the dynamic growth and progress in the city.”

- National Scenic Byways Program, referring to the "Grand View Scenic Byway" along the rim of Duquesne Heights and Mount Washington(32)



Landscape of the Urban Form: Views from Mount Washington

32 National Scenic Byways Program website, [www.byways.org/explore/byways/59818/](http://www.byways.org/explore/byways/59818/).

## The Link Between History, Culture, Recreation, and the Natural Environment

Studies conducted in Pennsylvania and across the nation show a strong link between natural resource conservation and historic preservation.<sup>(33)(34)</sup> The subsections below describe links between Pittsburgh's culture and history and the City's parks, recreational opportunities, and natural resources.

### Historic Regional Parks<sup>(35)</sup>

The City has five regional parks, four of which are historic -- Frick Park, Highland Park, Riverview Park, and Schenley Park. (Emerald View Park is the City's fifth regional park and is not a historic resource.) The four historic regional parks date as far back as the late 19th century and many aspects of their designs have historic importance. There are opportunities to attract more people to the parks by preserving their historic features and adding new amenities that complement and interpret the historic designs. In 1999, City of Pittsburgh developed and funded a Regional Parks Master Plan to restore and maintain the historic regional parks. The Master Plan Update, now managed and funded by the Pittsburgh Parks Conservancy, describes these opportunities in more detail.<sup>(36)</sup>

#### Frick Park

Frick Park was a gift to the City by Henry Clay Frick, the founder of Frick & Company, which supplied coke (a product of coal) to the steel industry. Upon his death in 1919, Frick conveyed 151 acres of land south

of his Point Breeze mansion, Clayton, to the City to create a park. The City later acquired another 190 acres and Frick Park opened in 1927. Frick Park was expanded several times and today includes 561 acres of the Squirrel Hill neighborhood.

#### Highland Park

Highland Park dates back to 1879 when property owned by Alexander Negley was used as a reservoir to provide drinking water to City residents. The site became popular for picnics and passive recreation and was officially declared a City park in 1889. Today, the original reservoir remains as an iconic feature of the park. Highland Park also includes the Pittsburgh Zoo and PPG Aquarium, representing an effective private-public partnership with the City of Pittsburgh.<sup>(37)</sup>

#### Schenley Park

Schenley Park was created in 1889 with 300 acres of land donated to the City by Mary Schenley. A few years later the City purchased another 120 acres from Schenley and some adjoining parcels to expand the park. Edward Bigelow, Pittsburgh's Director of Public Work from 1888 - 1906, strongly influenced the design of Schenley Park. He envisioned a system of boulevards and bridges connecting different attractions. Also, being farmland, the site was nearly barren and underwent a major horticultural planting program in the early 1900s. Many historic features still present today include Phipps Conservatory (1893; a gift to the City by industrialist Henry Phipps); Schenley Park Café and Visitor Center (one of the few remaining buildings from the park's first construction); and the Neill Log House (1769; one of the oldest buildings in Pittsburgh).

33 Pennsylvania Historical and Museum Commission 2011, "Community Preservation Values Survey."

34 The National Fish and Wildlife Federation 2011, "The Economics Associated with Outdoor Recreation, Natural Resource Conservation and Historic Preservation in the United States."

35 Pittsburgh Parks Conservancy, [www.pittsburghparks.org](http://www.pittsburghparks.org).

36 Pittsburgh Parks Conservancy "Pittsburgh's Regional Parks Master Plan," 2000.

37 Pittsburgh City Council District 7, [www.city.pittsburgh.pa.us/district7/html/highland\\_park.html](http://www.city.pittsburgh.pa.us/district7/html/highland_park.html).

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## Existing Conditions



Landscape of the Regional Park System: Frick Park (gatehouse); Highland Park (stone bear enclosure; 1937); Schenley Park (Pittsburgh Vintage Grand Prix); Riverview Park (entrance steps); Emerald View Park (Points of View sculpture)

### Riverview Park

Riverview Park was created in 1894 as part of the City of Allegheny on Pittsburgh's Northside as a rival to Schenley Park. Formed largely from farmland owned by Samuel Watson, today's 287-acre Riverview Park is known for its dense woodlands, trails, and steep topography. The park is also home to the Allegheny Observatory, which was founded in 1859 as the Allegheny Telescope Association. The current observatory was constructed in 1912 and remains the park's major attraction and focal point. Other features include the historic Watson's Cabin and the Chapel Shelter (built as a church in 1894 and restored in 2008 as a picnic shelter).

### **Other Parks**

In addition to the City's regional parks, Pittsburgh has 21 community parks, 104 neighborhood parks, and 6 riverfront parks (2011 statistics).<sup>(38)</sup> Some of these parks have historical significance; for example, Allegheny Commons Park, a City-Designated Historic Site. Although not all of the City's parks have historical significance, many parks either have a historical tie or are character-defining features of local neighborhoods. Public opinion gathered during the **PRESERVEPGH** public outreach process identified historic elements in parks as excellent opportunities for preservation. Parks also were cited as good places to locate monuments, statues, and public art that is either historic or interprets local history.<sup>(39)</sup>

38 City of Pittsburgh, "OPENSOURCEPGH Needs Assessment and Suitability Analysis," April 2011.

39 PRESERVEPGH Public Meetings, conducted April 2010.

## Cemeteries and Burial Grounds

Pittsburgh's cemeteries and burial grounds are part of the City's historic landscape. By walking their grounds, Pittsburgh's history can be traced back hundreds of years. Allegheny Cemetery, located in and between the neighborhoods of Lawrenceville, Stanton Heights, Garfield, and Bloomfield, is listed as a historic landscape on the National Register of Historic Places. Notable historic features in the cemetery include the Butler Street Penn Avenue Gatehouses (1847) and the Arsenal Monument (1937). The Allegheny Cemetery and other cemeteries and burial grounds are recognized as important components of the City's historical fabric.<sup>(40)</sup> Challenges associated with promoting public enjoyment of cemeteries and burial grounds, however, is their private ownership and the potential conflicts that can arise from public use of a private space.



**Historic Gatehouse leading to the historic landscape of the Allegheny Cemetery (Lawrenceville)**

## Rivers

The Point (where the Allegheny and Monongahela rivers converge to form the Ohio River) was the genesis of Pittsburgh's establishment. For several hundred years, the rivers provided enumerable opportunities for the City and the owners of riverfront property. Historically serving as "working rivers" lined with steel mills and other industries, their

# PRESERVEPGH

## Existing Conditions

waters were once rendered too polluted for leisure use. Today, most of the riverfront areas remain densely developed, but now contain a multitude of uses such as parks, greenbelts, shops, entertainment areas, residential housing, offices, and industries. A majority of the redeveloped riverfront properties offer opportunities for "story trails" in the form of signs, markers, public art, and modern technological media that interpret the City's history in ways that are accessible to all people.



**The Three Rivers Heritage Trail (North Shore)**

### Hillsides

Before the mid-20th century, steep hillsides served as barriers between pockets of development in Pittsburgh. As the flatlands became crowded in the Industrial Period, the hillsides were traversed by step systems, inclines, and roads. Development then encroached into accessible portions of the slopes and plateaus.

Today, most of the City's passive open space is made up of steep slopes winding through and around neighborhoods. Initiatives such as "Greenways for Pittsburgh" support greening of the hillsides by removing structures and protecting slopes with more than a 25% grade. This concept is a sound approach for sparsely developed hillsides where open space conservation makes better financial sense than the preservation of structures. In areas where the structural integrity of hillside development is compromised or where the pattern and form of hillside development is not a defining characteristic of the neighborhood, building removal can reclaim land into the City's open space system and not conflict with Citywide goals for historic preservation. As buildings are removed in low density hillside areas, the City can decommission supporting public infrastructure systems such as streets, utility lines, and fire hydrants and reduce associated City operation and maintenance expenditures. The result is undeveloped, wooded slopes and greenways that provide visual separation between neighborhoods and contribute to the City's dramatic aesthetic.

Conversely, densely developed hillside neighborhoods such as South Side Slopes and Polish Hill are authentic to Pittsburgh's history and also contribute to the City's dramatic visual character. In densely populated hillside communities, it is wise public policy to promote the stabilization of structurally-sound historic buildings and compatible infill development.

### Trees

Although much of Pittsburgh's original tree cover was removed during the 19th and early 20th centuries, some of the City's trees and tree groves have historic significance. For example, the neighborhood of Oakland was named for its original abundance of oak trees. Some trees in Allegheny Commons, a City-Designated Historic Site, date back to 1868 when the park was first established. Tree patterns in Frick, Highland, Schenley, and Riverview Parks and Allegheny Cemetery also carry historic significance.

There are opportunities to identify spaces in Pittsburgh where historic trees (more than 50 years old) and/or the traditional planting pattern of shade trees adds historic significance to the City. Other U.S. cities administer heritage tree programs to protect historically significant trees. Such a program is an option for Pittsburgh.



**Shade trees along Thomas Boulevard (Point Breeze North)**

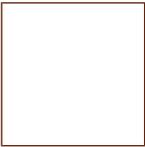
## The Built Environment

### Neighborhood Fabric

Many of Pittsburgh's neighborhoods have a traditional fabric, meaning that they are internally walkable and contain a complementary mix of land uses. This fabric is often woven together by a transportation system with narrow streets and sidewalks. The individual characters of Pittsburgh's 90 neighborhoods are intrinsically tied to cultural heritage. As a collection, neighborhoods are the building blocks of the City's overall character and appeal.

Each neighborhood has some common features that give its traditional fabric an identity. These include the age of buildings; their setback from the street; construction materials and architectural styles; the layout of the street grid and transportation network; the landscaping and parks; and the size and content of public and civic spaces. When combined with the culture and traditions of the residents and business owners that bring the community *alive*, these features make each Pittsburgh neighborhood different from the next. Physical changes that occur in a neighborhood -- such as inappropriate alterations to historic buildings, demolitions that create gaps in the streetscape, or the construction of infill buildings that are disproportionate in size or scale to adjacent structures -- weaken the historic fabric. Fortunately, most of Pittsburgh's historic districts and neighborhood commercial cores maintain their traditional characteristics. Focusing preservation efforts in these areas is Pittsburgh's best opportunity to preserve in tact examples of authentic neighborhood character.

One of the greatest threats to Pittsburgh's neighborhood fabric is population loss. Since World War II, Pittsburgh has lost more than half its population, resulting in approximately 30,000 properties that were unoccupied, condemned, or tax delinquent in 2011. When a distressed building becomes a hazard to public health and safety, the City has the power and obligation to condemn and/or demolish the structure. After demolition, lots are usually left empty. Property maintenance, vacant buildings, and demolitions of historic structures rank high among the



# PRESERVEPGH

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top public concerns related to historic preservation.<sup>(41)</sup> Thus, it is important to address the issue of Pittsburgh's distressed properties in a strategic way. Preservation should be directed to areas that retain their historical integrity or where historic character can be recovered. In these areas, demolitions and property distress have the most severe impact. On the other hand, some neighborhoods would benefit from more aggressive demolition, including those that have low levels of historic integrity and the potential for revitalization through land clearing or expansion of the City's open space and greenway system.

In 2010, the average age of Pittsburgh's housing stock was almost 58 years, ranking the City third among all U.S. cities having a population of 250,000 or greater.

- Source: [www.city-data.com](http://www.city-data.com), 2010, "Top 100 Cities with Oldest Houses"

### Designated Historic Districts

Historic districts are defined geographic areas that exhibit sufficient integrity of location, design, materials and workmanship to make the area worthy of preservation or restoration. Other eligibility criteria also apply. There are 24 historic districts in Pittsburgh, of which 20 are identified on the National Register of Historic Places and 12 are locally designated by the City of Pittsburgh in accordance with the City's Historic Preservation Ordinance. Eight (8) of the districts are both National Register and City-Designated Historic Districts, although the boundaries do not match in all cases.

Listing on the National Register of Historic Places does not guarantee a property's protection or require any government review procedures before the resource can be modified or demolished. It is up to the City of Pittsburgh to designate resources as historically significant under the City's Historic Preservation Ordinance, which triggers local review procedures. Refer to the "Preservation Framework" section of this document for more information.

Many of the contributing historic resources located in Pittsburgh's National Register and City-Designated historic districts are in good repair, although some suffer from deferred maintenance, building vacancies, and vacant lots left from demolitions. Nominating and designating more historic districts can improve the ability to maintain the historic integrity of geographic areas that contain a concentration of historically significant structures.



## LIST OF HISTORIC DISTRICTS (2011)

### National Register Historic Districts (20)

Allegheny West\*  
 Alpha Terrace\*  
 Brightridge Street Rowhouse  
 Charles Street Rowhouse  
 Chatham Village (National Historic Landmark)  
 Deutschtown\*  
 Eberhardt & Ober Brewery  
  
 East Carson Street\*  
 East Liberty Commercial  
 Firstside / Monongahela Wharf  
 Fourth Avenue  
 Highland Park Neighborhood  
 Manchester\*  
 Mexican War Streets\*  
 Old Allegheny Rows  
 Penn-Liberty\*  
 Pittsburgh Central Downtown  
 Schenley Farms\*  
 Schenley Park  
 Western Restoration Center / Tuberculosis Hospital of Pittsburgh

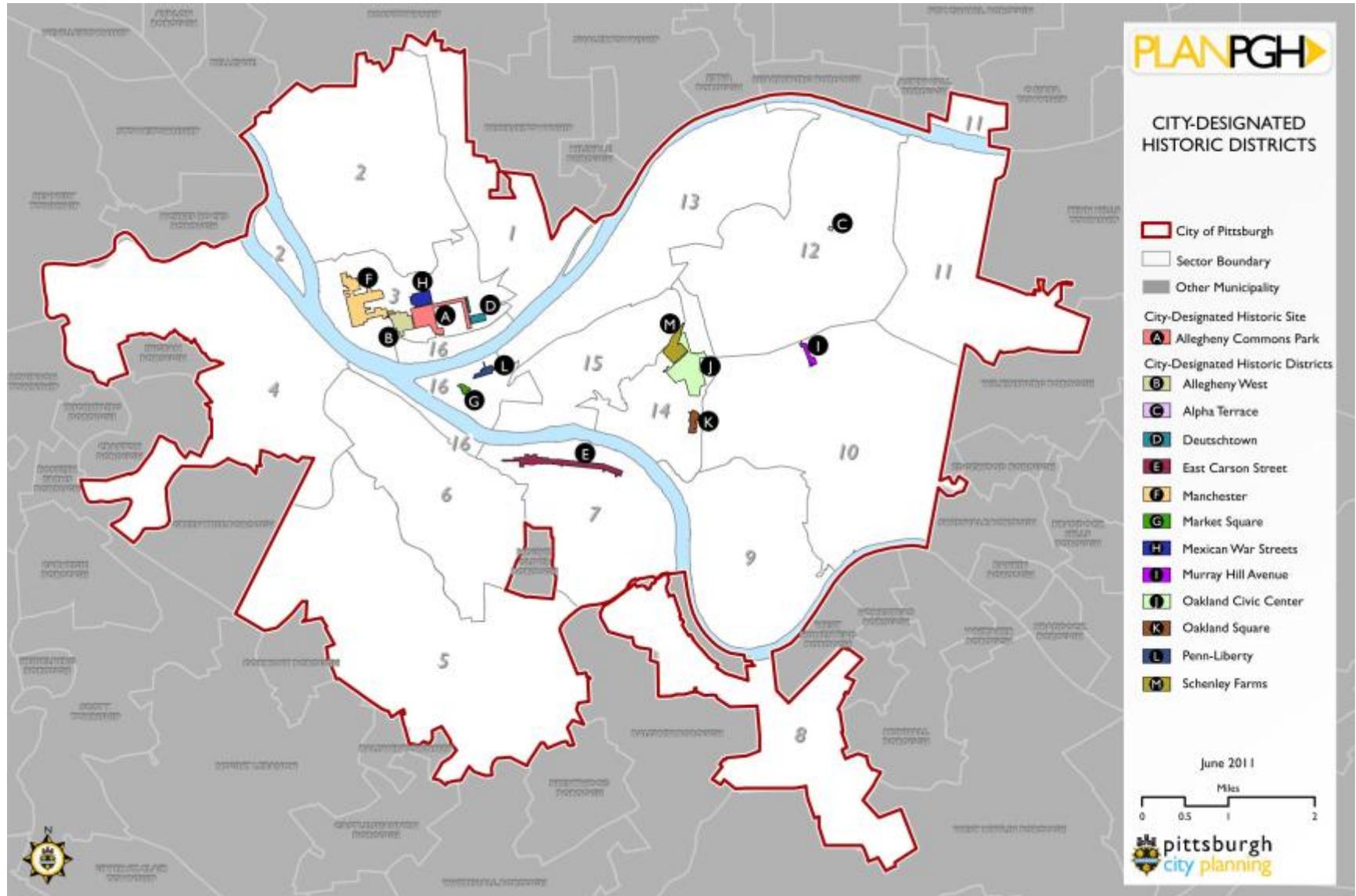
### City-Designated Historic Site (1) and Districts (12)

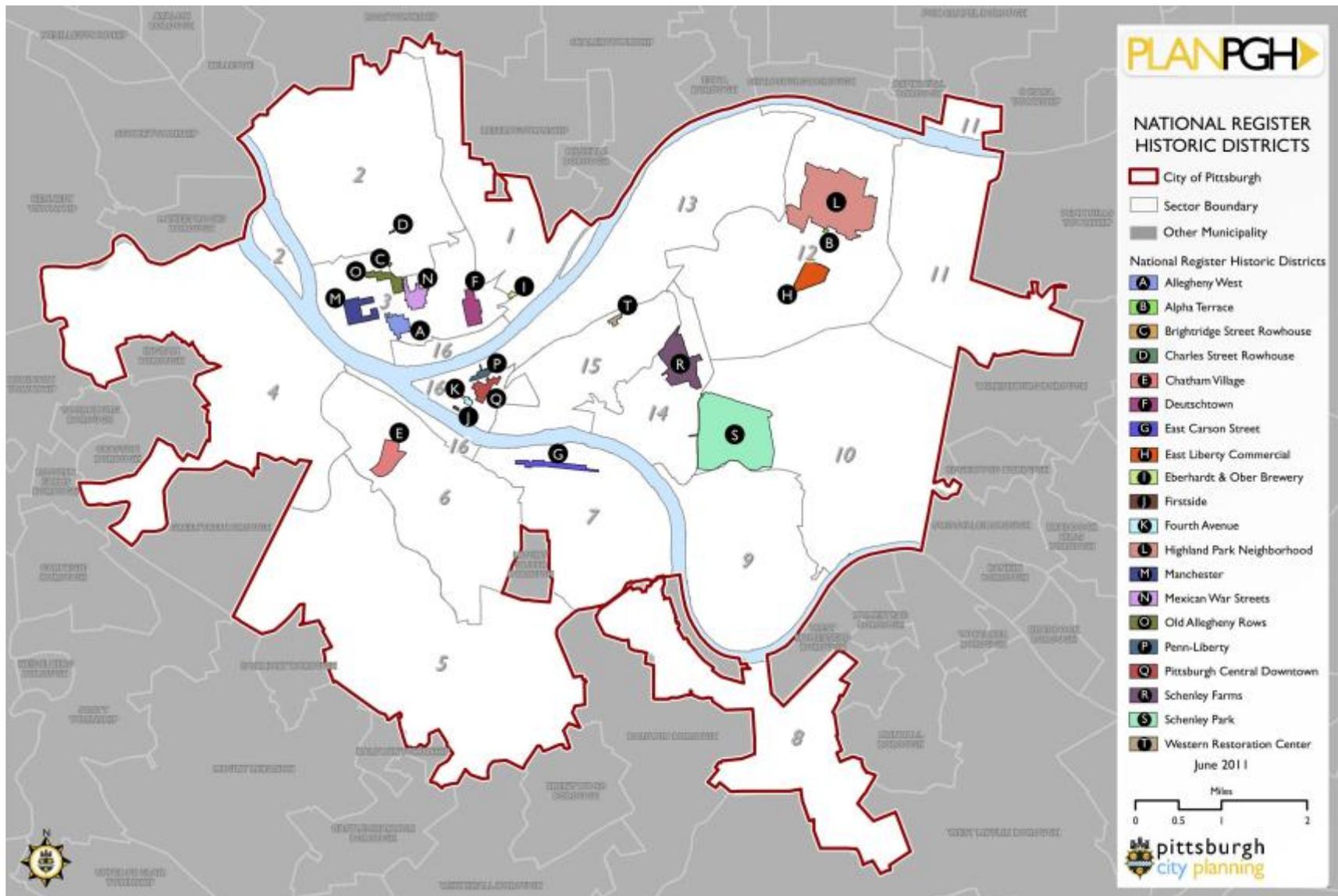
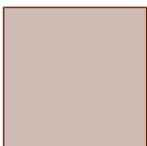
Allegheny Commons Park (Historic Site)  
 Allegheny West\*  
 Alpha Terrace\*  
 Deutschtown\*  
 East Carson Street\*  
 Manchester\*  
 Market Square  
 Mexican War Streets\*  
 Murray Hill Avenue  
 Oakland Civic Center  
 Oakland Square  
 Penn-Liberty\*  
 Schenley Farms\*

\*Districts identified with an asterisk (\*) are designated as both National Register Historic Districts and City-Designated Historic Districts, however, the boundaries of these National and City districts do not always match. Refer to the 16 planning sector maps later in this document that show where National and City historic district boundaries overlap.

Note: the designation of historic districts is a dynamic and ongoing process. The above list of designated historic districts is based on 2011 data. Locations of potentially eligible districts identified in this document are based on 2011 data and are not inclusive of all areas that meet district eligibility criteria now or in the future.

PRESERVEPGH  
Existing Conditions





# PRESERVEPGH

## Existing Conditions

### Designated Historic Landmarks, Structures, Sites, and Objects

In addition to historic districts, the National Register of Historic Places includes individual resources that have been accepted to the National Register by the U.S. Department of the Interior. To be considered eligible, a resource must meet the National Register Criteria for Evaluation, which involves examining age (generally at least 50 years old), integrity (retention of its historical features), and significance (association with important historical events, people, architecture, engineering, etc.). Approximately 154 resources in Pittsburgh are individually listed on the National Register of Historic Places.

#### National Historic Landmarks

For properties that possess *exceptional* value or quality in illustrating or interpreting the heritage of the United States, the U.S. Department of the Interior can designate them as National Historic Landmarks. Fewer than 2,500 historic places bear this national distinction. Five are located in Pittsburgh, including:<sup>(42)</sup>

- Allegheny County Courthouse & Jail (Central Business District)
- Chatham Village / Bigham Estate (Mount Washington)
- Emmanuel Episcopal Church (Allegheny West)
- Forks of the Ohio / Point State Park (Central Business District)
- Smithfield Street Bridge (Monongahela River connecting South Shore to Central Business District)



**The Smithfield Street Bridge was constructed 1881-1883.**

Similarly, the Pittsburgh City Council has the authority to designate historic structures, districts, sites, and objects as significant under the City's Historic Preservation Ordinance. As of June 2011, the City had 87 City-Designated Historic Structures, one (1) City-Designated Historic Site (Allegheny Commons Park), two (2) City-Designated Historic Objects (The "Horse Tamer" sculptures in Highland Park and the "Welcome" sculptures in Highland Park). A vast majority of the City-Designated resources are owned by public entities or civic and religious institutions, although a few are privately owned and the owners were supportive of designation. Examples of City-Designated Historic Structures include public schools, college/university buildings, County buildings (courthouse, library, jail, mortuary), firehouses, and churches. Some important transportation facilities are also designated, including several bridges and the Monongahela Incline.

#### Architecture

##### Historic Architecture

Pittsburgh's historic architectural styles include but are not limited to Greek Revival, Gothic Revival, Second Empire, Italianate, Queen Anne, Romanesque Revival, Classical Revival, American Foursquare, Folk Victorian, Tudor Revival, and Craftsman. Preserving these styles is important to Pittsburgh's character. They provide diversity, interest, and a collective aesthetic that is unique to Pittsburgh.

The story of Pittsburgh's historical architectural development is well documented in publications such as Walter Kidney's *Pittsburgh's Landmark Architecture*, James Van Trump's *Life and Architecture in Pittsburgh*, and James Van Trump's and Arthur Ziegler's *Landmark Architecture of Allegheny*

42 National Park Service, National Historic Landmarks Program, <http://www.nps.gov/nhl/>.



*County, Pennsylvania.*<sup>(43)</sup> These and other publications provide a comprehensive overview of the growth and development of Pittsburgh and evolution of its architectural styles and forms. The table shown on the following pages provides a description of some of Pittsburgh's notable historic architectural styles and non-residential building types. The styles and types described in the table are not all-inclusive and the omission of any particular style or type does not diminish its importance.

A large majority of buildings in Pittsburgh that exhibit historic architectural style are privately owned. With the exception of buildings that are subject to the City's Historic Preservation Ordinance, the City has little authority to regulate the aesthetics of exterior repairs. As a result, buildings are frequently altered in ways inconsistent with their historic style. Inappropriate modifications of historic architectural features can be lessened by providing property owners and occupants with tools and resources for maintenance.<sup>(44)</sup> Although maintenance initiatives are in place in some neighborhoods, each neighborhood has different human and financial capacities to address maintenance concerns.<sup>(45)</sup>

### Modern Architecture

Although historic preservation traditionally focuses on buildings that are more than 50 years old, there are modern buildings in Pittsburgh that are unique for their architectural style and/or engineering innovation. The National Trust for Historic Preservation recognizes that buildings, landscapes, and sites of the modern era are among the most under-appreciated and vulnerable aspects of America's heritage.<sup>(46)</sup>

In Pittsburgh, many modern structures make positive contributions to the City's character. These buildings need to be recognized, taking into account their architectural styles, design significance, and the role that these buildings could play in Pittsburgh's future. By pursuing preservation measures such as continued productive use and designation under the City's Historic Preservation Ordinance, there is an opportunity to preserve unique modern-era buildings that will be considered significant and historic in the future.

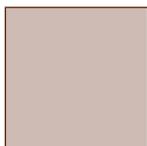
43 Walter C. Kidney, *Pittsburgh's Landmark Architecture: The Historic Buildings of Pittsburgh and Allegheny County*, Pittsburgh History & Landmarks Foundation, 1997; James D. Van Trump, *Life and Architecture in Pittsburgh*, Pittsburgh History & Landmarks Foundation, 1983; and James D. Van Trump and Arthur P. Ziegler, Jr., *Landmark Architecture of Allegheny County, Pennsylvania*, Pittsburgh History & Landmarks Foundation, 1967.

44 **PRESERVEPGH** Public Meetings, April 2010.

45 City of Pittsburgh Department of City Planning, 2010, **PRESERVEPGH** Focus Group Meetings, September 2010.

46 National Trust for Historic Preservation, 2010, "TrustModern," the National Trust's Modernism + Recent Past Program, information available at <http://www.preservationnation.org/issues/modernism-recent-past/>.

PRESERVEPGH  
**Existing Conditions**



<b>ARCHITECTURAL STYLE</b> <b>Greek Revival</b> ca. 1830 – 1870	<b>ARCHITECTURAL STYLE</b> <b>Gothic Revival</b> ca. 1840 – 1880	<b>ARCHITECTURAL STYLE</b> <b>Second Empire</b> ca. 1860 – 1900
 <p data-bbox="304 776 724 833"><b>Burke Building on Fourth Avenue (Downtown), built in 1836</b></p>	 <p data-bbox="850 776 1325 833"><b>Heathside Cottage on Catoma Street (Fineview), built in 1855</b></p>	 <p data-bbox="1423 776 1898 800"><b>Liverpool Street duplex (Manchester)</b></p>
<p data-bbox="237 881 783 946"><b>Location</b> – Scattered throughout the City but some concentrations in the Lower Northside.</p> <p data-bbox="237 979 783 1109"><b>Major Features</b> – Rectangular forms, front gabled roof, portico with columns, corner pilasters or quoins, cornice or frieze at roofline, attic or frieze level windows.</p>	<p data-bbox="814 881 1360 946"><b>Location</b> – Rare in Pittsburgh, used particularly for religious buildings.</p> <p data-bbox="814 979 1360 1182"><b>Major Features</b> – Pointed or Gothic arched windows, decorative eave trim/vergeboard, front facing gables, porches with milled columns, high pitched roof, gables often built with finials or crossbracing, frame buildings with board and batten siding.</p>	<p data-bbox="1392 881 1929 946"><b>Location</b> – Concentrations in the Lower Northside.</p> <p data-bbox="1392 979 1929 1149"><b>Major Features</b> – Mansard roof, patterned shingle roof, rectangular or arched windows with decorative surrounds/hood molding, roof or attic dormers, bracketed cornices, single story porch, some have central towers.</p>



<p><b>ARCHITECTURAL STYLE</b></p> <p><b>Italianate</b> ca. 1840 – 1885</p>	<p><b>ARCHITECTURAL STYLE</b></p> <p><b>Queen Anne</b> ca. 1880 – 1910</p>	<p><b>ARCHITECTURAL STYLE</b></p> <p><b>Romanesque Revival</b> ca. 1860 – 1900</p>
 <p><b>Beech Avenue (Allegheny West)</b></p>	 <p><b>Pacific Avenue (Friendship)</b></p>	 <p><b>Alpha Terrace Historic District (East Liberty)</b></p>
<p><b>Location</b> – Widely built throughout the City and the dominant architectural form on many blocks in neighborhoods such as Allegheny West, Manchester, and Bluff.</p> <p><b>Major Features</b> – Tall narrow windows, window and door arching with hood molding and brackets, decorative cornices at roofline, roof towers and cupolas, single story porches, either full width or entry porticos, low pitched gable roofs.</p>	<p><b>Location</b> – Common in most neighborhoods developed in the late 19th century.</p> <p><b>Major Features</b> – Extensive milled decoration, steeply pitched roof in gable and hipped variations, asymmetrical façade, corner towers or polygonal bays, partial or full-width porches, projecting bay windows, variety of exterior wall surfaces, shingles in gable fields.</p>	<p><b>Location</b> – Common in most neighborhoods developed in the late 19th century, with notable examples in Squirrel Hill.</p> <p><b>Major Features</b> – Masonry construction, round window and entrance arches, heavy and massive appearance, polychromatic stonework on details, corner or central towers, short or compressed columns.</p>

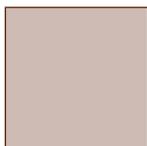
PRESERVEPGH  
**Existing Conditions**

<p><b>ARCHITECTURAL STYLE</b>  <b>Classical Revival</b>  ca. 1890 – 1950</p>	<p><b>ARCHITECTURAL STYLE</b>  <b>American Foursquare</b>  ca. 1890 – 1930</p>	<p><b>ARCHITECTURAL STYLE</b>  <b>Folk Victorian</b>  ca. 1860 – 1910</p>
 <p><b>Pembroke Place (Shadyside)</b></p>	 <p><b>Row of American Foursquares on Oakwood Road (Oakwood)</b></p>	 <p><b>Typical 19th century worker's housing on Suismon Street (East Allegheny)</b></p>
<p><b>Location</b> – Primarily built in Shadyside, Squirrel Hill, and adjacent neighborhoods.</p> <p><b>Major Features</b> – Symmetrical design, full height front porch with classical columns, pedimented entrances, door surrounds with transoms and sidelights, dentiled cornice, rectangular sash windows.</p>	<p><b>Location</b> – Common in most neighborhoods developed in the early 20th century.</p> <p><b>Major Features</b> – Rectangular plan, hipped roof with hipped dormers, partial or full-width porches, milled or classical porch columns, bay windows, wide eaves.</p>	<p><b>Location</b> – Common in most late 19th century and early 20th century neighborhoods particularly Lawrenceville and South Side.</p> <p><b>Major Features</b> – One or two stories in height, rectangular or arched sash windows, both front and side gable forms, modest decoration except at porches, often built in rows with shared party walls.</p>

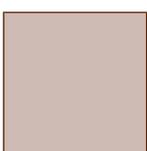


<p><b>ARCHITECTURAL STYLE</b>  <b>Tudor Revival</b>                  ca. 1890 – 1930</p>	<p><b>ARCHITECTURAL STYLE</b>  <b>Bungalow/Craftsman</b>                  ca. 1910 – 1930</p>	<p><b>BUILDING TYPE</b>  <b>Neighborhood Commercial</b>                  ca. 1860 – 1930</p>
 <p style="text-align: center;"><b>Craftmont Avenue (Oakwood)</b></p>	 <p style="text-align: center;"><b>Orleans Street (Perry North)</b></p>	 <p style="text-align: center;"><b>East Carson Street (South Side Flats)</b></p>
<p><b>Location</b> – Found in almost every neighborhood that developed from the 1910s to the 1940s. Notable collections are in Allegheny Hills, West Pittsburgh, and Shadyside.</p> <p><b>Major Features</b> – Steeply pitched roof, decorative half-timbering in the gables, prominent chimneys, narrow multi-pane casement windows, rounded arched entrances, slate roofs common, decorative inlay on brick dwellings.</p>	<p><b>Location</b> – Found in almost every neighborhood that developed from the 1910s to the early 1930s. Notable collections are in Allegheny Hills, West Pittsburgh, and Shadyside.</p> <p><b>Major Features</b> – Low pitched gable or hipped roof, one or two stories in height, overhanging eaves with exposed rafters or braces, front facing gables, multi-light windows, low pitched gable or hipped roof, full or partial-width front porches with square columns or tapered wood columns on brick piers, gable or shed roof dormers.</p>	<p><b>Location</b> – Most late 19th and early 20th century neighborhoods have a commercial center. Large concentrations are along East Carson Street in South Side Flats and Butler Street and Penn Avenue in Lawrenceville.</p> <p><b>Major Features</b> – One to five stories in height, traditional storefronts with display windows, transoms, and bulkheads, brick or cast iron piers and pilasters, narrow rectangular and arched upper story windows, window hood molding, sheet metal or corbelled brick cornices, flat roofs or slightly pitched gable roofs.</p>

**PRESERVEPGH**  
**Existing Conditions**



<b>BUILDING TYPE</b> <b>High Rise Commercial</b> ca. 1880 – 1930	<b>BUILDING TYPE</b> <b>Public Buildings</b> ca. 1860 – 1960	<b>BUILDING TYPE</b> <b>Religious Buildings</b> ca. 1860 – 1960
 <p style="text-align: center;"><b>Fourth Avenue (Downtown)</b></p>	 <p style="text-align: center;"><b>(former) Carnegie Library                      (Allegheny Center), built in                      1889</b></p>	 <p style="text-align: center;"><b>First Presbyterian Church                      (Downtown)</b></p>
<p><b>Location</b> – Downtown, Oakland, and East Liberty</p> <p><b>Major Features</b> – Three to thirty stories in height, masonry and steel construction, variety of architectural styles, many buildings with base, shaft, and capital design, often extensive decoration of stone, terra cotta, and brick.</p>	<p><b>Location</b> – The largest concentration of public buildings is Downtown and in the Oakland neighborhoods. Most neighborhoods also retain Carnegie Libraries built in the late 19th and early 20th centuries.</p> <p><b>Major Features</b> – Masonry construction, variety of architectural styles but Colonial Revival, Gothic Revival, and Romanesque Revival predominate, prominent central locations in neighborhoods.</p>	<p><b>Location</b> – Some of the oldest churches are in Downtown but most neighborhoods are dominated by one or more major churches.</p> <p><b>Major Features</b> – Primarily masonry construction, most designed in the Gothic Revival, Romanesque Revival, and variations of Classical Revival styles, some have associated buildings such as rectories, parsonages, and schools.</p>



## Transportation

Transportation innovations were vital to the historical development of Pittsburgh. Today, several historically significant elements of the transportation system remain integral to the City's distinctive identity -- City steps, inclines, bridges, tunnels, railroads, and historic surface materials used to construct roads, curbs, and sidewalks.

### Steps and Inclines

Originally constructed to accommodate housing expansion into hillsides and onto hilltops, the City's unique step system remains an important part of Pittsburgh's pedestrian circulation system, though in need of maintenance. There are 712 sets of City Steps remaining in 66 of the City's 90 neighborhoods.<sup>(47)</sup> In addition to steps, funicular railways, also called "inclines," were engineered to traverse the City's terrain. Today, two of City's original 19 inclines still operate as a key transportation mode in Pittsburgh - the Monongahela Incline (1870; entirely rebuilt) and the Duquesne Incline (1877).

### Bridges and Tunnels

With three major rivers and countless hills and valleys, bridges are a defining characteristic of Pittsburgh. In fact, Pittsburgh is often coined "The City of Bridges" for having more bridges than any city in the world, topping out at 446 bridges.<sup>(48)</sup> Notable historic bridges include the Smithfield Street Bridge (1883); the Panther Hollow Bridge in Schenley Park (1897); the "three sisters bridges" at 6th Street (Roberto Clemente Bridge; 1928), 7th Street (Andy Warhol Bridge; 1926), and 9th Street (Rachel Carson Bridge; 1926); the Liberty Bridge (1928); and many more. Another historically significant component to traversing Pittsburgh's physical geography is tunnels. Noteworthy historic tunnels include the Armstrong Tunnel (1927), the Corliss Street Tunnel (1914), and the Liberty Tunnels (1924).

### Railroad

Transportation systems and particularly the railroad also made significant contributions to the City's architecture and urban aesthetic. The Pennsylvania Railroad Station with its Rotunda on Liberty Avenue (1892) is listed on the National Register of Historic Places, as is the former Pittsburgh & Lake Erie Railroad Station (the current Landmarks Building in Station Square, 1901). The architectural design of the David L. Lawrence Convention Center, a modern building (2003), was inspired by the City's historic bridges.



**Belgian Block Street Surface (Oakwood)**

### Street and Sidewalk Surface Materials

47 Bob Regan, "The Steps of Pittsburgh" (Pittsburgh: The Local History Company, 2004) page 61.

48 Bob Regan, "The Bridges of Pittsburgh" (Pittsburgh: The Local History Company, 2006).

## Existing Conditions

Within many neighborhoods, original street and sidewalk surfaces made of brick, cobblestone, and Belgian block add to the authenticity of the local character. There is even one street made of wood block (Roslyn Place in the Shadyside neighborhood). There are opportunities to maintain and enhance these materials during public works projects and to introduce new materials that emulate the historic aesthetic.

### Art, Monuments, and Markers

Works of art, monuments, and markers are found in many public places throughout Pittsburgh. Some have historic significance, some convey historic or cultural information, and others express Pittsburgh's cultural heritage.

Examples include the historical Mary Schenley Memorial Fountain "A Song to Nature" (1918) in Oakland near the entrance to Schenley Park, pieces that interpret history, like the Vietnam Veterans' Monument (1987) on the North Shore, and pieces of contemporary art that have ties to history and culture, like the mural "The Two Andys" on Smithfield Street, Downtown (2005). These types of features make important contributions to Pittsburgh's rich cultural environment.



**Vietnam Veterans' Memorial (North Shore)**

## The Cultural Environment

### People and Lifestyle

In its early days, Pittsburgh was primarily developed by English, Scotch-Irish, and German settlers. Also heavily represented over the course of Pittsburgh's development were African Americans, Jews, Italians, Slavs, Hungarians, Poles, Russians, and Ukrainians. All of these cultural groups, and many more, are still strongly represented in the City today.

Looking back on history, the main source of employment through much of the City's formative years was in manufacturing and industry. Some of the customs and lifestyle patterns of City residents were derived as a progression from the traditions of early European settlers, overlain on the culture of a capitalistic "working man's" town. The traditions and religions of these early settlers can be seen in the architectural styles present in many of Pittsburgh's neighborhoods, particularly in religious structures, social halls, and commercial districts. Expression of the ethnicities, faiths, and traditions of former generations of Pittsburghers is still strongly represented.



**The New Granada Theatre (Middle Hill, 1928) influenced by African American culture.**



**The Eberhardt & Ober Brewery, now "Penn Brewery" (Troy Hill, 1897) influenced by German culture.**



**The St. Stanislaus Kostka RC Church (Strip District, 1891) influenced by Polish culture.**

# PRESERVEPGH

## Existing Conditions

The expression and celebration of culture in the form of festivals, parades, and other Citywide and neighborhood events is a cultural asset for Pittsburgh, as is traditional expressions in local businesses. Much of the cultural context of Pittsburgh is structured around its 90 neighborhoods. Many of these neighborhoods have strong ethnic and cultural identities tied to distinct traditions. The **PRESERVEPGH** public outreach process revealed that maintaining traditional neighborhood character and cultural traditions is important to the City's residents.



Small business with cultural influence (Bloomfield)



Cultural expression (Downtown)



## Demographic and Economic Trends

In 2010, Pittsburgh's population was 305,704.<sup>(49)</sup> This represents a loss of more than half of the City's population since the mid 20th century. According to the Southwestern Pennsylvania Commission's Cycle 8 forecast, Pittsburgh is expected to experience slow population growth to an estimate of 337,044 residents by 2035. This would represent a 7.5% increase over 30 years (2005-2035).

Retaining residents and attracting new citizens and investment is important to Pittsburgh's economic stability and growth. Due to population loss, buildings become abandoned, tax delinquent, decayed in maintenance, and some are eventually demolished. Between 2000 - 2011, an average of 520 buildings were demolished in Pittsburgh per year, including buildings demolished by their owners and buildings demolished under contract to the City's Bureau of Building Inspection.

Year	Structures Demolished
2000	509
2001	469
2002	618
2003	470
2004	309
2005	363
2006	446
2007	528
2008	640
2009	609
2010	646
2011	635

**Table I Number of Structures Demolished in Pittsburgh by Year**

The number of annual demolitions only paints part of the picture. Pittsburgh contains approximately 30,000 properties that are -- for economic, physical, or other reasons -- vacant, distressed, or currently undeveloped.<sup>(50)</sup> If not reoccupied and repaired, distressed structures are in jeopardy of eventual demolition. If not permanently designated

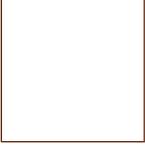
49 United States Census, 2010.

50 Data sources: OPENSOURCEPGH, per Capital Asset Research Corporation (tax lien parcels), Community Technical Assistance Center (vacant parcels) and City GIS (city owned, vacant and condemned parcels) from 2009.



## PRESERVEPGH

### Existing Conditions



as open space or developed in ways that complement Pittsburgh's traditional character, undeveloped parcels also can pose a concern for preservation efforts.



With an existing building stock too numerous for its current population, preservation can be supported by attracting people to the City who are interested in buying and/or rehabilitating a historic structure. Additionally, Pittsburgh's existing building stock creates an affordable environment where young professionals can buy a home, seniors can live comfortably, and families can raise their children.



Technology, transportation, and other innovations have made national and worldwide economies more global. Trends indicate that the choices people make about where they live in the 21st century are less tied to job location and more strongly associated with *lifestyle*. Also, large demographic groups like young professionals and baby boomers seek out creative communities to live and work.<sup>(51)(52)</sup> Pittsburgh offers those opportunities.

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51 Florida, Richard 2011.

52 Ryan, Rebecca 2007.



## Distribution of Resources by Planning Sector

The City of Pittsburgh is made up of 90 neighborhoods. In order to create a plan for preserving cultural heritage, the City's stakeholders must understand and respect the individuality of each neighborhood while finding common threads that bind the City together.

[PGHSNAP](#) allows users to access information and maps for each City neighborhood; therefore, only a limited amount of neighborhood information is presented in this section of **PRESERVEPGH**. The following pages describe the Historic Resources Inventory as it applies to each neighborhood, as grouped into 16 Planning Sectors.

- Sector 1 - Allegheny Hills
- Sector 2 - Upper Northside
- Sector 3 - Lower Northside
- Sector 4 - West Pittsburgh
- Sector 5 - South Pittsburgh
- Sector 6 - Mt. Washington/Hilltop West
- Sector 7 - South Side/Hilltop East
- Sector 8 - Thirty-first Ward
- Sector 9 - Monongahela River Valley
- Sector 10 - Lower East End
- Sector 11 - Northeast Pittsburgh
- Sector 12 - Upper East End
- Sector 13 - Allegheny River Valley
- Sector 14 - Oakland
- Sector 15 - Hill District & Uptown
- Sector 16 - Downtown Pittsburgh

A map is included for each sector that shows:

- (1) properties in the City's Historic Resources Inventory;
- (2) the locations of National Register Historic Districts;
- (3) the locations of City-Designated Historic Districts; and
- (4) a few notable historic resources found in the sector.

(Note that the mapped information is dynamic. For the most up-to-date information refer to Pennsylvania's Cultural Resources Geographic Information System (CRGIS) at [www.crgis.state.pa.us](http://www.crgis.state.pa.us).)

# PRESERVEPGH

## Existing Conditions

### Sector I: Allegheny Hills



Northview Heights  
Spring Garden  
Spring Hill-City View  
Summer Hill  
Troy Hill

Allegheny Hills is located in the northeast section of the City. The Spring Garden, Spring Hill-City View, and Troy Hill neighborhoods have a preponderance of pre-1940 buildings. Many of the homes are sited on narrow lots and were designed with influences of the Queen Anne, Italianate, Colonial Revival, Tudor Revival, and Craftsman architectural styles. Homes on some of the streets have been extensively altered; as such, historic integrity is an issue for these neighborhoods.

Troy Hill is a hilltop neighborhood largely settled in the 19th century by German immigrants. This ethnic influence can be discerned in the neighborhood's physical character, such as the Eberhardt & Ober Brewery National Register Historic District (now referred to as the Penn Brewery). The greatest opportunities for historic preservation in Sector I occur in Troy Hill. Rehabilitation of the former H.J. Heinz Company as Heinz Lofts apartments (a federal Historic Tax Credit project) poured over \$62 million of investment into Troy Hill and is a good example of a successful large-scale preservation project. There are many preservation opportunities in Troy Hill, particularly along Lowrie Street and Voskamp Street where late 1800s homes and churches with impressive architecture strongly contribute to the character of the neighborhood.

Spring Garden is a valley community that was originally industrial in nature containing businesses such as meat packing and soap making. Historic homes along Voskamp Street and High Street with Italianate architecture offer strong opportunities for preservation.

Spring Hill-City View is a hilltop neighborhood known for its fine views of Downtown. Although there is not a large grouping of historic assets, there are preservation opportunities for single structures with historic significance.

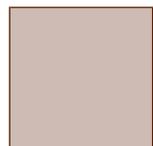
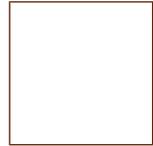
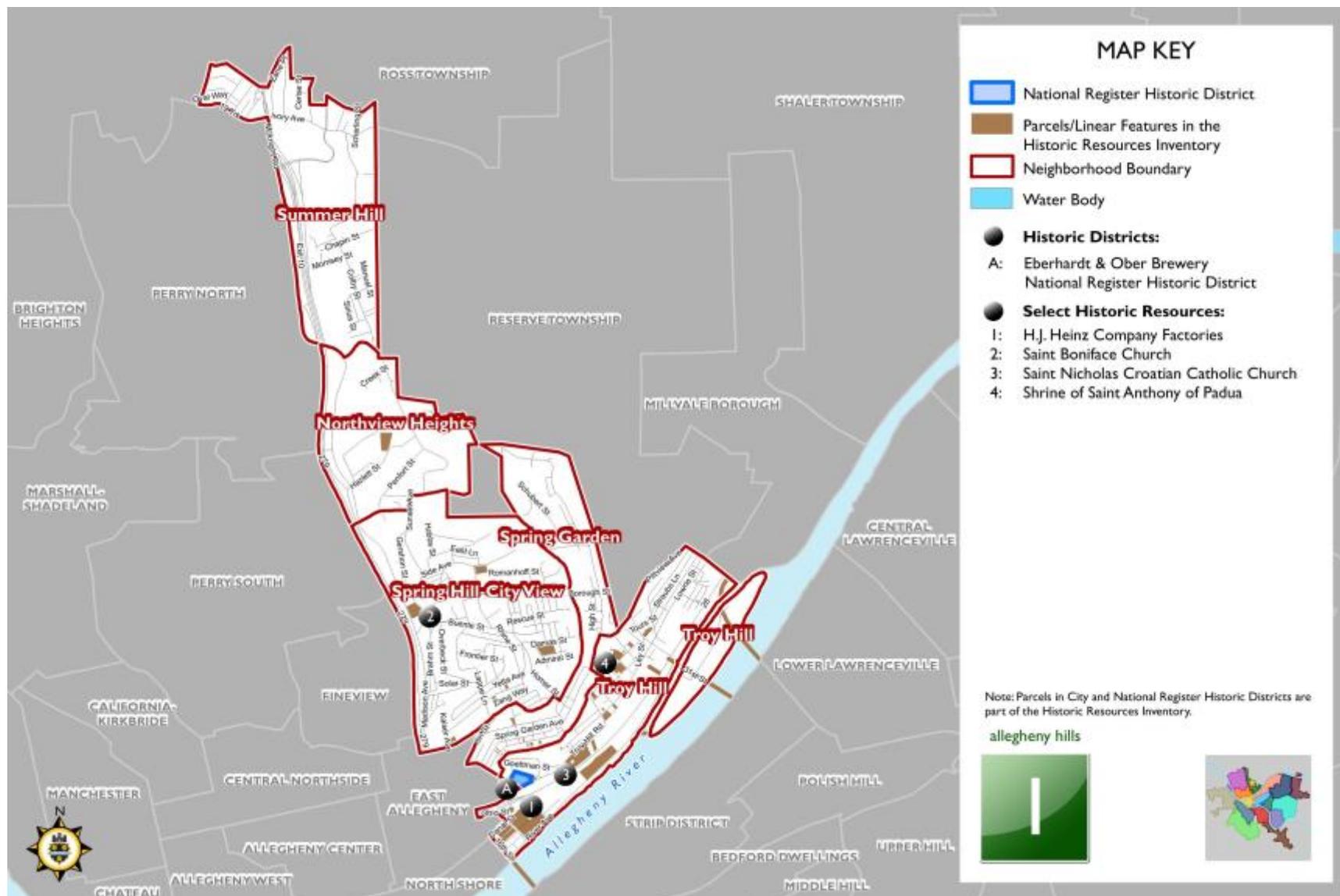
Northview Heights and Summer Hill offer limited opportunities for historic preservation. Northview Heights is largely composed of high-rises and townhomes built in the 1960s by the City's Housing Authority that lack architectural significance. Much of the Summer Hill neighborhood was developed after World War II and reflects modest architectural styles of the period.

#### Opportunities

- Target maintenance programs to deteriorating blocks of pre-1940 homes.
- Preserve historically significant structures on Lowrie Street, Voskamp Street, and the immediately surrounding areas in Troy Hill and Spring Garden.
- Use infill construction practices in Troy Hill, Spring Garden, and Spring Hill-City View that complement the historic architectural styles and streetscape pattern of narrow lots.
- Encourage stabilization and reuse of structurally-sound buildings with significant historic architecture.
- Promote the German and Austrian ethnic influences that contribute to the character of Sector I.

#### Historic District Recommendations

- Eberhardt & Ober Brewery Historic District: Nominate this National Register Historic District as a City-Designated Historic District.



# PRESERVEPGH

## Existing Conditions

### Sector 2: Upper Northside



Brighton Heights  
Marshall-Shadeland  
Perry North  
Perry South

Sector 2 occupies a series of hilltops north of Downtown that became accessible at the turn of the 20th century via streetcar. Sector 2 has many early 20th century residential buildings that deserve stronger recognition as historic assets.

Brighton Heights contains many blocks of well kept historic dwellings on shaded lots. The neighborhood has the character of an early 20th century residential area. The center of Brighton Heights bound by Benton Avenue, California Avenue, Davis Avenue, and Brighton Road has a strong, established character worthy of preservation.

Marshall-Shadeland is a residential area developed largely in the early 20th century with streets lined with many two-story brick dwellings built in the Colonial Revival, Tudor Revival, and other styles and forms of the period. Several small clusters of neighborhood commercial and institutional buildings are also present. While there are architectural integrity problems associated with modified buildings, preservation efforts can be focused on sections of the neighborhood with significant collections of historic architecture.

Perry North, also known as Observatory Hill, contains many blocks of notable dwellings built in the early 20th century, including Judge's Row along Perrysville Avenue and the area of Oak Park, where preservation efforts should be focused. Many historic homes in Perry North have been rehabilitated and restored, which strengthen the neighborhood's identity. Perry North also has the amenity of Riverview Park, containing the Allegheny Observatory, which is an historic asset and draws visitors to Sector 2.

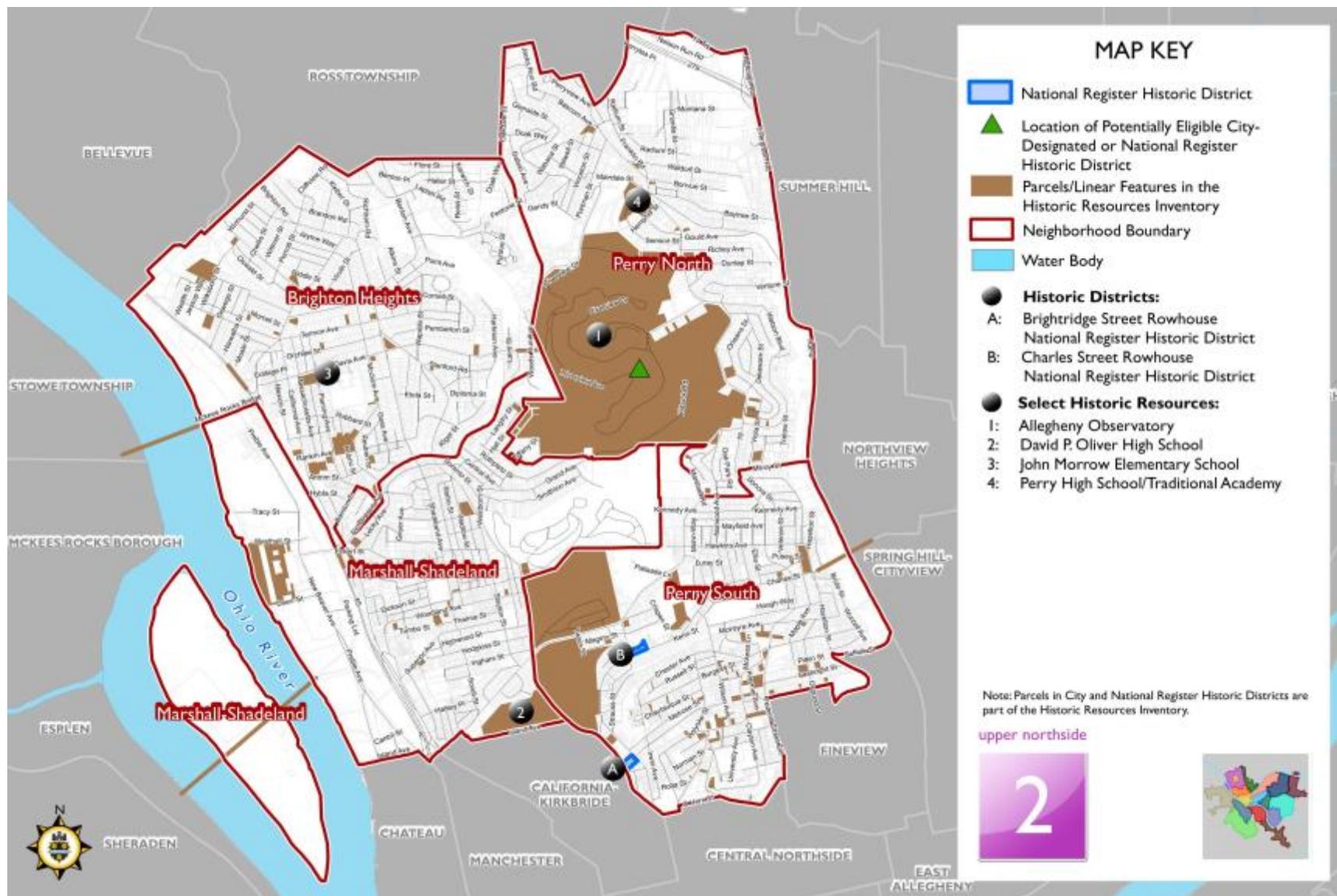
Perry South contains a large number of older dwellings. Frequent demolition has left many streets with empty lots. Perry South has an abundance of pre-1940 buildings but many are vacant and neglected, which presents a challenge for neighborhood-wide preservation efforts. There are opportunities to maintain structural integrity in the two National Register Historic Districts (rowhouses) and draw new investment into Perry South.

#### Opportunities

- Attract more visitors to Riverview Park by promoting the park as a historic landscape.
- Identify boundaries for the portions of Brighton Heights, Marshall-Shadeland, and Perry North that have a distinct character of tree-lined streets and early 20th century residential homes. Focus preservation efforts in these areas, including zoning policies that address building facade aesthetics and traditional neighborhood design.
- Target maintenance initiatives in portions of Perry South to improve the physical condition of distressed properties, particularly rowhouses.

#### Historic District Recommendations

- Perry North: Nominate Riverview Park as a City-Designated and National Register Historic District.



# PRESERVEPGH

## Existing Conditions

### Sector 3: Lower Northside



Allegheny Center	Chateau
Allegheny West	East Allegheny
California-Kirkbride	Fineview
Central Northside	Manchester

Lower Northside has the largest concentration of historic resources in Pittsburgh. Located on the north side of the Allegheny River, this area was first platted in 1788 and initially consisted of 36 square blocks centered on open space, now known as Allegheny Commons Park. This area was originally the City of Allegheny, annexed into the City of Pittsburgh in 1907. Lower Northside contains some of the City's densest neighborhoods. Much of the housing stock was built in the 19th century, making Sector 3 one of the City's greatest opportunities for historic preservation. However, Sector 3 also faces some of the strongest challenges, including ongoing threats of historic building demolition. While some historic sections of the Lower Northside are revitalized, other areas just a few blocks away suffer from deterioration.

Allegheny Center is mostly composed of institutional, residential, commercial, and public buildings, as well as Allegheny Commons Park, Pittsburgh's only City-Designated Historic Site. The historic character of Allegheny Center was altered in the 1960s when an urban renewal project demolished most of the pre-1940 dwellings. This area has an ability to draw interest in sites such as the New Hazlett Theater (1889; formerly the Carnegie Music Hall) and Allegheny Commons Park (designed in 1867). These universally-accessible spaces offer areas for the interpretive display and expression of Lower Northside history.

Allegheny West contains a sizeable collection of historic resources. The Allegheny West Historic District is one of the City's best examples of a rehabilitated historic area. Many of the Greek Revival, Italianate, and Queen Anne homes and rowhouses of this district have been restored. As a result, property values in Allegheny West exceed most other historic residential sections of the City. Preservation efforts focus on

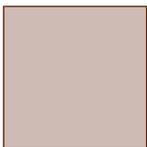
blocks of historic rowhouses and detached homes, as well as large mansions associated with the City's 19th century elite located on Brighton Road, Ridge Avenue, and Lincoln Avenue.

California-Kirkbride contains the Old Allegheny Rows Historic District, a collection of 19th century dwellings adversely affected by building demolitions and vacancies. Distressed properties also exist in other portions of the neighborhood that present a challenge to preservation and offer opportunities for land clearing and infill construction.

Central Northside's residential areas developed primarily in the 1860s and 1870s. Many streets were named for battles and soldiers of the 1846 Mexican War. While many of the blocks in the Mexican War Streets National Register Historic District have been rehabilitated, blocks to the north have some areas of deterioration and provide an opportunity to expand the Mexican War Streets' success. The National Register Historic District can also be expanded to the southeast so that that the rehabilitation of additional commercial properties along W. North Avenue including the Garden Theater building (1915) are eligible for federal Rehabilitation Tax Credit program.

Chateau is physically separated from the other neighborhoods of Lower Northside by Route 65 and is largely a commercial, industrial, and institutional neighborhood bordering the Ohio River. It offers no opportunity for preservation but has substantial potential for interpreting history through public art, signage, and other interpretive elements along the riverfront trail and other places with universal public accessibility.

East Allegheny contains a large number of historic buildings that contribute to its character. In addition to blocks of residential homes, there is a commercial area in the Deutschtown Historic District that offers opportunities for additional investment and rehabilitation. East Allegheny is attractive for historic rehabilitation. Because the construction of Interstates 279 and 579 demolished many mid-20th century buildings, those that remain should be preserved as essential components to the neighborhood's identity.



Fineview is a residential neighborhood located in hilly terrain that offers prime views of Downtown. Several areas possess historic architectural significance and integrity, particularly along Lafayette Street. Homes constructed in the mid to late 1800s in the architectural styles of Queen Anne, Gothic Revival, Greek Revival, and Italianate are the neighborhood's greatest historic asset.

Manchester was settled in the 1800s as a popular streetcar suburb. It is primarily residential in character with many historic dwellings. Many streets of restored homes are located in Manchester, but so is extensive infill development. The loss of historic buildings to demolition is an ongoing concern for the neighborhood. There are significant opportunities for historic preservation in Manchester, building on the success of rehabilitated portions of the Manchester Historic District. The most critical issues for this neighborhood are the stabilization and rehabilitation of historic dwellings, attracting infill development that complements the historic character, and the productive use of vacant lots.

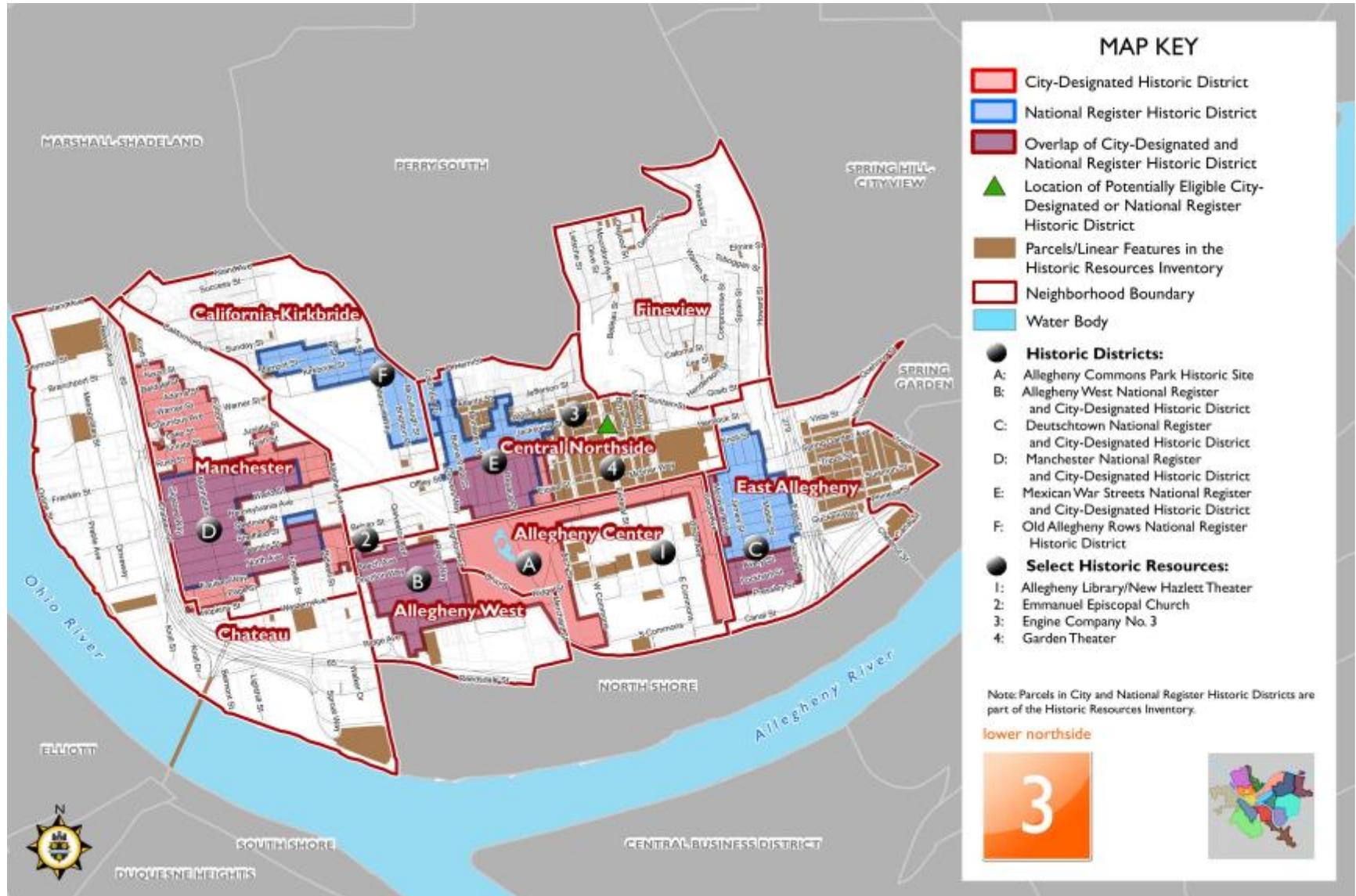
### Opportunities

- Increase heritage tourism to the Lower Northside historic districts.
- Use parks, riverfront properties, and other universally accessible public spaces to interpret Lower Northside's history.
- Slow demolition and proactively address stabilization of historic structures in City-Designated Historic Districts.
- Target underutilized properties in City-Designated Historic Districts for infill development that complements the neighborhoods' historic character.
- Take advantage of the federal Rehabilitation Tax Credit program in National Register Historic Districts.
- Expedite lien clearance to entice the purchase of distressed properties for rehabilitation.

### Historic District Recommendations

- Allegheny West Historic District: Revise the boundary on the north to include the warehouse/industrial buildings on West North Avenue.
- Deutchtown Historic District: Expand the City-Designated Historic District boundary to include the East Ohio Street business corridor.
- Manchester Historic District: Revise the National Register Historic District boundary to match the City-Designated Historic District boundary.
- Mexican War Streets Historic District: Expand the National Register Historic District boundary to the southwest to include the Garden Theater Block.
- Central Northside: Review the area to the east of the Mexican War Streets National Register Historic District boundary (on Federal Street) for eligibility as a separate historic district with its own name. This area contains approximately 150 buildings with architecture similar to that found in the Mexican War Streets Historic District.

# PRESERVEPGH Existing Conditions



**Sector 4: West Pittsburgh**



Chartiers City	Oakwood
Crafton Heights	Ridgemont
East Carnegie	Sheraden
Elliott	West End
Esplen	Westwood
Fairywood	Windgap

West Pittsburgh’s hilly terrain limited large scale residential development until the end of the 19th century when streetcar lines provided ready access to Downtown. The oldest neighborhoods in Sector 4 are located next to the Ohio River whereas the western areas did not develop until after World War II. The neighborhoods of Sector 4 are often overlooked for preservation opportunities because they mostly contain suburban-style homes on large lots. There are, however, many assets to acknowledge, including the West End Overlook in Elliott and rail and streetcar rights-of-way. Traditional neighborhood design and architecture of the mid 20th century may become more significant over time as other like areas around the country undergo renovations that diminish their original authenticity.

The neighborhoods of Chartiers City, Crafton Heights, Ridgemont, Westwood, and Windgap primarily contain post-1940 dwellings that would likely not meet the National Register of Historic Places eligibility criteria for a historically significant residential suburb. Regardless, these neighborhoods and others in Sector 4 should be recognized for their place in Pittsburgh's history. For example, historic streetcar lines could be used for other uses, such as walking and bicycling paths. By adding interpretive elements that identify the paths' original purpose, streetcar suburbs would be more recognizable as part of historic Pittsburgh. The commercial areas along Steuben Street and Noblestown Road also present opportunities to reinforce the neighborhoods' character as streetcar suburbs through expression of a mid 20th century aesthetic.

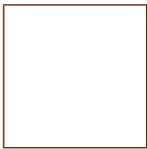
Oakwood, East Carnegie and Fairywood are located in the west and southwest portions of West Pittsburgh and contain a mixture of residential homes and industries surrounded by wooded hills. Distinctive street surfaces such as brick and Belgian block should be preserved where they exist. Oakwood contains some good examples of historic architecture that provide preservation opportunities in the form of individual structures. Fairywood shares its southeastern boundary with Ingram Borough, where there is a collection of historic homes that may be eligible for nomination as a multi-municipal historic district.

Elliott began as a mining community. The neighborhood offers a mix of late 19th and early 20th century residential dwellings and commercial buildings on Chartiers Avenue and Steuben Street. The historic integrity of Elliott is challenged by structural alterations that removed the original historic features of many buildings. There is an opportunity to use the West End Overlook as a catalyst for redevelopment and investment to restore the neighborhood's traditional character.

Esplen is a small mixed-use neighborhood adjacent to the Ohio River that began as a camp for railroad workers. Significant historic structures were demolished and little historic integrity remains, offering few to no preservation opportunities.

Sheraden was originally established as Sheraden Borough in 1886 and annexed into the City in 1917. The neighborhood is known for its homogenous architecture of the early 20th century, including many blocks of early 20th century Colonial Revival and vernacular dwellings that retain their historic integrity. Its streets are lined with two-story frame and brick dwellings in the American Foursquare style. Given its location close to Downtown and existing infrastructure, Sheraden offers potential for redevelopment following traditional transit-oriented community design principles.

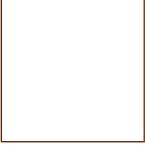
West End was established in 1830 along a hillside and valley just west of the Ohio River. Architecturally significant commercial buildings line South Main and Steuben Streets, most of which were constructed after 1900 and several have been restored. Building from this success,





## PRESERVEPGH

### Existing Conditions



additional investment in historic preservation projects can be attracted. The Old Stone Tavern (mid 1800s; exact date unknown) is one of the oldest known buildings in Pittsburgh. Portions of the West End Valley (originally named Temperanceville) may be eligible for nomination to the National Register of Historic Places. Listing on the National Register would allow income-producing rehabilitation projects to apply for tax incentives under the federal Rehabilitation Tax Credit program.

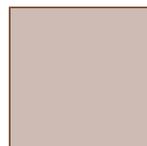
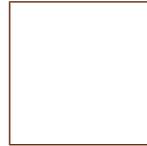
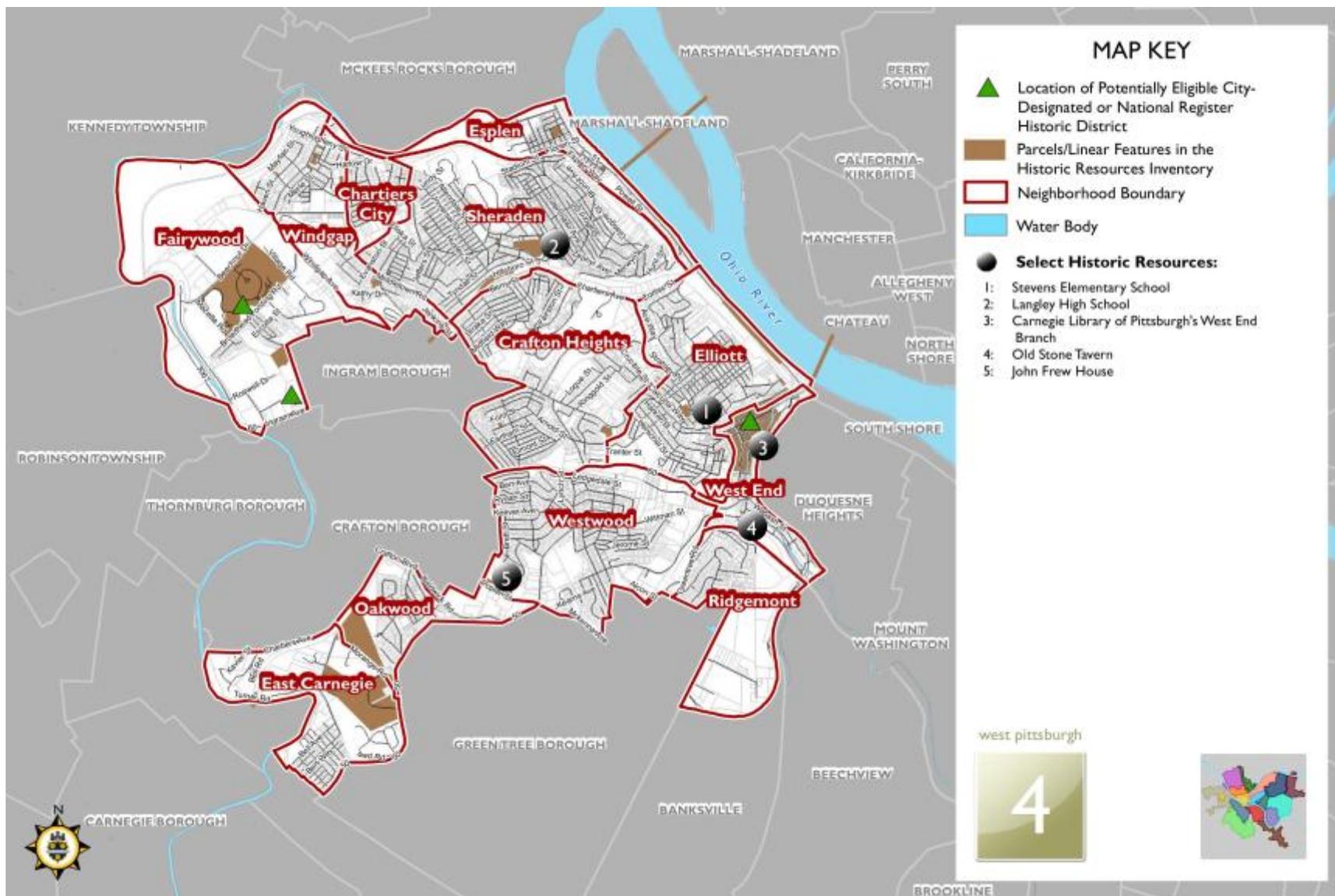


#### Opportunities

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- Use historic streetcar and rail line rights-of-way as trails and/or other productive public uses as feasible.
  - Encourage additional historic rehabilitation projects in the West End commercial core, with a focus on reusing structurally-sound historic buildings and filling in gaps with a pattern and form of new construction that complements the traditional historic character.
  - Bring trail connections into the West End's historic commercial core as part of riverfront and Saw Mill Creek rehabilitation planning.
  - Bring attention to West Pittsburgh neighborhoods as streetcar suburbs by the selective placement of interpretive elements
  - Target maintenance initiatives to residential properties with mid 20<sup>th</sup> century architecture.
  - Attract more visitors to the West End Overlook and promote its view of Pittsburgh as a heritage landscape.

#### Historic District Recommendations

- Fairywood: Evaluate the area adjacent to Ingram Borough (and adjoining areas of Ingram Borough) for eligibility as a multi-municipal historic district.
- West End Neighborhood: Nominate the West End Valley (formerly called Temperanceville) to the National Register of Historic Places.



# PRESERVEPGH

## Existing Conditions

### Sector 5: South Pittsburgh



Banksville  
Beechview  
Brookline  
Carrick  
Overbrook

South Pittsburgh's neighborhoods developed at the turn of the 20th century as streetcar suburbs. Although not largely known for historic architecture, South Pittsburgh contains structures built in the 1870s-90s in Queen Anne, Italianate, Vernacular, and other historic architectural styles. Early and mid-20th century architectural styles such as Bungalow, American Foursquare, Colonial Revival, and Tudor Revival define the character of Sector 5. A number of business districts serve the residents in this area, and several cemeteries and neighborhood parks add to the historic landscape. There are not large concentrations of historic resources that would qualify for eligibility as historic districts, so preservation should focus on individual structures and groups of structures that serve as significant character-defining elements of Sector 5. Many homes have been sold by their first generation owners and converted to rental properties; the high rate of rental occupancy is a threat to maintenance of historic structures.

Banksville began as a separate community with lots laid out following the Civil War to provide homes for miners working in the nearby hills. Banksville Road serves as the main commercial corridor with a few structures of historic significance with preservation potential.

Beechview developed rapidly after the construction of a trolley line to the area in 1902. Originally a mining area, it became a popular middle-class neighborhood with a commercial area along the trolley line on Broadway Avenue. The opening of the Liberty Tunnels in 1927 also contributed to its development. Preservation can support a transit revitalization investment district (TRID), and should focus on the rehabilitation of Broadway Avenue's commercial buildings and surrounding historic homes.

Brookline is one of the largest and most populous neighborhoods in Pittsburgh. The area developed as a farming and mining community and then after the turn of the 20th century became a bustling Pittsburgh suburb. Streetscape improvements along Brookline Boulevard can draw investment to the historic buildings that line this roadway.

Carrick began as a borough in 1904 and became part of the City in 1926. The commercial district along Brownsville Rd presents an opportunity for streetscape enhancement and historic preservation investment. The Boulevard is an example of a residential street that has significant late 19th century architecture and adds value to Carrick's historic character.

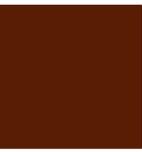
Overbrook is centered on Saw Mill Run Blvd and contains a variety of commercial and industrial buildings. Adjacent to this thoroughfare are early 20th century tree-lined streets that offer some preservation potential.

#### Opportunities

- Direct investment into the commercial core of Beechview using transit-oriented community design principles.
- Encourage streetscape improvements and historic rehabilitation projects in the Carrick commercial core (Brownsville Avenue) and Brookline commercial core (Brookline Avenue).
- Identify boundaries for portions of Sector 5 that have a distinct character of 19<sup>th</sup> and early 20th century architecture. Focus preservation efforts in these areas, including zoning policies that address building facade aesthetics and traditional neighborhood design.
- Target maintenance initiatives to residential properties with 19th century architecture.
- Build capacity to increase owner-occupancy of historic structures.
- Increase the recognition of historic neighborhood parks, cemeteries, churches, schools, and other civic spaces of historic significance as part of Sector 5's historic landscape.

#### Historic District Recommendations

- There are no historic districts or potentially eligible districts currently identified in Sector 5.





## Sector 6: Mt. Washington & Hilltop West



Allentown  
Beltzhoover  
Bon Air  
Duquesne Heights  
Knoxville  
Mount Washington

Sector 6 is perched on the hills south of the Ohio and Monongahela Rivers. Grandview Avenue travels along the edge of Duquesne Heights and Mount Washington and is nationally designated as the Grand View Scenic Byway, offering views of Downtown Pittsburgh, the three rivers, and surrounding environs. The neighborhoods in Sector 6 developed in the 1800s and have a diverse collection of historic architectural styles.

Allentown, Beltzhoover, and Knoxville were all subdivided after the Civil War, settled by German immigrants, and named for former property owners Joseph Allen, Melchor Beltzhoover, and Reverend Jeremiah Knox. Allentown's street level trolley tracks along the commercial district of Warrington Avenue offer a distinctive asset to the neighborhood. Although service along the trolley route was suspended by Port Authority Transit in March 2011, this unique feature could be reinstated in the future. These neighborhoods have a large number of two-story brick dwellings and civic buildings from the turn of the 20th century that present opportunities for preservation as catalysts for additional reinvestment.

Bon Air is located on a series of hills that developed primarily after the 1930s. Most properties are single-family homes, and the neighborhood has a secluded suburban feel. Most houses are designed in the Ranch, Tudor, and Colonial Revival styles and are not historically significant.

Duquesne Heights was platted and subdivided in the mid-1800s although much of the housing stock was built in the early 1900s. Still in use, the Duquesne Incline (1877) provided transportation for neighborhood

residents working along the river and Downtown. Many blocks contain Queen Anne and Colonial Revival influenced dwellings that may be eligible for the National Register of Historic Places.

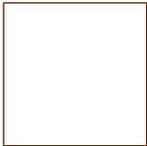
Mount Washington was previously known as "Coal Hill" for its mineral deposits. This neighborhood grew in the late 19th century and was populated by Welsh, Scotch-Irish, and English immigrants. Workers used steep stairs and footpaths to access the mills and City below before the construction of inclines. The Monongahela Incline (1870; entirely rebuilt) remains in operation. The Chatham Village Historic District (a portion of which is also in Duquesne Heights) is listed on the National Register of Historic Places. There are other blocks of dwellings that may be eligible for listing on the National Register as well. There has been investment made in many of Mount Washington's historic structures. For example, the South Hills High School (1917) was rehabilitated as a retirement residence in 2010.

### Opportunities

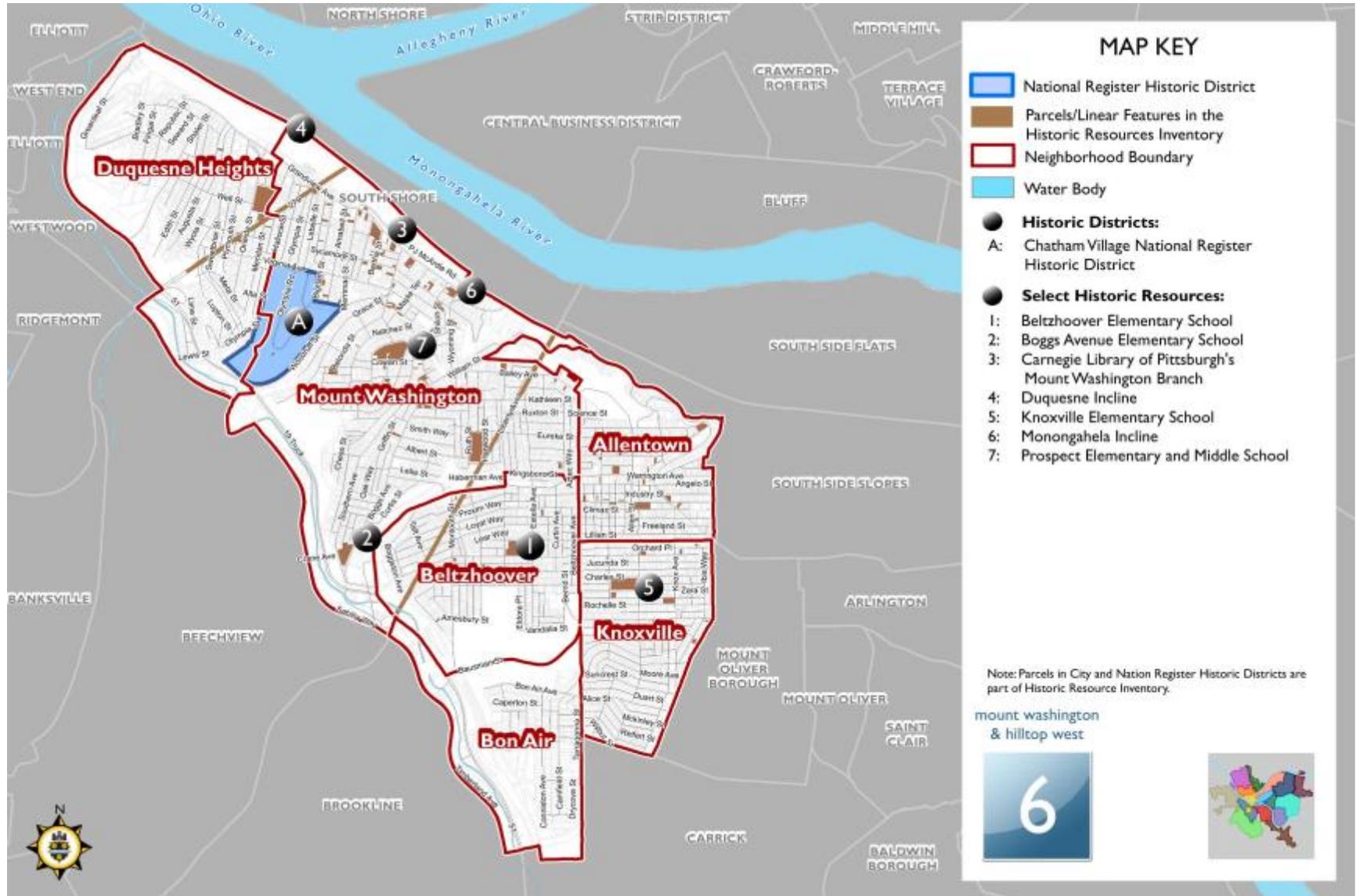
- Attract heritage tourists to the Grand View Scenic Byway and use interpretive elements along the Byway and in Emerald View Park to showcase the wide view of Pittsburgh as a heritage landscape.
- Encourage rehabilitation and reuse of structurally-sound civic buildings from the 19th and early 20th century.
- Identify blocks of historic residential homes in Beltzhoover, Duquesne Heights, and Mount Washington that may qualify for listing on the National Register of Historic Places. Focus property maintenance initiatives and preservation efforts in these areas, including the consideration of zoning policies that address building facade aesthetics and traditional neighborhood design.

### Historic District Recommendations

- Chatham Village Historic District: Designate Chatham Village as a City-Designated Historic District or Landmark.



PRESERVEPGH  
Existing Conditions



## Sector 7: South Side & Hilltop East



Arlington  
Arlington Heights  
Mt. Oliver  
South Side Flats  
South Side Slopes  
St. Clair

South Side/Hilltop East contains the diverse topography of the flat South Side area adjacent to the Monongahela River and the steep hillsides above. The South Side contains dwellings that date back to the early 1800s. The hilltop neighborhoods are sited on steep slopes and generally display modest brick and frame dwellings. South Side Flats has some of the oldest architecture on the south side of the Monongahela River and some intact sections of brick rowhouses and dwellings. The East Carson Street Historic District is an example of successful revitalization of a linear commercial core; its success has spurred additional rehabilitation in adjacent areas.

Arlington is a hilltop neighborhood that was developed at the turn of the 20th century. It consists of one- and two-story brick and frame dwellings on narrow lots. There are revitalization opportunities along the commercial core of Arlington Avenue, but its historic character has been disrupted by building alterations and new development that present a challenge to historic preservation.

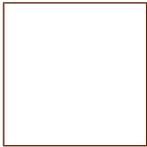
Arlington Heights was largely developed in World War II to provide housing for defense workers following the attack at Pearl Harbor. With all of the buildings now demolished, the area is mostly green space.

Mt. Oliver is primarily a residential area with detached pre-1940 dwellings on mid-sized lots. The site of the former St. Joseph's School, which was lost to fire in 2011, offers opportunity for reinvestment.

St. Clair was developed in the 1950s and 60s to provide public housing for the City, which was subsequently demolished. Scattered along the western and northern streets of the neighborhood are a few blocks of single-family houses built before 1940 with a few preservation opportunities along Becks Run Road.

South Side Flats stretches along the south side of the Monongahela River and includes a wide variety of historic dwellings, churches, older warehouse, and industrial buildings. The East Carson Street National Register and City-Designated Historic District dates to the mid-19th century and is one of the longest continuous stretches of historic late 19th and early 20th century commercial buildings in the United States. There are at least three additional areas in the South Side Flats that may be eligible as historic districts. Continued rehabilitation of the East Carson Street Historic District and the preservation and rehabilitation of other historically significant structures present strong preservation opportunities in this area. Development of SouthSide Works on the former site of the Jones and Laughlin (J&L) Steel Co. Plant used mixed-use design principles to emulate the traditional development pattern of the South Side's historic areas while accommodating contemporary needs; it is an example of incorporating a traditional aesthetic in a large master redevelopment plan.

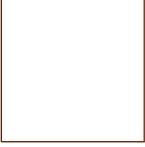
South Side Slopes evolved in the 19th century to provide housing for the hundreds of workers who labored in the steel mills and other industries along the river. Most of the houses are sited on the hilly terrain with steep streets and staircases leading to the flats. This is one area of the City where hillside development exemplifies the neighborhood character; demolition that would result in vacant lots should be avoided where possible unless the structure is a public safety hazard.





# PRESERVEPGH

## Existing Conditions



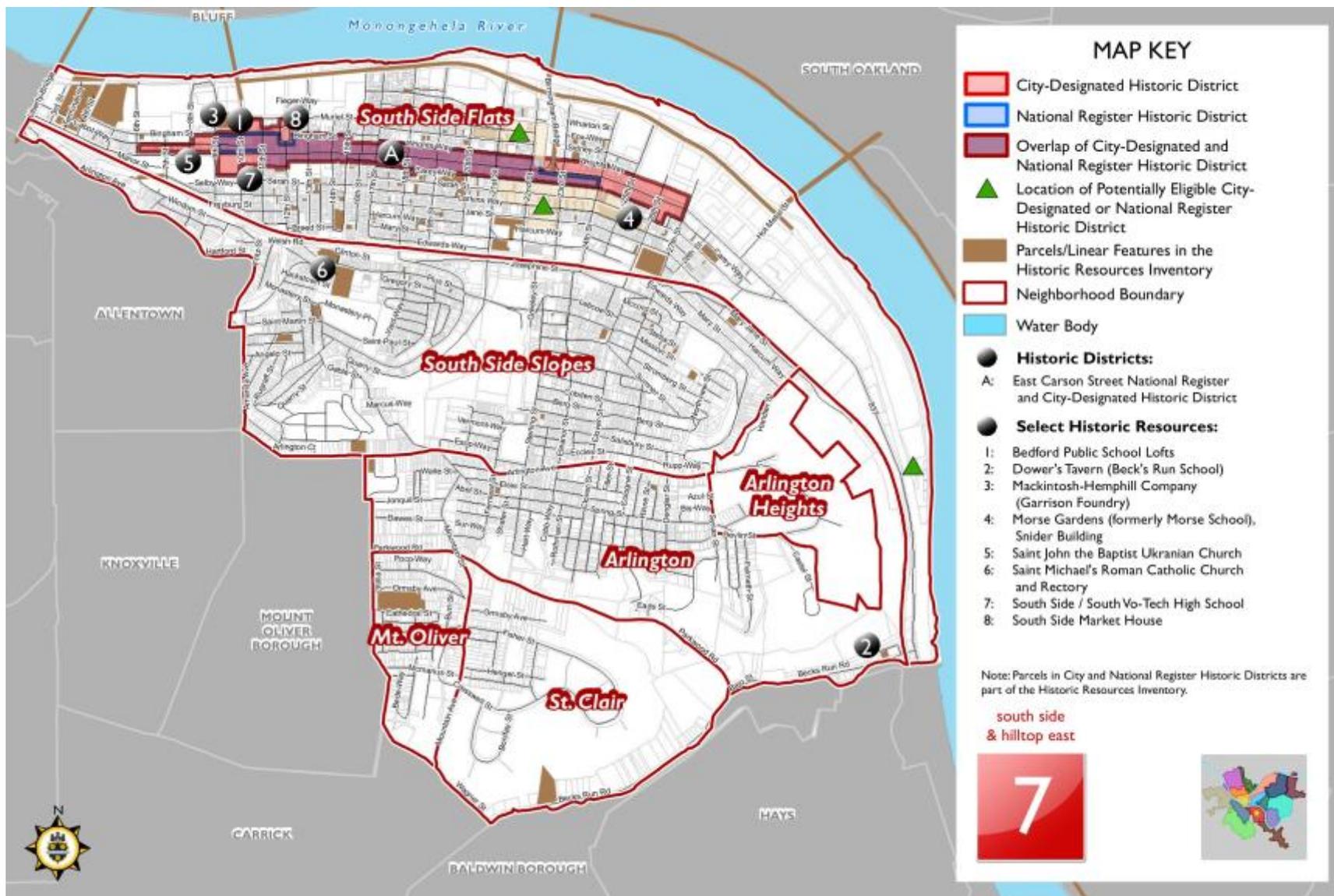
### Opportunities

- 
- Continue rehabilitation of historic buildings in the East Carson Street Historic District.
  - In South Side Flats, avoid demolitions of historic rowhouses and continuous blocks of pre-1940 commercial buildings, particularly of buildings three stories and higher.
  - In South Side Slopes, aim to preserve the historic form and pattern of hillside development when considering building demolitions and new construction.
  - Pursue redevelopment opportunities on large parcels of flat, vacant, or underutilized land and include interpretive elements to recognize former historic uses of these parcels.
  - Target the commercial core of Arlington Avenue for investment in building repairs and infill construction in character with an early 20th century aesthetic.



### Historic District Recommendations

- East Carson Street Historic District: Revise the National Register Historic District boundary so that it extends two additional blocks to 26th Street.
- South Side Flats Pennsylvania Railroad: Evaluate the linear area in the eastern portion of South Side Flats encompassing the Pennsylvania railroad from West Mifflin Borough (outside the City limits) to SouthSide Works for eligibility as a National Register Historic District.
- South Side Flats: Evaluate the area of Sidney Street and Wharton Street between 18th and 22nd Streets for eligibility as a National Register and/or City-Designated Historic District.
- South Side Flats: Evaluate the area of Sarah Street and Larkins Way between 20th and 26th Streets for eligibility as a National Register and/or City-Designated Historic District.



# PRESERVEPGH

## Existing Conditions

### Sector 8: Thirty-first Ward



Hays  
Lincoln Place  
New Homestead

The Thirty-First Ward represents post World War II neighborhood development. With mills located along the riverfront, workers purchased new homes in the

Thirty-First Ward within walking distance to manufacturing jobs. As such, this area is representative of working class neighborhoods where families improved their quality of life by retreating from poor living conditions elsewhere. Sector 8 has a large amount of wooded hillsides and open space that offer potential for greenways and trails. Because this sector is located the farthest of all sectors from Downtown Pittsburgh, portions are secluded by its physical geography and its opportunities for preservation are not widely recognized.

Hays is located on the south side of the Monongahela River. The neighborhood is composed primarily of single-family homes built in the early 20th century. A former Army/Navy ammunition plant located at the intersection of Mifflin Road and Riverton Street was the primary employer in the area until it was decommissioned in 1970. The building is listed on the United States' Historic American Engineering Record and is currently in private use.

Lincoln Place primarily contains single-family dwellings and streets centered on the major artery of Mifflin Road. The Lincoln Place neighborhood was mostly established before 1940 giving its buildings and streetscape an urban design aesthetic that is characteristic of the time period. This neighborhood was annexed into the City of Pittsburgh in 1929 as part of a citizen-driven effort to build a new school building

that was not supported by Mifflin Township.<sup>(53)</sup> Mifflin School was built and opened to the public in 1932 and is a character-defining historic resource in the community.

New Homestead is largely a residential neighborhood comprised of many new residential developments of single-family detached homes. Due to its limited number of historic resources, there are few opportunities for preservation.

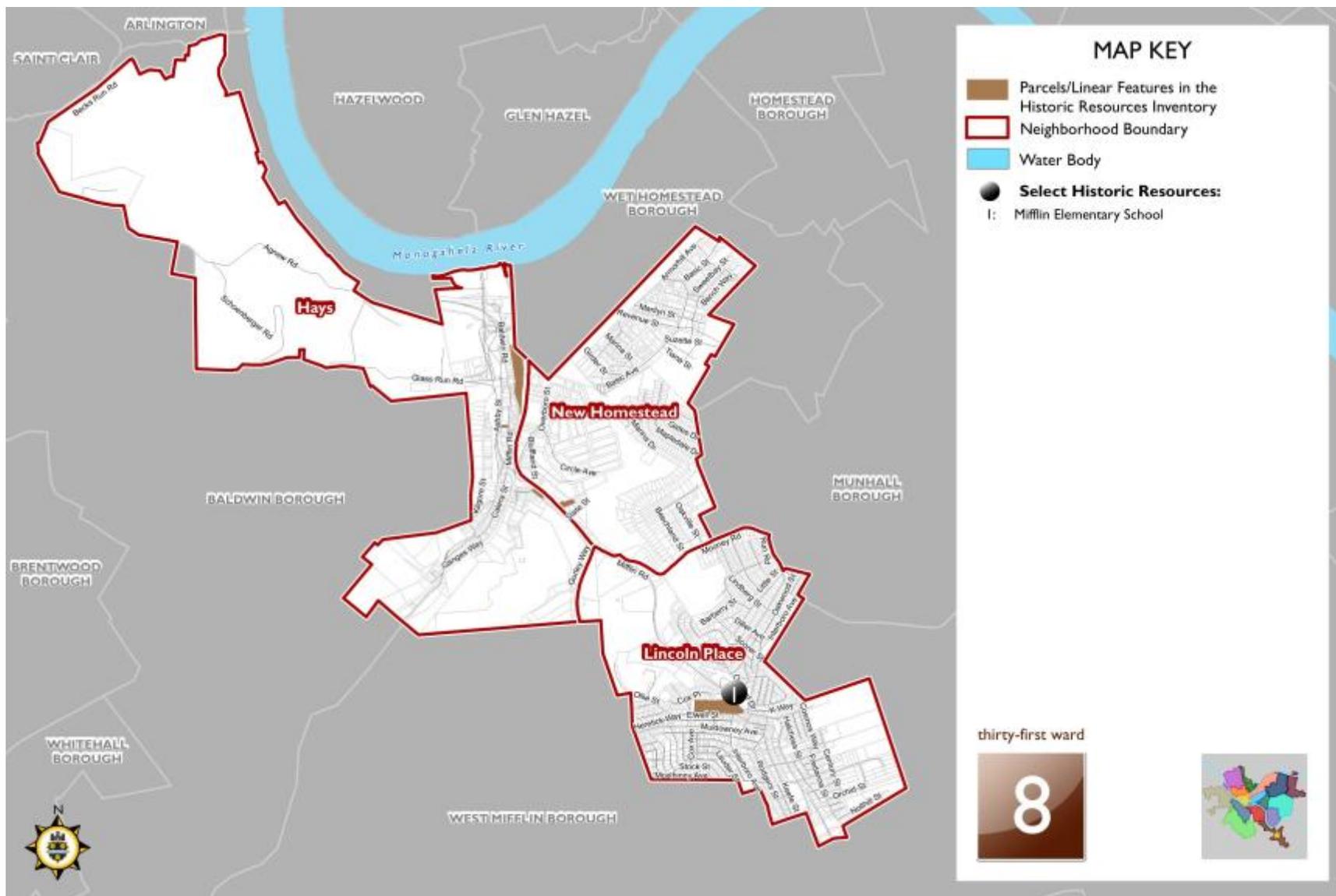
#### Opportunities

- Increase the recognition of Sector 8's role in providing quality of life improvements for mill workers in the mid-20th century.
- Make use of open spaces for greenways and trails and provide interpretive elements in these spaces that bring attention to local history.

#### Historic District Recommendations

- There are no historic districts or potentially eligible districts currently identified in Sector 8.

53 Kohl, George A., Pittsburgh Mifflin Pre K-8 School Information, "Our History," available at [www.pps.k12.pa.us/1463201026181913650/blank/browse.asp?A=383&BMDRN=2000&BCOB=0&C=61179](http://www.pps.k12.pa.us/1463201026181913650/blank/browse.asp?A=383&BMDRN=2000&BCOB=0&C=61179)



# PRESERVEPGH

## Existing Conditions

### Sector 9: Monongahela River Valley



Glen Hazel  
Greenfield  
Hazelwood

The neighborhoods of the Monongahela River Valley were developed as worker housing for steel mills and other industries that once lined the river's banks.

There is a strong Hungarian influence in Sector 9. After most of the mill industries closed in the late 20th century, these neighborhoods experienced significant population leading to building vacancies and deterioration. There is uncertainty in the Monongahela River Valley and the Hazelwood neighborhood particularly regarding future plans for construction of the Mon-Fayette Expressway, which is stalling reinvestment in the area.

Glen Hazel is primarily residential in character and is composed of two large public housing projects, Glen Hazel Townhomes and Glen Hazel Highrise. These developments are not historic so there are no opportunities for preservation.

Greenfield's residential character contains a wide variety of architectural styles. Early 20th century structures and historically significant buildings such as St. Rosalia's church (1925) and Greenfield Elementary School (1923) are good candidates for preservation.

Hazelwood was home to a number of large estates in the 19th century. It contains a commercial core supported by surrounding residential homes. Its historic character with a strong Hungarian influence is threatened by building vacancies and demolitions. Hazelwood is home to a brownfield site that is one of the last remaining large tracts of vacant riverfront property in the City. The redevelopment of this property and interpretation of the site's former historic use in the architecture and design of its development plan is a substantial opportunity for Hazelwood. New development can bring higher property values and increased investment in the surrounding community, including rehabilitation and

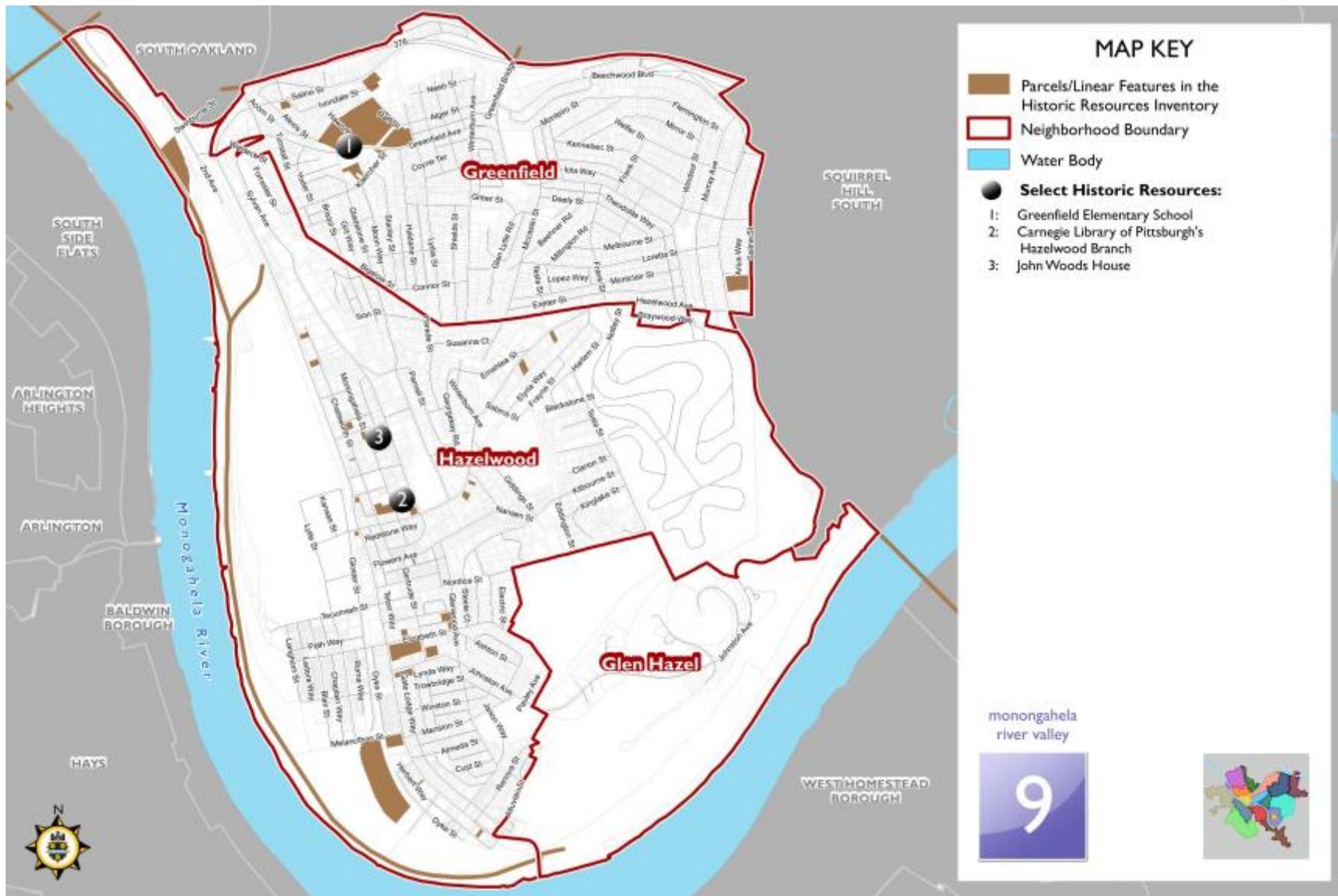
reuse of older homes and character-defining historic buildings such as the Hazelwood Branch of the Carnegie Library (1899), John Woods House (1792; oldest known house in Pittsburgh), and several churches and school buildings (1890-1920s).

#### Opportunities

- Redevelop brownfield sites, tying in interpretive elements of the properties' former uses and community's history and heritage.
- Stabilize and target reuse opportunities for vacant historic buildings of significance, including the Hazelwood Branch of the Carnegie Library (1899), John Woods House (1792), and several churches and school buildings (1890-1920s).
- Retain architectural features with Hungarian ethnic influence that contribute to the character of Sector 9.
- Attract infill construction that complements the traditional pattern, form, and density of Hazelwood's traditional neighborhood character.

#### Historic District Recommendations

- There are no historic districts or potentially eligible districts currently identified in Sector 9.



# PRESERVEPGH

## Existing Conditions

### Sector 10: Lower East End



Point Breeze  
Regent Square  
Squirrel Hill North  
Squirrel Hill South  
Swisshelm Park

The Lower East End has a large percentage of pre-1940 homes in good condition that retain historic integrity. As such, Sector 10 displays some of the finest late 19th and early 20th century architecture in the City. Many streets are lined with one-and two-story Craftsman, Colonial Revival, Dutch Colonial, and Tudor Revival style dwellings and large areas appear to meet eligibility criteria for historic districts. Two of the City's historic regional parks, Frick Park and Schenley Park, are located in this area and are assets for the Lower East End.

Point Breeze is a residential neighborhood composed of late 19th and early 20th century homes, rowhouses, apartments, school buildings, and a small commercial area. It is home to the Frick Art & Historical Center, which includes Henry Clay Frick's former mansion, Clayton. The late 19th century homes in Point Breeze are stately in character, which contributes to the neighborhood's appeal.

Regent Square is located on the eastern edge of the City and was developed in the early 1900s. It is composed of two-story brick and frame dwellings and apartment buildings but the neighborhood does not meet eligibility requirements for a historic district. Some early 20th century commercial businesses are located on South Braddock Avenue.

Squirrel Hill North and Squirrel Hill South have the City's largest and most populous residential and commercial areas. The commercial district of Forbes Avenue separates these two neighborhoods. They are known as the center of the City's Jewish population and contain many notable synagogues and homes. The Murray Hill Avenue National Register Historic District is located in Squirrel Hill North and several other areas

may be eligible for historic district nomination. Schenley and Frick Parks are significant contributors to the historic landscape. In Squirrel Hill South, an over 200-acre new development, Summerset at Frick Park, reclaimed a former slag dump and is an example of successful repurposing of underutilized land. These neighborhoods offer opportunities for preservation while drawing new development that complements the neighborhood aesthetic.

Swisshelm Park first developed as a residential area in the early 1900s and saw increased development after 1950. The neighborhood contains some homes dating as far back as the 1840s that may be individually eligible for nomination as City-Designated historic resource.

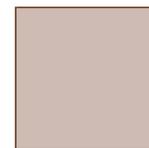
#### Opportunities

- Attract more visitors to Frick Park and Schenley Park by promoting them as historic landscapes.
- Identify boundaries for the portions of Sector 10 that have a distinct character of 19<sup>th</sup> century architecture. Focus preservation efforts in these areas, including zoning policies that address building facade aesthetics and traditional neighborhood design.
- Attract infill construction that complements the traditional pattern, form, and density of Sector 10's traditional neighborhood character.

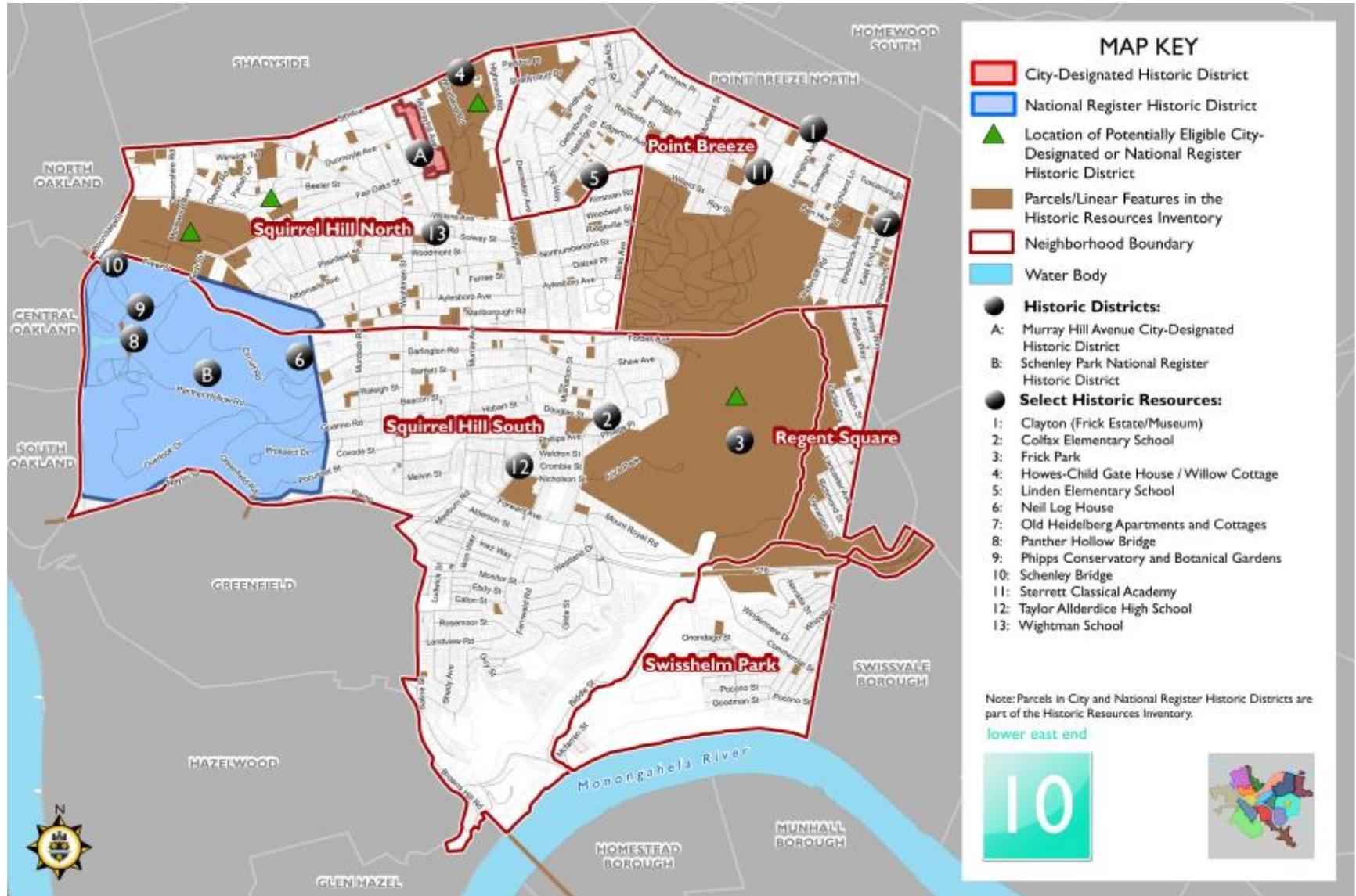
#### Historic District Recommendations

- Point Breeze/Regent Square/Squirrel Hill North: Nominate Frick Park as a City-Designated and National Register Historic District.
- Squirrel Hill North: Evaluate Carnegie Mellon University (formerly Carnegie Institute) for nomination eligibility to the National Register of Historic Places.
- Squirrel Hill North: Nominate the area of Chatham College/ Woodland Road to the National Register of Historic Places.

- Squirrel Hill North: Nominate the Murray Hill Avenue City-Designated Historic District to the National Register of Historic Places.
- Squirrel Hill North: Evaluate Robin Road (residential street with Modernist dwellings) for eligibility as a National Register and/or City-Designated Historic District.



PRESERVEPGH  
Existing Conditions



## Sector II: Northeast Pittsburgh



East Hills  
Homewood North  
Homewood South  
Homewood West  
Lincoln-Lemington-Belmar  
Point Breeze North

Northeast Pittsburgh has a diversity of housing styles and its neighborhoods have a mix of architectural styles primarily from the early 20th century. Building demolition and the high percentage of distressed properties has compromised historic integrity outside of Point Breeze North, which presents a challenge to historic preservation. There is opportunity to attract new investment to Northeast Pittsburgh to build a renewed sense of place.

East Hills contains few historic structures. A large portion of the neighborhood remained vacant until the 1960s when several public housing projects were built in the 1960s and 1970s. This area offers opportunity for reinvestment.

Homewood North, Homewood South, and Homewood West largely feature rows of two-story brick houses built in the early 20th century. Building condemnation and demolition is a challenge for these neighborhoods; however, there are several key character-defining historic buildings that are excellent candidates for preservation. These include properties such as the Westinghouse High School (1918) and many other schools, churches, and civic buildings that were constructed in the late 19th and early 20th centuries. The preservation of these significant structures can be an attraction for new investment.

Lincoln-Lemington-Belmar extends both north and south of the Allegheny River. On the north side of the river, the City of Pittsburgh Water Filtration Plant (1913) is a historic resource. South of the river, the neighborhood is sited on high hills with views of Downtown. Many of

its houses are built in the American Foursquare style. There are opportunities to preserve key historic buildings such as the National Opera House (1894) and attract new investment.

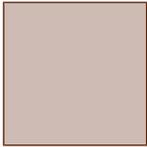
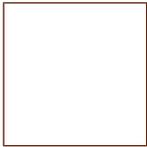
Point Breeze North was an early streetcar suburb of the City. Nearly the entire neighborhood may be eligible for designation as a National Register and City-Designated Historic District.

### Opportunities

- Focus preservation efforts on historic schools, fire engine houses, recreation centers, churches, and commercial buildings constructed in the late 19th and early 20th centuries.
- Attract new investment to build a renewed sense of place.
- Preserve the existing character of Point Breeze North; consider historic district nomination and/or zoning policies that address building facade aesthetics and traditional neighborhood design.

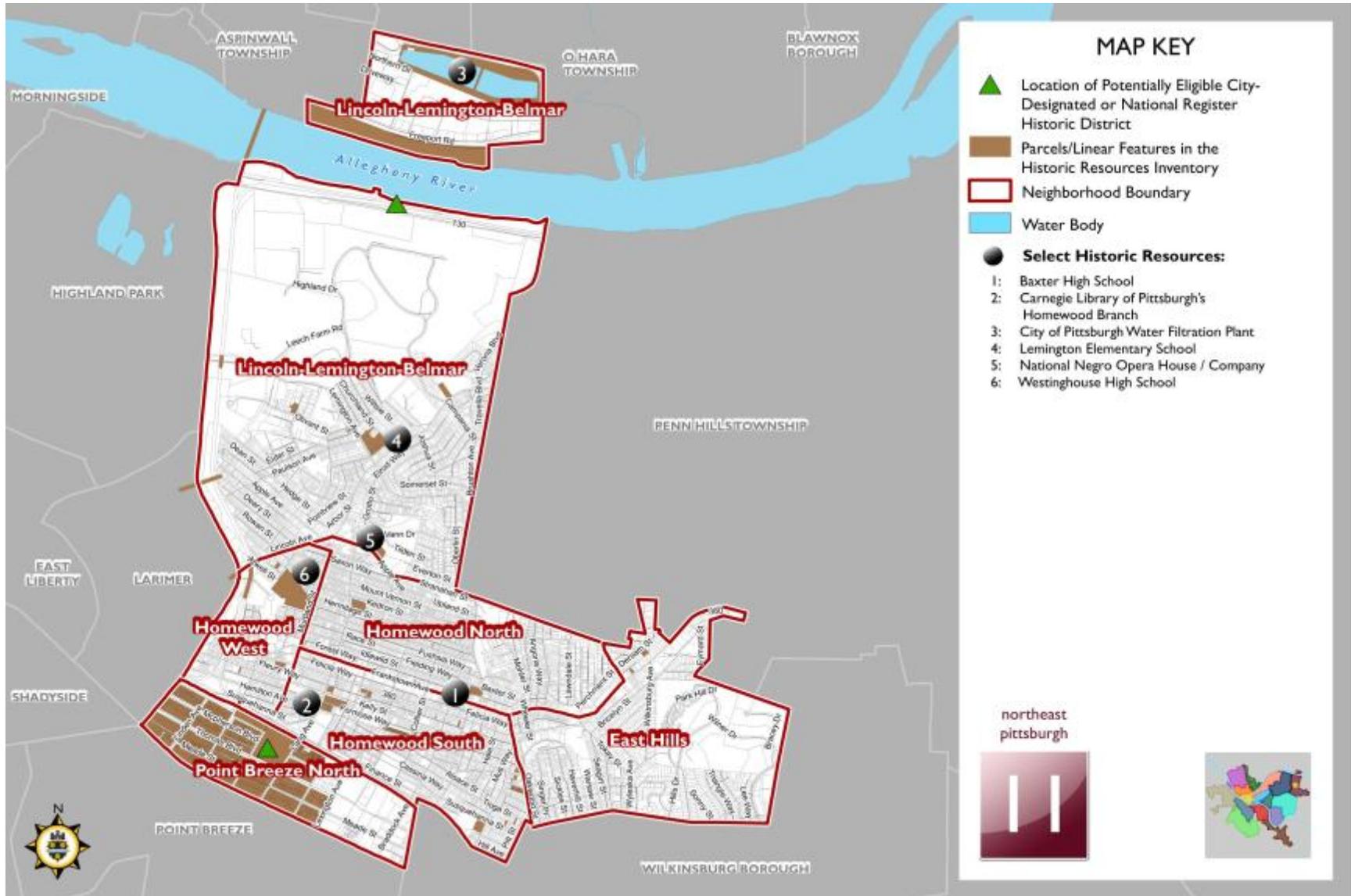
### Historic District Recommendations

- Point Breeze North: Nominate all or portions of the Point Breeze North neighborhood as a National Register and/or City-Designated Historic District.
- Lincoln-Lemington-Belmar: Evaluate the linear area along Allegheny River Boulevard (within and extending outside of the City of Pittsburgh) for eligibility as a National Register Historic District.



# PRESERVEPGH

## Existing Conditions



## Sector 12: Upper East End



Bloomfield Larimer  
 East Liberty Morningside  
 Friendship Shadyside  
 Garfield  
 Highland Park

The Upper East End is a dense residential and commercial sector with several major business corridors. Sector 12 is rich in historic resources and there are many opportunities to combine historic preservation efforts with new complementary infill construction.

Bloomfield was home to large German and Italian populations in the late 19th century. It is known today as Pittsburgh's "Little Italy." Liberty Avenue is the main commercial corridor and is the main artery of Little Italy. The residential areas display rowhouses, detached single-family homes, and apartments along narrow, tree-lined streets and allies. Bloomfield's traditional character is an ethnically-influenced, walkable neighborhood with living, shopping, employment and dining/entertainment options all in close proximity. Neighborhood initiatives are underway to preserve these traditional qualities of Bloomfield.

East Liberty is distinguished by commercial activity along Penn Avenue and adjacent streets. The area was impacted in the 1960s by urban renewal but 21st century revitalization efforts brought renewed investment. New construction should harmonize with the eclectic character of East Liberty to increase the level of pedestrian activity and improve neighborhood vitality. Alpha Terrace is the neighborhood's only historic district and has been affected by building alterations. There is an opportunity to address this issue before additional historic integrity is lost.

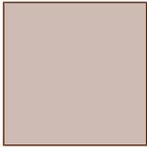
Friendship is a small neighborhood with a number of two-story brick dwellings constructed at the turn of the 20th century. Many of these houses were converted into multi-family apartments in the mid-20th century but some have been restored back to single-family homes. Several residential blocks in Friendship are potentially eligible for historic district nomination.

Garfield developed in the mid-1800s and was home to Irish immigrants who worked in the City's mills and industries. This neighborhood was the subject of urban renewal efforts in the 1960s. The area is now targeted for mixed-use developments and new urban housing. The Pittsburgh Glass Center and other artist workshops and galleries, especially along Penn Avenue in the Penn Avenue Arts District, add to the neighborhood culture. Historic rowhouses along Penn Avenue and historic school buildings have the potential to be preserved, repurposed, and incorporated into the neighborhood's plans for redevelopment.

Highland Park has a high level of historic significance. It is home to Highland Park and the Pittsburgh Zoo and PPG Aquarium, as well as a neighborhood of turn of the 20th century homes in the Highland Park Neighborhood National Register Historic District. A small commercial center is located on Bryant Street. Some blocks in the neighborhood have deteriorated. The distinct historic aesthetic of Highland Park can be maintained through building stabilization, maintenance, and preservation efforts.

Larimer was once home to many Italian and German immigrants who built modest brick homes with small yards. There are a number of mixed uses and vacant lots in the neighborhood that present opportunities for new investment. The Larimer Vision Plan (2008) calls for the neighborhood to transition into a state-of-the-art green community.

Morningside is composed of a series of north/south streets with two-story brick and frame dwellings built in the early 1900s. This stable neighborhood has a small commercial district and most structures are





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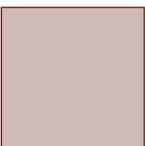
### Existing Conditions



in good repair. The Morningside neighborhood also contains many blocks of older homes from the early 20th century that may qualify for historic district nomination.



Shadyside boasts hundreds of densely arranged Victorian and early 20th century dwellings. Numerous commercial buildings are clustered along the corridors of Aiken Avenue, Ellsworth Avenue, Highland Avenue, and Walnut Street. Much of Shadyside is potentially eligible for historic district nomination. Preservation opportunities are strong for all structure types.



#### Opportunities

- Promote the Italian, German, Polish, and Irish ethnic influences that contribute to the character of many of Sector 12's neighborhoods.
- Attract more visitors to Highland Park by promoting it as a historic landscape.
- Preserve the existing characters of Highland Park and Shadyside. Focus preservation efforts in these areas, including the consideration of City-Designated Historic District nomination and/or zoning policies that address building facade preservation and traditional neighborhood design.
- Attract continued investment to East Liberty, Garfield, and Larimer that complements the traditional pattern, form, and density of Hazelwood's traditional neighborhood character
- Encourage rehabilitation and reuse of structurally-sound civic buildings from the 19th and early 20th century.
- Identify blocks of historic residential homes in Friendship and Morningside that may qualify for listing on the National Register of Historic Places. Focus property maintenance initiatives and preservation efforts in these areas, including the consideration of zoning policies that address building facade aesthetics and traditional neighborhood design.

#### Historic District Recommendations

- Highland Park Neighborhood Historic District: Nominate all or portions of the National Register Historic District for designation as a City-Designated Historic District.
- Friendship: Evaluate all or portions of the Friendship neighborhood having concentrations of early 20th century architecture for eligibility as a City-Designated Historic District.
- Highland Park: Nominate Highland Park as a National Register and City-Designated Historic District.
- Shadyside: Evaluate all or portions of Shadyside for eligibility as a National Register and/or City-Designated Historic District.



# PRESERVEPGH

## Existing Conditions

### Sector 13: Allegheny River Valley



Central Lawrenceville  
Lower Lawrenceville  
Polish Hill  
Stanton Heights  
Strip District  
Upper Lawrenceville

The Allegheny River Valley developed in the 19th century with industries and worker housing along the south bank of the Allegheny River. Today, Sector 13 contains residential homes, commercial enterprises, industrial buildings, religious institutions, parks and open space, and other uses.

Central Lawrenceville and Lower Lawrenceville offer industrial areas adjacent to the river with nearby narrow brick rowhouses and commercial uses along Butler Street and Penn Avenue. The Allegheny Cemetery is a historic asset to the area, as is Arsenal Park and other parks, cemeteries, and churches. These neighborhoods have experienced revitalization and restoration and large areas are eligible for historic district nomination.

Polish Hill developed in the 19th century as the home of Polish immigrants who worked in the factories and mills along the river. The landmark of the neighborhood is the Immaculate Heart of Mary Church, which dominates the view of the neighborhood's skyline. Hillside development and the strong ethnic influence characterizes Polish Hill.

Stanton Heights developed as a golf course in the mid-20th century on some of the City's remaining farmland with views of Downtown. The area is designed with cul-de-sacs and curvilinear streets, which were popular neighborhood planning practices of the mid-20th century with little historic significance.

The Strip District first developed in the mid 1800s as a commercial and warehouse district. Since the 1940s, the residential component of the Strip District declined, replaced by restaurants, shops, and other

commercial and recreational activities. Some warehouse buildings are repurposed as residential lofts and apartments. Other warehouses, such as the Produce Terminal on Smallman Street (1925), are actively used for their original intended uses. The Strip District is a popular center of commercial activity that has been a focus area for renovation and revitalization projects for both the rehabilitation and adaptive reuse of historic buildings and new construction. The area has significant opportunities for preservation, adaptive reuse of historic structures, and infill construction that complements the grid-pattern street fabric and the neighborhood's distinctive historic character.

Upper Lawrenceville is a mixed use area with industries along the river, brick rowhouses, and a commercial row on Butler Street. There are several historic civic buildings and churches that are excellent candidates for preservation, as well as commercial buildings on Butler Street built in the late 19th and early 20th century.

#### Opportunities

- Pursue mixed-use redevelopment opportunities on vacant or underutilized riverfront parcels that complement historic character, offer public access to the riverfront, and stimulate the business, residential, and recreational growth of Sector 13.
- Continue investment in the historic commercial business district along Butler Street. Focus on rehabilitating structurally-sound historic buildings and infill construction that follows the same pattern and form of adjacent buildings to maintain a cohesive streetscape.
- In Polish Hill, aim to preserve the historic form and pattern of hillside development and the neighborhood's viewshed when considering building demolitions and new construction.
- Add interpretive elements in universally accessible areas of Polish Hill that offer good views.

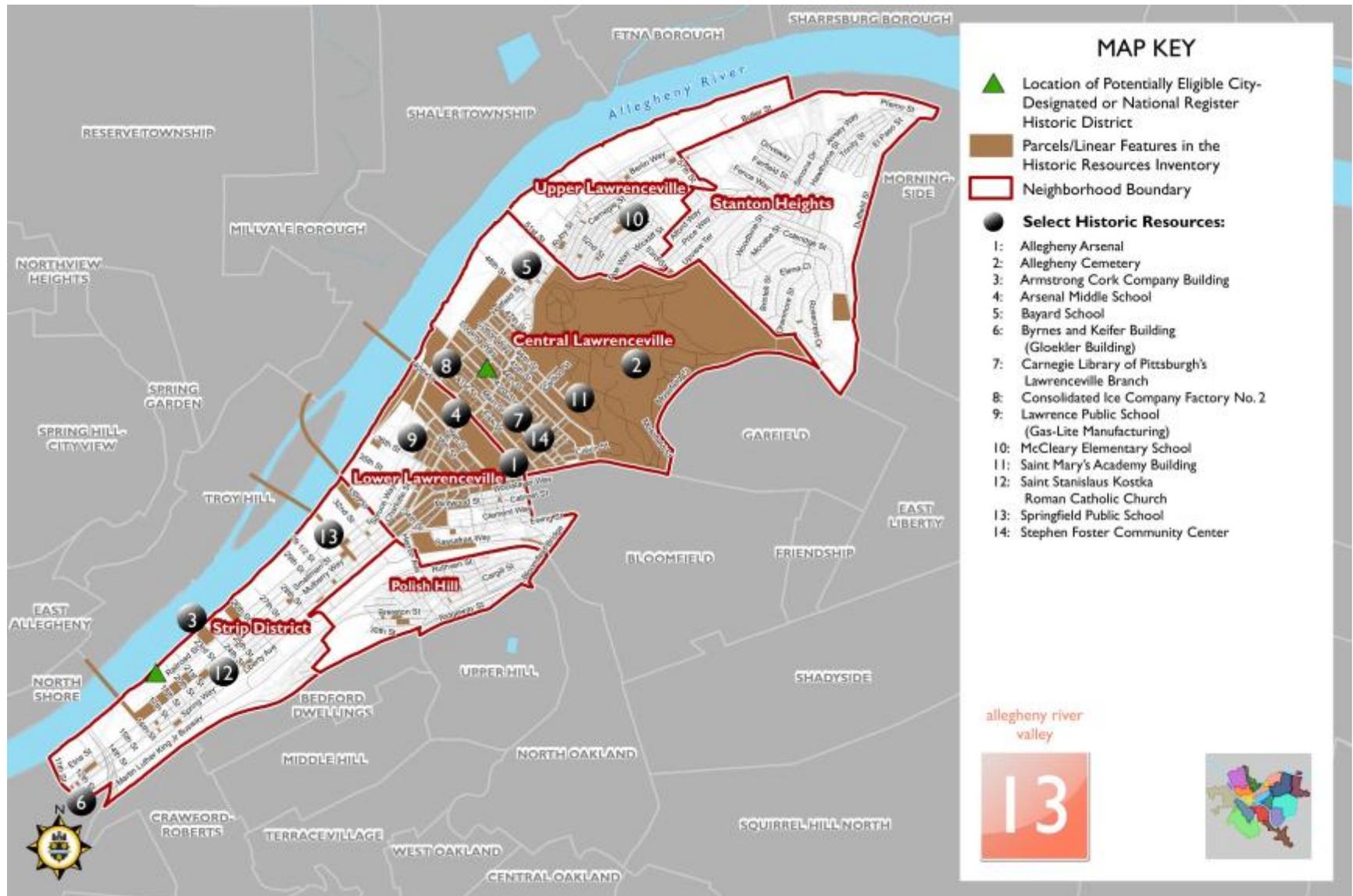
#### Historic District Recommendations

- Central Lawrenceville: Nominate a large portion of this neighborhood as a City-Designated and/or National Register Historic District.
- Strip District: As of this writing (June 2011), proposed boundaries for a historic district in the Strip District are undergoing reevaluation and enlargement by the Pennsylvania Historical and Museum Commission. If buildings in the Produce Yards / Pittsburgh Produce Distribution area are targeted for reuse and rehabilitation, nominate this area as a National Register Historic District and/or nominate individual buildings to the National Register.



# PRESERVEPGH

## Existing Conditions



## Sector 14: Oakland



Central Oakland  
North Oakland  
South Oakland  
West Oakland

In the late 19th century, Oakland was established in the rolling hills east of Downtown Pittsburgh as a non-industrial zone for the City's cultural institutions. Today, Oakland is home to several universities and hospitals, intermixed with historic structures and civic spaces dating to the 1800s. The mix of modern and historic residential, commercial, educational, and civic buildings creates a distinctive and dynamic neighborhood character. Many historic buildings in sections of South and Central Oakland were altered for rental housing, which presents a challenge for preservation and structural maintenance. The opportunity for Oakland is to identify the right mix of high quality preservation and new development to maintain its dynamic sense of place.

Central Oakland developed at the turn of the 20th century as a streetcar suburb and contains many homes from this time period. The neighborhood is a mix of single-family homes and apartment buildings that serve university students.

North Oakland contains some of the City's finest public and institutional buildings, historic and modern alike. It is home to the campus of the University of Pittsburgh and its Cathedral of Learning (1934), a 42-story Late Gothic Revival structure and key character-defining feature of North Oakland. In addition to cultural and institutional buildings, the Schenley Farms Historic District includes residences constructed in the late 19th and early 20th century. Schenley Farms is an example of neighborhood design patterned after the City Beautiful movement that favored boulevards, parks, and formal civic buildings. The Oakland Civic Center and Oakland Square City-Designated Historic Districts are also located in North Oakland and contain a concentration of historic civic structures.

South Oakland is a mixed use area with reclaimed industrial areas along the river, a commercial district on the Boulevard of the Allies, and residential neighborhoods on the hills. There are several Queen Anne homes and rowhouses built in the late 19th century and a few Art Deco style buildings constructed in the 1920s and 1930s that add to the eclectic character of South Oakland.

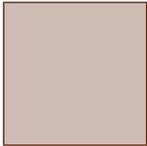
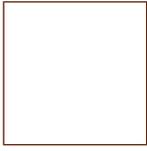
West Oakland contains hospital and university buildings as well as a number of residential streets. The construction and expansion of the educational and medical institutions resulted in the loss of some of the original structures in this area. Preservation opportunities exist along Fifth Avenue, including the historic buildings of Carlow University.

### Opportunities

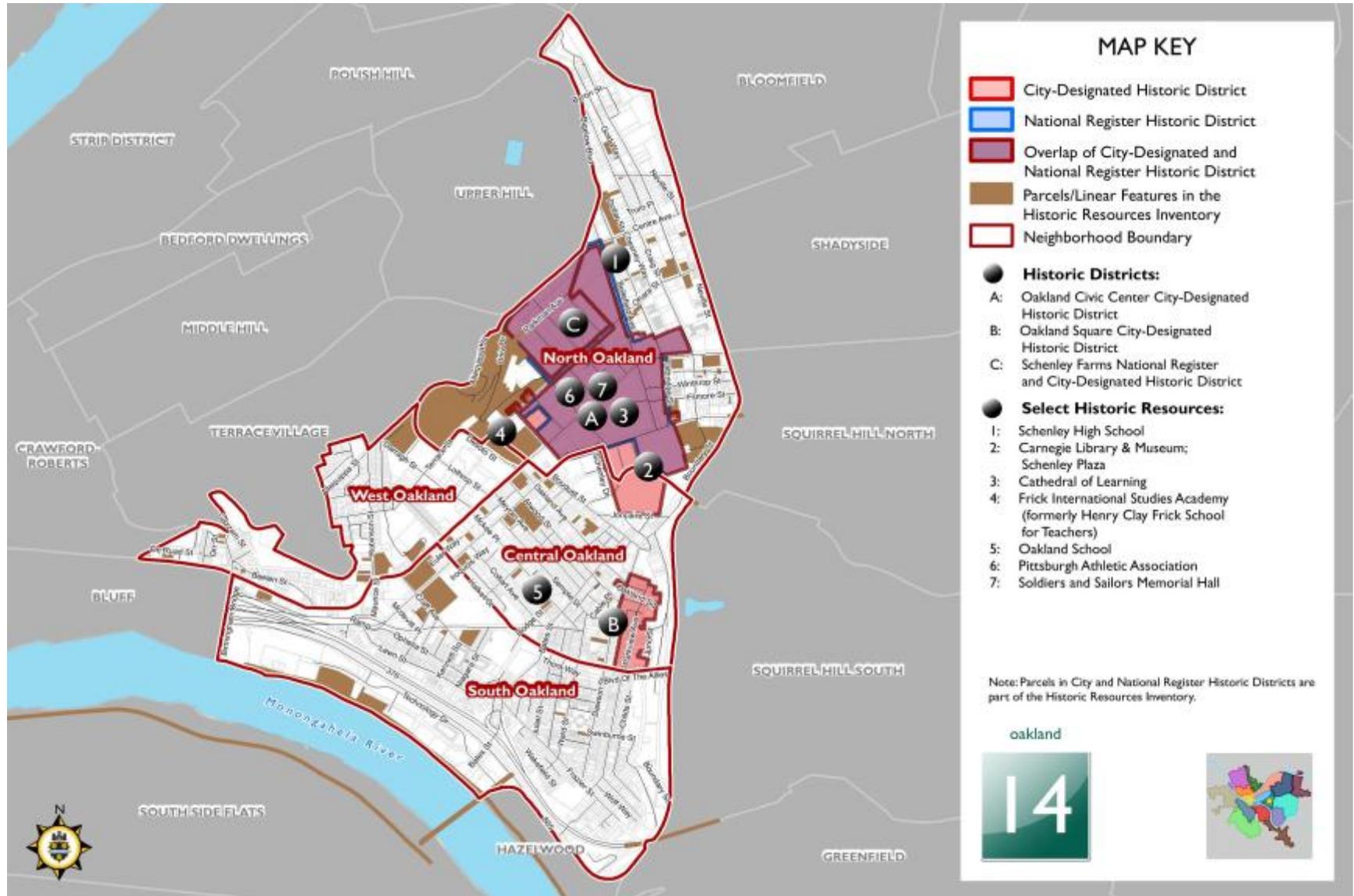
- Address streetscape and other public realm design improvements in ways that harmonize and tie together the mixture of historic and modern structures.
- Develop a strategic plan to address student housing as a mechanism to relieve pressure on historic property owners to convert historic homes to rental apartments.
- Preserve significant collections of late 19th and early 20th century residential dwellings on blocks where building modifications have not disrupted the rhythm and pattern of the traditional streetscape.
- Allow for the transfer of development rights from historic buildings to properties appropriate for redevelopment at higher densities.
- Avoid homogenous styles of new construction. Use visually interesting architectural practices that complement the established neighborhood character.

### Historic District Recommendations

- Oakland Square Historic District: Revise the City-Designated Historic District boundary to include additional properties along Dawson Street from Oakland Avenue to Semple Street. Nominate this expanded district for listing on the National Register of Historic Places.



PRESERVEPGH  
Existing Conditions



## Sector 15: Hill District & Uptown



Bedford Dwellings  
Bluff  
Crawford-Roberts  
Middle Hill  
Terrace Village  
Upper Hill

The Hill District and Uptown contain some of the oldest buildings in the City; they were developed in the 1840s as the City expanded to the east. The original character of several neighborhoods were severely affected by urban renewal projects after World War II. As a result, the population loss in Sector 15 is greater than most other areas of Pittsburgh. From a high of 62,500 residents in 1950, the sector's 2010 population was 17,050. The Hill District has a large collection of pre-1940 buildings; however, distressed properties affect the historic appearance and integrity of many blocks. Even so, architecturally significant dwellings and commercial buildings are scattered throughout the Hill District and Uptown. Rehabilitation and new infill construction increased since 2000 and there is opportunity for this trend of reinvestment to continue.

Bedford Dwellings is a residential area where about half of the original housing stock was removed and replaced by public housing in the 1950s and 1960s. The former Tuberculosis Hospital of Pittsburgh is a National Register Historic District and character-defining area of the neighborhood.

The Bluff neighborhood, also known as Uptown, is a dense urban area that is home to Duquesne University and the University of Pittsburgh Medical Center (UPMC) Mercy Hospital. The adjacent Consol EnergyCenter opened in 2011 has the potential to spur additional development in this neighborhood. Continued investment is expected in historic and modern era structures.

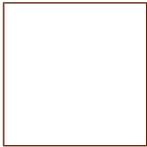
Crawford-Roberts developed as an African American neighborhood in the early 20th century but many buildings were demolished in the 1980s to construct Crawford Square. Historic school buildings, houses of worship, and civic buildings should be the focus of preservation efforts, which can spur additional investment in other underutilized properties.

The Middle Hill developed in the mid-1800s. At the turn of the 20th century, the neighborhood was home to a mix of immigrants who resided in one- and two-story brick and frame dwellings on narrow lots. In the 1930s, the area was increasingly populated by African Americans and served as a center for African American business and culture. Urban renewal projects in the 1950s and 1960s removed approximately 1,300 buildings; and, even more structures were lost to fire in April 1968 following the assassination of Dr. Martin Luther King, Jr. The Middle Hill is known as a center of African-American culture. Targeted initiatives for historic building stabilization, new infill construction, and the reuse of vacant lots offers opportunity for the Middle Hill. The New Granada Theater (1928) on Centre Avenue is one the few historical and cultural landmarks yet standing in the Hill District and is slated for preservation.

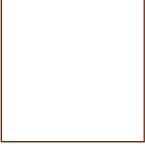
Terrace Village has its origins in the 1940s, when the slopes of this section of the Hill were expanded and graded to make way for public housing projects. A few streets in the east section of the neighborhood retain some older homes, but they have lost their historic integrity.

The Upper Hill is primarily residential in character with a few concentrations of commercial buildings. Herron Hill Park (1889) contributes to the historic landscape, as does Minersville Cemetery and the adjacent MadisonElementary School (1902). In the early 20th century, the Upper Hill was home to upper class residents and a portion of the Schenley Farms Historic District (known as Schenley Heights) is located in the Upper Hill. There are ample opportunities for the attraction of new investment to vacant lots and underutilized properties.

### Opportunities

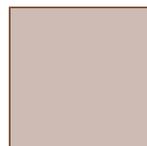
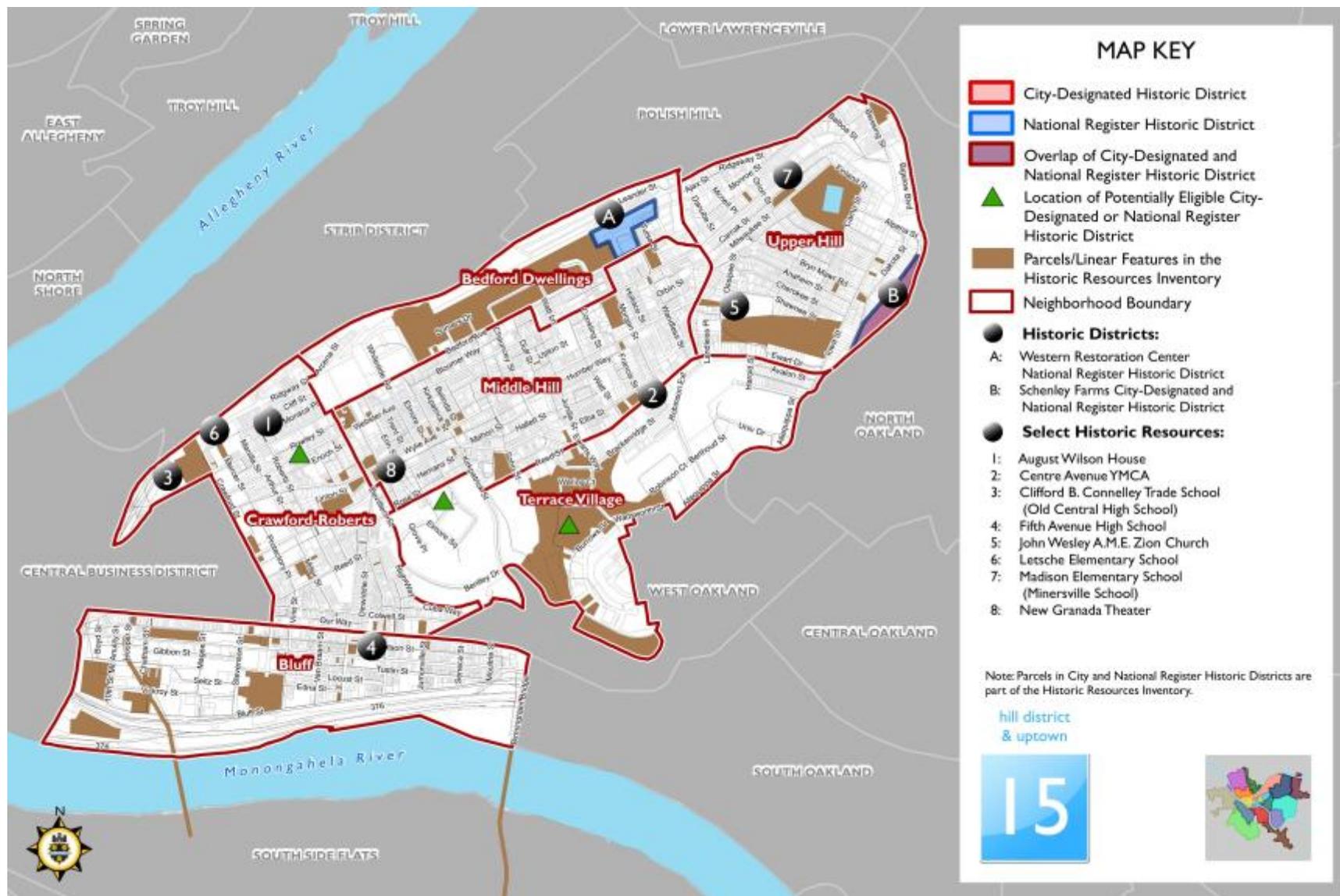


## Existing Conditions

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- Reflect the Hill District's ethnic diversity in its built environment, including African American culture and the formerly diverse community of Jewish, Polish, Syrian, and Italian immigrants.
  - Use infill construction practices in areas of pre-1940 dwellings that complement the streetscape pattern of narrow lots.
  - Expedite lien clearance to entice the purchase of distressed properties for rehabilitation.
  - Increase the recognition of historic neighborhood parks, cemeteries, churches, schools, and other civic spaces of historic significance as part of Sector 14's historic landscape. Target preservation initiatives to these key assets.
  - Attract visitors to historic sites of significance and to areas that offer universally accessible scenic views. Provide visual markers to these sites to attract people traveling between the economic centers of Downtown and Oakland.

### Historic District Recommendations

- Crawford Roberts: Nominate the Webster Avenue area as a National Register Historic District.



# PRESERVEPGH

## Existing Conditions

### Sector 16: Downtown Pittsburgh



Central Business District  
North Shore  
South Shore

Downtown Pittsburgh is the commercial center of the City and southwestern Pennsylvania region. It offers a striking and dense variety of historic and modern buildings. In the 1800s, business owners often lived in the upper floors of their buildings but by the late 19th century much of the Downtown was devoted only to commerce as workers commuted by streetcar to outlying neighborhoods. Downtown gained population in the 21st century strengthened its mixed-use identity complete with skyscrapers and public spaces. In addition to the Central Business District, this sector also includes the North Shore and South Shore neighborhoods.

The Central Business District (CBD), generally known as “Downtown,” represents Pittsburgh’s character because it contains a distinct and complementary mixture of significant historic buildings and modern era development tied together in a harmonized urban fabric. Investment in the Central Business District is expected to continue in regard to both historic preservation and new construction in ways that maintain the profound character of Pittsburgh’s past, while looking towards its future.

North Shore contains a number of civic and tourist related buildings such as PNC Park, Heinz Field, and the AndyWarhol Museum, in addition to a riverfront park and trail. Redevelopment of the riverfront area opened opportunities for recreation, community gathering space, and economic development projects supported by the stadiums and other civic improvements. Many elements are located near the riverfront that interpret the City’s history in the form of public art, signs, and story-telling along the riverfront trail. The NorthShore is an excellent place to draw visitors and entice them to visit other sectors of the City through interpretive messaging.

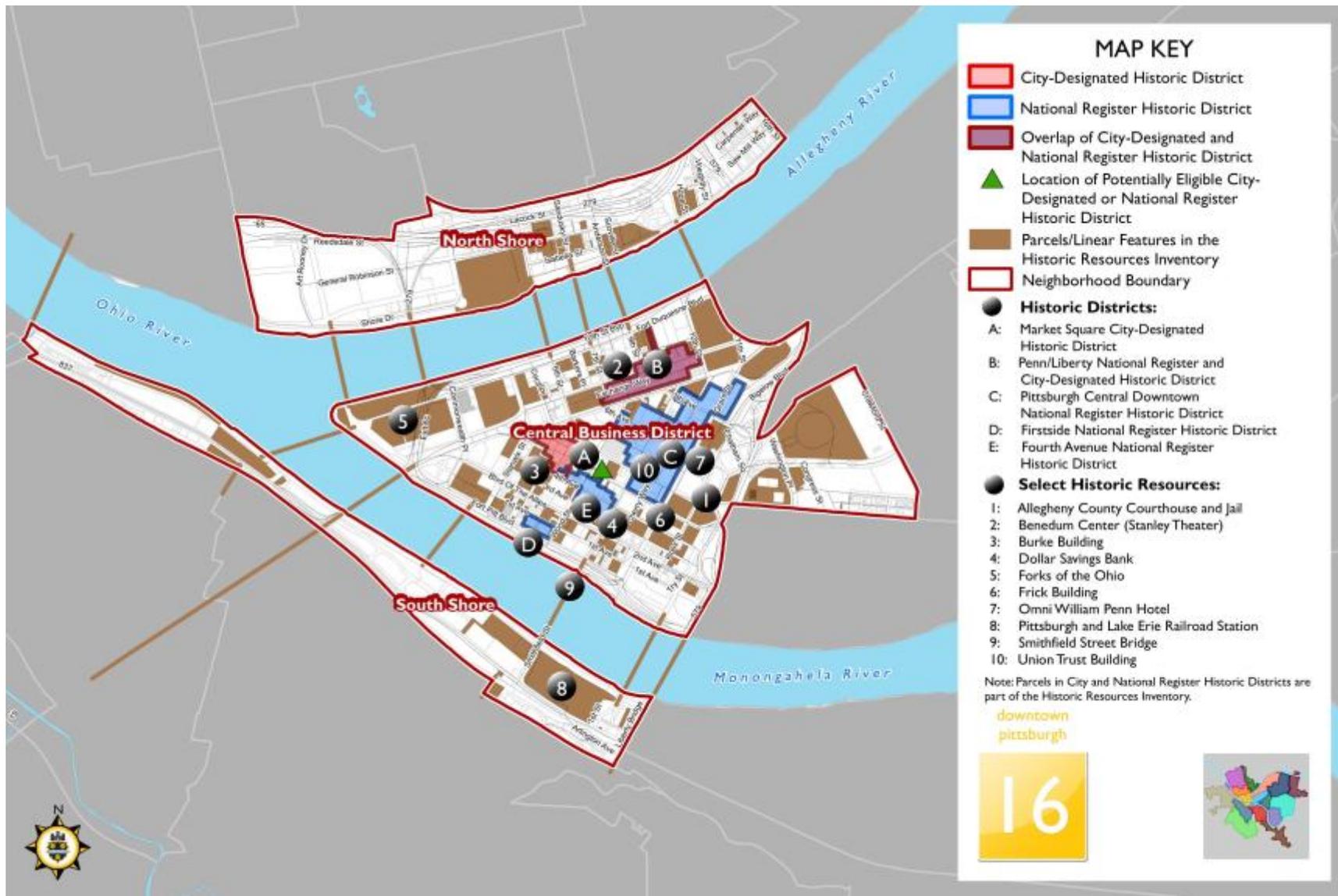
South Shore was once the railroad yards of the Pittsburgh and Lake Erie (P&LE) Railroad and had limited residential use. The SouthShore is primarily known for Station Square, a popular entertainment center that repurposed late 19th and early 20th century railroad structures in the 1970s. Station Square is a good example of the long-term viability of a large rehabilitated historic property.

#### Opportunities

- Continue to reuse and redevelop historic structures in ways that promote the growth of residential, business, recreational, and cultural opportunities for Pittsburghers and visitors.
- Interpret Pittsburgh’s history along riverfront trails and in parks using messages that draw interest to other sectors of the City.
- Attract new investment to Sector 16 that is architecturally distinctive and will add to Pittsburgh’s character, economy, and quality of life.
- Address streetscape and other public realm design improvements in ways that harmonize the mixture of historic and modern structures.

#### Historic District Recommendations

- All Downtown Historic Districts: Re-assess all historic district boundaries to determine if consolidation of some or all of the districts is appropriate. Also, nominate all National Register Historic Districts as City-Designated Historic Districts.
- Market Square Historic District: Nominate this City-Designated Historic District as a National Register Historic District.
- Pittsburgh Central Downtown Historic District: Extend the boundary of this National Register Historic District so that it includes the building at 441 Smithfield Street (southwest corner) and the approximately 20 buildings facing Wood Street, Smithfield Street, and Liberty Avenue (northwestern and northern edges).



# Preservation Framework

## Preservation Framework

Historic preservation is an integral part of community planning at the national, state, regional, and local levels. Provided in this section is a summary of the governmental policy framework for historic preservation policies and programs applicable to Pittsburgh. Background on the development of current policy is given to provide insight and context.

### National

#### National Historic Preservation Act

The National Historic Preservation Act (NHPA) was enacted in 1966 and is administered by the National Park Service. The NHPA confirms the government's role in historic preservation by authorizing federal funding for preservation programs. NHPA Section 106 requires federal agencies and federally funded or assisted undertakings to assess the effects of the undertaking on historic resources and seek to avoid, minimize, or mitigate any adverse effects. The NHPA is the primary legislation affecting historic preservation in the United States. Its standards, concepts, and procedures set the framework for much of the country's historic preservation activities.

#### The National Register of Historic Places

The NHPA established the National Register of Historic Places, which is managed by the U.S. Department of the Interior and executed on state and national levels. Standard criteria are used by the Secretary of the Interior and state governments to determine the importance of historic properties. The National Register is the nation's list of resources recognized for their significance in American history, architecture, archaeology, engineering, and/or culture. Listing on the National Register does not guarantee a property's protection. It is up to local communities to pass legislation to enforce the protection of historic properties, if they so desire. Information about how to nominate a resource to the National Register of Historic Places is available from the [Pennsylvania](#)

[Historical and Museum Commission, Bureau for Historic Preservation](#), which serves as Pennsylvania's State Historic Preservation Officer (SHPO).

#### Federal Historic Preservation Tax Incentives Program

Launched in 1976, this program encourages private investment in historic buildings by providing a [federal tax credit](#) on the cost of major rehabilitation work. To be eligible, the building must be certified as historic in a National Register Historic District, must be individually listed on the National Register of Historic Places, or have been built before 1936. And, the building must be used for income producing purposes, such as an office, store, industry, or rental housing. Other eligibility criteria also apply.

Between 2000 and 2010, there were 56 historic rehabilitation projects approved in Pittsburgh using federal tax incentives, representing over \$360 million in direct expenditures.

- Pennsylvania Historical and Museum Commission, 2011

#### Certified Local Government Program

The Certified Local Government (CLG) program was initiated in 1980 to encourage historic preservation by local governments. In Pennsylvania, it functions as a partnership among local governments, the Commonwealth, and the National Park Service. Communities designated as CLGs are required to adopt a local historic preservation ordinance and appoint a qualified historic preservation review commission. The City of Pittsburgh is a CLG.

#### Preserve America Program

The Preserve America program was initiated in 2003. The program assists historic preservation programs in local communities through grants and recognition. Pittsburgh was designated as a Preserve America Community in 2008.

### National Heritage Area Program (Rivers of Steel)

The National Park Service has many programs and initiatives directed at history and heritage preservation. One program that is particularly relevant to Pittsburgh is the National Heritage Area program, in which Congress recognizes regions for their capacity to tell important stories about the nation. The City of Pittsburgh is part of the Rivers of Steel National Heritage Area. It was created in 1996 and works with communities throughout the greater Pittsburgh region to identify, conserve, promote, and interpret the cultural, historic, recreational, and other resources associated with steel and steel-related industries.

### National Scenic Byways Program

The National Scenic Byways Program was created in 1991 as part of the U.S. Department of Transportation, Federal Highway Administration. There is one designated national scenic byway in Pittsburgh, the Grand View Scenic Byway located in the neighborhoods of Mt. Washington and Duquesne Heights. This byway also is a designated Pennsylvania Byway, which recognizes six qualities of a byway -- cultural, historical, recreational, archaeological, scenic, and natural qualities. The National Scenic Byways Discretionary Grants program provides merit-based federal funding for byway-related projects.

### Pennsylvania

Pennsylvania's state government began taking steps to preserve the Commonwealth's historic resources in the early 20th century. The Pennsylvania State Archives and the State Museum were established in 1903 as part of the State Library. Ten years later in 1913, the Pennsylvania Historical Commission was established as an independent commission to address historical issues of the state. In 1945, the State

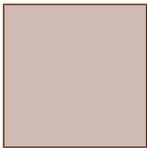
Archives, the State Museum, and the Pennsylvania Historical Commission were joined together to form the Pennsylvania Historical and Museum Commission (PHMC).

#### Pennsylvania State Constitution Article I, Section 27

The people have a right to clean air, pure water, and to the preservation of the natural, scenic, **historic** and esthetic values of the environment. Pennsylvania's public natural resources are the common property of all the people, including generations yet to come. As trustee of these resources, the Commonwealth shall conserve and maintain them for the benefit of all the people.

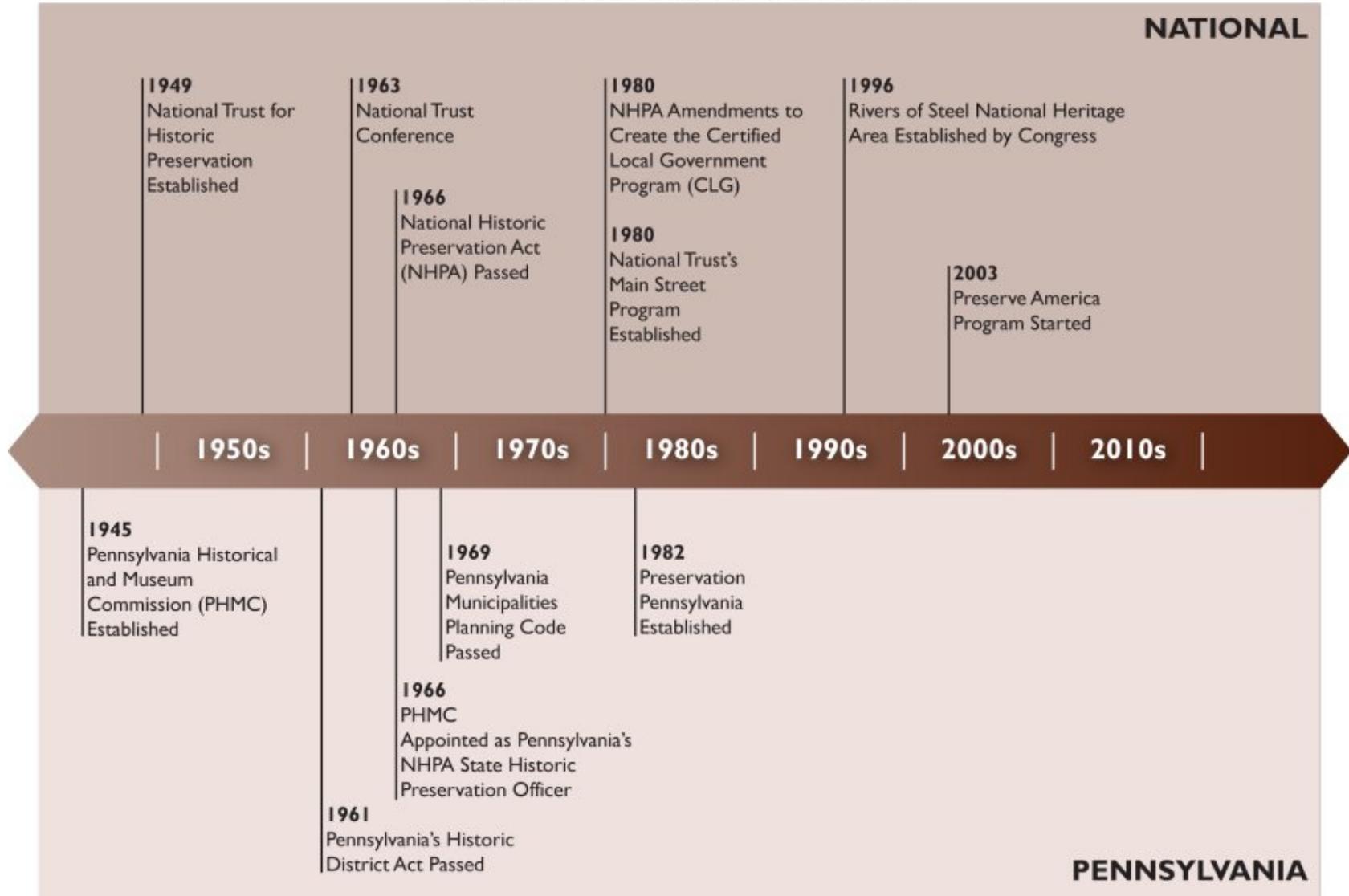
The PHMC is the Commonwealth's official history agency. Its duties and powers are legislated in the Pennsylvania History Code and consist of collecting, conserving, and interpreting Pennsylvania's heritage. The PHMC's Bureau for Historic Preservation serves as the State Historic Preservation Officer (SHPO) and is required to administer Pennsylvania's historic preservation program, the National Historic Preservation Act, and manage the National Register of Historic Places for Pennsylvania.

In 1961, Pennsylvania passed Act 147, the Historic District Act, which allows counties, cities, boroughs, incorporated towns and townships to identify, define, and regulate local historic districts. Then in 1968, the Pennsylvania Municipalities Planning Code (MCP; Act 247) became law and gave municipalities the power to use zoning ordinances to protect historic resources. Because the City of Pittsburgh is a City of the Second Class and has adopted a home rule charter, Pittsburgh is allowed to administer its historic preservation program differently than enabled by these Acts.





### Historic Preservation Timeline





## City of Pittsburgh

### Historic Preservation Ordinance

Initial efforts to preserve Pittsburgh's historic resources began in the 1960s. First was the placement of protective controls on neighborhoods such as Mexican War Streets in the Northside. In 1971, the City adopted a formal Historic Preservation Ordinance, which gives authority to the City's Historic Review Commission (HRC) and outlines a process to identify and protect historic properties.

The City's Historic Preservation Ordinance "Declaration of Policy" states that its purpose is to:

"...promote the economic and general welfare of the people of the City of Pittsburgh; to ensure orderly and efficient growth and development of the City of Pittsburgh; to preserve and restore the qualities of the City of Pittsburgh relating to its history, culture, and traditions; to preserve and restore harmonious appearance of structures which attract tourists and residents to the City of Pittsburgh; and to afford the City including interested persons, historical societies, or organizations, the opportunity to acquire or arrange for the preservation of designated districts or structures."

Based on results of the **PRESERVEPGH** public input process, the Ordinance is effective but could benefit from some revisions to make it easier to understand and administer.

### Historic Review Commission

The HRC is comprised of seven members appointed by the Mayor and approved by the City Council. The Ordinance specifies that five of the appointees must include an architect, a preservationist, a member of the Greater Pittsburgh Board of Realtors, a building inspector, and a planner.

A primary function of the HRC is the responsibility to recommend structures, districts, sites and objects as City-designated historic resources. The HRC may do this upon request of a property owner, a neighborhood, or by its own initiative. Before a historic resource is recommended for designation, its nomination must undergo a public information process, generally as follows:

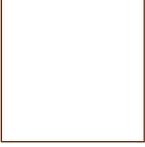
- The HRC holds at least one public hearing regarding the appropriateness of the designation.
- The HRC staff prepares a report on the nominated resource and a recommendation about whether it meets the Ordinance's criteria for designation.
- Based on the information in this report and the testimony it receives, the HRC makes a recommendation on the designation to City Council.
- The City Planning Commission also makes a recommendation to City Council, taking into account the planning, land use, and development objectives of the City.
- City Council holds a public hearing and votes on the nomination, within three months of the HRC and Planning Commission recommendations, or eight months of the nomination date.

After a resource is designated as historic, physical changes to the resource's exterior are subject to a City review process. The role of the HRC is to advise on the appropriateness of the proposed physical change, whether it be demolition, new construction, or an exterior modification. Before the proposed change can be undertaken, the applicant is required to file an application and obtain a Certificate of Appropriateness (CoA) from the City. For minor changes, the application



## PRESERVEPGH

### Preservation Framework



can be reviewed and approved administratively by the City's Historic Preservation Planner. For major changes, the application is considered by the HRC.



An difficult aspect of administering a Historic Preservation Ordinance is explaining to the general public when a CoA is required. The **PRESERVEPGH** public outreach results revealed that some owners of City-designated historic resources are unaware of the Ordinance requirements. Additionally, many people expressed confusion about the difference between properties listed on the National Register of Historic Places and properties designated by the City as historic.



Many historic properties in Pittsburgh are not governed by the City's Historic Preservation Ordinance. Thus, they can be demolished and extensively altered without regard to their historic significance, unless federal funds are used that trigger a NHPA Section 106 review. There is an opportunity to increase the City government's role in historic preservation by nominating and approving more historic resources under the Historic Preservation Ordinance.

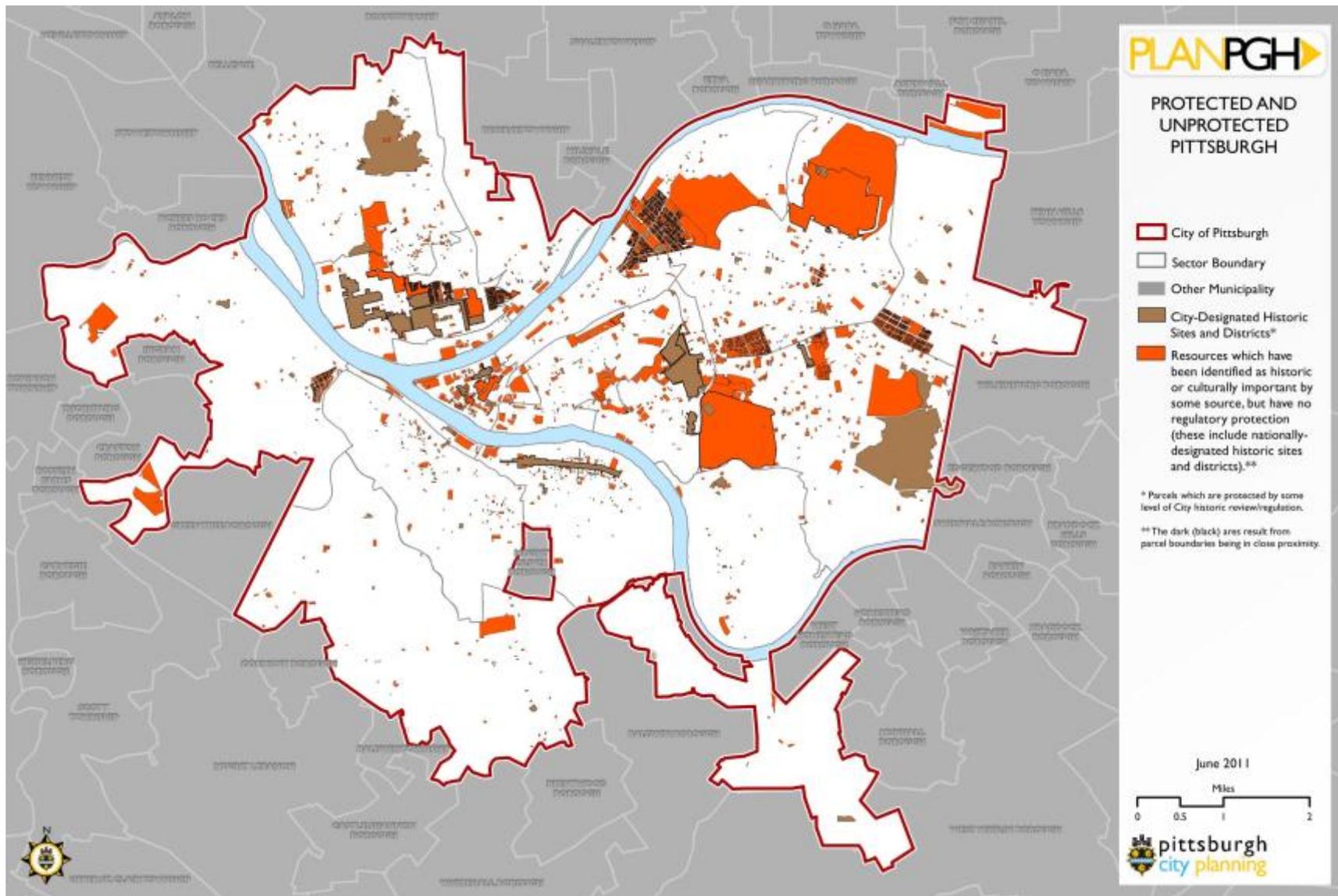
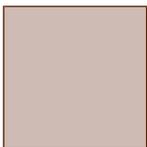
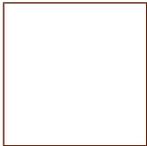
#### How to Read the Map

##### PROTECTED AND UNPROTECTED PITTSBURGH

The map shows parcels colored brown that contain a City-designated historic resource. These parcels are subject to the City's Historic Preservation Ordinance, which requires that the City's Historic Review Commission review any proposed building demolitions, new construction, and/or major exterior building alterations. The City's Historic Preservation Planner has the authority to review minor exterior alterations. Because a historic review process is required, historic resources on the parcels colored brown are considered "protected" by the City's review process.

Parcels included in the City's Historic Resources Inventory, which includes parcels listed on the National Register of Historic Places and/or documented as historic or potentially historic by other data sources, and that are *not* regulated by the City's Historic Preservation Ordinance are shown in orange. A historic review process is not required for demolition, new construction or exterior modifications on these parcels. Therefore, parcels colored brown, as well as parcels that are uncolored (white), are unprotected by the City's historic review process.

Parcel lines are outlined in black so if a section of the map looks dark (or black), it is because there are many small parcels grouped together.



## Preservation Framework

For properties that *are* governed by the City's Historic Preservation Ordinance, the following factors are considered when reviewing a CoA application:

- (a) The extent to which the proposal will promote the general welfare of the City and all of its citizens.
- (b) The extent to which the proposal will preserve or protect the historic architectural nature of the defined district, structure, or site.
- (c) Exterior architectural features, including all signs which are subject to public view from a public street, way or place.
- (d) General design and arrangement.
- (e) Texture, material and color.
- (f) The relation of the factors in (c), (d) and (e) of this section to similar features of buildings or structures in the immediate surroundings.
- (g) The appropriateness of the proposal when reviewed in light of the Guidelines for the Issuance of CoAs developed by the Historic Review Commission.
- (h) Alterations as they may impact upon the fire protection and life safety of the affected structure consistent with the Fire and Building Codes.

For work in City-Designated Historic Districts, the City's Historic Preservation Planner and the HRC rely on design guidelines that apply to each of the districts, which describe the types and forms of appropriate exterior building modifications. The existing guidelines are helpful, but they are dated and some contain more information than others. A single set of design guidelines would ease implementation of the Ordinance across all City-Designated Historic Districts.

If a CoA application is denied by the HRC, proposed work on the property may not commence. The only exception is if the applicant proves substantial economic hardship. After a CoA is denied, the applicant has 30 days to file specific evidence showing that that all reasonable use of and return from the property is denied. The HRC considers this evidence in a public hearing. If the HRC decides in favor of the applicant, the Director of the Department of City Planning is authorized to provide incentives that may include, but not be limited to, property tax relief, loans or grants from the City or other public or private sources, acquisition by purchase, building and safety code modifications, and changes in applicable zoning regulations. If no Incentive Plan is provided by the Department of City Planning within 60 days following the HRC's finding of economic hardship, a Certificate of Economic Hardship is issued to the applicant by the HRC within five business days and remains valid for six months from issuance.

Property owners who violate HRC rulings or conduct physical alterations of City-designated historic resources in violation of a CoA are subject to penalties outlined in Title Ten of the City Municipal Code.

### Zoning Code and Development Regulations

Every property in Pittsburgh has a zoning classification that determines permitted uses and physical building characteristics, such as densities, heights, and setbacks. Development regulations address parking, loading, environmental performance standards, residential compatibility, operational performance, landscaping and screening, and signs. Many of the distinctive characteristics found in Pittsburgh's neighborhoods are regulated by zoning. Therefore, zoning and development regulations have a bearing on preservation efforts regardless of whether or not a property is governed under the City's Historic Preservation Ordinance.

### City Structure

[Department of City Planning](#)

The City's Historic Preservation Planners work in Department of City Planning, Development Review Division. The Department of City Planning sets the framework for the City's physical environment by developing policy, reviewing development applications, and administering the zoning ordinance. **PLANPGH** is led by City Planning.

The primary responsibility of a Historic Preservation Planner is to administer the City's Historic Preservation Ordinance, manage adherence of the City's obligations under the National Historic Preservation Act, and ensure implementation of a historic preservation program consistent with the City's designation as a Certified Local Government. Currently, the Department of City Planning employs 1.5 Historic Preservation Planners and has limited additional resources to allocate to historic preservation efforts.

#### Bureau of Building Inspection

The Bureau of Building Inspection (BBI) regulates the construction, demolition, and occupancy of all buildings and structures in the City, including enforcement of the City's zoning, building, and historic preservation codes. The BBI is charged with inspecting buildings, making safety determinations, and soliciting bids from registered demolition contractors for the demolition and removal of structures that pose a threat to public health, safety and welfare. The City's Historic Preservation Ordinance Section 1101.09 *Exceptions to the Effects of Designation* gives the BBI and the County Health Department the ability to order work or demolition for any designated historic structure if necessary for public health and/or safety. Once notified, the HRC then has 90 days to approve the work or delay actions and develop alternative plans. If alternative plans are not developed, the proposed actions may proceed.

Given that Pittsburgh has approximately 30,000 distressed and vacant properties, preservation initiatives can be enhanced by identifying areas that have a high priority for preservation and directing stabilization efforts and resources to those areas.

#### Urban Redevelopment Authority

The Urban Redevelopment Authority of Pittsburgh (URA) is the City of Pittsburgh's economic development agency. Its goals are to create jobs, increase the City's tax base, and improve the vitality of businesses, neighborhoods, and Pittsburgh's livability as a whole. Since its incorporation in 1946, the URA constructed and rehabilitated tens of thousands of homes, reclaimed thousands of acres of contaminated brownfield and riverfront sites, and assisted hundreds of businesses. Historic resources are among the many facets of Pittsburgh that are affected by the URA's development activities. As such, the URA plays a key role in historic preservation throughout the City.

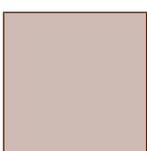
#### **Local Stakeholders and Advocates**

Pittsburgh has a strong philanthropic network, dating back to the late 1800s when the Carnegie, Frick, Phipps, Heinz, and Mellon families, among many others, began to donate libraries, museums, and parks to enrich the lives of City residents. Today, many philanthropists, non-profit organizations and organized groups are dedicated, either in whole or in part, to preserving and restoring Pittsburgh's historic properties. Countless other organizations are focused on fostering some component of Pittsburgh's cultural heritage. These preservation stakeholders and advocates augment the City's historic preservation program, which operates with limited financial and human resources.

Following is just a sampling of some of the preservation-focused organizations active in Pittsburgh, presented in alphabetical order.

#### Community Design Center of Pittsburgh

Established in 1968 and originally known as the Pittsburgh Architects Workshop, the Community Design Center of Pittsburgh (CDCP) provides pro bono design services to community organizations, individuals, and businesses. Grants, technical assistance, and education help individuals and organizations purchase and use professional design



## Preservation Framework

and planning services, including services targeted to historic properties. Many CDCP assistance projects occur in Pittsburgh's historic neighborhoods.<sup>(54)</sup>

### Community Groups and Organizations

There are hundreds of community groups at work in Pittsburgh dedicated to improving neighborhoods and the City as a whole. Community development corporations (CDCs), civic associations and community councils, citizens committees and associations, business associations, neighborhood alliances, faith-based entities, action groups, etc. address historic and cultural heritage preservation in some way. Their efforts are too numerous to mention and the dynamic nature of their work has a positive impact on the City. Many of these groups' programs involve maintenance and restoration of the built environment and the expression of Pittsburgh's culture and traditions.

### Historical Society of Western Pennsylvania

The Historical Society of Western Pennsylvania is headquartered in the Senator John Heinz History Center in Pittsburgh's Strip District. The History Center serves as a museum and historical library. It also provides education, promotes heritage tourism, and collects and stores historical archives.<sup>(55)</sup>

### Pittsburgh Cultural Trust

The Pittsburgh Cultural Trust was formed in 1984. It acts as both an arts agency and a real estate and economic development catalyst, focused on the 14-square block area of Downtown bordered by the Allegheny River on the north, Tenth Street on the east, Stanwix Street on the west, and Liberty Avenue on the south known as Pittsburgh's Downtown Cultural District.<sup>(56)</sup>

### Pittsburgh Community Reinvestment Group

The Pittsburgh Community Reinvestment Group (PCRG) is a non-profit consortium of community-based organizations that represent low- and moderate- income neighborhoods in Pittsburgh. Founded in 1990, the PCRG works on issues such as economic justice, equitable investment practices, the elimination of blight, and community revitalization. Work conducted by the PCRG is particularly relevant to the caretaking of cultural and historic properties, as many of Pittsburgh's historic buildings are located in neighborhoods that need financial investment for revitalization.<sup>(57)</sup>

### Pittsburgh History & Landmarks Foundation

The Pittsburgh History & Landmarks Foundation (PHLF) is a non-profit organization formed in 1964. Its mission is to: (1) identify and save historically significant places; (2) revitalize historic neighborhoods, towns, and urban areas; (3) preserve historic farms and historic-designed landscapes; and (4) educate people about the Pittsburgh region's rich architectural heritage. PHLF is chartered to work in the western portion of Pennsylvania, although its primary focus is Pittsburgh.

### Pittsburgh Partnership for Neighborhood Development

The Pittsburgh Partnership for Neighborhood Development (PPND) was founded in 1983, initially as a funding collaborative that supported community development efforts in Pittsburgh at a time when the steel industry was collapsing. It serves as a clearinghouse between funders and community development corporations, which carry out grassroots efforts in Pittsburgh's neighborhoods. Today, the PPND is focused on improving distressed communities in the City of Pittsburgh, many of which have historic assets. Its vision is to build upon unique neighborhood assets, including their cultural resources.<sup>(58)</sup>

### Preservation Pittsburgh

54 Community Design Center of Pittsburgh website, [www.cdc.org](http://www.cdc.org).

55 Heinz History Center website, [www.heinzhistorycenter.org](http://www.heinzhistorycenter.org).

56 Pittsburgh Cultural Trust website, [www.pgharts.org](http://www.pgharts.org).

57 PCGR website, [www.pcr.org](http://www.pcr.org).

58 Pittsburgh Partnership for Neighborhood Development website, [www.ppnd.org](http://www.ppnd.org).



Preservation Pittsburgh is a grassroots advocacy group that targets issues related to preserving the region's historic, architectural, cultural, and environmental heritage. Preservation Pittsburgh was founded in 1991 and its primary goal is to promote the importance of preservation issues in the deliberations and decisions of public officials, private groups, developers and the general public.<sup>(59)</sup>

#### Steel Industry Heritage Corporation

The Steel Industry Heritage Corporation manages the eight-county Rivers of Steel National Heritage Area, with the mission to interpret and promote the region's industrial heritage. Its goal is to use heritage resources associated with steel and steel-related industries to encourage community revitalization. This is done through cultural tourism, historic preservation, natural and recreational resource conservation, cultural and educational programs, and related economic development.<sup>(60)</sup>

#### Young Preservationists Association of Pittsburgh

The Young Preservationists Association of Pittsburgh (YPA) was formed in 2002 with a mission to involve young people in historic preservation focusing on education, training, and active involvement. The YPA publishes an annual "Top Ten List of the Best Historic Preservation Opportunities in Pittsburgh." It also hosts events and tours, publishes policy papers, conducts studies, advocates for the preservation of historic resources, and takes on special projects that involve the younger generations.

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59 Preservation Pittsburgh website, [www.preservationpittsburgh.org](http://www.preservationpittsburgh.org).

60 Rivers of Steel website, [www.riversofsteel.com](http://www.riversofsteel.com).

# PRESERVEPGH

## Public Input Process

### Public Input Process

The preparation of **PRESERVEPGH** was an open and inclusive public process that included:

- A public opinion survey that received 790 responses.
- Nine (9) public meetings attended by XXX people. (note: the first 5 meetings drew 139 people)
- Two (2) focus group meetings attended by 25 people.
- Six (6) meetings of the **PRESERVEPGH** Management Committee.
- **PRESERVEPGH** documents posted on the [www.planpgh.com](http://www.planpgh.com) website that received XX page views.

This section gives an overview of the public participation process, summarizes important aspects of the input received, and describes how public comment shaped the **PRESERVEPGH** recommendations and implementation plan.

### Public Opinion Survey

A Public Opinion Survey was made available from April 10 through May 23, 2010. A total of 790 people completed the survey, which was double the response rate expected.

Refer to **PRESERVEPGH** Appendix C for full survey results. A summary of the key findings is provided below.

#### Historic resources are noticed by the public.

The City of Pittsburgh contains a wealth of historic resources. Survey respondents recognized this, with 78% indicating that they notice historic resources all over the City and 83% indicating that they consciously take

notice of these resources all or most of the time. Respondents also indicated that historic resources play an important role in defining the City's character and should play an even greater role in the future.

#### Neighborhood character is important.

A consistent theme that surfaced in survey responses is the importance of Pittsburgh's individual neighborhoods and the public desire to maintain neighborhood uniqueness and defining characteristics. Character-defining features most often cited included neighborhood libraries, churches, parks and other green spaces, transportation components (bridges, streets, bikeways, paths, stairs), commercial corridors, and individual historic buildings.

#### Public awareness about historic preservation efforts and benefits is low.

Based on survey results, Pittsburghers are not well informed about historic preservation efforts and programs. Survey respondents are not confident that the City and preservation advocacy groups are doing enough to adequately protect Pittsburgh's historic and cultural resources. Additionally, some of the benefits of preservation are under-recognized, including environmental sustainability, attraction of tourism, and contributions to education opportunities.

#### There is a disconnect between public support for historic preservation and the availability of public funding.

Respondents expressed a moderate to high level of support for preservation efforts and programs in general, including taxation. However, many respondents recognized that the City has a decreasing tax base, funding shortfalls, and its citizens desire overall reductions in taxes. Analysis of the survey responses indicate that while there is public support for historic preservation and support for the City to increase its preservation efforts, the general public does not draw a clear connection between that desire and the availability of funding to pay for those efforts. This conflict will need to be reconciled when addressing the City's preservation needs and allocating resources.

#### Historic preservation is important to the City's future.

Survey participants considered historic preservation important to the City's future. On a scale of 1 to 10, most respondents ranked the importance of retaining historic resources as 10 (Extremely Important). Additionally, survey respondents indicated that they strongly believe there are both economic and quality of life benefits associated with preserving the City's cultural, historic, and architectural character. Individual buildings, unique neighborhoods, and the natural environment were often cited as the most significant contributors to the City's character. There is general consensus that historic resources are important; however, there are mixed opinions about how the resources should be managed and maintained, and at what levels of effort.

Vacant buildings/blight and aging infrastructure are primary concerns.

The City's aging infrastructure system and vacant buildings/blight were identified as urgent issues. Rebuilding neighborhoods, improved property maintenance, and blight eradication were the most cited answers to a question asking how to improve the City's character.

Historic property owners need maintenance incentives.

Improved property maintenance was recognized as one of the best ways to avoid blight, slow the rate of building demolitions, and increase awareness and appreciation of the City's historic properties. Survey responses indicate a strong willingness to preserve historic properties; however, many of these properties are privately owned and funding and educational resources for property maintenance is either not available or not being used. There is consensus that property owners need more education, incentives, and/or assistance to improve the maintenance of their historic properties.

It is important to reflect Pittsburgh's cultural heritage in the physical environment.

It is important for stories of Pittsburgh's culture and history to be reflected in the physical environment. Survey results indicate that special places and events should remain visible so that residents and visitors can appreciate the story of Pittsburgh's past. Places that are *uniquely Pittsburgh* fall into this category as well. Examples cited included Primanti

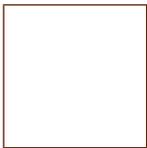
Bros., Mr. Roger's Neighborhood, Gus & Yiayia's, Isaly's (chipped ham and Klondike Bars), jazz clubs, August Wilson's childhood home, Pittsburgh's professional sports teams, and so on.

Use various techniques to increase appreciation of the City's cultural and historic assets.

Popular ideas among survey respondents to increase appreciation and recognition of historic and cultural resources included: hold neighborhood and Citywide events, celebrations, and tours; improve and preserve key historic buildings; identify historic and cultural resources by signs and markers; and expand marketing efforts to advertise the City's history and culture to residents and visitors.

Prioritize the needs of City residents.

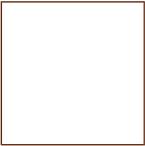
Many places across Pennsylvania and the United States promote their historic resources to draw tourism. With increased tourism comes visitor spending on goods and services that filters through the local economy. Survey results, however, indicate that residents believe the City should address the needs of its residents as a higher priority than visitor needs.





# PRESERVEPGH

## Public Input Process



### PRESERVEPGH Management Committee

The Department of City Planning assembled a **PRESERVEPGH** Management Committee. The committee included of a cross-section of local stakeholders with vested interests in the City's cultural heritage.



#### Management Committee Representation

##### State Agencies

Pennsylvania Dept. of Community and Economic Development  
Pennsylvania Historical and Museum Commission

##### City of Pittsburgh

Bureau of Building Inspection  
Department of City Planning  
Historic Review Commission  
Mayor's Office, Neighborhood Initiatives  
Planning Commission  
Urban Redevelopment Authority

##### Local Organizations

Pittsburgh Civic Design Coalition  
Pittsburgh History & Landmarks Foundation  
Pittsburgh Parks Conservancy  
Port Authority of Allegheny County  
Rivers of Steel National Heritage Area  
Young Preservationists Association

The Management Committee met six times and provided assistance to the Department of City Planning and its consultants to develop **PRESERVEPGH**. Committee members assisted in developing the public opinion survey, provided comments on the list of data sources used to compile the City's Historic Resources Inventory, and helped to

identify pressing issues. The Committee also reviewed and revised the **PRESERVEPGH** goals, objectives, and recommended actions to ensure that they addressed City needs and would be feasible to implement.

### Focus Group Interviews

Focus group interviews concentrated on two topics: 1) building demolitions and 2) the City's Historic Review Commission process. The purpose of focus group interviews was to gather various perspectives about these two important topics.

### Building Demolitions Focus Group

Building demolition was raised as a primary public concern in the **PRESERVEPGH** public opinion survey and during public meetings. Although public funding for demolition was reduced by the City in 2011 due to budget constraints, building condemnations and demolitions are still an issue. As of 2011, Pittsburgh contains about 30,000 distressed and vacant properties, including buildings and lots that are currently unoccupied, condemned or tax delinquent. If not reoccupied and repaired, distressed buildings are in jeopardy of demolition. The purpose of the focus group interview was to understand the perception about stabilization initiatives and demolition activity in Pittsburgh's neighborhoods and to discuss the balance between public safety, economic development, and community character.

Following are the main points revealed by the focus group interview.

#### Demolition is currently a reactive process.

The City demolishes buildings in reaction to public health and safety issues. In other words, when the City's Bureau of Building Inspection determines that a condemned building is a serious or immediate threat to public health and safety, the building is prioritized for demolition. Other than community requests, there are few other prioritization criteria applied. After a building is demolished, the most typical end use is a vacant lot owned by the City of Pittsburgh. The process could be made more proactive by applying criteria that would prioritize

demolitions in areas that would benefit from land clearing, such as areas targeted for parks, greenways, and urban gardens. Additionally, neighborhood stabilization efforts could be focused in places that have a concentration of historic resources and a high priority for preservation.

Consider neighborhood character when deciding to preserve or demolish.

There is sometimes disagreement among neighborhood stakeholders and the City about where and when demolition is appropriate. Some demolitions are perceived to have a more severe impact on neighborhood character than others. "Missing teeth" in rowhouses and a hop-scotch demolition pattern on the same street were cited as negative impacts.

Financial lending and other incentives are vital to slowing demolition.

Lending by financial institutions to renovate, rehabilitate, and/or purchase a distressed property is difficult to obtain. Without available financing, the cycle of building abandonment, deterioration, condemnation, and demolition will continue unabated. Combined with the lengthy amount of time that it takes for the City to clear liens on condemned properties, there is diminished incentive to spur an upswing in private investment. Stabilization efforts are needed in local neighborhoods with the help of financial lenders and other incentives.

Reuse materials from demolished buildings.

Demolition contractors often dispose of demolition debris in landfills. There is an opportunity to salvage recyclable/reusable materials from demolished buildings and put them to other uses, thereby increasing environmental responsibility. Materials that could be saved include structural lumber, flooring, brick, stained glass, hardware, and much more.

Document buildings before they are demolished.

Pittsburghers lament the loss of many of the City's historic structures. There is an opportunity to preserve Pittsburgh's history by documenting structures before they are demolished through photography and other forms of record-keeping.

## Historic Preservation Ordinance Focus Group

The City's Historic Preservation Ordinance is administered by the City's Historic Preservation Planners under the Department of City Planning and Pittsburgh's Historic Review Commission (HRC). The purpose of the focus group interview was to understand the perceived effectiveness of this process, as it is critical to the success of Pittsburgh's historic preservation program.

Following are the main points revealed by the focus group interview.

Increase education and outreach.

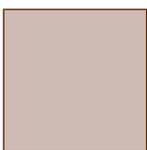
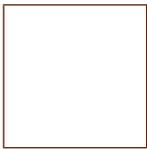
By the time an application for a Certificate of Appropriateness (CoA) reaches the HRC for consideration, it is assumed that the applicant has done his/her due diligence to understand what must be accomplished to receive approval. However, this is often not the case. Owners of City-designated historic properties can be more informed about best practices for making appropriate exterior building alterations. Each City-Designated Historic District has a separate set of design guidelines. A single set of design guidelines that apply to all historic districts would reduce confusion and increase consistency.

The role of the HRC is not widely understood.

The HRC is a regulatory body. In addition to other duties, the HRC acts in an advisory role to City departments and agencies related to preservation matters. It also serves as a liaison on behalf of the City with preservation organizations, professional societies, community groups, private property owners, and interested citizens concerning conservation of historic resources in the City.

Clarify the function of community groups.

Community groups frequently provide neighborhood-based comment to the HRC in the form of public comment at HRC hearings. Community groups function differently in each neighborhood and some neighborhoods do not have such groups. Educating community groups about the historic review process would be beneficial. Some of these groups assist CoA applicants in complying with applicable historic district



## PRESERVEPGH

### Public Input Process

design guidelines. Community groups have no codified authority in the Historic Preservation Ordinance, however, and CoA applicants are not required to engage their assistance and comment.

The HRC process would be improved with additional City staff support. Considering the number of parcels listed on the City's Historic Resources Inventory (currently over 13,500) and the average number of demolition permits and CoA applications processed by the City annually (520 demolitions; 150 CoAs), the Department of City Planning has limited resources to conduct thorough reviews of these applications. More human resource capacity is needed to implement the Historic Preservation Ordinance and administer other aspects of the City's historic preservation responsibilities.

#### PLANPGH.com

The Department of City Planning hosts a website to publicly share information about **PLANPGH** ([www.planpgh.com](http://www.planpgh.com)). At this site, the public can participate in a discussion of **PLANPGH** topics, including **PRESERVEPGH**. The site offers information about the **PLANPGH** process and timeline, a calendar of outreach events, progress reports, and the **PLANPGH** Exchange where surveys are offered and survey results, draft recommendations, and plan documents are made available for public review. The **PRESERVEPGH** draft Recommendations and the draft **PRESERVEPGH** document were made available for public review and comment, which received over 40,000 page views between April 2010 and June 2012.

#### Public Meetings

Public meetings were held throughout the City in April 2010, December 2010, and June 2012. These meetings attracted **XX** people and provided the opportunity for attendees to comment on various aspects of **PRESERVEPGH**.

#### April 2010 Public Meeting Series

The April 2010 public meetings were held in Lawrenceville, the West End, and Allegheny Center. The purpose was to gain public insight about the pros and cons of historic preservation in Pittsburgh and to discuss the role that the public would like to see preservation play in Pittsburgh's future. Following is a summary of the main points that were raised by meeting attendees.

#### Consider effects on neighborhood character.

Pittsburgh is a city of many individual neighborhoods that should be accounted for during preservation planning. Pittsburgh has a "friendly feel" made possible by pedestrian scale development, locally-owned businesses, public gathering areas, and outdoor activity. Many historic buildings and spaces also add to this friendly character and sense of neighborhood individuality. Building demolitions are at issue in many neighborhoods, particularly in the Northside. Other issues include building modifications that do not respect the structures' architectural styles and new construction that does not complement neighborhood character. Historically important buildings that have already been lost should be memorialized in some way.

#### There is a relationship between cultural and historic preservation and the landscape, including parks, open space, and riverfronts.

Neighborhood, community, and regional parks and the City's riverfronts are assets to Pittsburghers. Many of these spaces have strong ties to history and contain historical elements, like monuments, statues, and structures. Parks, trails, and the riverfronts are good places to interpret history. Parks are local landmarks for many neighborhoods.

#### All of Pittsburgh's history is important to its character, even events that Pittsburghers may look back on as "mistakes" in history.

Find a way to recognize urban renewal projects of the mid 20th century as part of the City's historical character. Although many people consider these "mistakes" in history, they are a part of the City's history nonetheless and should not be forgotten.

#### Address diversity and universal accessibility.

As Pittsburgh's demographic continues to become more multi-cultural, the City should welcome new aspects of cultural heritage. Universal accessibility should be addressed as part of historic structure renovation projects.

Welcome modern architecture and design that is complementary to the City's character.

While historic buildings, neighborhoods, and traditional character should be preserved in many cases, new architecture and design also should be welcomed and properly incorporated into the City.

### December 2010 Public Meeting Series

The December 2010 public meetings were held in South Side Flats and Allegheny Center. The purpose was to present the results of the **PRESERVEPGH** public opinion survey and get reaction to the results, as well as to present and discuss preliminary recommendations for cultural and historic preservation in Pittsburgh.

Involve Pittsburghers with the implementation of **PRESERVEPGH**.

Meeting attendees recognized that continual work will be needed to keep the City's Historic Resources Inventory up-to-date. Involve citizens, non-profits, and universities in a process to update and verify the Inventory. Engage schools and youth in the historic preservation process; connect youth to history in general and the Inventory specifically through the library system.

Address inequities that exist in the local capacity to address historic preservation needs.

The terms "historic preservation" and "neighborhood preservation" are used interchangeably and mean the same thing to a lot of Pittsburghers. Keeping the urban fabric and streetscape of neighborhoods intact is a high priority for many neighborhoods, but not every neighborhood has the same capacity to address these priorities locally. Funding and local capacity to achieve historic preservation is not spread evenly. Additional assistance should be provided to areas that do not have community groups that address local preservation issues.

Find ways to increase public knowledge about the City's historic assets.

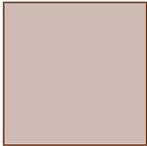
There are many ways to raise awareness and appreciation of the City's historic resources. The general public is unaware of the extent and quantity of historic resources that exist in Pittsburgh. Find ways to grab their attention. Although interpretation by modern technology is a growing trend, raise awareness in the physical environment by continuing to offer walking tours and displaying interpretive signage, monuments, and art.

Identify and address common obstacles to historic building renovation.

When people endeavor to renovate a historic building, there are many issues to consider. It would be helpful if more outreach and education was provided to owners of historic properties. Raise awareness about the environmental and human health hazards that could be present in older buildings and identify ways to address common hazards.

Recognize the contribution of modern buildings.

Modern buildings with unique architecture or engineering design should be recognized as important contributors to the City's character. Although many have not yet reached the 50-year threshold for being considered "historic," modern buildings can be as equally important to the City's character as structures that are more than 50 years old.



## Needs Assessment & Recommendations

### Needs Assessment & Recommendations

Based on the analysis conducted for **PRESERVEPGH** and comments expressed during the public input process, Pittsburgh has four general categories of preservation need:

1. to document its resources;
2. to commit to preserving its resources;
3. to increase appreciation of its resources; and
4. to be stewards of its resources.

#### Document

The first step in preparing a historic preservation plan is to take inventory of the City's cultural and historic resources. As part of **PRESERVEPGH**, the Department of City Planning compiled a database of over 13,500 historic properties in Pittsburgh, from all known and reliable sources of information. This is just the beginning. The Historic Resources Inventory is meant to be a dynamic, comprehensive list of the City's historic resources. The current Inventory needs to be field checked and continually updated as physical conditions change and additional resources are listed on the National Register of Historic Places or designated under the City's Historic Preservation Ordinance. The Inventory also will serve as a preservation planning and educational resource tool for the City and its stakeholders. As of 2011, the Department of City Planning did not have the funding or staff capacity to keep the Inventory up-to-date. Increased City capacity and/or assistance provided by the City's network of preservation advocacy organizations will be necessary to adequately **document** the City's historic resources.

#### Commit

The City of Pittsburgh has a variety of tools and resources at its disposal to administer an effective historic preservation program. However, many of the tools can be sharpened and resources can be supplemented by making a **commitment** to preservation. Most importantly, and as previously mentioned, the Department of City Planning does not currently have the capacity to implement an optimum preservation program without outside assistance and collaboration from the City's network of preservation advocacy organizations. Even with such collaboration, the eventual incremental addition of City staff members assigned to preservation responsibilities would improve program effectiveness. As part of **PRESERVEPGH**, the City's tools, resources, and historic preservation procedures were reviewed and evaluated. In addition to financial and human capacity limitations, the most pressing issue facing preservation in Pittsburgh is the rate of building vacancies, condemnations, and demolitions. A strategy is needed to reverse the reactive nature of this process by improving neighborhood stabilization efforts and directing demolition activities to areas where land clearing has public safety and other clear advantages. Strategies are needed to incentivize the maintenance of distressed properties in historically significant neighborhoods so that these properties can be productively occupied.

#### Appreciate

Pittsburgh has substantial historical relevance from local, state, national, and even global perspectives. This is something that every Pittsburgher and visitor should **appreciate**. Some of the City's more well-known resources are easily recognized, but because a large majority of the built environment has historical ties, people can find it difficult to discern the importance of one resource from another. Action can be taken to increase visual awareness of historic structures, districts, sites, and objects by a variety of means. Parks, trails, and other universally accessible public gathering areas contain signs and monuments that interpret Pittsburgh's history, but more can be done to improve interpretation, including the application of new technologies. Additionally, the public outreach process conducted for **PRESERVEPGH** revealed that neighborhood individuality is highly valued and that increased

appreciation for the traditional characteristics of each neighborhood and celebrations of local cultures and traditions is important to Pittsburghers.

### **Steward**

Financial and human resources are needed to keep the City's collection of cultural and historic resources in good repair. There is a network of preservation advocacy organizations already present in Pittsburgh. By pooling resources and talents and working toward common goals, this network can provide a strong support system to the City, particularly as **PRESERVEPGH** is implemented. The need also exists for private property owners to become more interested and invested in the upkeep of historic properties. Blight and poor maintenance were cited in the **PRESERVEPGH** public opinion survey as primary concerns. Although educational tools and resources are available to assist property owners, more resources are needed, combined with a greater effort to get those resources into the hands of everyone who needs encouragement to be a good **steward**. Educating youth can build young constituency of preservation advocates and prepare the next generation to care for the City's cultural and historic assets.

### **Action Plan**

The **PRESERVEPGH** Action Plan is presented on the following pages. The Action Plan is organized by the four needs listed above and presented as goals to Document, Commit, Appreciate, and Steward. Each goal is supported by policies, objectives, and action steps. The Action Plan is not intended to address every single detail associated with preservation in Pittsburgh. Rather, it is overarching and advances preservation ideas and efforts that are in line with Citywide objectives. It also gives focus for City government so that the City of Pittsburgh can improve the framework for preservation within which its staff, decision-makers, and advocacy partners work.

Provided in **PRESERVEPGH** Appendix A is an Implementation Table. It shows the relative level of priority for each recommended objective and indicates if the objective should be led by the City or another entity. The Table also indicates the relative levels of human and financial resources that would be required to achieve each objective. Partners in the City's preservation advocacy network are tentatively identified in Appendix A. Their mention under a particular objective indicates that they are being looked to by the City to potentially lead or participate in an objective. The indicated partners may change over time as **PRESERVEPGH** is implemented.

Compared to other components of **PLANPGH**, the level of financial investment needed to fully implement **PRESERVEPGH** is relatively small. However, the investment of City staff time and participation of the City's preservation advocacy partners is substantial.



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## Needs Assessment & Recommendations

### The Need to Document

#### DOCUMENT

**Goal: Document the City's cultural and historic resources in ways that are accurate, meaningful, comprehensive, and useful to the City and the general public.**

### The Need to Document

Having access to accurate information is essential to good decision making. As Pittsburgh continues to evolve, decisions will need to be made about preserving City's cultural and historic resources. Which resources should be preserved? Which should be rehabilitated or re-purposed? Which should be demolished to make way for more open space, parks, or new development? The answers to these questions are not always clear. Regardless, the best choices can be made when decisions are informed by accurate, meaningful, comprehensive, and useful data. Therefore, there is a strong need to document Pittsburgh's cultural and historic resources so that stakeholders and decision-makers are aware of their location and significance.

### **Need to Maintain an Accurate Historic Resources Inventory**

As part of **PRESERVEPGH**, the Department of City Planning compiled a Historic Resources Inventory of more than 13,500 historic properties, consisting of approximately 15.8% of all properties the City. To be valuable and reliable, this Inventory will need to be integrated into the City's Geographic Information System (GIS), verified for accuracy, and continually updated. Not only will the data be useful in making decisions that affect the City's cultural and historic resources, but without an accurate inventory, it will be nearly impossible to implement an effective and proactive historic preservation program. Because conditions are constantly changing, the Inventory should be used as dynamic tool and not as a static database.

### **PRESERVE POLICY 1.1 - Maintain an Accurate Historic Resources Inventory**

**PRESERVE 1.1-A:** Integrate the City's Historic Resources Inventory into the City's Geographic Information System (GIS).

**PRESERVE 1.1-B:** Develop a standard operating procedure to continually maintain and update the City's Historic Resources Inventory. It is anticipated that the City will manage the Inventory and use some or all of the following means for its maintenance and update:

- As standard protocol as part of the City permit process.
- Through data sharing arrangements with partner agencies and organizations.
- By field verification of each record.
- By additional research to supplement the information of each record.
- By adding all relevant information compiled during Reconnaissance Surveys (see PRESERVE 1.2-A and 1.3-B).

### **Need to Expand the Number of Resources Protected by the City's Historic Preservation Ordinance and Listed on the National Register of Historic Places**



The City of Pittsburgh has 12 City-Designated Historic Districts, 20 National Register Historic Districts, and many individual properties that are designated by the City as historic or listed on the National Register of Historic Places. The primary benefit of National Register listing is that major rehabilitation work on income-producing buildings (stores, businesses, hotels, rental units, etc.) is eligible for a federal tax credit on a portion of the rehabilitation cost. The primary benefit of City-Designated listing is that exterior structure modifications, new construction, and demolitions are subject to a review process pursuant to the City's Historic Preservation Ordinance. Design review ensures that the defining characteristics of historic resources are maintained. There are many areas in Pittsburgh that are eligible for nomination as historic districts or individual designation as a historic resource.

### **PRESERVE POLICY 1.2 - Identify and Designate Additional Historic Structures, Districts, Sites, and Objects**

**PRESERVE 1.2-A:** Conduct a Citywide Reconnaissance Survey (cursory visual inspection).

- Identify areas that are potentially eligible for new listings as City-Designated Historic Districts and National Register Historic Districts. Focus on areas that:
  - Have been previously identified as potentially eligible (see **PRESERVEPGH** Appendix B).
  - Have a high percentage of structurally-sound and architecturally significant pre-1940 buildings.
- Identify individual structures and sites outside of City-Designated and National Register historic districts that are potentially eligible for individual nomination as a City-Designated historic resource and/or for listing on the National Register of Historic Places. Focus on structurally-sound resources that:

- Would not otherwise be part of an eligible historic district.
- Are significant or unique for their architecture and/or engineering.
- Would severely and adversely impact the neighborhood's form, character, or economic growth potential if demolished or negatively altered. (Consider existing and former schools, religious buildings, and civic or quasi-civic spaces such as libraries, parks, fire stations, community centers, etc.).

**PRESERVE 1.2-B:** Based on the Citywide Reconnaissance Survey (see PRESERVE 1.2-A) and **PRESERVEPGH** Appendix B, support nominations of City-Designated historic resources and nominations to the National Register of Historic Places.

- Assign a high priority for City-Designated historic resource nominations to areas that:
  - Are threatened by inappropriate building modifications, demolitions, and/or incompatible infill construction.
  - Include a central commercial core or linear row of commercial buildings constructed in the late 19th or early 20th century.
  - Are participating in the Urban Redevelopment Authority's business development programs or are located within an identified Redevelopment Target Area.
- Assign a high priority for nominations to the National Register of Historic Places to resources that have income-producing potential (business, store, lodging, restaurant, industry, rental housing, etc.).

### **Need to Determine the Historic Significance of Post-1940 Resources**

## Needs Assessment & Recommendations

Although historic preservation is traditionally focused on buildings that are more than 50 years old, there is a collection of modern buildings in Pittsburgh that are unique for their architecture and/or engineering innovation. There is a need to identify the City's modern era buildings that are vital to the City's long-term character and pursue measures to preserve them for the benefit of future generations.

### **PRESERVE POLICY 1.3- Determine the Historic Significance of Post-1940 Resources**

**PRESERVE 1.3-A:** Complete a Citywide Reconnaissance Survey to identify structures and sites of historic significance that developed after 1940. Create an inventory of post-1940 resources that are potentially eligible for nomination as City-Designated or National Register resources.

- Focus on structurally sound resources that:
  - Are significant or unique for their architecture and/or engineering.
  - Include notable housing built for World War II defense workers.
  - Exemplify post World War II suburban planning practices.
  - Would severely and adversely impact the neighborhood's form, character, or economic growth potential if demolished or negatively altered.

**PRESERVE 1.3-B:** Based on the Post-1940 Citywide Reconnaissance Survey (see PRESERVE 1.3-A), support nominations of City-Designated historic resources and nominations to the National Register of Historic Places.

- Assign a high priority for nominations as City-Designated historic resources to areas that are threatened by inappropriate building modifications, demolitions, and/or incompatible infill construction.

- Assign a high priority for nominations to the National Register of Historic Places to resources that have income-producing potential (business, store, lodging, restaurant, industry, rental housing, etc.).

### **Need to Increase Public Awareness of the City's Historic Resources Inventory**

Pittsburgh has a large inventory of historic properties that shape the City's character. Public awareness of Pittsburgh's resources can increase by documenting the City's historic resources and making the inventory and associated mapping more widely available. Awareness, in turn, can spur action to maintain and protect the resources that add value to the City and its neighborhoods.

### **PRESERVE POLICY 1.4 - Increase Public Awareness of the City's Historic Resources Inventory**

**PRESERVE 1.4-A:** Provide universal public access to the City's Historic Resources Inventory at local libraries, through internet access, and by other forms of modern technology.

**PRESERVE 1.4-B:** Provide universal public access to maps of City-Designated Historic District boundaries; City-Designated Historic Structures, Sites, and Objects; and listings on the National Register of Historic Places. Make the maps available at local libraries, through internet access, and by other forms of modern technology. Clearly indicate on the maps which resources are subject to the City's Historic Preservation Ordinance.

**PRESERVE 1.4-C:** Encourage public and private K-12 schools and local colleges and universities to use the City's Historic Resources Inventory (and Pennsylvania's [CRGIS](#)) as part of their educational curricula.

### **Need to Continue Archiving the City's History**

Pittsburgh's history is archived in many different forms by many different people and organizations. The collection, storage, and display of Pittsburgh's history in documents, works of art, photographs, artifacts, and oral histories preserve Pittsburgh's past in meaningful ways. As the City continues to diversify, physical resources will be lost and memories will fade. This loss can be mitigated by archiving pieces of history that can be appreciated and learned from.

### **PRESERVE POLICY 1.5 - Continue Efforts to Archive the City's History**

**PRESERVE 1.5-A:** Prior to the demolition of any structure located on a parcel listed in the City's Historic Resources Inventory, require that photo documentation be conducted and uploaded to the City's Historic Resources Inventory database.

**PRESERVE 1.5-B:** Acknowledge the importance of archival efforts conducted by museums, universities, and other organizations that collect, store, and publicly display artifacts, art, photos, videos, books, documents, and other information about the history of Pittsburgh. Continue to work with these entities to supplement the City's Historic Resources Inventory.

**PRESERVE 1.5-C:** Prepare Archaeological Sensitivity Maps, showing areas of the City that have a high likelihood for the discovery of archaeological resources.



# Needs Assessment & Recommendations

## The Need to Commit

### COMMIT

**Goal: Cultivate and sustain a Citywide commitment to achieving the benefits that stem from cultural and historic resource preservation. Show this commitment through the administration of an efficient and effective Historic Preservation Program.**

## The Need to Commit

Cultural and historic resources make measurable contributions to economic development, community character, environmental sustainability, and overall quality of life. The City of Pittsburgh is very rich in the number and quality of its historic resources and many benefits can be gained by capitalizing on these resources. Based on the results of the **PRESERVEPGH** public outreach effort, the public perceives that City government is reactive to historic preservation issues instead of taking proactive positions. There are opportunities to make the City's preservation program more proactive and effective, but only so much can be accomplished with current City funding and staffing levels. Improvements can be accomplished by policy changes, increasing the City's implementation capacity, and by partnering with preservation-based organizations to support and supplement City efforts.

## **Need to Improve the City's Historic Preservation Ordinance and Procedures**

Certain aspects of Pittsburgh's Historic Preservation Ordinance and its implementation procedures can be improved to better inform and facilitate the historic preservation decision-making process. There also is a need to bolster education and outreach to the owners of properties that fall under the Ordinance and to increase communication between all parties involved in the Historic Review Commission process.

## **PRESERVE POLICY 2.1 - Improve the City's Historic Preservation Ordinance and Procedures**

**PRESERVE 2.1-A:** Make modifications to the City's Historic Preservation Ordinance to:

- Reorganize its sections to follow a logical sequence of implementation. Begin with the HRC's establishment, followed by the designation of landmarks and districts, followed by the design review process and Certificates of Appropriateness, followed by provisions for economic hardship consideration.
- Clarify the definition of "Exterior Alteration."
- Establish sequencing of Historic Review Commission review/approval in relation to other Commission reviews, such as the Planning Commission and Art Commission.
- Provide a stronger legal and technical footing for design review in historic districts that do not have district-specific design guidelines (*not necessary if PRESERVE 2.1-B is implemented*).

**PRESERVE 2.1-B:** Compile the design guidelines currently used for each individual historic district into one "City of Pittsburgh Historic District Design Guidelines" document that is:

- Well-organized and user-friendly.
- Organized by building element (doors, roofs, windows, signs, lighting, etc.) and building type (residential, commercial, industrial, civic, accessory structure, etc.).

- Applicable to infill development as well as building renovations and rehabilitations.
- Applicable to adaptive reuse and use conversion projects (including single building conversions to multi-family housing).
- Richly illustrated with photos and sketches.
- Clear about proper positioning of buildings in relation to the streetscape, including build-to lines and ranges, rather than only addressing minimum setbacks.
- Practical in addressing the acceptable use of modern building materials and systems.
- Proactive in addressing how to overcome the most frequent design review issues.
- Informative about remediation techniques for common environmental and human health hazards encountered in historic buildings.
- Structured to include an appendix or sub-chapter for each historic district that: 1) documents their key design characteristics and 2) clearly describes what is considered appropriate for exterior modifications and infill development (new construction).
- Explicit about the City's review procedures for administrative approvals and HRC approvals that are required to obtain a Certificate of Appropriateness (CoA).
- Educational about the values of historic preservation, including its contribution to economic development, community character, and environmental sustainability.
- Consistent in format and content with the Streets Design and Urban Design Manuals developed under MOVEPGH and DESIGNPGH, respectively.

**PRESERVE 2.1-C:** Stagger the terms of HRC members to ensure that a minimum of four (4) seated members of the HRC return for the subsequent year. Create a program whereby outgoing members or returning members train and mentor new members.

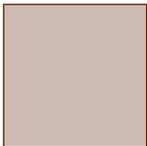
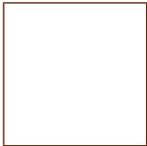
**PRESERVE 2.1-D:** Conduct a required annual training program for HRC members, to include a review of the City's Historic Resources Inventory, the City's goals for historic preservation, and an update on the implementation of **PRESERVEPGH**.

**PRESERVE 2.1-E:** Prepare a policy document that clearly explains the role of public comment in the HRC process. Make this document available online and to anyone that requests it, including to each HRC member.

**PRESERVE 2.1-F:** Update the HRC website. Post HRC agendas, minutes, links to the City's Historic Resources Inventory (PRESERVE 1.4-A), the Historic Preservation Ordinance (PRESERVE 2.1-A), Historic District Maps (PRESERVE 1.4-B), Historic District Design Guidelines (PRESERVE 2.1-B), guidelines for public comment (PRESERVE 2.1-E), and outside resources about historic building maintenance (such as the National Park Service's Preservation Briefs).

### Need to Establish a Citywide Demolition Strategy

Pittsburgh lost half of its population since the the mid 20th century. As a result, there are more buildings in Pittsburgh than are needed to support the City's current and projected demographics. The Bureau of Building Inspection prioritizes City-initiated building demolitions primarily in reaction to its responsibility to ensure public health, safety, and welfare. The City needs to address the state of its distressed properties in a strategic manor. A proactive demolition strategy is needed to identify where demolition should occur and where reinvestment is needed to prevent further erosion of neighborhood character. Some demolitions inherently have a more severe and adverse impact on community character than others. Conversely, demolishing structures in appropriate locations under the right circumstances can remove blight, enhance the open space and park system, allow the City to disinvest in inefficient infrastructure, and invite investment and opportunity to neighborhoods that need reinvention.



## Needs Assessment & Recommendations

### **PRESERVE POLICY 2.2 - Establish a Citywide Demolition Strategy**

**PRESERVE 2.2-A:** Create and implement a demolition / neighborhood stabilization strategy to address distressed properties. The strategy should set forth a method to prioritize buildings for demolition or stabilization that considers:

- 1) the characteristics of the building (physical condition, listing in the City's Historic Resources Inventory, its contributing nature to a City-Designated or National Register Historic District, its placement on a street or alley, and whether it is a party wall structure);
- 2) characteristics of the land (the property's location in a floodplain, landslide prone slope, or area designated as a planned greenway, park, woodland, or open space system);
- 3) characteristics of the surrounding neighborhood (proximity to a City-Designated or National Register Historic District, the percentage of vacant lots within the block or neighborhood, and adjacency to neighborhood assets); and
- 4) tools and metrics available to the City (PGHSNAP and other components of PLANPGH).

Efforts to place condemned properties into productive ownership through the City's Treasurer's Sale or other means should be an integral part of this strategy for properties not prioritized for demolition. Means to transition condemned properties and properties on the verge of condemnation into productive ownership include, but are not limited to:

- Keeping accurate and current maps of building condemnation and demolition sites and make these maps available to the public. Ask neighborhood groups and organizations for assistance in identifying absentee owners and attracting potential investors for purchase and reuse of distressed properties.
  - Developing policy incentives that can be applied to improvement plans for distressed properties, including but not limited to:
    - Waiver, reduction, or deferment of City permit fees.
    - Expedited permit processing.
    - City-conducted streetscape repair/improvements at the property's frontage.
    - Accessory use standards.
  - Encouraging local financial institutions and non-profit organizations to identify and develop reliable funding programs available to owners of distressed properties for building rehabilitation and maintenance.
  - Promoting increased owner-occupancy of housing units by collaborating with real estate professionals and organizations to promote Pittsburgh's housing to potential buyers located within and outside of the Pittsburgh Metropolitan Statistical Area.
  - Requiring that buildings with some remaining rehabilitation or repair potential to go to Treasurer's Sale before being placed on the demolition list. As a condition of the sale, the purchaser should be required to make a commitment to repair and maintain the property to minimum maintenance standards within a specified time period.
- PRESERVE 2.2-B:** Explore policy incentives that encourage companies contracted by the City for the purpose of demolishing a structure to participate in a deconstruction and salvage program for that structure before the remainder of the building is demolished and routed to a landfill.

**PRESERVE 2.2-C:** Partner with salvage organizations to inform and educate building owners, renters, and contractors about available architectural salvage programs and opportunities in the Pittsburgh region.

**PRESERVE 2.2-D:** Coordinate historic preservation with the Citywide sustainability efforts by promoting historic preservation as an environmentally sound and sustainable form of energy conservation.

### Need to Strengthen Zoning Requirements

The majority of Pittsburgh's historic resources are not governed by the City's Historic Preservation Ordinance; however, all properties are subject to the City's Zoning Code. Zoning requirements, therefore, have a strong influence on the aesthetic of Pittsburgh's built environment. A consistent theme that surfaced in the **PRESERVEPGH** public opinion survey and in public meetings is the importance of individual neighborhood character. Public meetings revealed that the terms "historic preservation" and "neighborhood preservation" are used interchangeably and have the same meaning to a lot of Pittsburghers. Zoning regulations can be an effective way to preserve neighborhood character outside of the Historic Preservation Ordinance process.

### **PRESERVE POLICY 2.3 - Strengthen Zoning Requirements**

**PRESERVE 2.3-A:** Explore best practices for performance-based point systems that provides incentives for the preservation and reuse of existing buildings, the rehabilitation of historic structures, and the salvage and reuse of building materials.

**PRESERVE 2.3-B:** Following (or in conjunction with) preparation of the "City of Pittsburgh Historic District Design Guidelines" (see PRESERVE 2.1-B), amend the Zoning Code as appropriate and practical to regulate aspects of the Design Guidelines that can and should be codified by zoning.

**PRESERVE 2.3-C:** Commission a study to determine the feasibility of adding a "Historic Area Conservation Overlay District" as part of Zoning Code Section 907. Consider applying overlays to areas that have historic significance and that are threatened by inappropriate building modifications and demolitions, and are not City-Designated Historic Districts.

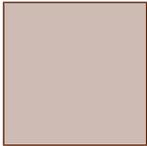
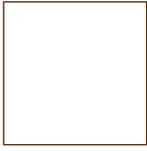
**PRESERVE 2.3-D:** Amend Zoning Code Section 909 (Provision 909.01.B(4)(e)) to clearly indicate the circumstances under which analysis of structures or sites of historic, archaeological, architectural, recreational, scenic or environmental significance is required.

### The Need to Increase Staffing Levels

As of 2011, the City of Pittsburgh employed 1.5 historic preservation planners. Given the number of properties currently in the City's Historic Resources Inventory (over 13,500) and the average number of annual building demolitions (approximately 520) and CoA applications (approximately 150) processed each year, the City should consider increasing staffing levels. With additional human resource capacity, the City's historic preservation program can be more proactive in addressing the City's historic preservation priorities. The cost of adding staff is minimal in comparison to the long-term economic advantages that can be gained by capitalizing on the City's preserved cultural and historic resources.

### **PRESERVE POLICY 2.4 - As Resources Allow, Increase Staffing Levels to Implement an Effective Historic Preservation Program**

**PRESERVE 2.4-A:** As resources allow, incrementally expand staffing levels for the City's Historic Preservation Program to include three (3) positions: 1) Historic Preservation Planner (to the HRC); 2) Neighborhood Outreach, Education, and Inter-Departmental Coordinator; and 3) Section 106 Coordinator.



## Needs Assessment & Recommendations

- Historic Preservation Planner: Increase administrative attention given to each CoA application, including time to field check application sites as necessary. Administer photo documentation prior to historic building demolitions (PRESERVE 1.5-A). Lead HRC training sessions (PRESERVE 2.1-D).
- Neighborhood Outreach, Education, and Inter-Departmental Coordinator: Provide education on the "City of Pittsburgh Historic District Design Guidelines" (PRESERVE 2.1-B). Work with neighborhood groups and City departments to facilitate historic preservation efforts and the City's demolition strategy (PRESERVE 2.2-A and 2.5-C). Manage the City's Historic Resources Inventory database (including routine maintenance and updates) (PRESERVE 1.1-B).
- Section 106 Coordinator: Lead the City's efforts to comply with federal historic preservation requirements pursuant to Section 106 of the National Historic Preservation Act. Pursue and administer historic preservation planning grants (PRESERVE 2.6-B).

**PRESERVE 2.4-B:** In addition to the three (3) positions listed above and as resources allow, incrementally expand long-term staffing levels for the City's Historic Preservation Program to a total of five (5) positions, adding the positions of: 4) Historic Economic Development Coordinator; and 5) Planner Responsible for Citywide Survey and National Register Nominations.

- Historic Economic Development Coordinator: Promote historic preservation as part of the City's economic growth strategy. Work with financial institutions and preservation partners to economically incentivize historic preservation projects. Provide economic data to perspective historic building investors. Document the economic impact of historic preservation in the City. Assume responsibility to pursue and administer historic preservation planning grants (PRESERVE 2.6-B).
- Planner Responsible for Citywide Survey and National Register Nominations: Assume responsibility for the City's Historic

Resources Inventory database (including routine maintenance and updates) (PRESERVE 1.1-B). Oversee the Citywide Reconnaissance Surveys (PRESERVE 1.2-A and 1.3-A). Provide assistance to preservation partners preparing nominations to the National Register of Historic Places (PRESERVE 1.2-B and 1.3-B).

### Need to Foster Awareness of the Responsibility to Consider and Protect Historic Resources

Pittsburgh's historic preservation program is administered by the City of Pittsburgh's Department of City Planning. However, there are many other City departments and agencies that play a role in preservation-related issues, including the Bureau of Building Inspection, Urban Redevelopment Authority, Housing Authority, Public Works Department, and elected and appointed commissions and positions, such as the Mayor's Office, City Council, Planning Commission, Historic Review Commission, and Art Commission. There is a need for every function of City government engaged in aspects of historic preservation to be aware of the City's roles, responsibilities, goals, and objectives related to preservation.

### PRESERVE POLICY 2.5 - Foster Awareness of the Responsibility to Consider and Protect Historic Resources

**PRESERVE 2.5-A:** Maintain the City's status as a [Certified Local Government \(CLG\)](#). Communicate the City's responsibilities in its role as a CLG and the benefits derived from being a CLG to City officials, departments, commissions, and agencies.

**PRESERVE 2.5-B:** Translate Pittsburgh's National Historic Preservation Act Section 106 agreement into a policy document for City departments, commissions, and agencies. Train City staff about the procedures and requirements of projects that trigger a Section 106 review.

**PRESERVE 2.5-C:** Establish a programmatic agreement that requires all City departments and agencies to notify the City's Historic Preservation Planner prior to administrative and discretionary permit approvals.

**PRESERVE 2.5-D:** Communicate the benefits of historic preservation to City officials and employees by some or all of the following means:

- Continue to educate City employees about the State History Code, the goals and benefits of historic preservation, and the requirements of the City's Historic Preservation Ordinance so that there is consistent messaging being delivered from the City to its stakeholders.
- Provide the Mayor's Office, Planning Commission, and City Council with an annual briefing on the City's Historic Preservation Program and the implementation of **PRESERVEPGH**. Give specific examples of how preservation spurred economic investment, environmental sustainability, neighborhood stabilization, and other positive effects in the City or region.
- Hold inter-departmental coordination meetings to discuss the City's Historic Preservation Program. Aim to coordinate efforts to effectively achieve mutual goals and benefits.
- Educate City employees that may have direct or indirect involvement with historic preservation issues about the City's historic preservation goals and the benefits of preservation. Conduct this education through formal training and/or the distribution of informational materials.

### Need to Expand Funding and Policy Tools

Financial investment is required to preserve, reuse, or rehabilitate a historic building. More financial incentives are needed to support historic preservation, both in the form of public investment and availability of

private funding sources. Additionally, the City of Pittsburgh has various policy tools at its disposal to better integrate historic preservation activities into the City's plans for economic growth and neighborhood stabilization. There is a need to identify and use these tools to sustain preservation activities.

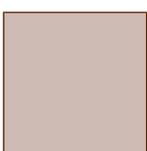
### PRESERVE POLICY 2.6 - Expand Funding and Policy Tools

**PRESERVE 2.6-A:** Actively pursue grants for preservation-related projects that advance the goals and objectives of **PRESERVEPGH**. Provide letters of support for grant-funded projects that are compatible with **PRESERVEPGH**.

**PRESERVE 2.6-B:** Explore expanding design review by introducing a Crime Prevention Through Environmental Design (CPTED) component to the City's design review process and Urban Design Manual for building rehabilitations and new construction.

**PRESERVE 2.6-C:** Implement the City's Side Yard Program to allow for future infill development in locations where infill would make a positive contribution to neighborhood character (for example, discourage parcel mergers and set expiration dates on deed restrictions in areas that have long term development potential).

**PRESERVE 2.6-D:** Establish a Paint Rebate Program. Such a program would provide low dollar amount rebates for consumable painting materials or for costs of hiring a painting contractor if the owner of a property paints their structure in keeping with the historic architectural style of the building. (These types of programs have been shown to dissuade tendencies to install siding.)



# Needs Assessment & Recommendations

## The Need to Appreciate

### APPRECIATE

**Goal: Increase awareness and recognition of the City's cultural and historic resources and continue to foster appreciation of the City's distinct character.**

### The Need to Appreciate

Pittsburgh has a distinctive identity, largely formed by its physical geography and the character of its built environment spread across 90 neighborhoods. The City's buildings date as far back as the 18th century, spanning nearly three (3) centuries. Many of the character-defining elements in Pittsburgh's neighborhoods have strong ties to history. By fostering an appreciation of the City's cultural and historic resources, awareness will be raised about the significance of those resources and their important contribution to neighborhood character, economic growth potential, and quality of life.

### **Need to Increase Visual Awareness of the City's Historic Districts**

Pittsburgh currently has 24 local and/or nationally designated historic districts. Except for the most well-known districts (Mexican War Streets, Allegheny West, and East Carson Street, for example), the historic districts appear to be under-appreciated, not only by visitors, but also by some property owners within the districts themselves. There is a need to increase visual awareness of the City's historic districts and increase appreciation of their unique resources.

### **PRESERVE POLICY 3.1 - Install Distinctive Streetscape Features in the City's Historic Districts**

**PRESERVE 3.1-A:** Prepare design standards for streetscape features in City-Designated and National Register Historic Districts. Distinctive features should complement the districts' historic period and overall character. These features include, but are not limited to, welcome signs, street name signs, directional signs, street furniture, lamp posts, lighting, landscaping, accessibility features, and surface materials for streets, curbs, and sidewalks.

### **Need to Maintain a Traditional Neighborhood Fabric**

New construction, building renovations, and building demolitions are potential threats to the traditional fabric of Pittsburgh's neighborhoods. That fabric is defined by the rhythm and pattern of buildings, architectural style, the existence of key character-defining features such as civic buildings and parks, and the long-established street pattern and pedestrian circulation network. There is a need to define the traditional fabric of each neighborhood and pursue efforts to maintain that fabric to assist in upholding their individual characters.

### **PRESERVE POLICY 3.2 - Maintain a Traditional Neighborhood Fabric**

**PRESERVE 3.2-A:** Reduce auto dependence in residential neighborhoods that traditionally lack garages by supporting a strong pedestrian environment (through the use of sidewalks, crosswalks, street lamps, street furniture, curb ramps, accessible traffic signals, and other pedestrian-friendly features), encouraging

alternative forms of transportation (public transit, bicycle, etc.), and discouraging the retrofitting of buildings to add garages in ways that detract from the traditional aesthetic of the streetscape.

**PRESERVE 3.2-B:** Maintain the City steps network as a unique feature of Pittsburgh by treating City steps as an integral component of Pittsburgh's non-vehicular circulation system.

### **Need to Recognize Significant Buildings and Infrastructure**

Pittsburgh's collection of buildings were constructed in architectural styles popular from the mid-1800s to the modern era, ranging from ornate churches and civic buildings, to simple styles found in 20th century workers' dwellings, to modern skyscrapers. Although architecture is very conspicuous to most observers, the City is teeming with other historic resources. For example, Pittsburgh's infrastructure system contains roads, bridges, inclines, and steps that have notable historic significance. Other historic resources include parks, cemeteries, monuments, walls, and innumerable artifacts. There is a need to raise public recognition of the City's entire collection of significant resources.

### **PRESERVE POLICY 3.3 - Encourage Programs that Identify and Provide Recognition to Historically Significant Buildings and Infrastructure**

**PRESERVE 3.3-A:** Encourage and guide efforts of partner organizations to administer consistent plaque programs that note the historic significance of Pittsburgh's resources. Plaques should indicate if the resource is a City-Designated resource subject to the City's Historic Preservation Ordinance.

**PRESERVE 3.3-B:** Encourage property owners to place construction/establishment dates on buildings (typically seen as cornerstones or date stones/markers).

### **Need to Meaningfully Interpret the City's History in Public Spaces**

Visual evidence of Pittsburgh's history is most noticeable in its collection of historic districts and among its historic structures, sites, and objects. The accompanying stories of Pittsburgh's past are not obvious to those unfamiliar with the City's history; so, there is a potential for significant resources to be under-appreciated. There is a need to implement a meaningful and universally accessible interpretive program in public spaces. Interpretive elements should convey information about Pittsburgh's history through signs and other visual displays (monuments, murals, and public art) and forms of modern media, particularly in parks, along trails, and in other public gathering areas. Interpretive elements can bring history alive and increase the appreciation of local heritage.

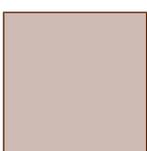
### **PRESERVE POLICY 3.4 - Interpret the City's History in Public Spaces**

**PRESERVE 3.4-A:** Compile an inventory of monuments, markers, and interpretive signs in the City that are historic or that interpret Pittsburgh's history. Develop a maintenance plan for the existing inventory and prepare guidelines for the placement, design and composition of new monuments, markers, and interpretive signs.

**PRESERVE 3.4-B:** Encourage the use of modern technologies to educate and provide interpretation of historic events and places.

**PRESERVE 3.4-C:** Develop a universally accessible "Pittsburgh Story Trails" interpretive plan along trails and other walking routes to tell stories of Pittsburgh's past. Consider linking the Story Trails to self-guided tours related to themes, such as industry, architectural styles, sports, ancestry/ethnicity, building materials (steel, aluminum, glass), transportation (bridges, rivers, steps, inclines, railroads), people, and the historic landscape of Pittsburgh.

**PRESERVE 3.4-D:** Continue participation in the PHMC Historical Marker Program, but limit the placement of markers to areas that have a high potential to be viewed by a pedestrian or from a slow moving vehicle. Avoid the placement of PHMC



## Needs Assessment & Recommendations

markers in isolated areas with no pedestrian access, along roads with speed limits above 35 mph, and in places where the marker would aesthetically conflict with its surroundings or be vulnerable to vandalism.

### Need to Continue Promoting the City for Heritage Tourism

Pittsburgh draws heritage tourism, but not to the extent that it could if its historic resources were more strongly promoted. Increased visitation to the City's historic districts and sites can assist in strengthening the economic success of neighborhood commercial cores by attracting tourism spending in more of the City's neighborhoods. Historic resources also attract visitors to Pittsburgh for special projects and events such as film productions and conferences. The Pittsburgh Film Office alone attracted more than \$578 million to southwestern Pennsylvania between 1990-2010.<sup>(61)</sup> Through heritage tourism and associated spending on local goods and services, tourism can help improve business profitability and reverse trends of economic decline.

#### **PRESERVE POLICY 3.5 - Increase Visitation to Historic Districts and Sites**

**PRESERVE 3.5-A:** Include historic districts, particularly those with commercial cores and linear commercial rows, as part of the City's wayfinding sign system.

**PRESERVE 3.5-B:** Post links on the City website to partner organizations' walking, biking, and driving tours that highlight historic structures, districts, sites, and objects. Encourage walking routes in areas with sidewalks, curb ramps, accessible traffic signals, and crosswalks; with any safety precautions clearly indicated.

**PRESERVE 3.5-C:** Use promotion strategies to widely advertise Pittsburgh's cultural and historic resources to potential visitors, locally, nationally, and internationally. Include historic districts and sites of historic interest as part of promotional materials for City tourism. Promote the City's historic neighborhood commercial cores as destinations for visitors. Highlight the City's rich ethnic and architectural diversity in promotional materials.

### Need to Continue Celebrating the City's Cultural Heritage

The City of Pittsburgh is home to many historical and cultural themed celebrations and activities. The Cultural District in the City's downtown is known for its economic and revitalization success through preservation and cultural expression; it attracts residents and visitors from near and far. Many neighborhoods embrace and express their traditional folk culture. Some of the City's neighborhoods define their identity by ethnic relationships, such as Bloomfield, known as Pittsburgh's Little Italy. The City needs to continue promoting the expression of cultural heritage and be welcoming of a multicultural community.

#### **PRESERVE POLICY 3.6 - Promote Expression of Cultural Heritage**

**PRESERVE 3.6-A:** Encourage and promote historical and cultural themed celebrations in Pittsburgh, including community events, festivals, fairs, parades, and Citywide celebrations.

**PRESERVE 3.6-B:** Encourage community organizations to distribute information about the ethnic diversity of distinct cultures in neighborhoods via community newsletters and promotional materials. Explore opportunities to house these materials on the City of Pittsburgh's website in an universally accessible format.

61 Pittsburgh Film Office, "About Us" retrieved from <http://pghfilm.org/about.jsp>; November 11, 2011

**PRESERVE 3.6-C:** Educate Pittsburghers about the importance of historical societies, museums, genealogical societies, educational institutions, and other organizations that promote the display and expression of Pittsburgh's heritage.

### **Need to Publicly Announce Historic Preservation Benefits and Successes**

Although there is room for improvement in various aspects of the City's historic preservation efforts, there are a lot of great things being done around the City to preserve cultural and historic resources. There is a need to better promote the successes of preservation in an effort to build momentum for more action. There is also a need to work collaboratively with preservation advocacy organizations to communicate the benefits of historic preservation to the City's stakeholders.

#### **PRESERVE POLICY 3.7 - Publicly Announce Historic Preservation Benefits and Successes**

**PRESERVE 3.7-A:** Commission the preparation of a detailed and objective economic study to quantify the economic benefits of historic preservation in Pittsburgh and publicize the results. Consider expenditures on rehabilitation, the impact that historic preservation has on property values and business retention and attraction, the economic impact of heritage tourism, and costs associated with building demolitions vs. rehabilitation, including energy expenditure and environmental impact.

**PRESERVE 3.7-B:** Continue and widely advertise the Mayor's award program and other recognition programs for historic preservation. Encourage the efforts of preservation partners in administering awards programs for notable historic preservation projects.

**PRESERVE 3.7-C:** Call attention to the importance of historic preservation by responding to media requests for coverage on the economic, environmental, and quality of life benefits of historic preservation. Include case studies in media that could encourage additional preservation efforts.

**PRESERVE 3.7-D:** Highlight successful adaptive reuse projects when promoting economic opportunities to potential investors and developers (Bakery Square, Heinz Lofts, Station Square, Armstrong Cork Factory, Church Brew Works, Priory Hotel, etc.).

**PRESERVE 3.7-E:** Acknowledge the success of Pittsburgh's past in terms of modern-day relevancy. For example, a "what it is worth today" campaign would show the cost, in today's dollars, to build Pittsburgh's historic structures and sites if they were constructed today.

### **Need to Maintain and Advance the Historic Integrity of the City's Regional Park System and Ecosystem Assets**

Many aspects of Pittsburgh's natural environment have cultural and historic significance. The most important of these are the City's rivers, steep hillsides, trees, and parks. There is a need to recognize the impact that nature has on the City's culture and the opportunities that parks, trails, and other open spaces offer to interpret and experience the rich history of Pittsburgh.

#### **PRESERVE POLICY 3.8 - Maintain and Advance the Historic Integrity of the City's Regional Park System and Ecosystem Assets**

**PRESERVE 3.8-A:** Implement Pittsburgh's Regional Parks Master Plan, which addresses ways to balance the demands for current park uses while preserving the historic legacy and ecological integrity of each park.



## Needs Assessment & Recommendations

**PRESERVE 3.8-B:** Support park management and maintenance policies that address restoring and maintaining the historic integrity of 19th and early 20th century parks.

**PRESERVE 3.8-C:** Develop a Heritage and Notable Tree program to recognize and foster appreciation and maintenance of trees and tree groves having historic significance.



## The Need to Steward

### STEWARD

**Goal: Provide tools and resources that promote a collective responsibility to be good stewards of the City's cultural and historic assets to benefit the City's character, economy, environment, and quality of life.**

### The Need to Steward

Many groups and individuals advocate for historic preservation in Pittsburgh, including several prominent non-profit and philanthropic organizations. By working together toward common Citywide preservation goals, a strong and unified voice can be cultivated for preservation in Pittsburgh. Also through collaboration, the City's human and financial resources can be directed to preservation activities that will leverage the greatest collective advantages. There is a need for the City's preservation partners to work together to implement **PRESERVEPGH**.

One of the best ways to achieve the benefits that come from preservation is to make sure that Pittsburgh's historic resources are kept in good condition. It will take the work of many stakeholders, ranging from State and City government, to partner groups and organizations, to the thousands of historic property owners, to successfully care for the City's collection of cultural and historic resources. Taking care of historic structures and sites gives them the best chance to make a positive contribution to the City's distinct character. Historic property owners need encouragement to be good stewards of their properties for the benefit of their neighborhood and the City as a whole.

### **Need to Encourage Collaboration and Volunteerism**

Many City departments and agencies, non-profit groups, philanthropic organizations, educational institutions, property owners, and others are involved in stewardship of the City's cultural and historic resources. This network of groups and individuals has the collective capacity to successfully advance historic preservation efforts in Pittsburgh in strong and very meaningful ways. At times these groups and individuals work in isolation, each striving to reach specific goals that may or may not align with the City's overall preservation priorities. There is a need for collaboration and common goal-setting. There is also a need to increase volunteerism to build additional capacity to care for the City's cultural and historic resources.

### **PRESERVE POLICY 4.1 - Encourage Collaboration and Volunteerism**

**PRESERVE 4.1-A:** Cultivate a unified voice for preservation in Pittsburgh that is consistent with the goals of **PLANPGH** and recommendations of **PRESERVEPGH** by convening an annual or semi-annual meeting of preservation organization leaders in the greater Pittsburgh area. Discuss common objectives, mutual interests, and opportunities to coordinate public education, programs, events, research activities, and preservation efforts.

**PRESERVE 4.1-B:** Participate in regional Smart Growth and environmental sustainability initiatives that encourage infill development and discourage sprawl into rural areas surrounding Pittsburgh.

## Needs Assessment & Recommendations

**PRESERVE 4.1-C:** Continue to collaborate with partner groups and organizations that are working in the City to address vacant lots, blight, historic building preservation, rehabilitation, and maintenance. Identify ways that these efforts can align with the City's demolition and neighborhood stabilization strategies (see PRESERVE 2.2-A).

### Need to Make Preservation Tools and Resources Available to Historic Property Owners

A majority of Pittsburgh's historic properties are privately owned. The primary responsibility for taking care of these resources rests with their owners. In some cases, property owners are unaware that they live in a historic structure or that their building is located in a historic district. By the time the City gets involved with a privately-owned distressed property, it is usually because the property has become abandoned, tax delinquent, or is considered a health and safety hazard. The owners and occupants of historic structures need educational tools and resources that encourage and support them being good stewards of their properties. When owners of historic properties are invested in maintenance, their property becomes an asset to their block, their neighborhood, and the City as a whole.

#### **PRESERVE POLICY 4.2 - Make Preservation Tools and Resources Available to Historic Property Owners**

**PRESERVE 4.2-A:** Develop partnerships with professional real estate organizations to encourage training of real estate professionals about the promotion and disclosure of a property's historic status at the time a historic property is listed for sale, shown to prospective buyers, and purchased. Prepare an informational brochure about the benefits of owning and maintaining a historic property that real estate professionals can enclose in their sales literature. Also, work with the MLS (multiple listing service) and/or Pennsylvania Real Estate Commission to improve the disclosure of historic property/district status when a property is listed for sale.

**PRESERVE 4.2-B:** Encourage partner organizations to distribute information to property owners and tenants in City-Designated and National Register Historic Districts about the benefits of owning and/or occupying a historic building, as well as upkeep and weatherization tips and available assistance programs and resources for maintenance.

**PRESERVE 4.2-C:** Prepare a comprehensive Building Owners' Guidebook and/or build an online library of resources that contains easy-to-follow best-practice information for maintaining and caring for historic buildings in the City of Pittsburgh. Include information about remediation of common environmental and health hazards in older buildings, repair of wood features, compatible additions, repair of wood windows, use of modern building materials and systems, weatherproofing to reduce energy consumption for heating and cooling systems, universal accessibility, improvement of the building's sustainability, and compliance with City building codes and requirements. Develop partnerships to provide education, outreach, and design assistance to owners of historic properties, contractors, and tradesmen.

**PRESERVE 4.2-D:** Facilitate partnerships with Pittsburgh Community Television (PCTV) and preservation partner organizations or a home improvement coalition to develop a property maintenance and improvement program focused on the Pittsburgh region that is broadcast on a regular schedule.

**PRESERVE 4.2-E:** Publicize Rehabilitation Tax Credits (RTCs) and easement programs that are available for the rehabilitation and renovation of eligible buildings (currently available to income-producing properties listed on the National Register of Historic Places and buildings more than 50 years old that follow the Secretary of the Interior's Standards for Rehabilitation).

**PRESERVE 4.2-F:** Prepare a guidance document that encourages community development organizations to implement vacant storefront window programs in neighborhood commercial districts.

### Need to Maintain Historic Public Buildings

The City of Pittsburgh owns many historic resources requiring maintenance. These include historically significant administrative buildings, libraries, community centers, and more. The City has the opportunity to demonstrate its stewardship of historic resources by maintaining City-owned assets.

#### **PRESERVE POLICY 4.3 - Maintain Historic Public Buildings**

**PRESERVE 4.3-A:** Continue to inspect the condition of historic buildings, monuments, markers, and signs on City-owned property on a regular basis. Remove graffiti and repair vandalism as soon as possible. Foster partnerships and agreements with partner organizations to manage graffiti and repairs quickly.

**PRESERVE 4.3-B:** Keep publicly-owned historic buildings occupied and in use as needed and as funding capacity allows.

### Need to Educate Future Generations

To cultivate lasting public involvement, support, and action, youth need to be educated about the benefits of historic preservation. It is also prudent for educational institutions to expand their curricula to teach skills associated with historic preservation. Encouraging public and private school administrators to expand local history education in the school curriculum can enhance Pittsburgh's historic preservation efforts.

#### **PRESERVE POLICY 4.4 - Educate Future Generations**

**PRESERVE 4.4-A:** Encourage institutions of higher learning and trade schools to expand their curricula to include the development of skills associated with historic preservation.

**PRESERVE 4.4-B:** Encourage public and private school administrators to expand local history education in school curricula.



## Conclusion

### Why Preservation is Important to Pittsburgh

Pittsburgh's physical character is one of its most unique, irreplaceable assets. The City has grown and changed in enumerable ways over the last 250+ years, yet retains countless qualities that are unmistakably and authentically....Pittsburgh.

Many of the character-defining features found in Pittsburgh are historic or relate to important aspects of the City's past. These features are not limited to opulent civic buildings and museums. They include the homes, shopping areas, workplaces, schools, parks, community centers, places of worship, and transportation systems used by citizens on a daily basis. In essence, interaction with culture and history is an integral part of everyday life in Pittsburgh.

Preservation of cultural and historic resources is important to Pittsburgh because they significantly contribute to the City's *character* and make its neighborhoods places where people want to live, work, invest, raise families, and spend their time. Pittsburgh has 90 neighborhoods and most of them are widely recognized for their cultural and historic associations. The Strip District has the character of an early 19<sup>th</sup> century warehouse district. Bloomfield is Pittsburgh's "Little Italy." A German influence is evident in Troy Hill. Neighborhoods in the Lower Northside showcase architectural styles of the early 19<sup>th</sup> century. Historic bridges cross the City's three rivers, a unique step system traverses the hillsides, and historic structures stand adjacent to modern-era investments almost everywhere across the City's geography.

Cultural and historic resources are not only the legacy of Pittsburgh's past. They attract residents and visitors, spur economic investment, and make Pittsburgh an attractive place to live and work. Identifying and using these unique assets and complementing them with new investment contributes to a high quality of life. It also diversifies and grows the local economy and bolsters Pittsburgh's reputation as a livable, sustainable, and environmentally responsible city.

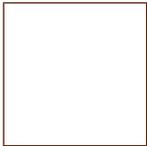
Preservation in Pittsburgh is not just about protecting the past. It is about maintaining and enhancing the distinct character and culture that citizens enjoy and that makes Pittsburgh stand out as a unique and special place. Preservation provides a balance of tradition and innovation that positions Pittsburgh to progress toward an ever-improving future.

### Geographic Focus Areas

Geographically, historic resources are located in all but a few of the City's 90 neighborhoods. Based on currently available data, over 13,500 parcels in Pittsburgh contain historically significant resources. That is the equivalent of about 15.8% of the City, which is likely a gross underestimate given that Pittsburgh ranks 3rd for the age of its housing stock among all U.S. cities with a population of 250,000 or more.<sup>(62)</sup>

Some areas of Pittsburgh contain a dense concentration of resources and display a high level of historic integrity. In other areas, resources are less dense or have diminished integrity due to physical modifications that occurred over time. Regardless, there are preservation opportunities in nearly every Pittsburgh neighborhood. Pittsburgh's Historic Preservation Ordinance designates 12 local historic districts, one historic site, 87 historic structures, and two historic objects (2011 statistics). This number is small compared to the total number of historic resources located in Pittsburgh. In addition to designated historic districts, all or portions of the following neighborhoods contain a density of resources with historic integrity that the City determined would benefit from bolstered preservation efforts.

62 www.citydata.com, 2010 "Top 100 Cities with the Oldest Houses."



## PRESERVE I

### Geographic Focus Areas

Sector 2

BrightonHeights  
Perry North  
Marshall-Shadeland

Sector 11

Point Breeze North

Sector 3

Allegheny West  
Central Northside  
East Allegheny  
Manchester

Sector 12

Friendship  
Highland Park  
Morningside  
Shadyside

Sector 6

Beltzhoover  
DuquesneHeights  
Mount Washington

Sector 13

Central Lawrenceville  
Strip District

Sector 7

South Side Flats

Sector 15

Middle Hill  
Upper Hill

Sector 10

Point Breeze  
Regent Square  
Squirrel Hill North  
Squirrel Hill South

Section 16

Central Business District

## PRESERVEPGH Goals

Preservation in Pittsburgh is about maintaining and enhancing the City's genuine character and character-defining features. To do so, **PRESERVEPGH** identifies four (4) goals:

**DOCUMENT:** Document the City's cultural and historic resources in ways that are accurate, meaningful, comprehensive, and useful to the City and the general public.

**COMMIT:** Cultivate and sustain a Citywide commitment to achieving the benefits that stem from cultural and historic resource preservation. Show this commitment through the administration of an efficient and effective Historic Preservation Program.

**APPRECIATE:** Increase awareness and recognition of the City's cultural and historic resources and continue to foster appreciation of the City's distinct character.

**STEWARD:** Provide tools and resources that promote a collective responsibility to be good stewards of the City's cultural and historic assets to benefit the City's character, economy, environment, and quality of life.

No one goal is more important than the other. However, some of the recommended objectives to achieve these goals need to be pursued with a higher level of priority than others. As public funding sources continue to tighten across America and Pennsylvania, many state and federally funded programs including those that support historic preservation efforts are in jeopardy of being scaled back or eliminated. Therefore, there is a need for Pittsburgh to identify its highest priorities and seek supplemental financial and human resource capacity to advance preservation initiatives.

## Conclusion

### Document

Documenting cultural and historic resources is the first step in creating a plan for preservation. Before **PRESERVEPGH** was prepared, the City did not have a comprehensive inventory of its existing cultural and historic resources. In 2011, the Department of City Planning compiled a Historic Resources Inventory of more than 13,500 historic properties using all known and reliable data sources. The Inventory serves as an information baseline and needs to be field verified and continually updated. Compilation of a complete and accurate inventory of significant historic resources is a time-intensive effort. However, that time investment will pay off when the Inventory is complete and the City and its stakeholders can comprehensively assess the full extent and condition of the City's resources and use that information to make proactive and informed preservation decisions. In the meantime, it is a high priority to integrate the Inventory in its current form into the City's Geographic Information System (PRESERVE 1.1-A), which will allow public access to the information.

The City also assigns a high priority to developing a standard operating procedure to continually maintain and update the Historic Resources Inventory (PRESERVE 1.2-A) and completing a Citywide Reconnaissance Survey as the first step in the Inventory update process (PRESERVE 1.1-B). Although the Department of City Planning anticipates that it will manage the Inventory, City Planning staff will need ongoing assistance from volunteer groups and organizations to verify and maintain the Inventory's accuracy. Without an accurate Inventory, it will be nearly impossible for the City to administer an optimum preservation program.

Currently, Pittsburgh's historic preservation program is primarily based on the City's Historic Preservation Ordinance, which requires a City review process for demolitions, new construction, and exterior modifications of resources and properties officially designated by the City as historic. Because the general public is not widely aware of which properties are subject to the Ordinance and which are not, the City assigns a high priority to providing universal public access to useful information. This includes maps of City-Designated Historic Structures,

Sites, Districts and Objects that clearly indicate which resources are subject to a review process under the City's Historic Preservation Ordinance (PRESERVE 1.4-B).

The best choices about preservation can be made when decisions are informed by accurate, meaningful, comprehensive, and useful data. Documenting the City's historic resources is an important first step to comprehensively plan for preservation in Pittsburgh.

### Commit

To achieve the many benefits that stem from preservation, the City of Pittsburgh must make a commitment to administer an effective historic resource preservation program. Although the City has the authority to bolster its programs, policies, and regulations, only so much can be done within its current financial and human resource capacities. Therefore, in order to fully carry out the recommendations of **PRESERVEPGH**, additional capacity is needed, which may or may not be possible in the near-term given current budgetary circumstances.

The City of Pittsburgh uses a variety of policy tools and resources to advance historic preservation. One of the most important to Pittsburgh's overall historic character is the Municipal Code, which contains the City's Zoning Code and Historic Preservation Ordinance. The City assigns a high priority to modifying the Historic Preservation Ordinance to make it easier to understand and implement (PRESERVE 2.1-A) and commissioning a study to determine the feasibility of adding a Historic Conservation Overlay District to the Zoning Code (PRESERVE 2.3-C).

Under the authority of the Historic Preservation Ordinance, demolition, new construction, or physical exterior alterations to City-Designated historic resources cannot occur unless approved by the City. Guiding the review process are design guidelines for every City-Designated Historic District. These guidelines are dated and differ among districts. Therefore, the City assigns a high priority to compiling the design guidelines currently used for each individual historic district into one "City of Pittsburgh Historic District Design Guidelines" document

(PRESERVE 2.1-B). Following that accomplishment, the City places a priority on amending the Zoning Code as appropriate and practical to regulate aspects of the Design Guidelines that can and should be codified by zoning (PRESERVE 2.3-B).

Population loss is another important contributor to preserving Pittsburgh's community character. Since the middle of the 20th century, Pittsburgh has lost more than half its population, resulting in approximately 30,000 vacant, distressed, or tax delinquent properties by 2011. Building demolition occurs regularly at an average of 520 demolitions per year. The City conducts demolitions on a case-by-case basis in response to public health, safety, and welfare concerns. Demolitions and poor property maintenance were cited as key threats to neighborhood character during **PRESERVEPGH** public outreach efforts; therefore, the City assigns a high priority to create and implement a proactive demolition and neighborhood stabilization strategy (PRESERVE 2.2-A). The concept is to reverse the reactive nature of the building condemnation and demolition process by stabilizing structurally-sound neighborhoods and removing buildings in areas where land clearing has secondary advantages such as expanding the City's open space and greenway network or allowing the City to save costs by disinvesting in related infrastructure.

There are many other aspects of the City of Pittsburgh's programs, policies, and regulations that the City identifies to be continued, adjusted, or supplemented to reinforce its preservation efforts. The City considers the following to be the highest priority: a) updating the Historic Review Commission's website (PRESERVE 2.1-F); b) coordinating historic preservation with Citywide environmental sustainability efforts (PRESERVE 2.5-D); c) maintaining the City's status as a Certified Local Government (CLG) in partnership with the U.S. National Park Service and Pennsylvania Historical and Museum Commission (PRESERVE 2.5-A); d) improving knowledge of the responsibility to comply with Section 106 of the National Historic Preservation Act (PRESERVE 2.5-B); e) requiring City departments and agencies to notify the City's Historic Preservation Planner prior to administrative and discretionary permit

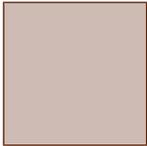
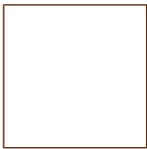
approvals (PRESERVE 2.5-C); and f) communicating the benefits of historic preservation to City officials and employees (**PRESERVE 2.5-D**).

Nearly every activity that affects Pittsburgh's physical environment has a bearing on its character. This includes new construction, public works projects, building renovations, demolitions, environmental improvements, and much more. Because many of these activities are controlled or overseen in some way by City of Pittsburgh programs, policies, and regulations, making a Citywide commitment to preservation can have wide-ranging and profound effects.

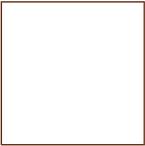
## Appreciate

Pittsburgh's history is manifested in a variety of physical forms. These include specific historic structures and sites but also the City's entire collection of architectural styles; construction materials; park system; cemeteries and burial grounds; transportation network features including steps, inclines, railroads, bridges, tunnels, and roadway surface materials; and the design of local neighborhoods. When resources are appreciated, there is a greater chance that they will be preserved. Therefore, there is a need to increase general appreciation and recognition of the City's important historic and cultural assets. Pittsburgh currently has 25 local and/or nationally designated historic districts. Except for the most well-known districts (Mexican War Streets, Allegheny West, and East Carson Street, for example), the historic districts appear to be under-appreciated, not only by visitors, but also by some property owners within the districts themselves. Therefore, the City assigns a high priority to increasing visual recognition of these districts by preparing design standards for streetscape features to make the districts more recognizable (PRESERVE 3.1-A).

Another effective way to increase appreciation of the City's cultural and historic resources is to widely communicate the benefits of preservation to the City's stakeholders. Because economic advantages resonate with a wide audience, the City assigns a high priority to preparing a study that quantifies the economic benefits of historic preservation in



## Conclusion



Pittsburgh (PRESERVE 3.7-A). Other high priority recommendations include recognizing the hard work of preservation advocates by widely advertising the Mayor’s award program and other recognition programs for historic preservation (PRESERVE 3.7-B) and **maintaining and advancing the historic integrity of the City’s regional park system by implementing**Pittsburgh’s Regional Parks Master Plan (PRESERVE 3.8-B).



### Steward



One of the best methods to achieve the benefits that come from preservation is to keep Pittsburgh’s historic resources in good condition. Blight and poor maintenance were cited in the **PRESERVEPGH** public opinion survey as a primary concern among local stakeholders. In collaboration with PRESERVE 2.2-A, the City’s highest stewardship priority is to continue collaborating with partner groups and organizations that are working in the City to address vacant lots, blight, historic building preservation, rehabilitation, and maintenance (PRESERVE 4.1-C).

Many City departments and agencies, non-profit groups, philanthropic organizations, educational institutions, property owners, and others act as good stewards of the City’s cultural resources and promote the benefits of historic preservation. The City assigns a high priority to cultivating a unified voice for preservation among preservation advocacy organizations in Pittsburgh that is consistent with the goals of **PLANPGH** and the goals and objectives of **PRESERVEPGH** (PRESERVE 4.1-A). These groups and individuals have a strong collective capacity to successfully advance historic preservation efforts in Pittsburgh particularly through collaboration and common goal-setting.

Regardless of how much effort is expended by the City of Pittsburgh and the City’s network of preservation advocates, a majority of the City’s cultural and historic resources are privately owned and stewardship rests with them. Although educational tools and assistance are available, more effort is needed to make more people good stewards of historic resources, particularly their owners from the first moment

they take ownership. The City assigns a high priority to partnering with and training real estate professionals to promote stewardship (PRESERVE 4.2-A) and publicizing Rehabilitation Tax Credits (RTCs) and easement programs that are available for eligible properties (PRESERVE 4.2-E).

### Conclusion

The economic, environmental, and quality of life benefits that result from preserving Pittsburgh’s authentic character will strongly advance Pittsburgh’s ability to be competitive and successful in the 21st century.

Preservation does not mean that every historic building and site will be saved. Nor does it mean that innovation and new development will be unwelcomed. Preservation for Pittsburgh means that the collection of resources that give the City and its neighborhoods a unique and distinct character will be appreciated and cared for in ways that manifest positive changes in the local and regional environment, society, and economy. By approaching preservation on a Citywide scale, Pittsburgh will continue to showcase its historic strengths and build on the revered traditional characteristics that attract residents, visitors, and new investment. Most of all, preservation will allow citizens to live, work, and invest in a City with meaning – and one that offers a rich and ever-improving quality of life.



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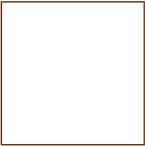
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PRESERVEPGH

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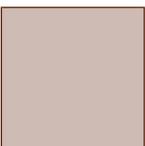


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Office of Equal Opportunity; National Park Service; 1849 C Street, N.W.;  
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## Appendices

The appendices for PRESERVEPGH are listed below, and are available for download separately due to the length and formatting requirements of each document.

You may left click the download links below in order to launch the file directly, or right-click (PC) / CTRL+click (Mac) and select "Save As..." to download a copy to your computer.

### **PRESERVE I**

#### **PRESERVEPGH Appendices**

APPENDIX A: PRESERVEPGH Policy Recommendations / Implementation Table

- [Google Spreadsheet\\*](#)
- [Adobe PDF](#)

APPENDIX B: Recommendations for Historic Districts in the City of Pittsburgh

- [Google Spreadsheet\\*](#)

APPENDIX C: Results of the PRESERVEPGH Public Opinion Survey

- [Adobe PDF](#)

\* = Google Spreadsheets open in a new browser window. You can navigate the spreadsheets in the browser, or download for offline use in a number of formats (Excel, OpenOffice, PDF, etc.).