

# Individual Property Historic Nomination Form

1. Historic Name of Property: Walton House 1

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1. Current Name of Property: 4412-14 Plummer Street

## 2. Location

a. Street: 4412-14 Plummer Street

b. City, State, Zip Code: Pittsburgh PA 15201

c. Neighborhood: Lawrenceville

## 1. Ownership

a. Owner(s): Chan Real Estate LP

b. Street: 343 Coltart Avenue

c. City, State, Zip Code: Pittsburgh PA 15213

Phone: (412)721-1308

## 1. Classification and Use – Check all that apply

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

## 1. Nominated by:

a. Name: Carol Peterson

b. Street: 172 46th Street

c. City, State, Zip: Pittsburgh PA 15201

d. Phone: (412) 687 - 0342 Email: cpeterson155@yahoo.com

2. **DESCRIPTION** Provide a narrative description of the structure, district, site, or object. If it has been altered over time, indicate the date(s) and nature of the alteration(s). (Attach additional pages as needed) *If Known:*

a. Year Built: 1865-72

b. Architectural Style: vernacular  
c. Architect/Builder: unknown  
Narrative: see continuation sheet 1

1. **History** Provide a history of the structure, district, site, or object. Include a bibliography of sources consulted. (Attach additional pages as needed.) Include copies of relevant source materials with the nomination form (see Number 11).  
Narrative: see continuation sheet 2

1. **SIGNIFICANCE** The *Pittsburgh Code of Ordinances, Title 11, Historic Preservation, Chapter 1: Historic Structures, Districts, Sites and Objects* lists ten criteria, at least one of which must be met for Historic Designation. Describe how the structure, district, site, or object meets one or more of these criteria and complete a narrative discussing in detail each area of significance. (Attach additional pages as needed)

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

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

objects that may or may not be contiguous; or

10. Its unique location and distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Pittsburgh.

Narrative: see continuation sheet 3

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#### 1. Integrity

In addition, the ordinance specifies that “Any area, property, site, structure or object that meets any one or more of the criteria listed above shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration”. (Attach additional pages as needed)

Narrative: see continuation sheet 4

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#### 1. NOTIFICATION/CONSENT OF PROPERTY OWNER(S)

##### *1.3(a)(2) Community information process.*

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

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

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

- Please attach documentation of your efforts to gain property owner’s consent.- Nominator and others have met repeatedly with owner, and owner’s architect/representative, to make a case for restoring rather than demolishing 4412-14 Plummer Street. Nominator informed owner of intent to nominate property on February 4, 2015.

\*\* The nomination of any religious property shall be accompanied by a signed letter of consent from the property’s owner.

1. Photo logs: *Please Attach* see continuation sheet 5
2. Bibliography: *Please Attach* see continuation sheet 6
3. NOMINATION FORM PREPARED BY:

- a. Name: Carol Peterson
- b. Street: 172 46th Street
- c. City, State, Zip: Pittsburgh PA 15201
- d. Phone: (412) 687-0342\_\_ Email: cpeterson155@yahoo.com
- e. Signature: \_\_\_\_\_

## Description

4412-14 Plummer Street in Lawrenceville is located on the southwest corner of Plummer Street and Locarna Way. It is an unstyled two-story wood frame house, five bays wide and two bays deep. The structure was once two divided houses, and retains two front doors fitted with metal awnings on the Plummer Street facade. The house rests on a stone foundation. It is covered in insulbric siding over original wooden clapboard siding, which is visible where the insulbric has come loose. The roof is side-gabled with a low pitch and is asphalt shingled. There are two interior brick chimneys, one at the northeastern end of the house, and one at the center where the house was once divided. The house retains historic fenestration fitted with one over one double hung sash windows. A two story extension projects extends from the back of the structure, one bay in depth along Locarna Way. The southeastern facade of this extension is clad in vinyl siding and has no fenestration. The extension has a shed roof with asphalt shingles.

The house is distinguished by its size and form. It was built with a side-gabled roof, the most common roof form in post-Civil War Lawrenceville, but extends only about 18 to 24 feet deep to the rear lot line.

## History

William and Martha Walton had 4412-14 Plummer Street built between 1865 and 1872, and probably by 1868.

William Walton purchased a lot that contained the site of houses now known as 152 45th Street, 4416 Plummer Street, and 4412-14 Plummer Street on June 30, 1865 (Allegheny County Deed Book 186: 538). He paid \$600 for the property, measuring 24' wide along 45th Street by 100' deep. The price, at 25 cents per square foot, indicates that the lot was undeveloped.

The 1868 Pittsburgh directory listed Walton as living in Lawrenceville for the first time, without an address. The 1869 directory listed him as living on Plummer Street near 44th Street, suggesting that he lived either at 4412, 4414, or 4416 Plummer Street. The 1870 and 1871 directories listed Walton as living on Plummer Street near 45th Street. In 1872, Walton was listed at the corner of 45th and Plummer streets. An 1872 plat map depicts all of the current houses on the parcel, and depicts the one-story wood frame, shed-roofed extension at the rear of 4412 Plummer Street.

Interior inspection of the house at 4416 Plummer Street shows that that house was constructed with wood siding on its elevation facing 45th Street, indicating that it predated the brick corner dwelling at 172 45th Street. The form of 4416 Plummer Street, with an open breezeway for vehicles and/or horses, in turn suggests that it was built after 4412-4414 Plummer Street. The open breezeway of 4416 Plummer Street is depicted on the first fire insurance map of the area, published in 1884.

Pittsburgh directories indicate that the occupants of 152 45th Street between 1872 and 1875 used the house as a tavern that took in lodgers or boarders. It appears likely that the property's commercial use provided the reason for the open breezeway for vehicles and/or horses at 4416 Plummer Street. It therefore seems most likely that the sequence of construction of the buildings on the property was 4412-14 Plummer Street, then 152 45th Street, and then 4416 Plummer Street. The house at 4412-12 Plummer Street now occupies Allegheny County Block and Lot 80-P-68, and the houses at 4416 Plummer Street and 152 45th Street now occupy Block and Lot 80-P-69.

The construction of the four houses on the Walton parcel took place during a time of geographic expansion of Lawrenceville, with unprecedented population increase and industrial growth in the neighborhood. Those trends were accompanied by increases in property values, and resulted in the construction of multiple houses on some parcels. Lawrenceville, a borough since 1834, became a part of the city of Pittsburgh in 1868 as a result of its growth and development.

Lawrenceville's original economic engines were the Allegheny Arsenal and the small community's role as a commercial node on Butler Street and Penn Avenue, between Pittsburgh and outlying agricultural areas. The completion of the Allegheny Valley Railroad between Lawrenceville and Kittanning in 1856, the establishment of iron mills by Andrew Carnegie and others, and Lawrenceville's role as an oil refining center beginning in the early 1860s all contributed to the community's expansion.

The Allegheny Valley Railroad yard between 43rd and 47th streets was particularly important in attracting new residents to what is now the Ninth Ward below Butler Street immediately after the Civil War. As late as 1872, however, Lawrenceville's dense residential development below Butler Street extended only as far east as 45th Street. The demand for workers' housing contributed to the construction of four dwellings on the Walton parcel, covering nearly all of the property's 2400 square feet. The property was one of a group of 24 by 100 foot lots between 44th and 45th streets, which were probably subdivided with the expectation that all or most would come to contain only one house. A subdivider who anticipated the strong demand for secondary dwellings on the property might have instead chosen to create separate street parcels and alley parcels, as was done on the South Side around the same time.

William and Martha Walton were born in England in about 1833 and 1831, respectively, and came to the United States in the 1860s. In the 1860s and 1870s, William Walton was a jeweler with a store on Market Street, Downtown. The Waltons lived on their property at 45th and Plummer streets until about 1871, and lived at 152 45th Street again between about 1880 and 1895. During those decades, William Walton was the proprietor of a dry goods store at 4311 Butler Street. Walton family members subsequently owned the property containing 152 45th Street, 4416 Plummer Street, and 4412-14 Plummer Street until 1919, renting the houses to tenants.

The 1880 census was taken before Lawrenceville's house numbering system was put in place, and does not identify tenants at 4412-14 Plummer Street. Tenants of the two houses in 1900 were American-born families headed by a collector and a day laborer. Paul and Anna Laukas, Lithuanian immigrants, began living at 4412 Plummer Street in about 1911. Paul Laukas was a self-employed shoe repairer who conducted his business in the tiny house. In the 1920s, Laukas moved his business to 4414 Plummer Street. He repaired shoes at 4414 Plummer Street while living with his family at 4412 Plummer Street through at least 1940. In 1940, Paul and Anna Laukas paid \$25 in monthly rent. The Laukases' landlords were then Joseph and Elizabeth Evanowski of 152 45th Street, who had bought the property containing the three houses from members of the Walton family in 1919 (Allegheny County Deed Book 1996: 167).

Either Joseph and Elizabeth Evanowski or their daughter and son-in-law, Catherine and Andrew Latwas, were responsible for the cladding of 4412-14 and 4416 Plummer Street in gray stone-pattern asphalt siding. The cladding material was applied to many wood frame houses in Pittsburgh's working-class neighborhoods in the mid-20th century. It is now significantly less common than in earlier years, as a result of both later re-cladding with more modern materials and demolitions.

Title to the property passed to Frank and Dorothy Tokarski in 1973 (Deed Book 5256: 41). Dorothy Tokarski divided the property in 1998, retaining 152 45th Street and 4416 Plummer Street (80-P-69) and selling 4412-14 Plummer Street to Philip J. Rapich. Philip J. Rapich conveyed 4412-14 Plummer Street to Chan Real Estate LP in 2014 (Deed Book 15697: 435).

## Significance

The property at 4412-14 Plummer Street is significant under two of the Pittsburgh Code of Ordinances criteria for historic designation:

8. The property is significant for its exemplification of a pattern of neighborhood development. The construction of four dwellings on one parcel between 1865 and 1872 was a result of the rapid industrial development of Lawrenceville at that time, particularly within a few blocks of the property.

10. The houses' unique location and distinctive physical appearance make them an established and familiar visual feature of Lawrenceville. The houses stand out because of their small scale and their clustering together on what was one parcel. Plummer Street is a significant residential street, with considerable foot, automotive, and bicycle transportation use by Lawrenceville residents and non-residents alike.

Integrity:

The house at 4412-14 Plummer Street retains sufficient integrity of location, design, materials, and workmanship to make them worthy of preservation.

The house retains its original location.

The house retains integrity of design, materials, and workmanship. Over nearly 150 years, the house has retained its side-gabled form, its fenestration, and its chimneys. As a result of considerable alterations made to other wood frame houses in Lawrenceville during the past few decades, including changes to window openings, the house at 4412-14 Plummer Street now retains exceptional integrity compared to most other post-Civil War wood frame houses in the immediate neighborhood.

Despite alterations, the house retains sufficient integrity to qualify as contributing to the National Register-eligible Lawrenceville Historic District.

Continuation Page 5

Photo Log

1. 4412-14 Plummer Street, looking northeast from Plummer Street. January 2015.
2. 4412-14 Plummer Street, looking east from Plummer Street. January 2015.
3. 4412-14 Plummer Street, looking east from Locarna Way. January 2015.

Bibliography

Allegheny County

various Deeds. Allegheny County Department of Real Estate, Pittsburgh, Pennsylvania.

Bureau of the Census and Predecessor Organizations

various Population censuses. [www.ancestry.com](http://www.ancestry.com).

Hopkins, G.M.

1872 *Atlas of the Cities of Pittsburgh, Allegheny, and the Adjoining Boroughs*. G.M. Hopkins & Company, Philadelphia, 1872.

Sanborn Map Company

1884 *Insurance Maps of Pittsburgh, Pennsylvania, Vol. 1*. Sanborn Map Company, New York.

4412-14 PLUMMER STREET, LAWRENCEVILLE, PITTSBURGH, PA 15201



**1** Looking northeast from Plummer Street

4412-14 PLUMMER STREET, LAWRENCEVILLE, PITTSBURGH, PA 15201



**2** Looking east from Plummer Street

4412-14 PLUMMER STREET, LAWRENCEVILLE, PITTSBURGH, PA 15201



**3** Looking south from Locarna Way



