Objectives of Study

- Field check all previously surveyed historic resources
  - SHPO’s PA Historic Resources Inventory
  - City of Pittsburgh’s “Pittsburgh Register of Historic Places” 1993
  - National Register of Historic Places (NRHP)
  - City of Pittsburgh-Designated Districts (noted in field mapping only)
- Review the developmental history of Oakland (historical context)
- Make recommendations on potential for NRHP-eligible properties and districts
Methodology

- Historic Context: Though some areas of Oakland, such as Oakland Civic Center and Schenley Farms have well-known histories, there has not been any previous comprehensive history of the entire neighborhood.

- Research focused on inter-related developments throughout Oakland.

- Prior to fieldwork, research was conducted on neighborhood plats and their specific developers and builders.

- These plats were mapped in the survey application, along with the boundaries of existing NRHP districts, City-designated districts, and previously surveyed but undetermined districts.

- This mapping enabled surveyors to be cognizant of historic developmental relationships shared by buildings that might not have been apparent from appearances alone.

- Such related resource groupings were used to compare and contrast physical characteristics and integrity when developing a short list of areas to be considered for historic district potential.
Excerpt of field mapping showing polygons identifying related resource groups in Oakland
PREVIOUSLY SURVEYED
- 918 Previously Surveyed Extant Resources
- 10 Previously Surveyed Resources – Now Demolished and not replaced
- 4 Previously Surveyed Resources – Now Demolished and replaced
- **932 TOTAL** Previously Surveyed Properties *Resurveyed*

NEWLY SURVEYED
- **1,071 TOTAL** Newly Surveyed Resources (53.4%)

TOTAL SURVEYED
- **2,003 TOTAL** Resources

Parts of 2 NRHP listed districts are in Oakland:
- Schenley Farms Historic District (150 properties surveyed) – listed 1983
- Schenley Park Historic District (2 properties surveyed) – listed 1985
Individually NRHP Listed Properties:

- Carnegie Institute and Library (included in Schenley Farms Historic District)
- Cathedral of Learning (included in Schenley Farms Historic District)
- Heinz Memorial Chapel (included in Schenley Farms Historic District)
- Henry Clay Frick Training School for Teachers
- Pittsburgh Athletic Association (included in Schenley Farms Historic District)
- Schenley High School (included in Schenley Farms Historic District)
- Soldiers and Sailors Memorial Hall and Museum (included in Schenley Farms Historic District)
- Steven C. Foster Memorial (included in Schenley Farms Historic District)

- A ninth NRHP-listed property, the Oakland Public School on Dawson Street near Edith Place, has since been demolished.

City of Pittsburgh Designated Properties:

- Districts: Oakland Civic Center, Schenley Farms, and Oakland Square.
- Individual Resources: The Gallagher-Kieffer House (234 N. Dithridge St.) and Herron Hill Pumping Station (4501 Centre Avenue) are designated as City Historic Structures.
ELIGIBILITY RECOMMENDATIONS

- 8 previously surveyed resources individually listed in the NRHP.
- 8 previously surveyed resources – determined individually eligible for the NRHP
- 87 Resources without an individual NRHP eligibility determination – recommended potentially individually eligible for the NRHP
- 95 eligible or potentially eligible individual resources recommended for intensive-level survey (or, if already determined eligible, formal NRHP listing)

- 28 surveyed resources were documented that were previously determined not individually eligible; of these, one was demolished.
- No change in eligibility determinations are recommended for the 27 extant ineligible resources
- 6 streets with brick or stone pavement were identified as potentially eligible as part of a larger city-wide district comprising all streets with historic pavement.
Figure 1: Architectural Inventory for the City of Pittsburgh
Overview of Planning Sector 14: Oakland
Figure 2: Architectural Inventory for the City of Pittsburgh
Previously and Newly Surveyed Resources: North Oakland
Survey Area

Figure 3: Architectural Inventory for the City of Pittsburgh
Previously and Newly Surveyed Resources: West Oakland
Figure 4: Architectural Inventory for the City of Pittsburgh
Previously and Newly Surveyed Resources: Central Oakland

Legend
- Yellow: Current Survey
- Red: Previous Survey
- White: Not Surveyed
- Central Oakland Neighborhood
Figure 5: Architectural Inventory for the City of Pittsburgh
Previously and Newly Surveyed Resources: South Oakland
Figure 6: Architectural Inventory for the City of Pittsburgh
Historical Integrity of Surveyed Parcels: North Oakland

Legend
Integrity
- High
- Medium
- Low
- Not Rated
North Oakland Neighborhood
Figure 7: Architectural Inventory for the City of Pittsburgh
Historical Integrity of Surveyed Parcels: West Oakland
Figure 8: Architectural Inventory for the City of Pittsburgh
Historical Integrity of Surveyed Parcels: Central Oakland

Legend
Integrity
- High
- Medium
- Low
- Not Rated
- Central Oakland Neighborhood
Figure 9: Architectural Inventory for the City of Pittsburgh
Historical Integrity of Surveyed Parcels: South Oakland

Legend
Integrity
- High
- Medium
- Low
- Not Rated
- South Oakland Neighborhood
Figure 10: Architectural Inventory for the City of Pittsburgh
Location of Pre-1890 Properties: North Oakland

Legend
Year Built
- Pre-1890
- 1890-1975
- Post-1975
- Not Dated
- North Oakland Neighborhood
Figure 11: Architectural Inventory for the City of Pittsburgh
Location of Pre-1890 Properties: West Oakland

Legend
Year Built
- Pre-1890
- 1890-1975
- Post-1975
- Not Dated
- West Oakland Neighborhood
Figure 12: Architectural Inventory for the City of Pittsburgh
Location of Pre-1890 Properties: Central Oakland

Legend
Year Built
- Pre-1890
- 1890-1975
- Post-1975
- Not Dated
- Central Oakland Neighborhood
Figure 13: Architectural Inventory for the City of Pittsburgh
Location of Pre-1890 Properties: South Oakland
TYPE of resources: Buildings (1,823); Structures (24); Sites (55); Objects (6)

INTEGRITY of resources: High (10.7%); Medium (69.3%); Low (20.0%)

VACANT: 100 resources (5% of those surveyed)

CORE PERIOD OF DEVELOPMENT: 1890-1929 (1,378 resources or 68.3% of those surveyed)

PRE-1890: 262 resources (13% of those surveyed)

POST-1975: 59 resources (3% of those surveyed)

FUNCTION: Domestic (75%); Commerce/Trade (7.4%); Education-related (3.3%); Landscape (2.6) are four most common.
STYLES: Colonial Revival (453), Queen Anne (314), Bungalow/Craftsman (153), and Tudor Revival (145) are four most common.
WALL MATERIALS: Brick (1,377); Vinyl (123); Aluminum (106); and Stucco (37) are four most common.
Districts Potentially Eligible for NRHP listing or City Designation:

- Oakland Square Historic District (with modified NRHP boundaries)
- United Real Estate and Construction Company/H.L. Dean Plan Historic District
- Hardie Brothers Block Historic District
- Automobile Row Historic District
- McKee Place Historic District
- Bellefield Apartment Historic District

- Recommend intensive-level survey and inventory of the work of builder Charles Chance in Oakland.
- Recommend intensive-level survey of all resources identified in Table 2 as potential individually eligible for the NRHP.
- Recommend resources in Table 2 with pre-existing intensive-level documentation be determined eligible for listing in the NRHP and/or as individually designated City Historic Landmarks.
Oakland Square Historic District:

Already designated as a City of Pittsburgh Historic District, the area is recommended for listing in the NRHP with modified boundaries closely adhering to development documented to have been by Eugene O’Neill. This is a core resource in the recommended investigation of the work and impact of Charles Chance.
Figure 22: Architectural Inventory for the City of Pittsburgh
Proposed Boundary for Oakland Square Historic District

Legend
- Red: Oakland Square Historic District
- Blue: Central Oakland Neighborhood
Recommendations

United Real Estate and Construction Company/H.L. Dean Plan Historic District (Ophelia Street at Craft Avenue Neighborhood):

Given the new contextual information about the developer and connections to Philadelphia that distinguish this neighborhood from contemporary residential enclaves developed by Pittsburghers, this previously surveyed district is recommended for additional research and a new determination of eligibility for the NRHP. The survey team also recommends the inclusion of the apartment buildings near Craft Avenue in the potential historic district boundary.

Joe Hammer Square

Craft Avenue


Recommendations

Hardie Brothers Block Historic District:

The block bounded by Bates Street, Semple Street, McKee Place and St. James Place developed ca. 1908 by the brothers James and Edward Hardie is recommended for a determination of eligibility for the NRHP. The block’s associations with the Hardie family, their larger real estate activities in Oakland, and the development’s planned combination of different building types and designs should be investigated for their NRHP significance.

3454 Bates Street
Figure 24: Architectural Inventory for the City of Pittsburgh
Proposed Boundary for Hardie Brothers Block Historic District
Automobile Row Historic District:

A determination of eligibility should be sought for a potential historic district encompassing the extant resources of Pittsburgh’s historic Automobile Row, including Baum Boulevard and related resources on Centre Avenue and N. Craig Street. This potential district extends beyond the Oakland Neighborhood into Shadyside along the Baum Boulevard and Centre Avenue corridors. Thus, this survey did not propose comprehensive boundaries nor contributing/non-contributing resources for the larger district but noted its presence within Oakland.
Figure 25: Architectural Inventory for the City of Pittsburgh
Proposed Boundary for Automobile Row Historic District

Legend
- Red: Automobile Row Historic District
- Blue: North Oakland Neighborhood
McKee Place Historic District:

The ca. 1914 row at 368-382 McKee Place is recommended for a determination of eligibility for the NRHP. It was designed by Janssen & Abbott contemporaneously with some of the firm’s most monumental work in the Oakland Civic Center and documents the range and breadth of the firm’s work during the heyday of Oakland’s development. This row is also a good candidate for City Historic Designation.
Figure 26: Architectural Inventory for the City of Pittsburgh
Proposed Boundary for McKee Place Historic District

Legend
- McKee Place Historic District
- Central Oakland Neighborhood
**Bellefield Apartment Historic District:** The possibility of a historic district—NRHP, City, or both—encompassing the major apartment houses of the Bellefield section of Oakland should be investigated. This survey did not propose boundaries nor contributing/non-contributing resources for such a district but noted its likely presence. Apartment buildings in the surveyed area that should be investigated as potential contributors to such a district are noted in Appendix C, Table 2, alongside other buildings with potential individual significance.
Questions?

Comments.

Thoughts on follow-up projects.