

Roslyn Place Historic District
Name of Property

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>19</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u>1</u>	<u> </u>	objects
<u> </u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/ multiple dwelling
TRANSPORTATION/ road-related

Current Functions

(Enter categories from instructions.)

DOMESTIC/ multiple dwelling
TRANSPORTATION/ road-related

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Narrative Description



Figure 1: 522, 520, 518 & 516 Roslyn Place, August 1, 2017, Matthew W.C. Falcone.

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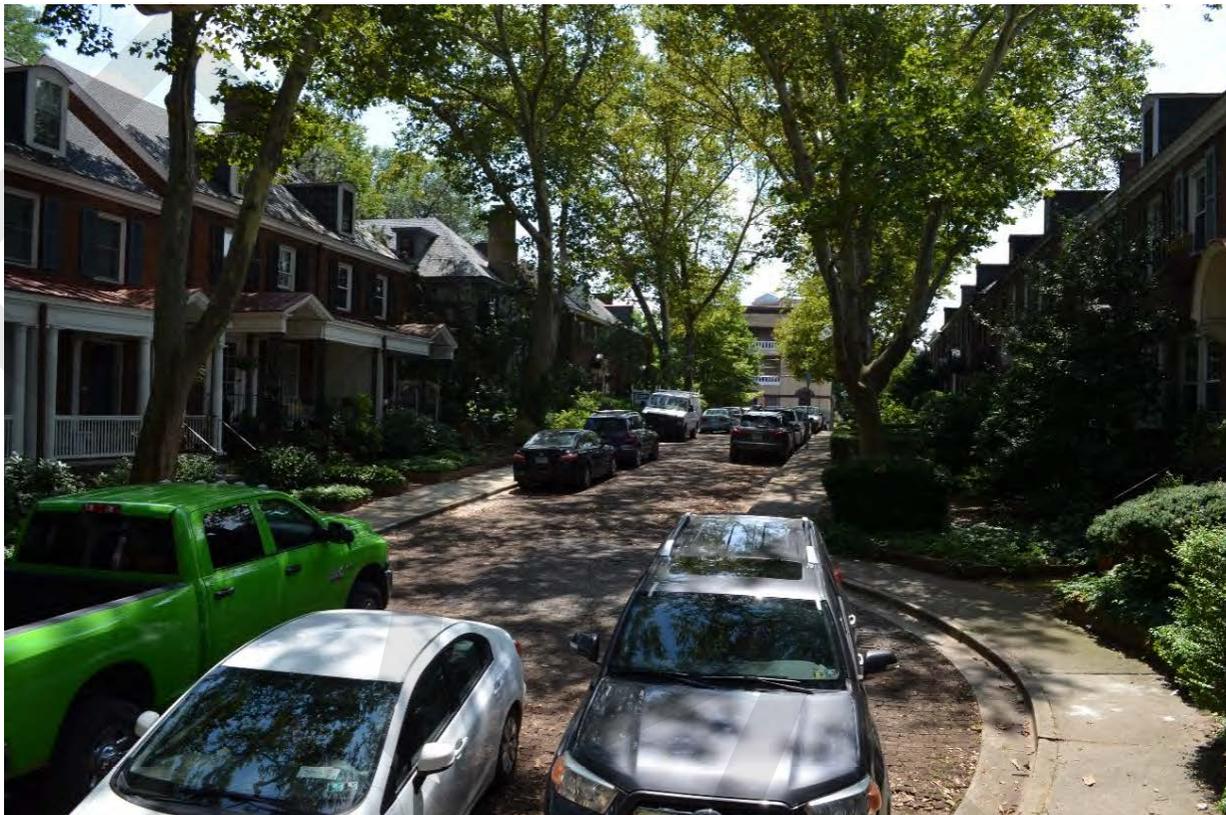


Figure 2: Roslyn Place looking south from 507 Roslyn Place, August 1, 2017, Matthew W.C. Falcone.

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Figure 3: Roslyn Place looking North, August 1, 2017, Matthew W.C. Falcone.

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Figure 4: Roslyn Place facing north, October 20, 2016.

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Figure 5: Door and Door hood, 512 Roslyn Place, August 1, 2017, Matthew W.C. Falcone.

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Figure 6: Roslyn Place plaque, August 1, 2017, Matthew W.C. Falcone.

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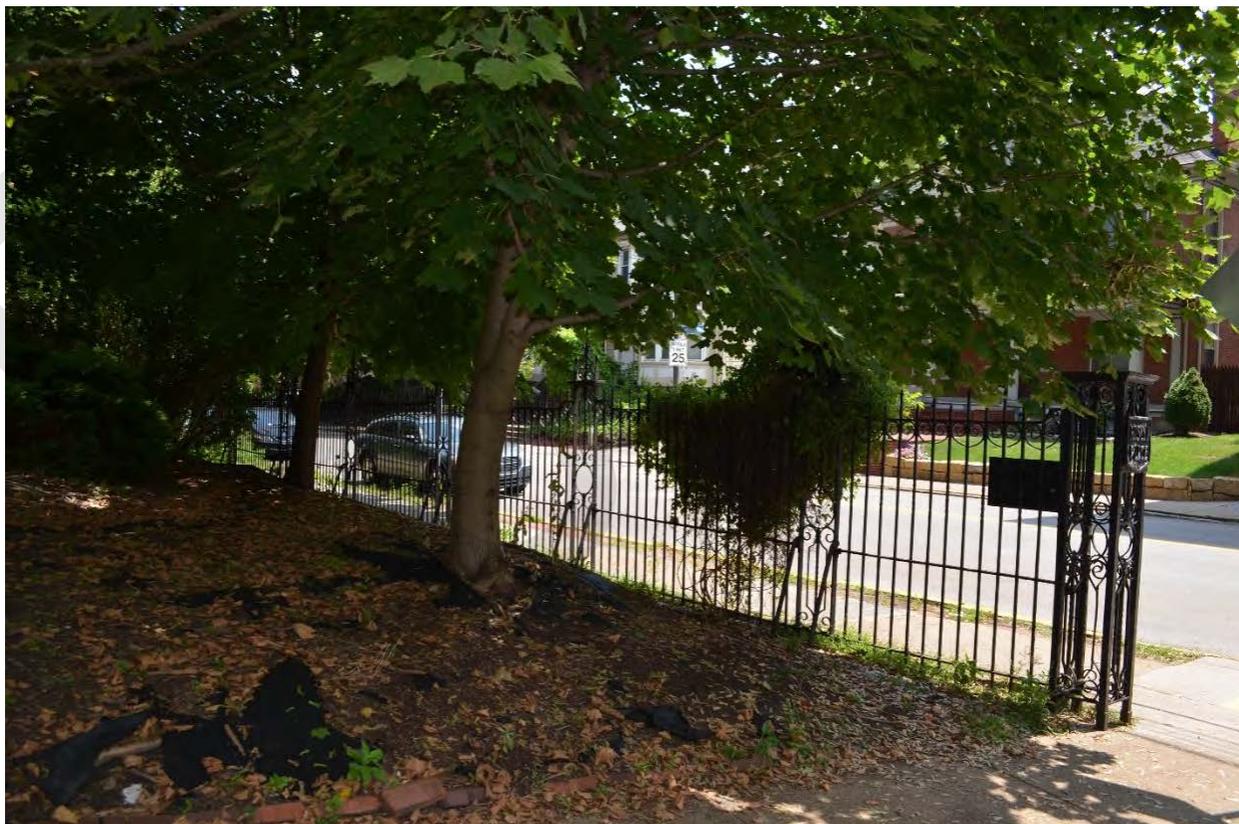


Figure 7: Fence along Ellsworth Avenue, August 1, 2017, Matthew W.C. Falcone.

The street surface of Roslyn Place is a wooden-paved street located in Pittsburgh's Shadyside neighborhood. The street is a small cul-de-sac that extends north for roughly two hundred and fifty (250) feet from Ellsworth Avenue between S. Aiken Avenue and S. Graham Street and measures roughly eighteen-and-a-half (18 ½) feet across. The street is surrounded by a small curb, sidewalk, and seventeen connected homes (as well as one independent house (Photos. 2 & 3). The oak blocks that compose the street are laid perpendicular to the length of the street and a small asphalt strip, roughly a half of an inch in width, runs the entire length, down the middle of the street. There are roughly 26,000 blocks in the street in total, most of which measure 4x8 inches a piece.

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Figure 8: Roslyn Place (Taken from East Side of Cul-de-Sac, Facing West),
October 20, 2016. Source: Matthew W.C. Falcone.

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Figure 9: Roslyn Place (Taken from East Side of Cul-de-Sac, Facing West), October 20, 2016. Source: Matthew W.C. Falcone.

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Figure 10: Roslyn Place (Taken from Eastern Sidewalk, Facing West), October 20, 2016. Source: Matthew W.C. Falcone.

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Figure 11: Roslyn Place, Street Detail, October 20, 2016. Source: Matthew W.C. Falcone.

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While each building looks similar to one another, there are five subtle architectural variations.

522, 523, & 525 Roslyn Place

Free-standing single-family houses with symmetrical facades oriented towards Roslyn Place. A running bond pattern is used on the brick façade, and a string-course of headers divides the half-basement from the first floor. Two four-over-four, double-hung windows on left and right of the entranceway interrupt this row. The first floors are comprised of two window-openings flanking a central doorway. In 522 and 523, the window openings on left are comprised of three sashes containing six-over-six windows and those on right comprised of three sashes, one six-over-six, double-hung windows flanked by two, four-over-four double hung windows. The window order is reversed in 525 Roslyn Place. There is a centrally located door and four brick steps capped by a limestone slab lead to each doorway.

Each doorway is framed by decorative brickwork and situated under a hemispherical, coffered wooden canopy with decorative brickwork framing a rounded patch of stucco underneath. The main entry door on each differs. The second floor of each is similarly symmetrical, with eight-over-eight, double-hung windows flanking a central six-over-six, double-hung window situated above the doorway. Exterior, slatted shutters are present on each window in 523 and 522 Roslyn Place but are absent on 525 Roslyn Place. Brick headers and lintels frame each window opening. On each, a painted wooden cornice divides the roof on each, which is comprised of asphalt shingles. A single dormer, with a six-over-six, double-hung window with rounded-top is centrally situated and sided by painted, wooden shingles. Two chimneys rise from the roofline of each, one parallel and one perpendicular to Roslyn Place.

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Figure 12: 522 Roslyn Place, August 1, 2017, Matthew W.C. Falcone.

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Figure 13: 523 Roslyn Place, August 1, 2017, Matthew W.C. Falcone.

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Figure 14: 525 Roslyn Place, August 1, 2017, Matthew W.C. Falcone.

521 Roslyn Place

Entirely detached house oriented north-south, with its western façade facing the street. This two-and-a-half storied stucco façade is symmetrical, with two, bi-fold, ten-paned windows framed by a white trellis affixed to the façade. The second story is comprised of two, two-over-two windows. A wooden cornice delineates the hipped, asphalt-shingled roof from the façade below. A stucco, rectangular chimney, that runs parallel to Roslyn Place, rises from the roofline.

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Figure 15: 521 Roslyn Place, August 1, 2017, Matthew W.C. Falcone.

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511, 513, 515, & 517 Roslyn Place

These houses are semi-detached and are the most aesthetically distinct of the district. The two-and-a-half story façades are divided into two bays. The first stories are defined by a wooden porch, with peaked roofs over the entryways and shed roofs over window opening with two, six-over-six, double-hung windows. In 511 and 513 Roslyn Place, double sets of Doric, wooden columns support a wooden coffered ceiling while iron piers with decorative foliage act as supports in 515 and 517 Roslyn Place. A wooden coffered wall divides the porches of each of the properties. The second story of these houses contains two, six-over-six, double-hung windows in each bay flanked by slotted shutters. A wooden cornice divides the pitched roof, out of which a dormer, with a six-over-six, double-hung window rises from the center of each house. A single rectangular chimney, perpendicular to Roslyn Place, rises between each property.

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Figure 16: 511 Roslyn Place, August 1, 2017, Matthew W.C. Falcone.

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Figure 17: 513 & 515 Roslyn Place, August 1, 2017, Matthew W.C. Falcone.

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Figure 18: 517 Roslyn Place, August 1, 2017, Matthew W.C. Falcone.

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506-509 Roslyn Place

These houses share a nearly identical visual typography with 522, 523, and 525 Roslyn Place but are all attached row homes. Metal downspouts and chimneys that rise from the apex of the roof provide a visual divide between the properties, which are symmetrical. A rectangular opening between 507 and 508 Roslyn Place serves as a walkway to the rear of the properties and is gated by a single, wooden gate comprised of decorative spindles and crowned with a chip-and-dale pediment. The downspout that runs the length of the second story divides above this passageway and frames it on right and left. Each house has two dormers, situated in the right and left bay of each building. The window openings on the first floor of each contain three window sashes, a central, six-over-six, double-hung window flanked by four-over-four, double-hung windows.



Figure 19: 506, 507, 508, 509 & 511 Roslyn Place, August 1, 2017, Matthew W.C. Falcone.

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510, 512, 514, 516, 518, 520 Roslyn Place

These houses are visually similar to 522, 523, and 525 Roslyn Place with the key distinction that they are semi-detached. Other differences in design include the presence of metal downspouts on the right and left of each building as well as a central chimney arising from the center of the roof. The dormer windows of each are six-over-six, double-hung, are the windows of the second story. The windows on the first story of each vary and include six-over-six, double-hung, eight-paned, single hung, triple casement, and single hung, stationary, stained glass windows. Entryway doors of each also vary, ranging from single, six-paneled to double entryway doors. In each example windows and doors conform to existing openings. Decorative, slatted shutters are present, although also varied, throughout these houses.



Figure 20: 508, 509, 511 & 513 Roslyn Place, August 1, 2017, Matthew W.C. Falcone.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Architecture

Period of Significance

1914-1916

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Thomas Rodd

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Roslyn Place Historic District is locally significant under both Criterion A for its association with Community Planning and Development and under Criterion C as an historic district for its distinctive urban design, composed of a collection of good examples of residential buildings in the Colonial Revival style, and the rare method of construction of its street. Roslyn Place was a speculative residential development designed and built by Thomas Rodd, the Chief Engineer for the Pennsylvania Railroad Co., between 1914 and 1916 on land which he subdivided but retained under his ownership. The historic district is composed of a mix of single family and twin houses, 10 buildings in total, that sit on 18 separate lots, executed in the Colonial Revival style, and arranged around a 250' long cul-de-sac. The central, wood-block paved street is additionally contributing to the historic district, as it was originally surfaced, c. 1914 with creosote-saturated wood-blocks, a technology known as Nicholson paving, and is the last of its kind in Pittsburgh.

In May of 1913, Thomas Rodd designed the plan for the Roslyn Place community that was approved and accepted by Pittsburgh City Council ordinance in 1914. Construction of both the street and its buildings started that same year. The period of significance for the Roslyn Place Historic District begins when construction started in 1914 and ends with the completion of construction two years later, in 1916.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

History

The 1872 and 1890 plat maps (Figures 1 & 2) identify the lot that would become Roslyn Place as belonging to J.W. Friday, which contained a main house made of wood occupying the center of the lot and four wooden outbuildings. By the 1904 plat map (Figure 3), this same property now belonged to "Thos. Rodd" and sits adjacent to and southwest of property that was the home of the Rodd family, at the time belonging to "M.W. Rodd". The 1911 plat map (Figure 4) shows that ownership of the two properties remain the same but two additional lines, which roughly match the current location of Roslyn Place now appear in pencil over on the map itself.

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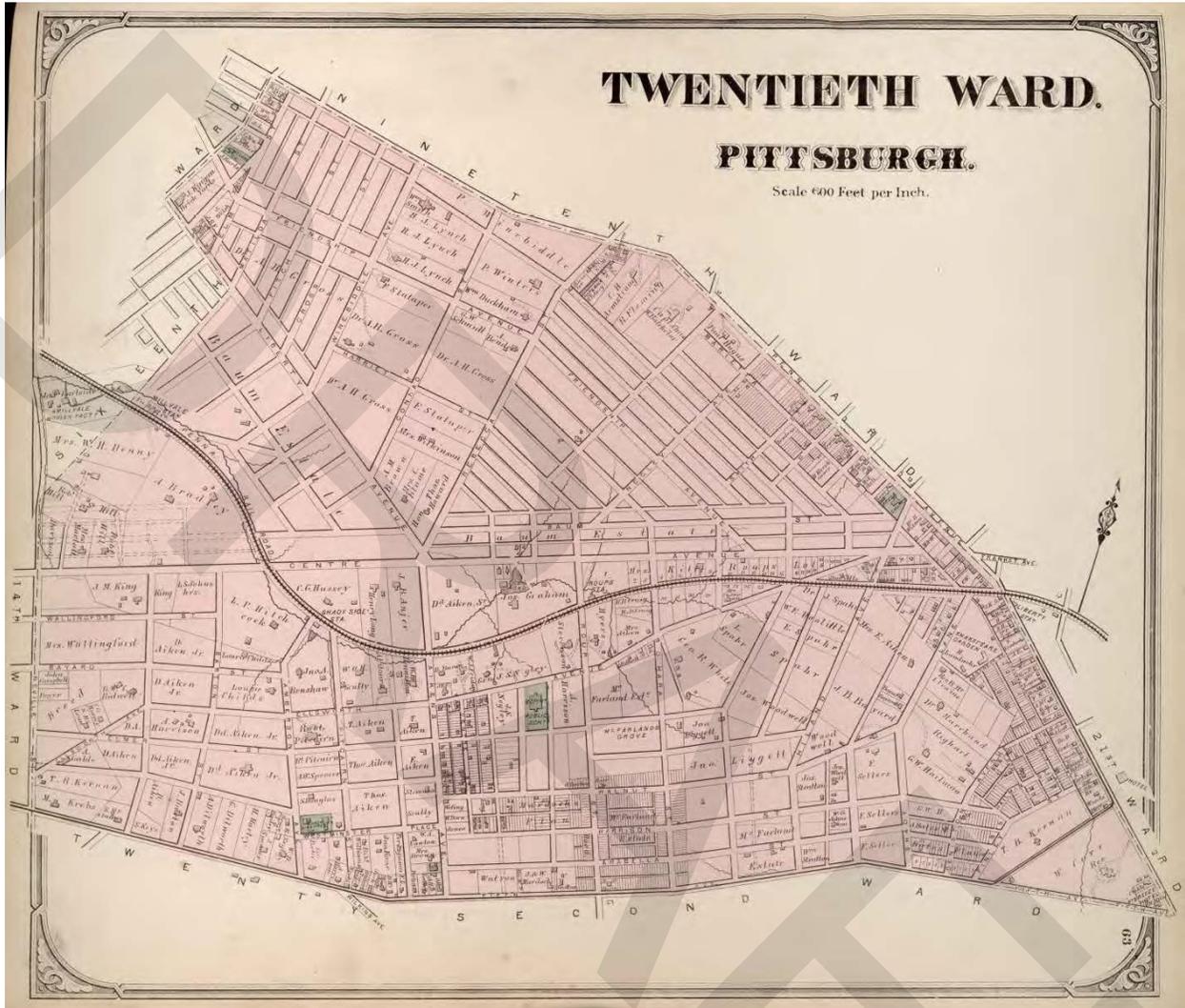


Figure 21: Twentieth Ward, Pittsburgh, Plate 63, G.M. Hopkins & Co., 1872.

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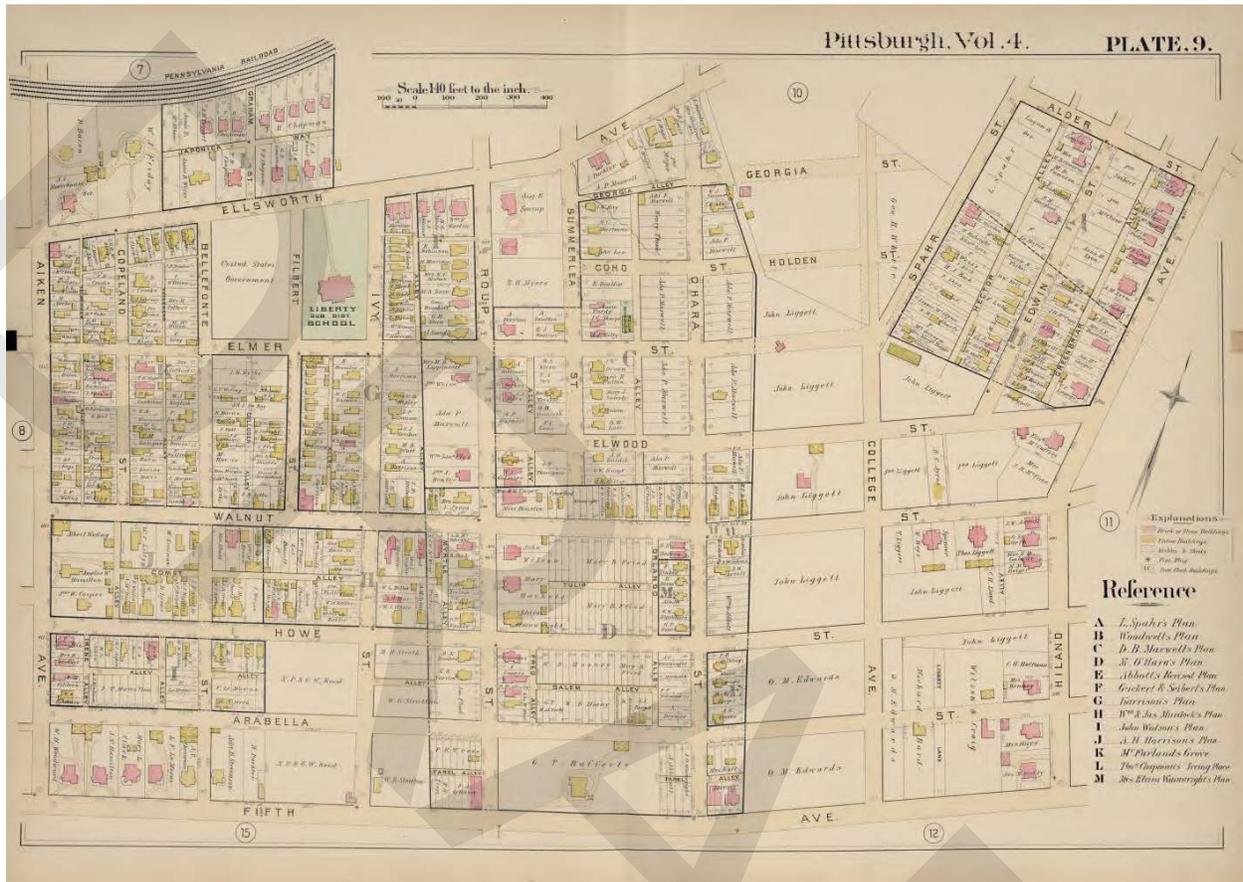


Figure 22: Pittsburgh, Vol. 4., Plate 9, G.M. Hopkins & Co., 1890.

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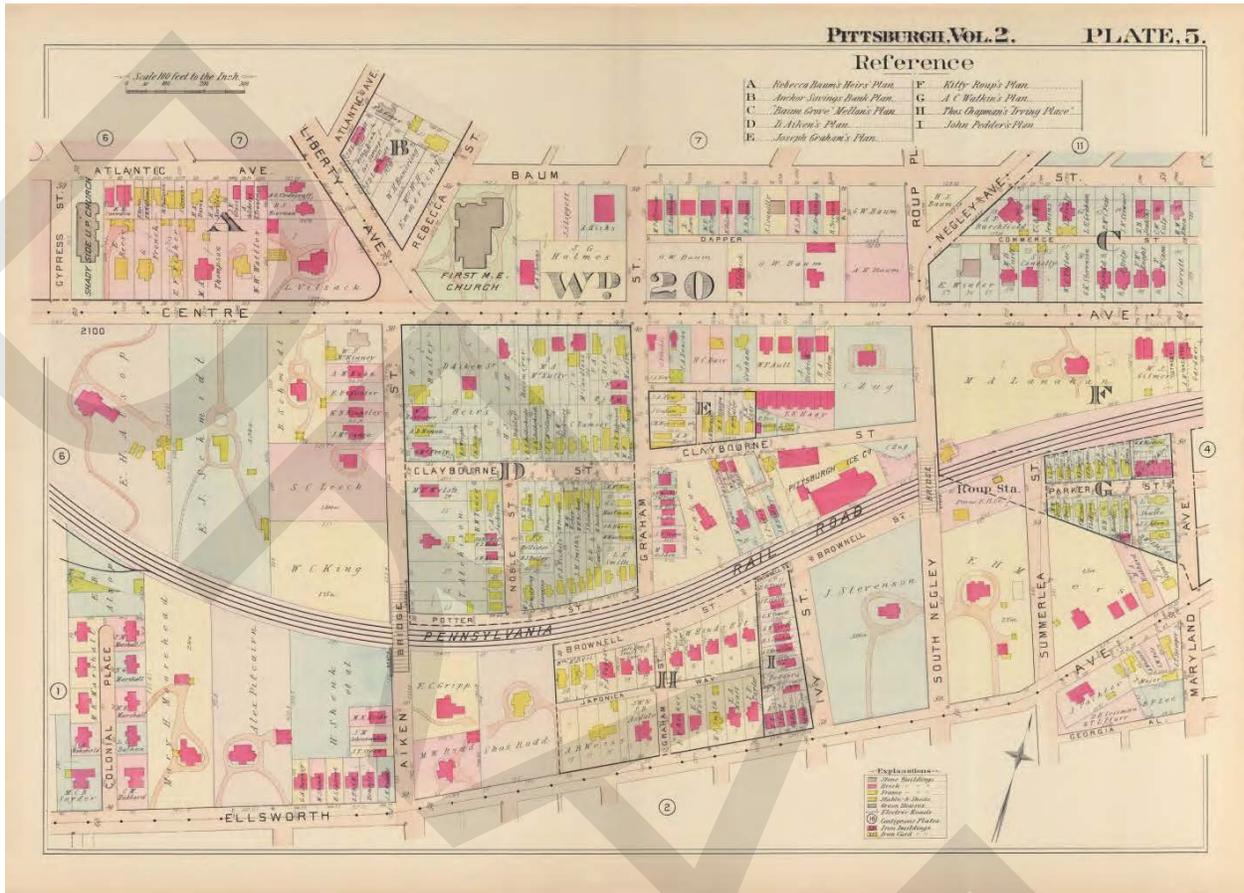


Figure 23: Pittsburgh, Vol. 2, Plate 5, G.M. Hopkins & Co., 1904.

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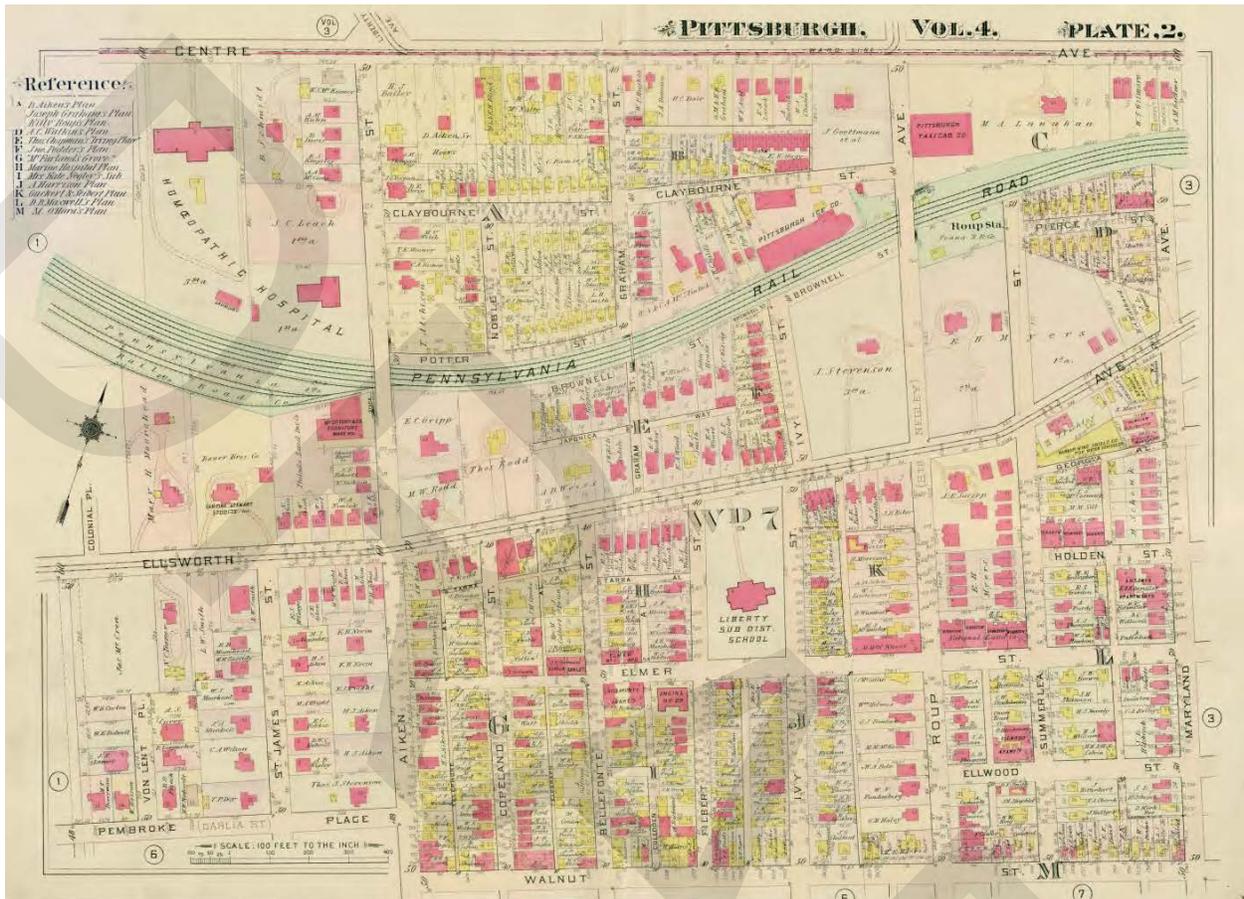


Figure 24: Pittsburgh, Vol. 4, Plate 2, G.M. Hopkins, 1900, Philadelphia, Pa., 1911.

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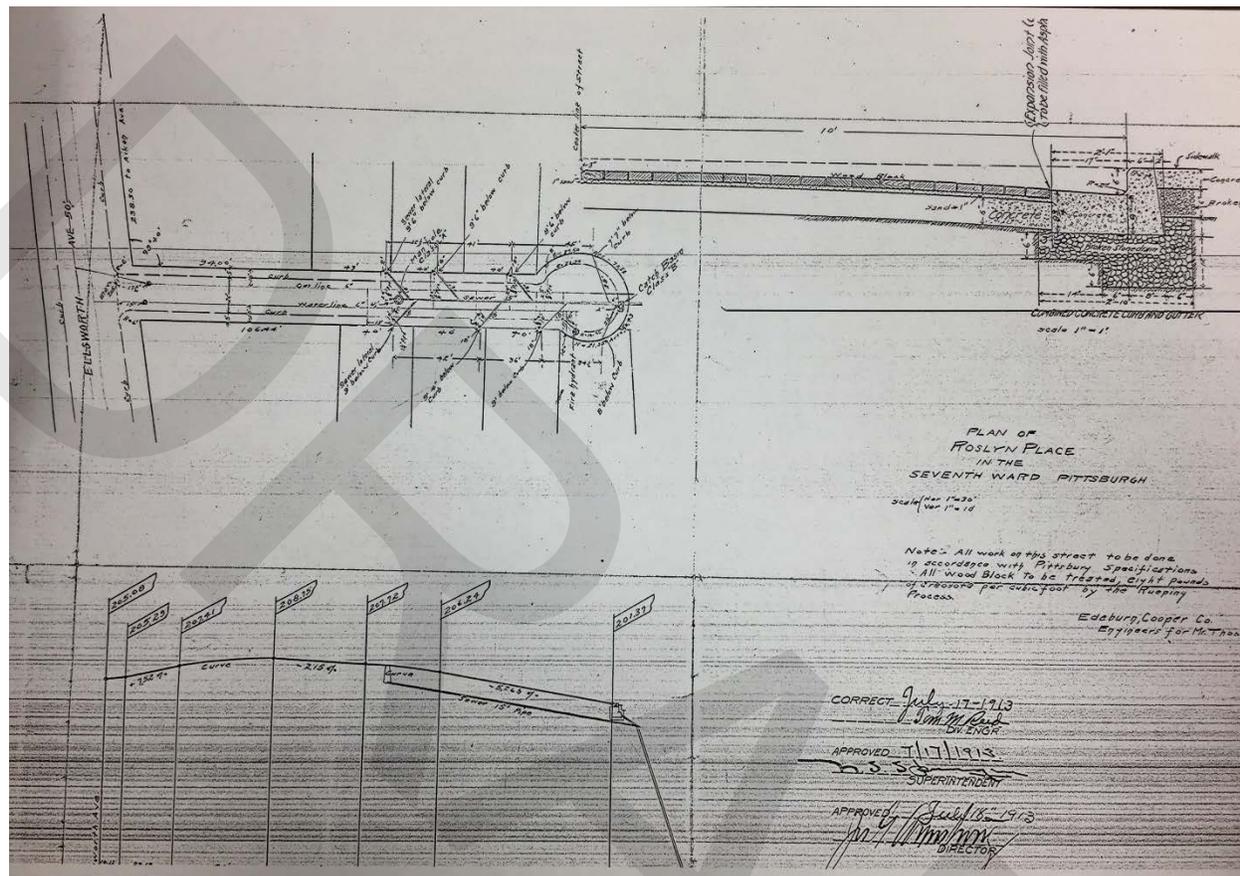


Figure 25: The Plan of Roslyn Place in the Seventh Ward Pittsburgh. 1913. Provided by Pittsburgh's Department of Public Works.

In 1914, Pittsburgh City Council passed ordinance No. 181, "...approving and accepting Roslyn Place Plan of Lots, in the Seventh ward of the City of Pittsburgh, laid out by Thomas Rodd, May 1913, and approving and accepting Roslyn Place shown therein."¹ Later that same year, ordinance No. 240 was passed "Authorizing the purchase from Thomas Rodd, Jr., of a water pipe line laid by him on Roslyn place in the Seventh ward of the City of Pittsburgh," the latter ordinance indicating the quick progress of construction and the high level of modern convenience provided to the new development.² The first advertisements for the new development would be published prior to the commencement of construction of Roslyn Place but the construction of all of the future homes along the street occurred quickly, over the next two years.³

The 1923 plat map (Fig. 5) shows significant changes to the former "Thos. Rodd" parcel. By 1923, the lot had been subdivided into twelve smaller parcels with ten structures sitting on top. The collection of homes surrounded Roslyn Place and belonged to "T. Rodd et. al.", with one exception. One parcel belonged to "H. Childs". Notably, the property adjacent and southwest was previously listed as belonging to "M.W. Rodd", is now also listed as belonging to "T. Rodd et. al.". Also of note, by 1923 the property adjacent and to the north, belonged to noted Pittsburgh architect F.J. Osterling, a frequent collaborator with T. Rodd. According to long-time neighbors, and confirmed by chain of title research,

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the houses on Roslyn Place would remain rental properties until the 1950s, when individual homes were finally sold out of the Rodd family's collective ownership and individually sold to private owners.⁴



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Figure 26: Plate 2 B. G.M. Hopkins & Co., 1923.

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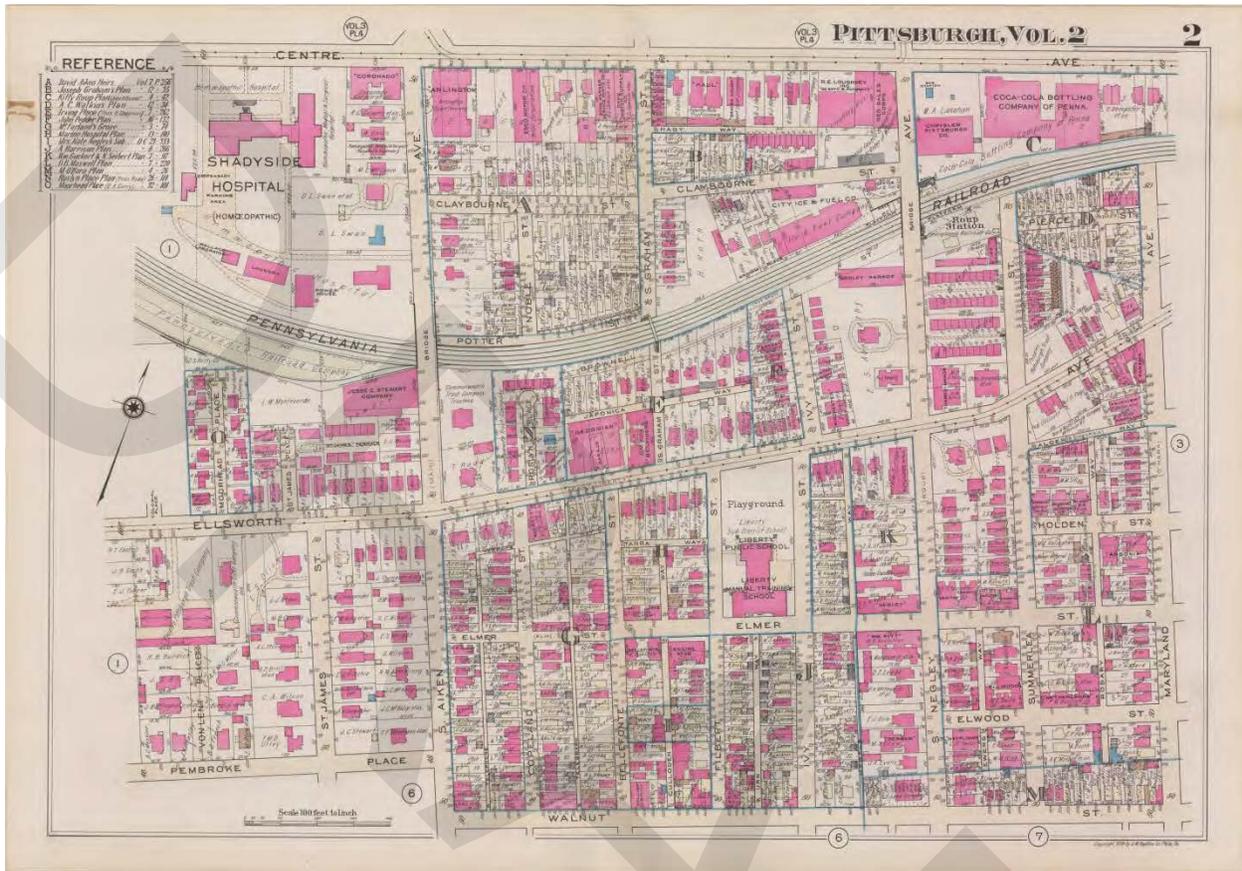


Figure 27: Plate 2. G.M. Hopkins & Co., 1939.

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Thomas Rodd

Thomas Rodd (Figure 7) was born in London, England and immigrated to America with his parents at age five. He studied at the U.S. Naval Academy in Annapolis before serving as an officer in the navy during the Civil War. After the war he served in the City Engineer's Office in Philadelphia before joining the Pennsylvania Railroad (P.R.R.) Company in 1872 as a rodman. He would serve in a multitude of engineering positions in the P.R.R. and in 1889 was appointed chief engineer to all lines West of Pittsburgh.⁵ It was at this time that Mr. Rodd moved to the city, where he and his family would play an important role in shaping several of Pittsburgh's cultural institutions. In Pittsburgh, Rodd and his family became prominent members of the city's social elite. He became a member of the Pittsburgh Club, the Duquesne Club, the Allegheny County Club, the Pittsburgh Golf Club, the University Club of Pittsburgh, the Metropolitan Club of New York and the Chicago Club. As a sign of the Rodd family's social status in Pittsburgh, their vacations and the work travel of Mr. Rodd were frequently reported in prominent Pittsburgh newspapers. The destinations listed also help provide a context for the Thomas Rodd, and the Rodd family's social standing, as they traveled to the Columbian Exposition in Chicago, Paris, West Virginia's White Sulpher Springs, Florida, Lakewood, N.Y., and Watch Hill, R.I.⁶ The Rodd family's social activities within Pittsburgh were also frequently reported and their association with other prominent Pittsburgh families like the Howes, Childs, and Laughlins again helps to contextualize their social standing.⁷



Figure 28 Thomas Rodd, from the Book of Prominent Pennsylvanians: A Standard Reference.

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Thomas Rodd made significant architectural and engineering contributions to Pittsburgh, Western Pennsylvania, Ohio, and other points west. He was an active member of the American Society of Civil Engineers, the American Railway Engineering and Maintenance of Way Association, and the Engineer's Society of Western Pennsylvania. As Chief Engineer for the Pennsylvania Railroad Company, Rodd had the opportunity to design and create important structures across Western Pennsylvania and the Midwest. While many of the structures he designed no longer exist, records exist of some of his more notable works. Among these is the passenger station for East Liverpool, Oh. and the passenger station for Wilmerding, Pa. (Fig. 10-11).¹⁰ Of Rodd's remaining existing work, the Indianapolis' Union Station is listed on the National Register of Historic Places (Fig. 12) and Roslyn Place (street) is listed as a City of Pittsburgh historic landmark.¹¹

Rodd also owned and operated his own design and engineering business outside of his work with the P.R.R. through which he designed several notable structures around Western Pennsylvania and in the City of Pittsburgh. Perhaps most significant among these designs was a collaboration with Frederick Osterling on the Westinghouse Building that stood at the corner of Penn Ave. & 9th Street, in downtown Pittsburgh (Fig. 13). Rodd is also responsible for designing the Union Switch & Signal Company plant in Swissvale, the Westinghouse Forge & Steel Casting Plant in East Pittsburgh, and the Westinghouse Machine Shops in Brinton, Pa.¹² According to Toker, Rodd also collaborated with Frederick Osterling in the design and creation of the Westinghouse Air Brake Company General Office Building in Wilmerding, Pa.¹³

Architectural Style

The houses of Roslyn Place are an excellent example of the Colonial Revival style, especially Georgian Revival. According to the Pennsylvania Historical Commission:

The Colonial Revival style was an effort to look back to the Federal and Georgian architecture of America's founding period for design inspiration. This enthusiasm to explore the architecture of America's founding period was generated in part by the Philadelphia Centennial of 1876 celebrating the country's 100th birthday. This trend was further promoted by the Columbian Exposition of 1893, held in Chicago.

Like most revival efforts, the Colonial Revival style did not generally produce true copies of earlier styles. Although, in the early years of the 20th century (1915-1935) there was a real interest in studying and duplicating Georgian period architecture. Generally, the Colonial Revival style took certain design elements - front façade symmetry, front entrance fanlights and sidelights, pedimented doorways, porches and dormers - and applied them to larger scale buildings. These colonial era details could be combined in a great variety of ways, creating many subtypes within this style.⁹

Roslyn Place is also noted for its exceptional example of a Nicolson Pavement street, which is, itself, a City of Pittsburgh Historic Landmark.

Examples of Colonial Revival, particularly Georgian Revival, architecture within the City of Pittsburgh are rare. The Pitt Building (208 Smithfield St., Downtown), designed by Edward Lee in 1918 (altered in 1921) being, perhaps, the most notable example. The Allegheny Harvard-Yale-Princeton Club (617-619 William Penn Place, Downtown) and The Allegheny Elks Lodge

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#339 also designed by Edward Lee (the latter is a building remodel) are also notable for incorporating elements of the Federal style in their design. The former Overbrook Municipal Building, currently under consideration for City Historic Landmark status, has been identified, in part for its exceptional Colonial Revival design.

What is exceptional about Roslyn Place is the consistency of design, scale, uniformity of each individual building in order to create a sense of place within the district. The Colonial Revival style with elements of the Georgian period can be seen in the symmetry of the facades, the use of brick, hemispherical hoods, pedimented porches on 511, 513, 515, and 517 Roslyn Place, and coffered design elements on the hoods and porches.

Roslyn Place exemplifies important, yet rare, urban design and planning techniques that help to craft a high quality of life through thoughtful but dense urban design. As such, Roslyn Place is featured prominently in Allan Jacob's book entitled *Great Streets*, a book that looks at the relationship between design, communities, and urban planning. In the book, Allan Jacob's highlights Roslyn Place's unique design by stating:

All the smallness and closeness – but closeness with enough room for healthy, even gracious living – makes for a density that is greater than would be permitted for the same type of housing (remember, these are single-family houses) in most of the urban United States: some 14 dwellings per gross acre (including the street). That density means there are a lot of people around. It means that public transit can be supported; it means that small stores within walking distance are likely to survive; and they do, on Walnut Street, a block away; and that schools, too, can be close. It means, in short, community, or at least the change of a community.¹⁴

Jacobs had both a personal and a professional interest in Roslyn Place. He is an internationally renowned urban designer, well known for his research and publications on urban design. He holds a B.A. in Architecture from Miami University, an M.A. in City Planning from the University of Pennsylvania, and attended the Harvard Graduate School of Design, and studied city planning as a Fulbright Scholar at the University College of London. Jacobs spent eight years as Director of City Planning for San Francisco but has also worked on planning projects from Pittsburgh to Calcutta. However, he is also a former resident of Roslyn Place.¹⁵

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Nicholson Paving

Roslyn Place is an example of Nicholson Paving, a particular technique of street paving involving creosote-soaked wooden blocks (or cylinders) patented by Samuel Nicholson in 1859.⁸ According to Nicholson, the first wooden street paved according to his patented technique was constructed on the Western Avenue of the Boston & Roxbury Mill Corporation near Beacon Street in 1848.⁹ There were four different approaches to paving with wooden streets, each of which were tailored to the primary use (and users, such as pedestrians, horses, wagons) of the street itself (Fig. 14-17). The benefits of wooden streets were directly compared to other paving options at the time, namely cobblestones and Belgian blocks. Cobblestones were viewed as being the least desirable for all forms of traffic as their rounded edges provided a difficult surface for horses (and their shoes) to consistently gain traction (Fig. 18). The lack of a reliably flat surface was also difficult on wagon wheels and pedestrians alike. Belgian blocks were seen as preferable to cobblestones because they created a more level surface, which was easier for wheels to traverse with minimal wear but the rounded edges of the blocks created a difficult, and inconsistent, surface for horses to gain traction (Fig. 19). In contrast, Nicholson Paving provided a flat, somewhat malleable, surface which inflicted limited wear on wagon wheels and created an easily-walkable street for pedestrians as well as providing consistent traction for horses (Fig. 20).¹⁰

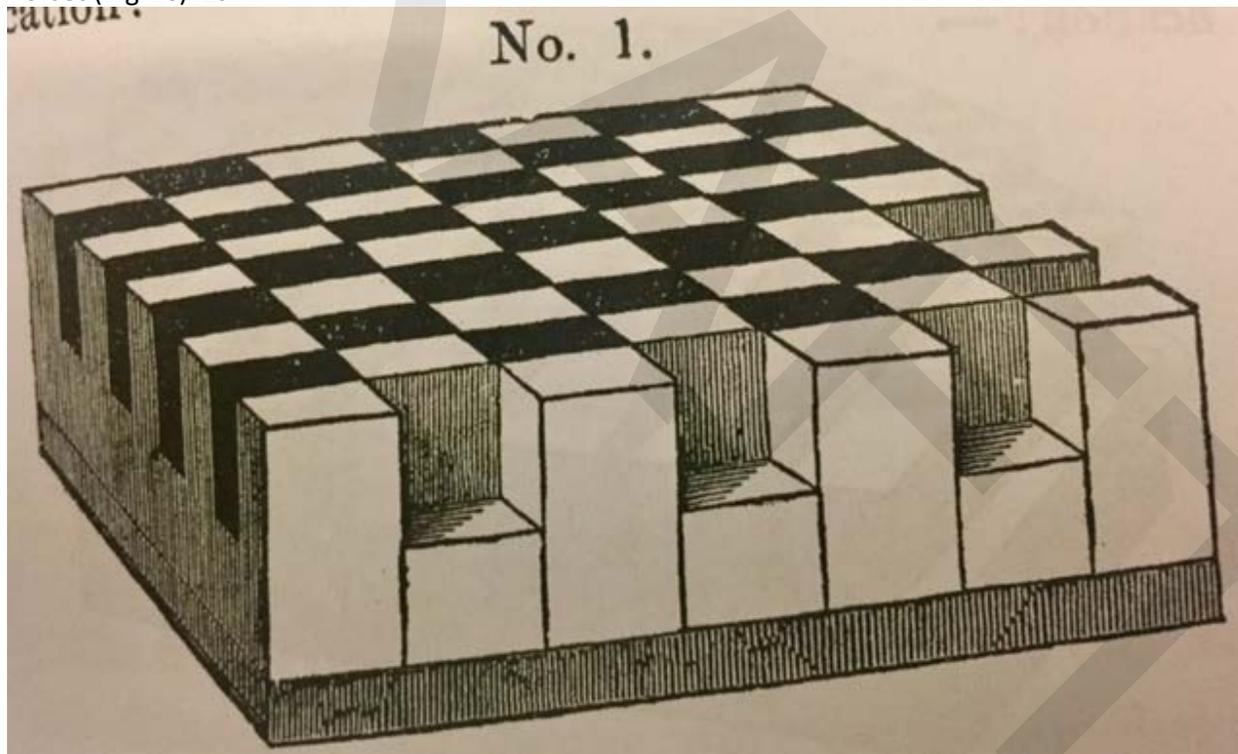


Figure 29: Nicholson Paving, Modification 1, Source: Samuel Nicholson, *The Nicholson Paving*. Boston: Henry W. Dutton And Son, 1859. No. 1.

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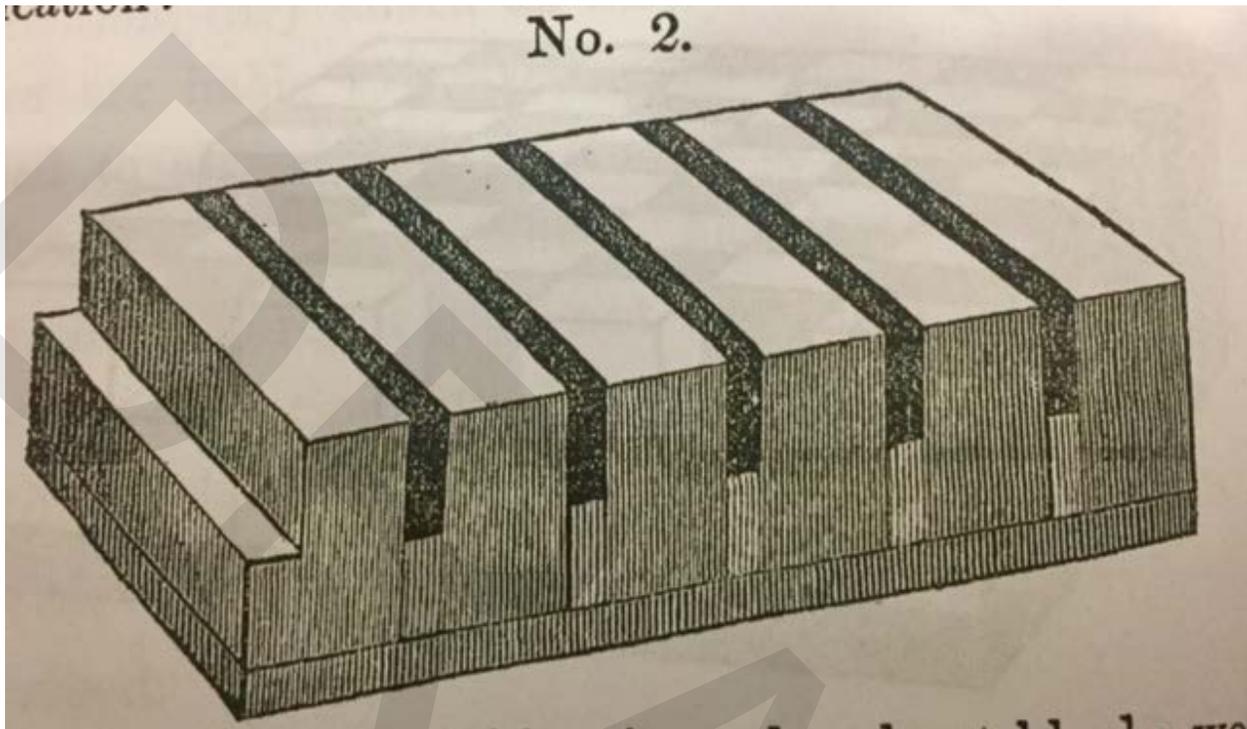


Figure 30: Nicolson Pavement, Modification 2, Source: Samuel Nicolson, The Nicolson Pavement. Boston: Henry W. Dutton And Son, 1859. No. 2.

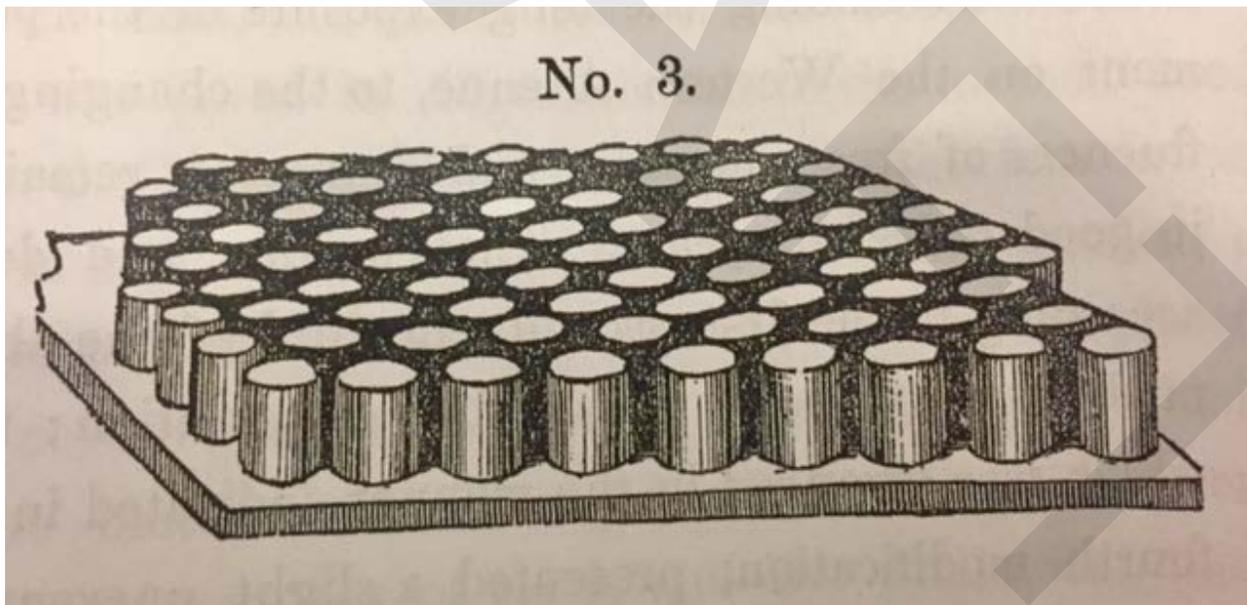


Figure 31: Nicolson Pavement, Modification 1, Source: Samuel Nicolson, The Nicolson Pavement. Boston: Henry W. Dutton And Son, 1859. No. 3.

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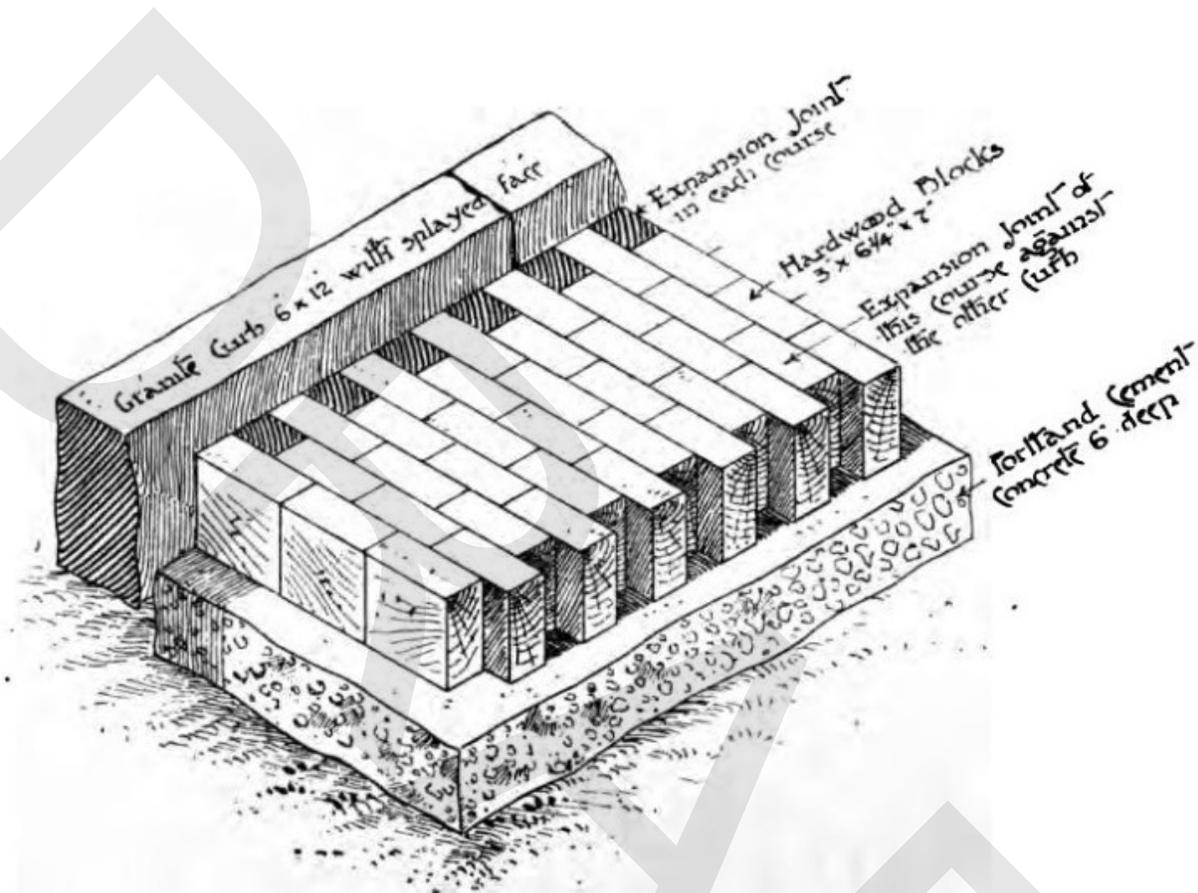


FIG. 26.

Figure 32: Nicolson Pavement, Method 4, Source: The Nicolson Pavement.

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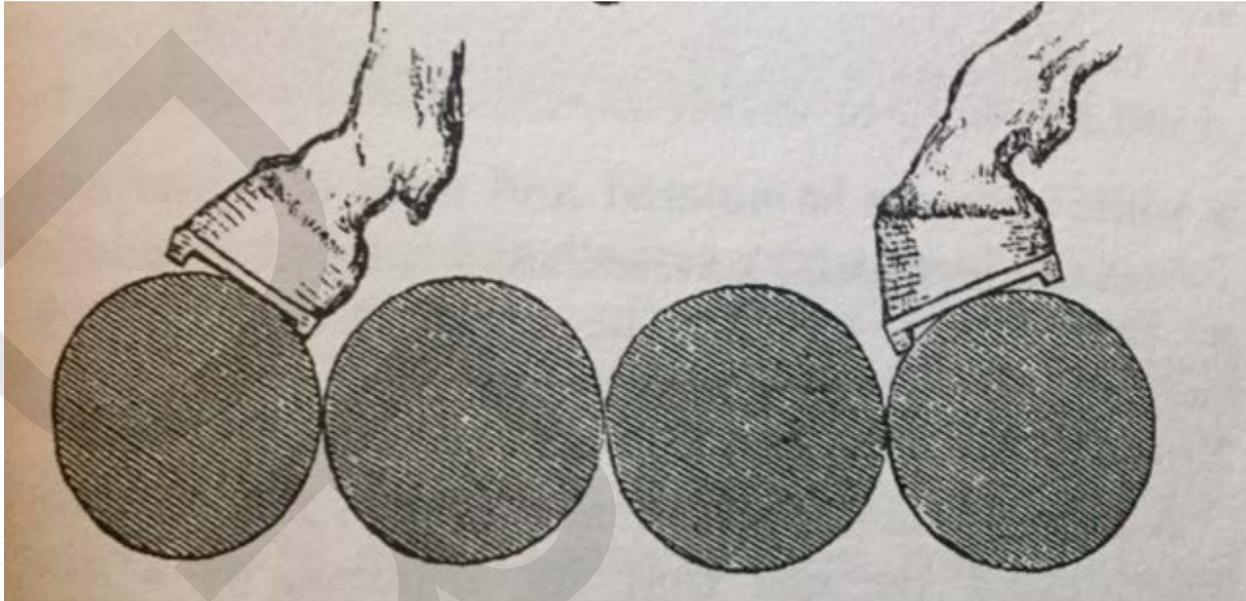


Figure 33: Foot-hold on the Cobblestone Pavement, Source: Frank Grant Johnson, *The Nicholson Pavement, and Pavements Generally*, Fig. 7. New York: W.C. Rogers & Co., Printers and Stationers, 1867.

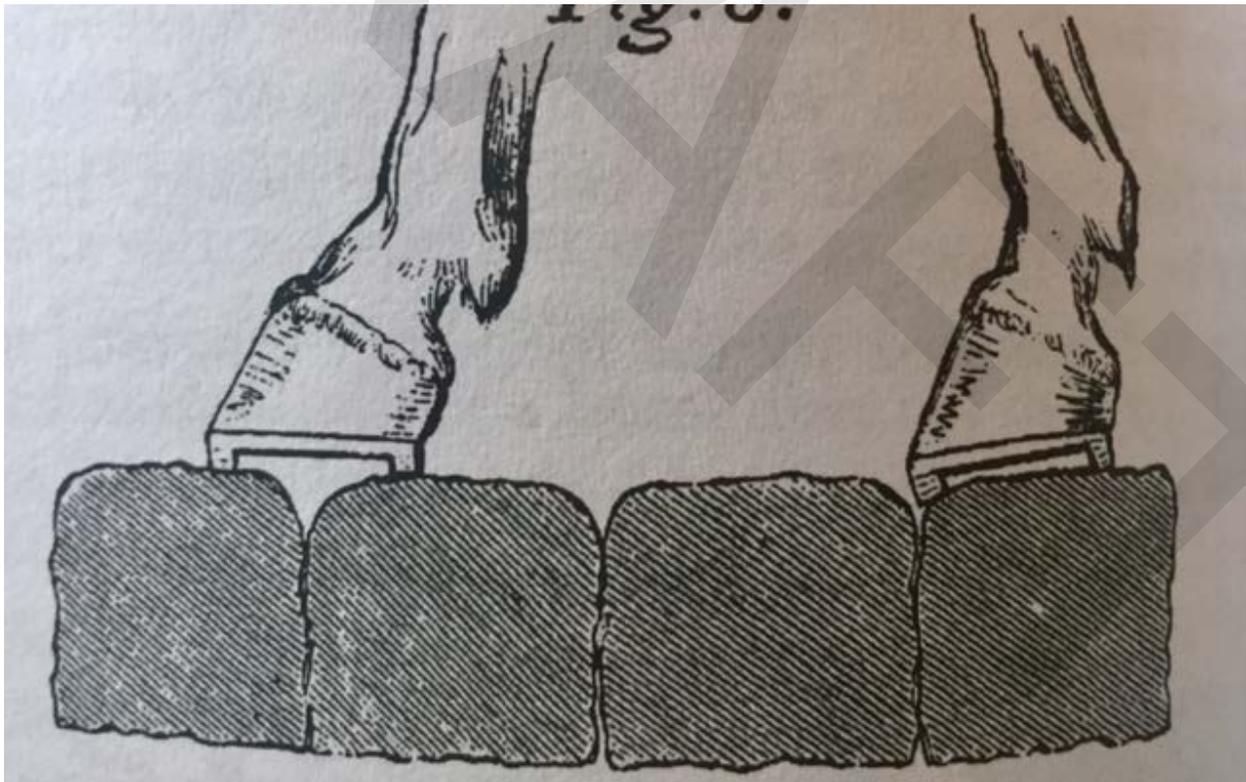


Figure 34: Foot-hold on the Belgian Pavement, Source: Frank Grant Johnson, *The Nicholson Pavement, and Pavements Generally*, Fig. 8., New York: W.C. Rogers & Co., Printers and Stationers, 1867.

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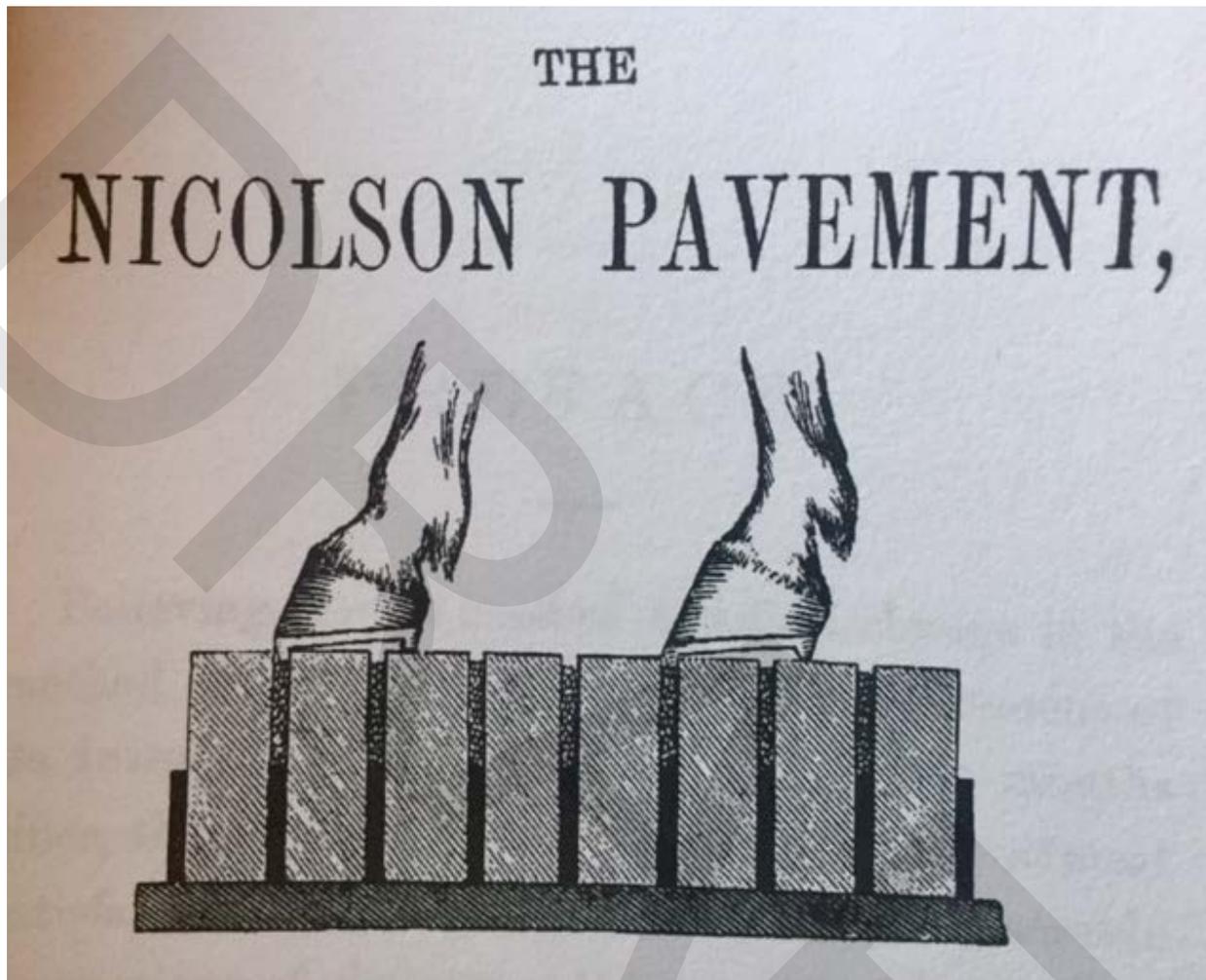


Figure 35: Foot-hold on the Cobblestone Pavement, Source: Frank Grant Johnson, *The Nicholson Pavement, and Pavements Generally*. New York: W.C. Rogers & Co., Printers and Stationers, 1867. Title Image.

Nicolson Pavement was a major advancement in urban planning techniques of the 19th century. It provided an innovative, cost-effective, and efficient means by which communities could pave their streets. This paving technique was become tremendously popular from the mid-19th to early 20th centuries and major urban centers across the country like Sacramento (Fig. 25), Chicago (Fig. 26), and New York (Fig. 27) not only adopted paving with wooden blocks but captured the work in progress. Notably, images of the restoration completed on Roslyn Place in 1985 help to convey a similar sense with the level of craftsmanship involved with this method of paving (Fig. 28).¹⁸

While traction and efficiency were heavily promoted advantages of Nicolson Pavement, several other notable benefits of paving with wood include cost, malleability of materials, a more humane surface for the well-being of horses, a reduction of noise-level when compared to other forms of paving, and, perhaps most notable in the construction of Roslyn Place, there was "incontestable evidence that a relatively noiseless pavement is required and appreciated for business purposes, is in the fact that,

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wherever the Nicolson pavement has been laid, the same rooms and stores have rented for a third more than they were before." 11

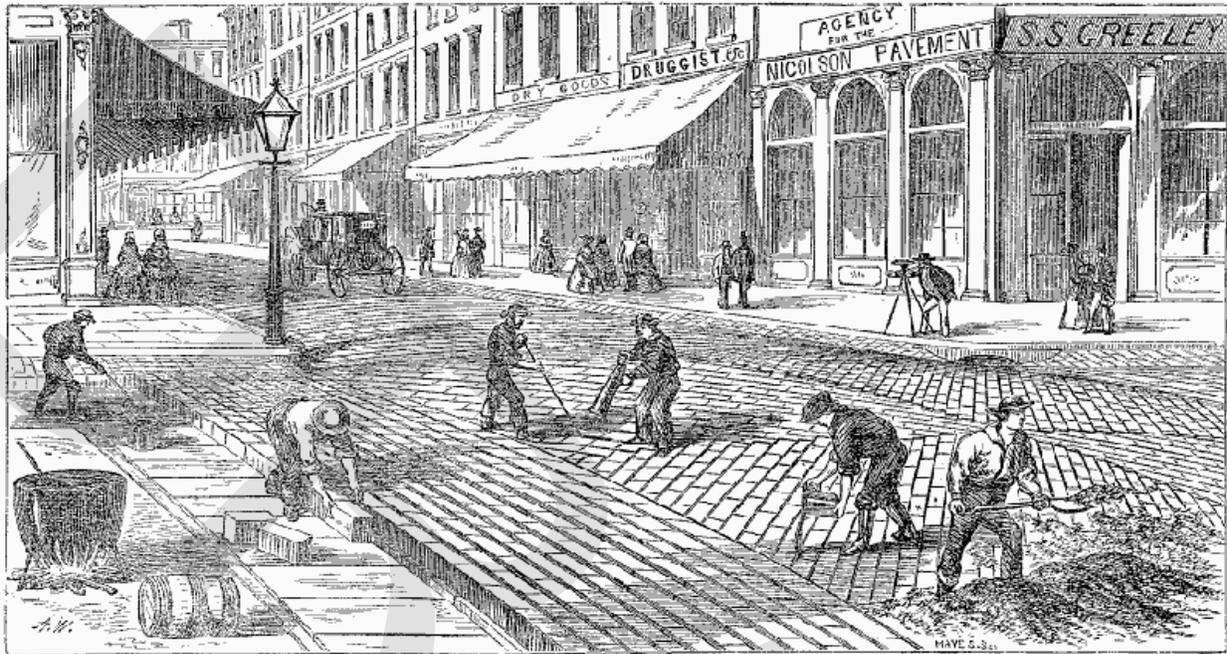


1204. Sacramento. J Street, from Sixth Street.
Laying the Nicolson Pavement.

Figure 36: Sacramento, J Street from Sixth Street, Laying of the Nicolson Pavement.

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Putting down the Nicolson Pavement, at the crossing of Washington and Clark Streets, Chicago, Illinois.

Figure 37: Putting Down the Nicolson Pavement, at the Crossing of Washington and Clark Streets, Chicago, Illinois.



Figure 38: Laying the Nicolson pavement in Mercer St., New York, E& H.T. Anthony.

Roslyn Place is reflective of these construction techniques. According to the Plan of Roslyn Place in the Seventh Ward Pittsburgh, the wood blocks of Roslyn Place were to be treated with eight pounds of

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creosote per cubic foot by the Rueping Process. In the Rueping Process, compressed air is forced into the treating cylinder containing the charge of wood to fill the wood cells with air prior to preservative injection.¹²

Over the next several decades the streets would undergo a series of minor restorations and repair but in the 1980s the street had deteriorated to the point where City officials were forced to either pave over the street or conduct extensive repairs. Fortunately, the City opted to conduct an extensive restoration, which was completed in 1985. Since this time, minor repairs and replacements have been made, largely using surplus material from the 1985 restoration project.



Bricklayer Augie Cardillo splits a wooden block to complete a row.

Figure 39: Bricklayer Augie Cardillo Splits a Wooden Block to Complete a Row, Pittsburgh Post-Gazette, August 2, 1985, from the private collection of Charlotte Cohen.

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While Roslyn Place may not have been a distinctive feature for the time it was created, over time the wooden street and surrounding homes increasingly gained community, academic, and professional recognition as a distinctive landmark and today it is a major, character-defining feature of the neighborhood.

Throughout the course of the 20th century, the immediate streetscape neighboring Roslyn Place changed rapidly. Belgian block streets and trolley lines were paved with asphalt, the original Aiken Avenue wooden bridge was replaced with the current steel structure, Osterling and Rodd's homes were demolished in the 1960s and replaced with condominium developments with private streets, and demise of the Pennsylvania Rail Road in the 1970s would lead to the creation of the Martin Luther King Busway to the North of the neighborhood. However Roslyn Place would remain a wooden block street in part because of the advocacy of its neighbors and the active stewardship of the City of Pittsburgh's Department of Public Works.

Many of the neighbors on Roslyn Place are long-time residents and have recorded the streets history through a collection of photographs, pamphlets, newspaper clippings, and even poems (Figures 36-38). Roslyn Place has featured prominently in a plethora of newspaper articles since the 1980s as news organizations documented its restoration and, more recently, celebrated the street's centennial.¹⁹

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Figure 40 Roslyn Place, undated photograph from the private collection of Charlotte Cohen.

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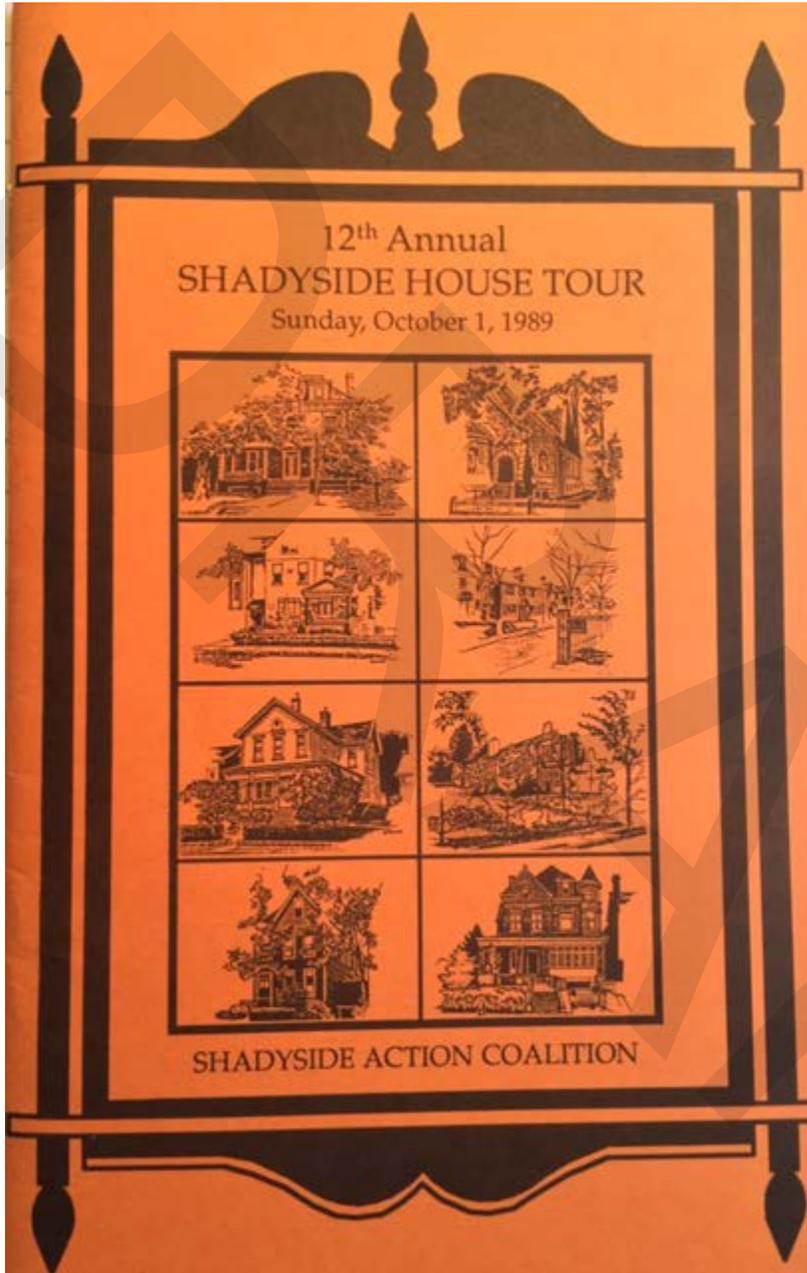


Figure 41: 12th Annual Shadyside House Tour, 1989, Source: from the private Collection of Charlotte Cohen.

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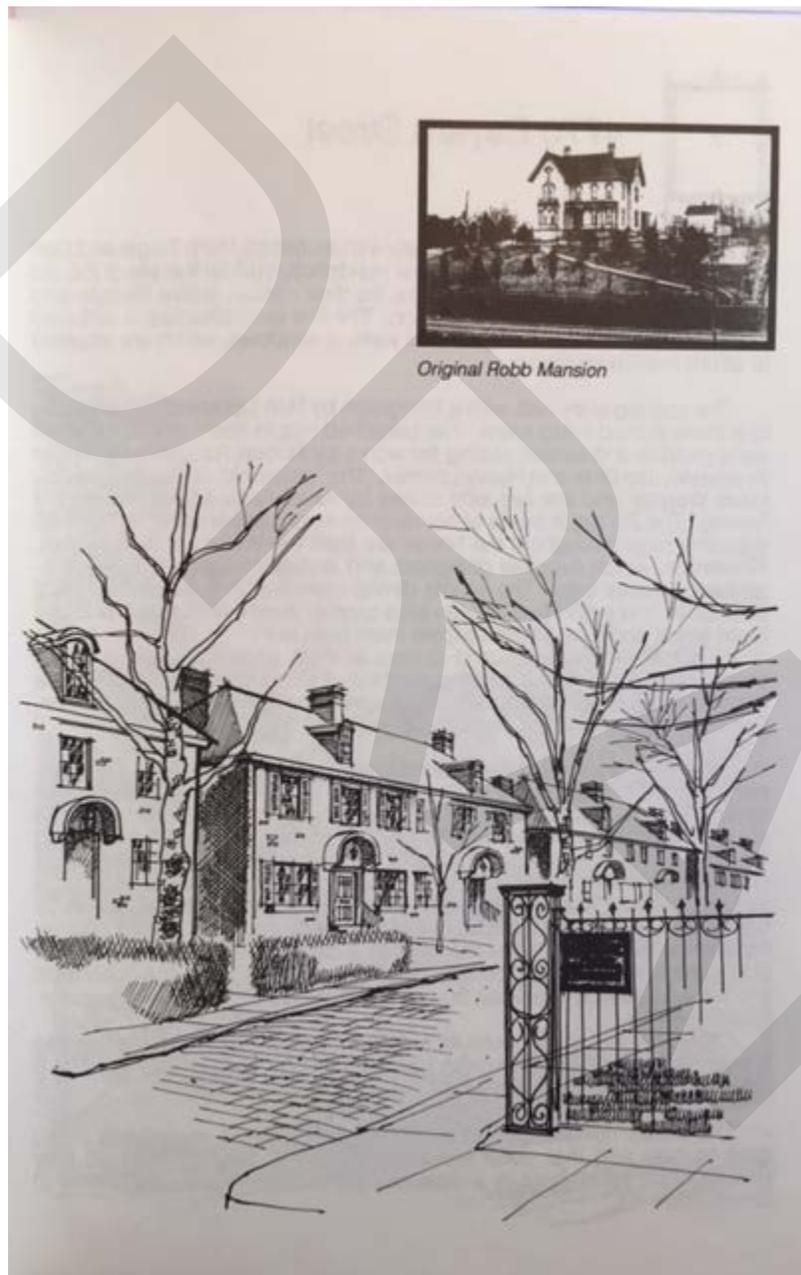


Figure 42: Roslyn Place, etching from 12th Annual Shadyside House Tour, 1989, from the private collection of Charlotte Cohen.

Notably, Roslyn Place also features prominently in *Great Streets*, a comprehensive book on the relationship between design, communities, and urban planning by noted urban designer and U.C. Berkeley professor emeritus Allan Jacobs. Significantly in the book, Roslyn Place, which was the former home of the author, is introduced to the reader as the first example of a “Great Street” and sets the tone by which others, like Paris’ Champs-Élysées and Washington, D.C.’s Pennsylvania Avenue, are compared.²⁰

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To date, Roslyn Place is the only remaining, uncovered Nicolson-paved street in Pittsburgh. While a handful of partially wooden-paved streets exist nationally (most notably the 200 block of Camac Street in Philadelphia and two alleyways in Chicago), Roslyn Place remains the only street in the nation entirely paved in accordance with the Nicolson paving techniques.¹³

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Integrity

Roslyn Place retains an exceptionally high degree of integrity of location, design, setting materials, workmanship, feeling and association.

Specifically:

- Location: Roslyn Place remains in its original location.
- Design: The homes of Roslyn Place retain their overall design with minor modifications to the engaged front porches and entryways of most homes.
- Setting: The setting of Roslyn Place has changed since first constructed in that the adjacent single-family homes of the Rodds and the Osterlings have been replaced with multi-unit housing. The neighborhood remains primarily residential in nature.
- Materials: The district retains a high degree of material integrity. The brick facades of the homes have been maintained. 521 Roslyn Place was originally conceived as a frame house and was stuccoed in the 1920s (and remains so today). During the 19th century it was preferred that streets paved according to the Nicolson plan be done so with cedar, however, it was not uncommon to use other types of wood. It is not recorded what species of wood Roslyn Place was originally comprised of, Roslyn Place today is composed entirely of oak blocks with gravel and asphalt infill (as was the method of construction with Nicolson Streets).
- Workmanship : Roslyn Place continues to evoke a sense of workmanship as when the homes were first constructed. This is, in no small part, thanks to the use of the same craftsmen techniques during the 1985 restoration.
- Feeling: Roslyn Place maintains a high degree of integrity of feeling. As a community it maintains the same “feel” as it was first constructed in part because of the continued existence of the Nicolson Pavement. Aside from modern cars and the old growth trees, on any given day the street looks remarkably similar to when first created in 1914.
- Association: Roslyn Place maintains a direct association to where and when the community was it was first designed and constructed by Thomas Rodd.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property _____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: _____ Longitude: _____

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2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

**Or
UTM References**

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

Boundary Justification (Explain why the boundaries were selected.)

11. Form Prepared By

name/title: Matthew W.C. Falcone
organization: Preservation Pittsburgh
street & number: 1501 Reedsdale St., Suite 5003
city or town: Pittsburgh state: PA zip code: 15233
e-mail: mfalcone@preservationpgh.org
telephone: (412) 417-5910
date: April 19, 2019

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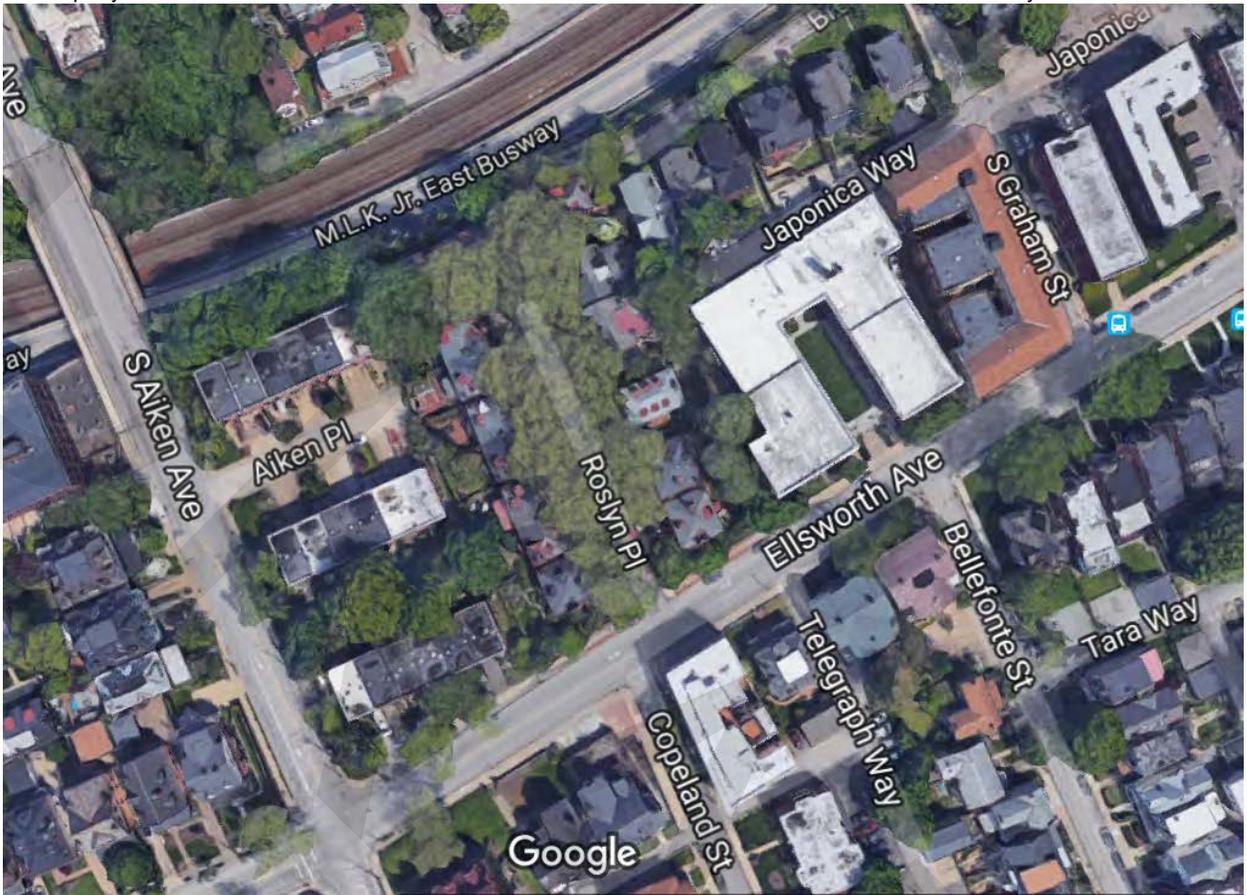
Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Roslyn Place

City or Vicinity: Pittsburgh

County: Allegheny State: Pennsylvania

Photographer: Matthew W.C. Falcone

Date Photographed: August 1, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of ____.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.