



INDIVIDUAL PROPERTY HISTORIC NOMINATION FORM

HRC Staff Use Only

Date Received:

Parcel No.:

Ward:

Zoning Classification:

Bldg. Inspector:

Council District:

Fee Schedule

Please make check payable to *Treasurer, City of Pittsburgh*

Individual Landmark Nomination: \$100.00

District Nomination: \$250.00

1. HISTORIC NAME OF PROPERTY:
The Bradberry; Bradberry Apartments; Bradberry Flats

2. CURRENT NAME OF PROPERTY:
The Bradberry; Bradberry Garden

3. LOCATION

a. Street: 1130 Reddour Street (per Allegheny County tax records); orignally, 1112-1116 Race Street

b. City, State, Zip Code: Pittsburgh, PA 15212

c. Neighborhood: Central Northside

4. OWNERSHIP

d. Owner(s): GTB Bradberry Ventures LLC (Trek Development Group and Q Development)

e. Street: Century Building, 130 7th Street, Suite 300

f. City, State, Zip Code: Pittsburgh, PA 15222-3409 Phone: (____) ____ - _____

5. CLASSIFICATION AND USE – Check all that apply

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

6. NOMINATED BY:

- a. Name: William Gatti
- b. Street: 4917 Wallingford Street
- c. City, State, Zip: Pittsburgh, PA 15213
- d. Phone: (412) 977-5100 Email: _____

7. DESCRIPTION

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

If Known:

- a. Year Built: 1901-02
- b. Architectural Style: Renaissance Revival
- c. Architect/Builder: Frederick J. Osterling, architect

Narrative: See attached.

8. 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 attached.

9. SIGNIFICANCE

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

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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 attached.

10. 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: _____

11. 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.-

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

12. PHOTO LOGS: *Please Attach*

13. BIBLIOGRAPHY: *Please Attach*

14. NOMINATION FORM PREPARED BY:

a. Name: Jeff Slack, AICP, Founder and Principal, Time & Place LLC

b. Street: 1651 Beechwood Boulevard

c. City, State, Zip: Pittsburgh, PA 15217

d. Phone: (412) 802-5406 Email: j_h_slack@yahoo.com

e. Signature: 



HISTORIC NOMINATION – INSTRUCTIONS

INSTRUCTIONS FOR FILLING OUT THE NOMINATION FORM

1. Indicate the original name of the property if it is currently known by a different name; e.g. Union Station.
2. Indicate the current name of the property
3. Indicate the street address for the property. For districts, attach a separate sheet listing the street address of each property included in the nomination and a clear street map of the area showing the boundaries of the proposed district.
4. Indicate the owner of the property and his or her mailing address. For districts, attach a separate sheet listing the owner of each property and his or her mailing address.
5. Check the classification as indicated.
 - a. **“Historic Structure”** means anything constructed or erected, the use of which requires directly or indirectly, a permanent location on the land, including walks, fences, signs, steps and sidewalks at which events that made a significant contribution to national, state or local history occurred or which involved a close association with the lives of people of nations, state or local significance; or an outstanding example of a period, style, architectural movement, or method of construction; or one of the last surviving works of a pioneer architect, builder or designer; or one of the last survivors of a particular style or period of construction.
 - b. **“Historic District”** means a defined territorial division of land which shall include more than one (1) contiguous or related parcels of property, specifically identified by separate resolution, at which events occurred that made a significant contribution to national, state, or local history, or which contains more than one historic structure or historic landmarks, or which contains groups, rows or sets of structures or landmarks, or which contains an aggregate example of a period, style, architectural movements or method of construction, providing distinguishing characteristics of the architectural type or architectural period it represents.
 - c. **“Historic Site”** means the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure whether standing, ruined or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing structures.
 - d. **“Historic Object”** means a material thing of historic significance for functional, aesthetic cultural or scientific reasons that may be, by nature or design, moveable yet related to a specific setting or environment.
6. Indicate the person(s) responsible for the nomination. Please note: According to the Historic Preservation Ordinance:

“Nomination of an area, property, site, or object for consideration and designation as a Historic Structure, Historic District, Historic Site, or Historic Object may be submitted to the Historic Review Commission by any of the following:

- a. The Mayor of the City of Pittsburgh
 - b. A Member of the Historic Review Commission
 - c. A Member of the City Planning Commission
 - d. A Member of the Pittsburgh City Council
 - e. The Owner of Record or any person residing in the City of Pittsburgh for at least one year (for the nomination of a Historic Structure, Site or Object)
 - f. A signed petition of 25% of the owners of record (for the nomination of a Historic District)
7. Write a physical description of the nominated property or district. Include the following information as applicable:
- architectural style(s)
 - arrangement of architectural elements
 - building materials
 - method(s) of construction
 - visual character
 - street pattern
 - density
 - type and arrangement of buildings
 - topography
 - history of the development of the area
8. Provide a narrative history of the structure, district, site, or object. Include the following information when available:
- History of the development of the area;
 - Circumstances which brought the structure, district, site, or object into being;
 - Biographical information on architects, builders, developers, artisans, planners, or others who created or contributed to the structure, district, site, or object;
 - Contextual background on building type(s) and/or style(s);
 - Importance of the structure, district, site, or object in the larger community over the course of its existence.
 - Include a bibliography of all sources consulted at the end. Where historical information is uncertain or disputed, reference sources in the text.
9. Listed below are the categories and criteria for historic designation as set forth in the Pittsburgh Historic Preservation Ordinance. Describe in detail how the structure, district, site, or object meets one or more of the criteria. According to that legislation in Section 1.4 of the Pittsburgh Historic Preservation Ordinance, *Criteria for Designation*, a building must meet at least one of the following criteria in order to be designated:
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;

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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.
10. 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.”
 11. The nomination must be accompanied by evidence that the nominator has made a good-faith effort to communicate his or her interest in the historic designation of this landmark or district to the owner(s) of these properties. Describe how this was done, and attach evidence that the owner(s) of the nominated landmark or of the properties within the nominated district have been informed of the nomination. This may include a copy of a notification letter with a mailing list, a letter confirming phone calls, or a petition signed by affected property owners.
 12. Clear photographs of the nominated buildings or districts should accompany the nomination form. The applicant shall include photographs of all elevations of an individual building and its setting, or the front elevation of each building in a district. In the case of closely spaced buildings or rowhouses, several buildings may be included in one photograph. Each photograph must be labeled with the street address of the building(s) and the month and year the photograph was taken.
 13. Copies of major supporting documents should accompany the nomination form. Such documents may include, but are not limited to:
 - historic photographs;
 - historic and contemporary maps;
 - historic or contemporary texts describing the subject property or district;
 - historic or contemporary texts describing people, places, or events that comprise the historic context of the subject property or district.
 - Oversized materials (such as architectural drawings) and materials too fragile to copy may be accepted.

PLEASE NOTE: It is the responsibility of the nominator to provide the Historic Review Commission and its Staff with information sufficient to fairly evaluate the nomination. **Incomplete nomination forms will not be accepted. Fee must be included. Nominations must be submitted in both electronic and hard-copy format.**

CHECKLIST: *The Bradberry Apartment Building*

- #1-6 Nomination Form:** Address, Ownership, Classification, Nominator Info.
 - #7: Description
 - #8: History
 - #9: Significance
- #10 Integrity**
- #11 Consent of Property Owners**
- #12 Photographs of Property:** numbered and labeled
- #13 List of Supporting Documents**

- Fee**
- Hard-Copy nomination**
- Electronic nomination (Word Format for text).**

The Bradberry Apartment Building—Addenda

7. Description

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

The Bradberry Apartment Building is located at 1130 Reddour Street in Pittsburgh's Central Northside neighborhood, approximately one mile north of the city's central business district (Figure 1). The setting is urban, with mostly late-nineteenth and early-twentieth century commercial development of two to four stories in the immediate vicinity with smaller scale housing from the same era to the northwest.

The building fully occupies Allegheny County Tax Parcel 23-L-70, which represents the boundary of the property for this nomination (Figures 2 and 3). The parcel is bounded on the west by Reddour Street (originally Race Street; with a parking lot directly across from The Bradberry); on the north by Eloise Street (originally Ellsworth Street; with the Federal North parking garage across the street); on the east by a small courtyard and empty lot created when the rear of the Garden Theatre was demolished in 2014 (10-14 West North Avenue, designed by Thomas H. Scott, 1915); and on the south by the former Masonic Hall (16-20 West North Avenue, designed by Bartberger and East, 1894). A half-block to the south, across West North Avenue, is Allegheny Commons, which dates to 1867 and is the oldest park in the city of Pittsburgh.

The Bradberry is a four-story brick apartment building constructed in the Renaissance Revival style that faces west onto Reddour Street (Photos 1-3). It is rectangular in massing, ten bays wide, six bays deep and is covered by a flat roof that slopes to the rear. The front façade contains two entrances, designated originally as 1112 and 1116 Reddour Street, each of which historically provided access to two apartments, or flats, on each floor; the two addresses were not interconnected internally. Renovations completed in 2018 under a partnership of Trek Development Group and Q Development and designed by Rothschild Doyno Collaborative, retained the historic sixteen-unit capacity but created new apartment layouts accessible from either front door and redesigned and reconstructed the deteriorated rear façade. As a result of the newly-connected entrances, the building was renumbered as 1130 Reddour.

The front façade is clad in buff brick laid in a running bond and is the most formal and symmetrical elevation of the building (Photo 4). Horizontality is emphasized through the use of a foundation of coursed limestone capped by a projecting water table; a denticulated limestone stringcourse above the first-story windows; a limestone sill course beneath the second-story windows; a corbeled brick sill course beneath the fourth-story windows, and a heavily denticulated tin cornice with an architrave of large limestone modillions (Photo 5). The entrance doors and the stairwell windows above them are decorated in rusticated limestone, in a pattern commonly known as a Gibbs surround (named after architect James Gibbs, who popularized it in England in the first half of the eighteenth century). Crowning the Gibbs door surrounds are large limestone cartouches; crowning each stairwell surround is a large limestone scroll (Photos 6-8).

Window openings are rectangular on the first three stories and arched on the fourth (Photo 9). The former are capped by window heads of limestone composed of triple keystones in a pattern sometimes also called a Gibbs surround. The upper windows are capped by Roman arches (i.e., semi-circular brick arches) with carved limestone keystones in the form of scrolls. At the center of the first story, between the windows, is a large carved limestone plaque that reads "The Bradberry" (Photo 10).¹

The north façade is clad in red brick laid in a running bond (Photos 1 and 11). This façade is far simpler than the front façade and contains minimal ornamentation. The foundation and windows sills are limestone. Window openings on the first three stories are capped by radial brick arches; those on the fourth story are capped by Roman arches. The parapet contains a simple cap with no ornamentation.

¹ Identification of some of the architectural details and materials comes from: Logan I. Ferguson, "Mexican War Streets Historic District (Boundary Increase 2)," National Register nomination, (Philadelphia: Powers & Company, Inc., June 1, 2011); and Rothschild Doyno Collaborative, "Bradberry Garden," construction blog.

Windows on the west and north facades of the building are new and were designed to be historically appropriate. Manufactured in a dark bronze finish, the new windows match the old in terms of configuration, operability and size.

As mentioned, the east façade has been modified. Historically, most of this tertiary façade was blocked from public view by the north end of the Garden Theatre, which until 2014 extended to Eloise Street and abutted the fire escapes on the rear of The Bradberry (Figures 4 and 5). Creating the interconnected hallways provided two means of egress, thus eliminating the need for new fire escapes to be installed on this façade. In an effort to distinguish new construction from historic designs, the rear façade was clad in a dark brown brick laid with aligned joints in alternating horizontal and vertical bands (Photo 12). Windows are contemporary and rectangular in form, with most containing at least one sash that opens. The first story contains a new rear entrance to the building and access to a landscaped courtyard which is enclosed by a brick wall and wooden fence.

Almost all of the south façade adjoins the Masonic Hall, which had been built about eight years before construction of The Bradberry.

8. History

Provide a history of the structure, district, site, or object.

The modern history of the neighborhood surrounding the Bradberry Apartments began with the founding of the town of Allegheny. In 1788, surveyor David Redick drew a plan for “Alleghenytown” for lands north of the Allegheny River that the Commonwealth had reserved for Revolutionary War veterans. Redick laid out a town of thirty-six square blocks surrounded by common grazing land (the Allegheny Commons), outside of which were “outlots.” The intention was for buyers to purchase “inlots” in town for houses, along with “outlots” that they would farm (Figure 6).²

The town developed slowly at first, attaining a population of only about 600 residents by 1820. Growth after this date was more rapid. The population in 1830 had reached 2800, prompting development to expand beyond the Commons into new residential neighborhoods on former outlots. By 1840 the population was 11,000; by 1850 it had risen to 21,000; and at the outbreak of the Civil War it stood at 28,700.

The growth of Allegheny was spurred by construction of new transportation facilities that complemented river traffic: the first bridge between Pittsburgh and Allegheny was built in 1819; the Butler Turnpike was completed in 1821; the Western Division of the Pennsylvania Canal opened in 1829; and the Ohio and Pennsylvania Railroad (later the Pittsburgh, Fort Wayne & Chicago) entered Allegheny in 1851. The first cross-state railroad connection was completed in 1852.

By the time of the Civil War, the Commons had fallen into a dilapidated condition, leading to calls to transform the space into a landscaped park (Figures 7 and 8). With the newly-completed Central Park in New York City providing inspiration, the City hired the New York firm of Grant & Mitchell in 1867 to prepare plans, which were completed in 1876. This new amenity brought construction of larger houses along the streets that bordered the park on all sides—Cedar and North Avenues and Brighton Road.

As the population of Allegheny increased, outlots were subdivided into building lots for residential construction. One early subdivision was the 1848 Buena Vista Extension (present-day Mexican War Streets neighborhood), developed by General William Robinson, with Palo Alto Street and Resaca Place at its center. The advent of horse-drawn streetcars in the 1860s encouraged more intensive development along North Avenue, Monterey Street, and Jacksonia Street and stimulated development further from the center of town, in response to which Buena Vista Street was extended up the hillside to the north.

² Background material for this section was adapted in part from: Michael Eversmeyer, “Mexican War Streets Historic District (Boundary Increase), National Register nomination (Pittsburgh, 2008).

During the last two decades of the nineteenth century, development become denser. Vacant lots throughout the district were developed and larger buildings on prominent streets replaced smaller buildings (for example, the 1894 Masonic Hall at 16-20 West North Avenue). Large houses also came to dominate parts of the block faces along North Avenue, as the well-to-do, including Allegheny department store magnate Russell Boggs (of Allegheny's Boggs & Buhl) and industrialist William B. Scaife, erected houses there.

Around the turn of the twentieth century, the intersection of North Avenue and Federal Street became the center of a commercial concentration, with new businesses, like those on the ground floor of the Masonic Hall, in close proximity (Figures 9 and 10). Construction continued into the early 1900s, including introduction of a new building type to the North Side—the apartment house—with The Bradberry being one of the earliest examples.

Allegheny City resident and businessman William T. Bradberry purchased the lot to the north of the newly-constructed Masonic Hall on June 20, 1894 and within a few years hired architect Frederick J. Osterling to design a sixteen-flat apartment house to be fashionably located just off Allegheny Commons.³ General plans were first announced in the February 17, 1901 edition of the *Pittsburgh Daily Post*. Ten days later, the same paper provided additional details, stating that “William T. Bradberry will erect a fine apartment building. It is to be located on the same lot as the Masonic temple in Race Street. . . . The structure will be four stories high, have 16 apartments and be fireproof throughout.”⁴ On May 19, the *Daily Post* reported that “Apartment houses are slowly coming to the front in Allegheny and during the summer about half a dozen are planned for erection. The contract for the Bradberry flats, at Race Street and Ellsworth, has been let and work on this structure will be started tomorrow morning. There will be 16 modern apartments in the building of four rooms each. Broker A.D. Wilson has been appointed exclusive agent of the new structure.”⁵ Four days later, the *Pittsburgh Press*, under the headline, “Permit for Big Building,” indicated that “The Allegheny bureau of building issued, this morning, a permit to W.T. Bradberry, the former well-known stove manufacturer, for the erection of a four-story brick apartment house. . . . It will have a frontage of 57 feet on Race Street and 80 feet on Ellsworth Street, and will cost \$30,000 (Figure 11).”⁶ In April 1902, newspaper announcements indicated that the “finest apartment building in Allegheny [is] now ready for occupancy” and that it featured “nice light rooms, fireproof floors, central location, near parks, four rooms and bath each, [and] private hall (Figure 12).”⁷ An advertisement from 1904 for an available unit provides some additional detail into what the apartments would have been like: “The Bradberry, Race Street, Allegheny—New, up-to-date apartments, parlor, bed room, bath room, dining room, kitchen and laundry, filtered water, fire and sound proof, back and front entrance, central location, near parks.”⁸

That fireproof construction was a particular feature of the building that may have attracted tenants, and which contributes to its significance. A September 1902 advertisement by William Bradberry's agent, A.D. Wilson, claims that “The Bradberry Flats [are the] finest and only fireproof flats in the city (Figure 13).”⁹ While this claim has yet to be substantiated, a review of Sanborn Fire Insurance Company maps of Allegheny from 1906 suggests that the apartment house as a building type was still fairly uncommon, and that fireproof construction of those that did exist was even rarer. An illustrated book on Osterling's work from 1904 contains an advertisement for the Columbian Fire-Proofing Company, which states that their system of “ribbed steel bars embedded in concrete” was utilized in the construction of The Bradberry (Figure 14). The listing contains an illustration of their system and indicates that the company's general office was in Pittsburgh, with additional offices in New York, Boston, London, Chicago and Philadelphia.¹⁰

Allegheny City was annexed by Pittsburgh in 1907. The annexation was controversial at the time, as an overwhelming majority of Allegheny City residents were opposed to the merger. The population of Pittsburgh rose from 321,616 in 1900 to 533,905 in 1910, which included the 132,283 residents who lived in Allegheny in 1910

³ Allegheny County, Pennsylvania, Deed Records.

⁴ *Pittsburgh Daily Post*, 17 and 27 February 1901.

⁵ *Pittsburgh Daily Post*, 19 May 1901.

⁶ *Pittsburgh Press*, 23 May 1901.

⁷ *Pittsburgh Daily Post*, 17 and 23 April 1902.

⁸ *Pittsburgh Daily Post*, 29 June 1904.

⁹ *Pittsburgh Press*, 5 September 1902.

¹⁰ *Works of F.J. Osterling Architect*, compiled by J. Franklin Nelson (Pittsburgh: Murdoch-Kerr Press, 1904). The same advertisement indicates that the Columbian fireproofing system was also utilized on Osterling's Iroquois Apartments.

when the last census of Allegheny was taken. As a result of the annexation, many duplicate street names existed, resulting in Race Street becoming Reddour and Ellsworth becoming Eloise.

Large scale new construction in the neighborhood largely ceased by the start of the First World War. After the war, the typical urban woes of the twentieth century beset the neighborhood. The encroachment of industry and its associated pollution and noise, along with the development of suburban areas around Pittsburgh, encouraged the movement of prosperous families out of the district and resulted in a lowering of standards of building care and maintenance in some areas. Lack of investment during the Great Depression and Second World War, along with the subdivision of houses to provide apartments for war workers, caused further deterioration of the building stock.

Automobile-oriented uses broke the block faces and reoriented the street grid in places throughout the North Side, particularly in the 1960s. Urban renewal brought the 1966 opening of Allegheny Center south of The Bradberry, a project that cleared 518 buildings for two professional buildings, four apartment buildings, fifty townhouses, and a 75-store shopping mall (Figure 15). In 1968, a full square block on Federal Street was cleared for construction of the North Side Public Safety Building. This building was itself demolished in the 1990s, along with surrounding structures, as part of the Federal-North Redevelopment Project, which produced the current medical office buildings at Federal and Sampsonia Streets. Renewal efforts did not stem the tide of decline, however, as evidenced in part by the conversion of the Garden Theatre to an adult movie venue in 1974.

Countering these trends, in part, the Mexican War Streets neighborhood underwent considerable restoration and revitalization in the late 1960s. This renovation was initiated by Pittsburgh History & Landmarks Foundation and the Mexican War Streets Society, and was assisted by the Urban Redevelopment Authority of Pittsburgh and Neighborhood Housing Services. The revitalization of the district has continued into the twenty-first century under the leadership of these organizations, as well as that of the Central North Side Neighborhood Council (now the Allegheny City Central Association).

Pittsburgh City Council designated the area bounded generally by North Avenue, Drovers Way, Sampsonia Way, and Sherman Avenue, as a City Historic District in 1972. In 1979, this district, called the Mexican War Streets Historic District, came under the jurisdiction of the newly-created Pittsburgh Historic Review Commission (HRC) for review of exterior building alterations and renovations. The Bradberry is located two blocks east of this district and, therefore, is not subject to HRC review (for a photograph of the building from this time period, see Figure 16). The current nomination aims to designate The Bradberry as an individually-listed City landmark.

In 1975, Pittsburgh History & Landmarks Foundation nominated an irregularly-shaped section of the Central North Side for listing in the National Register of Historic Places. This area, which included most of the City-designated historic district, as well as Jacksonia Street (west of Arch Street), Garfield Avenue, and Buena Vista Street (up the hillside) was listed in the National Register as the “Mexican War Streets Historic District.” Its boundaries were somewhat circumscribed by a wish to focus attention on the revitalization of the core of the neighborhood. In 2008, identification and documentation were undertaken to increase the boundaries of the district to include adjacent areas that have a similar historic background and visual character as the original historic district. In 2012, the block containing The Bradberry was added to the National Register as a second expansion of the Mexican War Streets Historic District.

The Bradberry was listed as a contributing resource in the National Register nomination despite having sat vacant since the 1990s. In 1996, it was purchased by the Urban Redevelopment Authority of Pittsburgh (URA) with the long-term goal of renovating the apartments. In 2008, Northside Tomorrow LLC, a joint venture of the Northside Leadership Conference and what was then the Central Northside Neighborhood Council, hired Pittsburgh architecture and preservation firm Pfaffmann + Associates to create a technical assessment and market study of The Bradberry and four other historic buildings on what had come to be known as the Garden Theatre Block. The author of the current nomination was part of the Pfaffmann planning team.

In 2014, Trek Development Group and Q Development formed a partnership in response to a URA request for proposals to rehabilitate the Garden Theatre Block. Working to plans by Rothschild Doyno Collaborative, selective demolition of The Bradberry began in 2017 and renovations were completed in 2018.

9. Significance

Criterion 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;

The Bradberry Apartment building is significant for its identification with William T. Bradberry, a prominent businessman and resident of Allegheny City who had the building constructed (Figure 17). Bradberry was president of the Anshutz-Bradberry Company, a major manufacturer of cook, parlor and heating stoves, whose plant was located on Preble Avenue along the Ohio River, south of Western State Penitentiary. Following the death of his wife in 1910, Bradberry lived in one of the apartments in the building (on the 1116 Reddour Street side) and died in his home in 1924 at the age of eighty-five.

The Bradberry Apartment Building is one of only two historic resources directly associated with Bradberry's life and career known to be extant. The original Anshutz foundry on what was River Avenue on the North Side is gone; the stove plant on Preble Avenue created under Bradberry's tenure, known as the Tremont Stove Works, was demolished in the middle of the twentieth century and is now home to the Duquesne Light Company Operations Center (2515 Preble); the original retail showroom of Anshutz-Bradberry in Allegheny at 196 Ohio Street (present-day 623-25 East Ohio Street) is now a c. 2000 Rite Aid store; and the Pittsburgh wholesale showroom at 214 Liberty Avenue is the present site of the K&L Gates Building. The only other surviving resource is the Bradberry's two-story brick house at what was then 360 California Avenue near Halsey Street on the North Side, which was their home from c. 1890 to c. 1911 (present-day 2406 California).

William T. Bradberry was born in Finleyville, Washington County, Pennsylvania on May 12, 1839. He was the eldest son of Thomas Bradberry, who had first settled in what was then the borough of Allegheny after emigrating from Yorkshire, England. There he married Elizabeth Tunstall and they subsequently moved to Washington County, before returning to Allegheny in 1845. Thomas Bradberry died within a year of their return, leaving his widow with three children to raise.¹¹

William Bradberry was educated in the Allegheny public schools before becoming an apprentice iron moulder with Mitchell, Herron & Company when he was seventeen. He worked there until August 1862, when he enlisted in Company G, 139th Pennsylvania Volunteers, where he was promoted to quartermaster sergeant, a rank he held until being mustered out in 1865. Upon his return to Allegheny City, he went back to work with Mitchell, Herron & Company before accepting the position of superintendent of the DeHaven & Sons stove foundry in January 1870.¹²

In 1879, William Bradberry accepted an offer to be an equal partner in the stove foundry of Henry Anshutz, which had been established three decades earlier in Allegheny. Anshutz was born in 1812 in Zinzerville, Alsace, which was then part of Germany, and emigrated to Pittsburgh at age twenty. A company history of Anshutz and his Lafayette Stove Works was included in the 1879 book, *Industries of Pittsburgh: Trade, Commerce and Manufactures*:

The Lafayette Stove Works were established in 1844 by S. Showers & Anshutz, who commenced business with but a very small capital, gradually increasing the same year after year by industry and a policy of uniform and spotless integrity. In 1854, Mr. Showers retired from the concern, leaving Mr. H. Anshutz sole proprietor until 1863, when he admitted John H. and C.W. Anshutz, his two sons, and the firm became H. Anshutz & Sons, continuing so until 1872, when upon the death of John H. the firm remained composed of H. & C.W. Anshutz under the title of H. Anshutz & Son, and became widely known under the style, a title not changed until January 1, 1879, when by the admission of W.T. Bradberry the firm became H. Anshutz & Co., as at present (Figure 18).¹³

¹¹ *City of Allegheny, Pa.: Illustrations and Sketches of the Banking, Wholesale and Manufacturing Interests and the Representative Professional Interests of Allegheny County* (Pittsburgh: Duquesne Printing & Publishing Company, 1897).

¹² Polk State School, "In Memory of William T. Bradberry," *Report of the Polk State School for the Two Years Ending May 31, 1924*; "William T. Bradberry Dies in Home," Obituary, *Pittsburgh Post-Gazette*, 28 March 1924.

¹³ *Industries of Pittsburgh: Trade, Commerce and Manufactures* (Pittsburgh: Chamber of Commerce, 1879). An obituary for Anshutz in the *Pittsburgh Post-Gazette*, 10 October 1887, offers contradictory details, including that "the deceased first went into

Upon the retirement of Henry Anshutz in 1886, William Bradberry became the company's president and the business became the Anshutz-Bradberry Company.¹⁴ Under Bradberry's management, the company expanded the distribution of its stoves to dealers throughout the United States, which by 1879 already included "Ohio, West Virginia, Indiana, Iowa and many other Western States." There was even international exposure. Stoves were "exported to Cuba and other foreign markets," and in 1887, the company "shipped a consignment of their famous Tremont parlor and heating stoves to London," where they were "Pittsburgh's sole representative at the London-American Exhibition."¹⁵

Shortly after assuming leadership of the company, Bradberry began planning for a new and much larger foundry to be built on a three-acre parcel on the Ohio River (Figures 19-22). Known as the Tremont Stove Works, the plant became a significant employer in Allegheny and offered a wide range of products:

The premises consist of a substantial five-story brick building, including offices, pattern, tin shop, and storage room, with foundry in rear 170 x 100 feet in area, stabling, flash sheds, engine, cleaning and polishing rooms, all equipped with the latest improved machinery and appliances. Here an average force of one hundred and twenty-five skilled hands is employed, the range of production embracing the famous line of Tremont stoves, ranges and furnaces, grate fronts, fenders, hollow ware, grate bars, bake ovens, furnace doors, miscellaneous castings to order, and all kinds of warm air, steam and water apparatus. The company issues a superior illustrated one-hundred-and-forty-page catalogue, which may be obtained free on application.¹⁶

In May 1900, William Bradberry retired from what had grown to become a conglomerate known as the Pittsburgh Stove and Range Company (Figures 23 and 24).¹⁷ The company had been formed in 1899 with the merger of nine Pittsburgh stove foundries. Bradberry, who was particularly well respected, was named vice president of the new enterprise. An executive committee, consisting of president Charles H. Bradley (formerly of A. Bradley & Co.), treasurer James Graham (formerly of Baldwin & Graham), and Bradberry streamlined operations, keeping only the four largest foundries open—one of which was the former Anshutz-Bradberry plant on the Ohio River. Production at the time was fifty to sixty thousand stoves and ranges annually, with the target under the merger being as many as eighty thousand units. While Bradberry was at the helm for only a brief period, he played a role in the new company's transition to the manufacturing of steel ranges and stoves, which had never before been made in Pittsburgh.¹⁸

During his career in the stove business, Bradberry's contributions extended beyond the managerial, as he was actively involved in the technical aspects of product development and secured at least four patents in his lifetime. In 1879, he registered inventions for a fire-back and for a combined fire screen and blower for stoves and fireplaces; in 1886, he registered a design for a natural gas burner; and in 1898 he secured a patent for a fire pot for stoves (Figure 25).¹⁹

After his retirement from the Pittsburgh Stove and Range Company, Bradberry remained active in business matters. He became a member of the board of directors at the Enterprise National Bank of Allegheny and later its vice president until its closing in 1905.²⁰ In 1900, he was elected to the board of directors of the Tuna Oil Company [petroleum, not fish], and was re-elected two years later.²¹ In 1901, he co-founded the Superior Manufacturing Company, which produced gas logs and appliances for burning natural gas, and served as the company's president.²²

business with Christian and Philip Shaner in 1844 in a small foundry at the corner of North and Ohio Streets, Allegheny, where they employed four or five men."

¹⁴ "Guide to the H. Anshutz and Son Account Book 1865-1877," Senator John Heinz History Center; "Tremont Stove Works," *Allegheny County, Pennsylvania: Illustrated* (Pittsburgh: The Consolidated Illustrating Co., 1896), 180; *City of Allegheny, Pa.*, 1897.

¹⁵ *Industries of Pittsburgh*; *Pittsburgh Daily Post*, 6 April 1887.

¹⁶ "Tremont Stove Works," *Allegheny County, Pennsylvania: Illustrated*.

¹⁷ *Pittsburgh Press*, 29 May 1900.

¹⁸ *Iron Moulders' Journal*, v. 35, no. 11, November 1899.

¹⁹ United States patents numbers 218616 (1879); 222860 (1879); 344808 (1886), 596843 (1898).

²⁰ *Pittsburgh Press*, 29 May 1900; *Pittsburgh Press*, 10 January 1905; *Pittsburgh Daily Post*, 20 October 1905.

²¹ *Pittsburgh Post-Gazette*, 20 February 1900; *Pittsburgh Press*, 18 February 1902.

²² *Pittsburgh Press*, 27 June 1901; *Pittsburgh Post-Gazette*, 15 June 1906.

Outside of his business ventures, William Bradberry was actively engaged in civic affairs. He was a member of the Allegheny School Board from 1883 until its dissolution in 1907 when Allegheny City became part of Pittsburgh. He was a candidate for mayor of Allegheny in 1895, suffering a surprising loss in the Republican primary to Charles Geyer in January 1896 by just 659 votes.²³ In 1902, Bradberry served as Allegheny City's chairman for the recently formed Citizens Party, an offshoot of the Republican Party that had grown weary of the machine politics that had grown to dominate government throughout the region. The platform aimed "to defeat efforts to elect dishonest and incompetent men as public officers, prevent the perpetuation of fraud upon the taxpayers, and to secure and maintain economic and efficient government." The party surprised many with their success over the next two years. Through their efforts, and those of other reformers, William B. Hays was elected mayor of Pittsburgh and "the long-standing regime of the Republican Ring came to an ignominious close."²⁴

Bradberry was a Commander of Colonel John B. Clark Post No. 162 of the Grand Army of the Republic and a member of the Board of Trustees that shepherded the creation of Soldiers and Sailors Memorial Hall in Oakland (designed by Henry Hornbostel, 1910). A number of sources reported that Bradberry took much personal gratification from the fact that that he cast a vote for Lincoln and voted for every subsequent Republican presidential nominee.²⁵

In 1896, he was appointed by Pennsylvania Governor Daniel H. Hastings to the Board of Trustees of the Polk State School for the Feeble Minded in Venango County (later named the Polk State School). Established in 1893, the institution was located on 870 acres near Polk, six miles west of the city of Franklin. The site was designed on a scattered "cottage plan" of over two dozen buildings by architect Frederick J. Osterling in 1894 and opened in 1897. It is likely that Bradberry became familiar with Osterling through his work at Polk and subsequently selected him to design The Bradberry a few years later. William Bradberry served on the Polk board until 1923.

In 1905, he was elected the inaugural president of the Northside Board of Trade. One of the principal goals of the organization, besides general business boosterism, was attempting to secure the means to construct a bridge "across the Ohio somewhere between the penitentiary and the foot of Chartiers Street."²⁶

In his personal life, he married Martha Walkinshaw in 1866. Born in 1840, she was the daughter of David and Rebecca Walkinshaw of Allegheny.²⁷ They were the parents of seven children, but none of them outlived their father. After Martha's death in 1910, Bradberry married Lucille Freeman Ewalt of Allison Park in October 1911.²⁸ That same year, Bradberry sold the house he had shared with his first wife on California Avenue and moved into an apartment in The Bradberry with his new wife (Figure 26).²⁹ Lucille, who was four decades younger than her husband, outlived him by more than a half century. She died in Santa Barbara, California in 1968 at age eighty-five.³⁰

On March 28, 1924, Bradberry died in his eponymous apartment building, which he had constructed two decades before. An article in the *Post-Gazette* just a few years earlier had called him "the best-known citizen of the North Side."³¹ He left an estate worth ninety-five thousand dollars, which when adjusted for inflation would be worth well over a million dollars today.³²

²³ "William T. Bradberry Dies in Home," Obituary, 1924; *Pittsburgh Post-Gazette*, 29 July 1895; *Pittsburgh Press*, 18 January 1896.

²⁴ David Quinn. *Steel Shamrocks: The Sons of Annie McKenna* (Bloomington, IN: iUniverse, 2014).

²⁵ Ibid; Polk State School; *Post-Gazette*, 8 September 1921.

²⁶ *Pittsburgh Daily Post*, 7 April 1905.

²⁷ *Pittsburgh Press*, 12 September 1910.

²⁸ *Pittsburgh Post-Gazette*, 19 October 1911.

²⁹ *Pittsburgh Post-Gazette*, 28 April 1911; Pittsburgh city directory, 1912.

³⁰ *Courier* (Waterloo, Iowa), 25 November 1968.

³¹ *Pittsburgh Post-Gazette*, 8 September 1921.

³² *Pittsburgh Post-Gazette*, 12 April 1924.

Criterion 3. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;

The Bradberry Apartment Building is a skillfully designed example of the Renaissance Revival style successfully adapted to the specific program of an early twentieth-century apartment building. At this time in the history of Allegheny and Pittsburgh, the apartment house was still a new building type. Local developers feared that people—especially middle- and upper-class families—might not accept the idea of living so close to one another. There was a sense that “one bad apple could spoil the bunch,” where one unsavory tenant could tarnish the social standing of others in the building.

As a result, architects turned, in part, to design for a solution—dressing their new multi-family buildings in motifs with established pedigrees and unquestioned integrity in order to assuage a wary public. For The Bradberry, one of the earliest apartment houses in Allegheny, Architect Frederick J. Osterling chose the Renaissance Revival style for its historicity, formality and high style. He chose similar motifs for similar reasons for his contemporaneous, but much larger, Iroquois Apartment Building in Oakland. Commenting on the latter, Pittsburgh historian Walter C. Kidney wrote: “The apartment house was still a new genre in local architecture, though one becoming popular. The idea of persuading people to live under the same roof with strangers was a little challenging, and architects usually would either affect continental sophistication or suggest something English and manorial.”³³

The Renaissance Revival style, also known as the Italian Renaissance Revival style, turned away from earlier Victorian motifs and looked to Italian precedents for inspiration. *The Pennsylvania Architectural Field Guide* developed by the Pennsylvania Historical & Museum Commission indicates that the style was utilized in Pennsylvania largely during the time period from 1890 to 1930:

The Italian Renaissance Revival style developed at the very end of the Victorian period of architecture. Like the Romanesque styles and other later classically-inspired styles, the Italian Renaissance Revival style looked to Italy and the ancient world for inspiration. This style developed in direct contrast to the medieval form and appearance of other popular styles of the time, the Gothic Revival, Queen Anne, and Shingle styles. This style and the earlier Italianate style both were modeled on the 16th century buildings of the Italian Renaissance. However, Italian Renaissance Revival style buildings are much closer stylistically to the original form than the Italianate style. This added authenticity was due to greater familiarity with the original buildings—via photographs versus pattern books—and advances in masonry veneering techniques that developed in the early 20th century.

The most predominant feature of this style is its imposing scale and formal design incorporating classical details such as columns and round arches and balustrades. This style can take several distinct forms, but all variations are almost always of masonry (usually stone) construction. One version of the style features a large rectangular building, usually three or more stories in height, topped by a flat roof with a crowning balustrade. Another common feature for this flat roof version of the Italian Renaissance Revival style is a rusticated stone first floor with upper floors having a smooth finish. Porch arcades and porticos are often seen in this version as well. The other most common form of this style features a hipped roof, often of clay tiles, with broadly overhanging, bracketed eaves. This variation bears some resemblance to the Spanish Colonial Revival style (also known as the Mission style) which was popular in the same period. While having a similar form and tiled roof, the Spanish Colonial Revival style lacks the classical details like columns, pilasters and pedimented windows.

The Italian Renaissance Revival style was first popularized on the East Coast by architects such as McKim, Mead & White as early as the 1880s. This elegant style is seen mostly in up-scale, architect-designed buildings, such as mansions or public buildings. While many examples of this style can be found in Pennsylvania, it is most common in city settings.³⁴

³³ Walter C. Kidney, *Oakland*, Images of America Series (Charleston, SC: Arcadia Publishing, 2005), 114.

³⁴ Pennsylvania Historical & Museum Commission, “Italian Renaissance Revival Style 1890-1930,” *Pennsylvania Architectural Field Guide*, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/italian-renaissance.html>, accessed 10 August 2019.

In Pittsburgh, examples of the style include the original classroom block and first addition to the Larimer School (Ulysses J. L. Peoples, architect, 1896 and 1904, Figure 27); the Belmar School in Homewood (Thomas C. McKee, architect, 1900, Figure 28); the building housing Fire Station 18 and the Zone 4 Police Station on Northumberland Street in Squirrel Hill (George H. Schwan, architect, 1906, Figure 29); and the Osterling-designed Iroquois Apartments on Forbes Avenue in Oakland (1901, Figure 30).

Character-defining features of the Renaissance Revival style that are present on The Bradberry include its rectangular massing, masonry construction, symmetrical front façade, limestone foundation with water table, denticulated limestone stringcourse, limestone and brick sill courses, heavily denticulated tin cornice with limestone modillions, Gibbs door and window surrounds, arched window openings, and decorative stone elements like scrolls and cartouches.

Criterion 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;

The Bradberry Apartment Building is significant as a skillfully-designed example of the work of accomplished late nineteenth- and early-twentieth century Pittsburgh architect Frederick J. Osterling (October 4, 1865 – July 5, 1934, Figure 31).

Frederick John Osterling was born in the Monongahela river community of Amity (present-day Dravosburg) in 1865. His parents were Philip Osterling, a Civil War veteran and carpenter who came to western Pennsylvania at age eleven, and Bertha Stauffer, whose family was from Butler County. Shortly after Frederick’s birth, the family moved to Birmingham on what is today Pittsburgh’s South Side, before moving to Allegheny in 1868. There, they lived in Manchester at the northwest corner of Juniata and Manhattan Streets, while father Philip Osterling worked as a partner in the Osterling-Langenheim planing mill on Anderson Street.³⁵

Frederick Osterling attended the local public schools before enrolling at the Lessing Institute, a private technical school in Allegheny. He then apprenticed in the Pittsburgh office of architect Joseph Stillburg.³⁶ “Osterling experienced success in architecture from the start, having a design published at age 18 in *American Architect and Building news*, and also being called on to design a house for his father’s lumber business partner at age 19.”³⁷ He then toured Europe for a year to study architecture before returning to Pittsburgh to establish his own practice. He received his first major commission in 1887, when he was selected to design the new Allegheny High School on Sherman Street (he also received the later commission for its Arch Street addition).³⁸

Martin Aurand, Principal Architecture Librarian and Archivist at the Carnegie Mellon University Architecture Archive, summarized Osterling’s professional accomplishment as follows:

He established his professional reputation with structures such as the Times Building (1892), Arrott Building (1902, Figure 32), and Colonial Trust Building (1902), all located in Pittsburgh’s prestigious Fourth Avenue financial district, and with a succession of important schools, churches, residences, and institutional and industrial buildings. His clients included the prominent Pittsburgh businessmen and industrialist of the day. He designed the ‘Greenlawn’ residence of H.J. Heinz, churches in Loretto and Braddock (and possibly a residence) for Charles Schwab, and the Westinghouse Air Brake Company plant and office building in Wilmerding for George Westinghouse. He was also favored for county and state work, designing the opulent courthouses for Washington and Luzerne Counties and the Western Pennsylvania Institute for the Feeble-

³⁵ John J. Canning, *Osterling in Brighton Heights: A Historical Sketch of the Role of Allegheny City’s Premier Architect in the Development of Brighton Heights, One of Allegheny City’s Streetcar Suburbs* (Pittsburgh: John J. Canning, 2002); Frederick J. Osterling Collection, ca. 1889-c1910, DAR.2014.01, Darlington Collection, Archives & Special Collections, University of Pittsburgh Library System.

³⁶ Stillburg’s noted works include the Eberhardt & Ober Brewery (Penn Brewery, 800 Vinial Street) and Troy Hill Fire Station 39.

³⁷ Frederick J. Osterling Collection, University of Pittsburgh.

³⁸ “Mr. Osterling Selected Architect of the Allegheny High School,” *Pittsburgh Daily Post*, 20 September 1887.

Minded at Polk in Venango County (Figure 33). He entered but did not win the highly publicized—and politicized—design competition for Pennsylvania’s State Capitol. . . .³⁹

In the early 1900s, Osterling served as County Architect for Allegheny County. In this capacity his work included a new Allegheny County Morgue, sympathetic additions to the Allegheny County Jail and a proposal to add two stories to the Allegheny County Courthouse. . . . From 1904 to 1915, Osterling maintained a steady practice, as indicated by his projects published in *The Builder*, a local architects’ journal, and those listed in the Pittsburgh Architectural Club exhibition catalogue of 1907. The Commonwealth Trust Company Building (1907, Figure 34) and the Hotel Cape May (1908, Figure 35) in New Jersey were high-water marks.⁴⁰

Many of his early works are pictured in the book, *Works of F.J. Osterling Architect*, published by Murdoch-Kerr Press in 1904. It contains approximately forty plates depicting key projects.⁴¹ Unfortunately, The Bradberry is not among them.

In 1915, Henry Clay Frick, who had hired Osterling almost twenty-five years before to redesign “Clayton,” the family home on Penn Avenue in the East End, hired him again to design the Union Arcade (Figure 36). Later known as the Union Trust Building, the Arcade would be the centerpiece of Frick’s downtown real estate empire and would become the most important commission of Osterling’s career. “Constructed between 1915 and 1917, the Union Arcade proved to be a great success, garnering for both the structure and its architect much acclaim.”⁴²

In 1917, bucking a tradition of establishing an office on a floor in a commercial building of one’s own design, Osterling built a freestanding office and studio at 228 Isabella Street on the North Side that displayed Gothic motifs, yet was progressive for its day (Figure 37).⁴³ However, residual fallout from the proposed addition to H.H. Richardson’s courthouse, a protracted lawsuit with Frick over construction delays on the Union Arcade, possible anti-German sentiment during World War I and a worsening hearing loss approaching deafness suggest that the new office “appears to have culminated a distinguished career, rather than giving it new vigor.” Commissions became scarce, and Osterling executed only a limited number of projects after the Union Arcade. “Nevertheless, Osterling maintained a professional listing in the Pittsburgh city directory, and continued to use the North Side office and studio building until his death in 1934.”⁴⁴

Critics and historians have generally looked favorably upon Osterling’s career. During his lifetime, the editors of the *Pittsburgh Gazette Times*, writing in their 1908 book *The Story of Pittsburgh and Vicinity*, noted that Osterling’s “work has often been remarked as a standard for others to copy,” and that he was “in the van in planning the modern sky-scraper type of office building.”⁴⁵ Historian George Thornton Fleming, writing in *History of Pittsburgh and Environs* in 1922, praised Osterling, calling him “the leading architect of Pittsburgh” and “one of the foremost men in his line in all the East” and felt that Osterling had “combined the genius of the master mind with the thorough practicability of the utilitarian [*sic*] in the many structures which he has designed. . . .” and concluded that Osterling “realized his cherished ambition to a degree rare in a world of struggle and competition.”⁴⁶

More recently, CMU’s Aurand assessed that “Osterling was master of many architectural styles, selectively drawing from the eclectic stylistic currents of his time for the wide range of building types that he was called upon to design. He designed with a strong hand, and his buildings were ordered, assertive and often slightly over-scaled. His work reflected the aspirations of his clients and the energy of the burgeoning industrial landscape. Each design was the appropriate, threatening to become the monumental.”⁴⁷

³⁹ Martin Aurand, “Frederick J. Osterling and a Tale of Two Buildings,” *Pennsylvania Heritage*, Spring 1989, 16.

⁴⁰ *Ibid.*, 16-17.

⁴¹ *Works of F.J. Osterling Architect*.

⁴² *Ibid.*, 18-19.

⁴³ *Ibid.*, 20.

⁴⁴ *Ibid.*, 21.

⁴⁵ *The Story of Pittsburgh and Vicinity: Illustrated*, (Pittsburgh: The Pittsburgh Gazette Times, 1908), 100.

⁴⁶ George Thornton Fleming, *History of Pittsburgh and Environs*, v.5 (New York: The American Historical Society, Inc., 1922), 60-61.

⁴⁷ Aurand, 16.

Criterion 5. Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness, or overall quality of design or detail;

The Bradberry Apartment Building is significant as an early example of an apartment house—a building type that was slow to be accepted in Allegheny and Pittsburgh, but would come to dominate much of the urban landscape. Until the 1890s, multi-unit housing—especially for middle- and upper-class families—was tinged by the image evoked by the more common tenements of working class and immigrant families.

The first apartment buildings in the United States, where each unit included its own kitchen and bathroom, were likely the Hotel St. Cloud in Boston (Nathaniel Bradlee, architect, 1869) and the Stuyvesant Flats in New York (Richard Morris Hunt, architect, 1869). Both were modelled on the French “flat,” with one apartment unit per floor. Chicago, also a reluctant adopter, did not see its first apartment house until The Waltone was built in 1879.⁴⁸

While apartment buildings can take on many forms, The Bradberry can trace its typological lineage to these early flat-type precedents. Applying a framework used to describe apartments in Washington, DC for a multi-property National Register nomination, The Bradberry can be described as a “stacked flats” type of building. These “were designed and built specifically to function as an apartment building containing at least one self-sufficient (containing private kitchen and bath facilities) apartment (dwelling) unit per floor. These buildings are two, three, or more stories high, [and] have a single or multiple main public entrances.” Although each floor contains distinct dwelling units, the exterior presents as a unified design. Differentiated from what is termed the “conventional low-rise apartment building,” stacked flats buildings were typically constructed without large common lobbies and relied on stairs rather than elevators.

A review of historic newspapers for the decade preceding construction of The Bradberry suggests that Pittsburgh and Allegheny were particularly behind other cities in adapting to this new housing type and that this caused much consternation among the editors of the *Pittsburgh Dispatch*, who gave the topic much coverage. In an 1890 article titled “No Flats in Pittsburg and the Probable Reason Why,” the editors posit that simple ignorance was the root cause, stating that “the advantages of the ‘flat,’ its coziness and convenience, especially for a small family, are not understood here.” They concluded by suggesting that “near the parks in Allegheny would be a favorable site” for such dwellings—a thought presumably shared by William T. Bradberry.⁴⁹

Later that year, the *Dispatch* reported on a visit to Pittsburgh by a Chicago real estate investor, stating that “nothing about [Pittsburgh] surprised him more than the entire absence of anything like the system of flats, or apartment houses, which is such a marked feature of Chicago and New York.” This time, the editors concluded that “the explanation is a very simple one. It is the conservatism of Pittsburg which makes it decline to adopt new ideas, especially in real estate and building, until they have become old ones in other cities.”⁵⁰

In an attempt to better understand the shortage, the *Dispatch* frequently interviewed architects in its “So the Architects Say” column and twice interviewed Frederick J. Osterling on the topic. In October 1890, under the headlines “Apartment Houses: The Way Out of Difficulty—The People Must Begin to Live in Tiers One Above the Other Away Up in the Atmosphere,” Osterling conceded that “the people of Pittsburg will at last have to come to the plan of Eastern cities and live on top of each other. That is about the only way I can see out of the difficulty unless they spread away out into the suburbs. The plan of apartment houses would take well in this city. . . .”⁵¹ Two years later, in the same column, the editors stated that Osterling “is thoroughly convinced that, considering the many complaints about overcrowded hotels, in connection with the otherwise substantial growth in Pittsburg, the apartment house plan of building is certainly next ‘on the list’ of improvements in this city.”⁵²

Despite this awareness among newspaper editors and architects, actual construction of apartment houses remained a rarity into the latter part of the decade, curtailed in large part by the Panic of 1893, a serious economic depression

⁴⁸ Emily Hotaling Eig and Laura Harris Hughes, “Apartment Buildings in Washington, DC, National Register of Historic Places, Multiple Property Documentation Form, (Chevy Chase, MD: Tracerics, Inc., July 1993), E-4.

⁴⁹ *Pittsburgh Dispatch*, 23 February 1890.

⁵⁰ *Pittsburgh Dispatch*, 8 June 1890.

⁵¹ *Pittsburgh Dispatch*, 18 October 1890.

⁵² *Pittsburgh Dispatch*, 13 February 1892.

that lasted into 1897. In 1895, writing on the continued shortage of flats in Allegheny, the *Pittsburgh Daily Post* indicated that “the great desideratum in that city now was the erection of fine apartment houses after the most approved eastern style,” but that “investors seemed to be timid in this branch of speculation.”⁵³ In 1896, the *Daily Post* confirmed that the shortage still existed in an article titled “Swell Flats are in Demand; Pittsburg Has None, and Therein This City Lags Far Behind Others.” The article indicated that “the business is its infancy here,” but “there are large possibilities in its future.” Developer Joseph M. Dixon was quoted as saying “There are flats in this city, and they are not failures either. . . There have been schemes to build [more], but it seems as if all had been started at just the wrong time, and the failure of these has made other capitalists. . . afraid to go into a good thing when they see it.”⁵⁴ 1897 proved to be little better. The *Pittsburgh Press* reported in April of that year that “that there are so few apartment houses in the city. . . that many persons were compelled to rent small houses, much against their will.”⁵⁵

The *Pittsburgh Press* proclaimed on March 21, 1899 that “William Miller & Sons have just completed what is the first apartment house, designed exclusively as such, in the cities of Pittsburg or Allegheny. The structure, which was planned last fall, is located at the corner of Friendship Avenue and Mathilda Street, in Friendship Park. It is a three-story building, of Pompeiian brick, with two entrances, each of which affords ingress to six apartments.”⁵⁶ While the claim of being first can readily be dismissed based on earlier newspaper accounts from the 1890s, which reported on scattered instances of similar flat-type buildings, it is indicative of the novelty of this building type.

In 1902, the Pittsburgh-based financial journal, *Money*, stated that “The apartment house is still somewhat of an experiment here, in the opinion of most real estate investors, and quite unaccountably a timid feeling is general as to the future of such structures. The prediction is common that they will ultimately degenerate into nothing short of tenements, as their architecture becomes antiquated and the wear and tear begins to show.”⁵⁷

It was into this uncertain market that William T. Bradberry threw open the doors of The Bradberry to tenants in April of 1902. His choice of location and amenities along with Osterling’s design appear have met with approval. By September, advertisements indicated that only a few units remained, and within a year, all but one of the sixteen units had been rented.⁵⁸

10. Integrity

The Bradberry Apartment Building meets the criteria for integrity as it applies to location, design, materials, and workmanship.

Location: The Bradberry retains integrity in regard to location. It remains in its original location on Reddour Street, just off Allegheny Commons.

Design: The building retains integrity in regard to design. Overall, it retains its form, massing, method of construction, and the original purpose for which it was designed. Specific character-defining features remain that allow its significance as an example of the Renaissance Revival style to be conveyed. These include its rectangular massing, masonry construction, symmetrical front façade, limestone foundation with water table, denticulated limestone stringcourse, limestone and brick sill courses, heavily denticulated tin cornice with limestone modillions, Gibbs door and window surrounds, arched window openings, and decorative stone elements likes scrolls and cartouches. Alteration of the rear façade does not keep the historic style and function of the building from being understood.

Materials: The building retains integrity in regard to materials. Still present are the buff and red brick walls, highly ornate carved limestone details, tin cornice and the carved stone plaque containing the building’s name. On the

⁵³ *Pittsburgh Daily Post*, 9 January 1895.

⁵⁴ *Pittsburgh Daily Post*, 5 April 1896.

⁵⁵ *Pittsburgh Press*, 2 April 1897.

⁵⁶ *Pittsburgh Press*, 21 March 1899.

⁵⁷ “Real Estate,” *Money*, v. 1, no. 12, 6 December 1902.

⁵⁸ *Pittsburgh Press*, 5 September 1902 and 18 April 1903.

primary and secondary façades, new windows are historically appropriate and closely reflect the original design in terms of configuration, operability and dimensions.

Workmanship: The building retains integrity in regard to workmanship. Exterior details—especially the ornately carved limestone ornamentation—reflect a high level of skill and sophistication that was employed to assure the renting public that the nascent apartment house could be a respectable place to live.

11. Consent of Property Owners

The owner of record is the nominator:

William Gatti is the Managing Member of GTB Bradberry Ventures LLC and represents all other owners/investors in the LLC (all of whom are aware of and support this nomination).

11. Photo Log

All photographs taken by Time & Place LLC, 7 June 2019, unless noted otherwise.

Photo 1. Front (west) facade, looking southeast.

Photo 2. Front (west) facade, looking northeast, showing the Masonic Hall at right.

Photo 3. North half of front facade, looking northeast, showing the entrance originally designated as 1116 Race Street.

Photo 4. Brick and limestone detail, front facade.

Photo 5. Cornice detail, front facade.

Photo 6. North entry, front façade, showing the ornate Gibbs door surround.

Photo 7. Detail of rusticated limestone and carved limestone scroll, north entry of front facade.

Photo 8. Detail of rusticated Gibbs window surround, front facade.

Photo 9. Detail, front facade, showing typical windows, triple keystones and Roman arches.

Photo 10. Carved limestone name plaque, front facade (Rothschild Doyno Collaborative).

Photo 11. Brick and limestone sill detail, north facade.

Photo 12. Rear facade, looking southwest, showing the reconfigured back wall and courtyard.

12. Bibliography

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Pittsburgh City Directories.*

*Pittsburgh Daily Post.**

*Pittsburgh Dispatch.**

Pittsburgh History and Landmarks Foundation, *Pennsylvania Historic Resource Survey Form.*

*Pittsburgh Post-Gazette.**

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* See footnotes for specific citations.

13. Supporting Documents

See Figures, attached.

Figures.

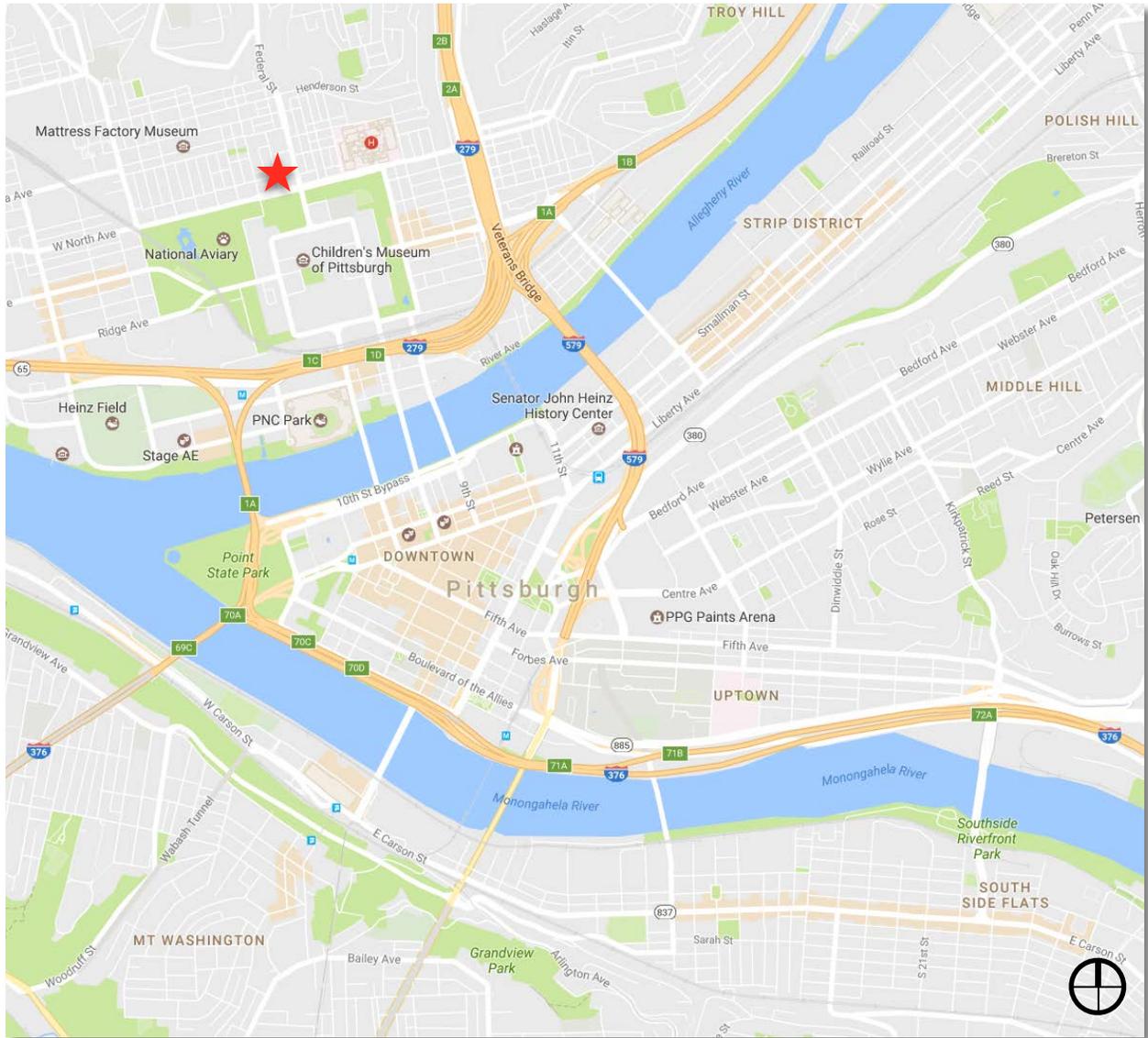
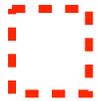


Figure 1. Location map, with red star showing the location of The Bradberry at 1130 Reddour Street in Pittsburgh's Central Northside neighborhood (Google Maps).



Figure 2. Vicinity map, showing The Bradberry's historically desirable location just a half block north of Alleghey Commons (Bing Maps).



Nomination boundary, Parcel 23-L-70

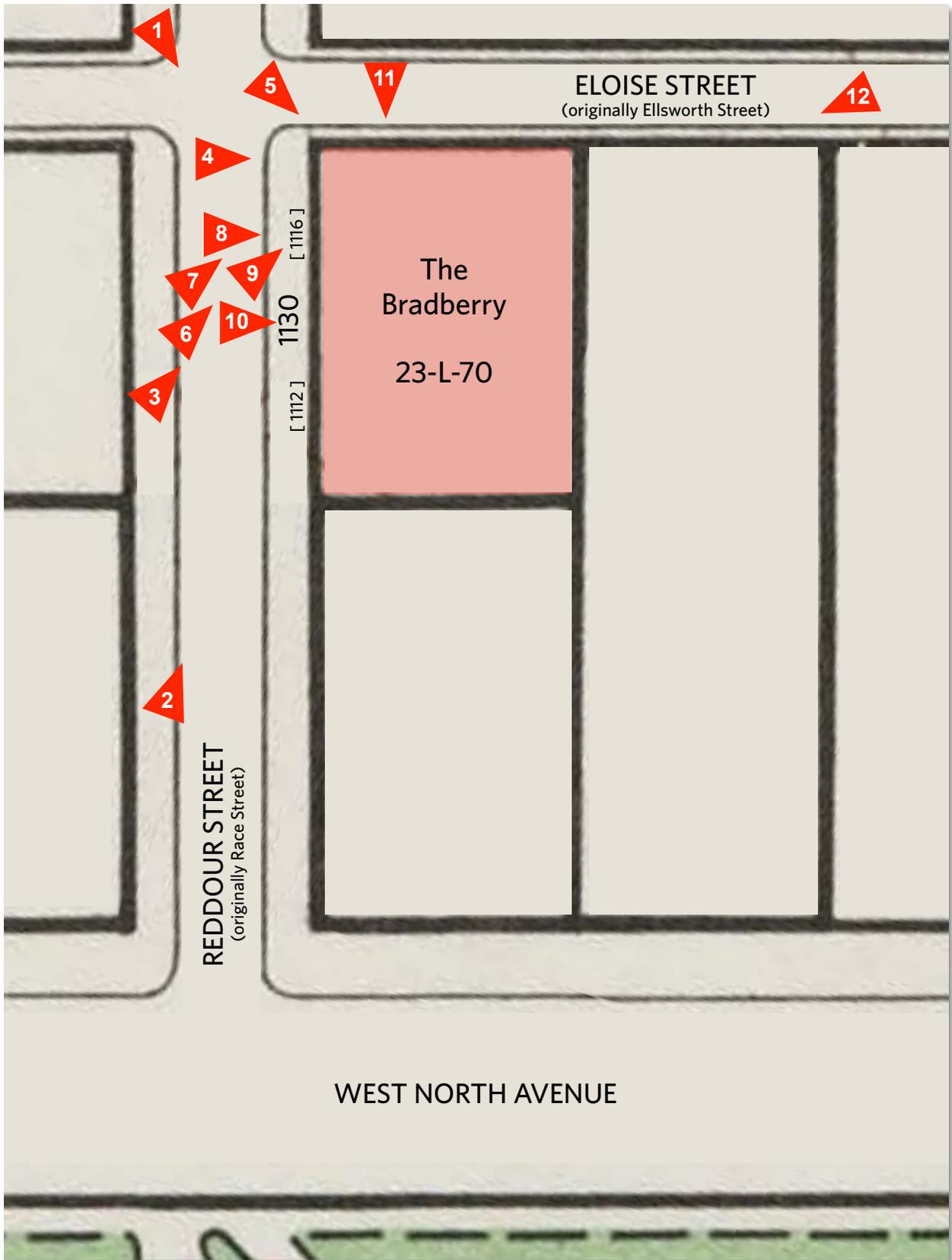


Figure 3. Photo Key.





Figure 4. The north end of the Garden Theatre (center) historically obstructed most of rear facade of The Bradberry (right) until the theatre was foreshortened in 2014 (Google Street View).



Figure 5. Rear facade of The Bradberry prior to being redesigned and reconstructed, but after the rear of the Garden Theatre was removed (Rothschild Doyno Collaborative).

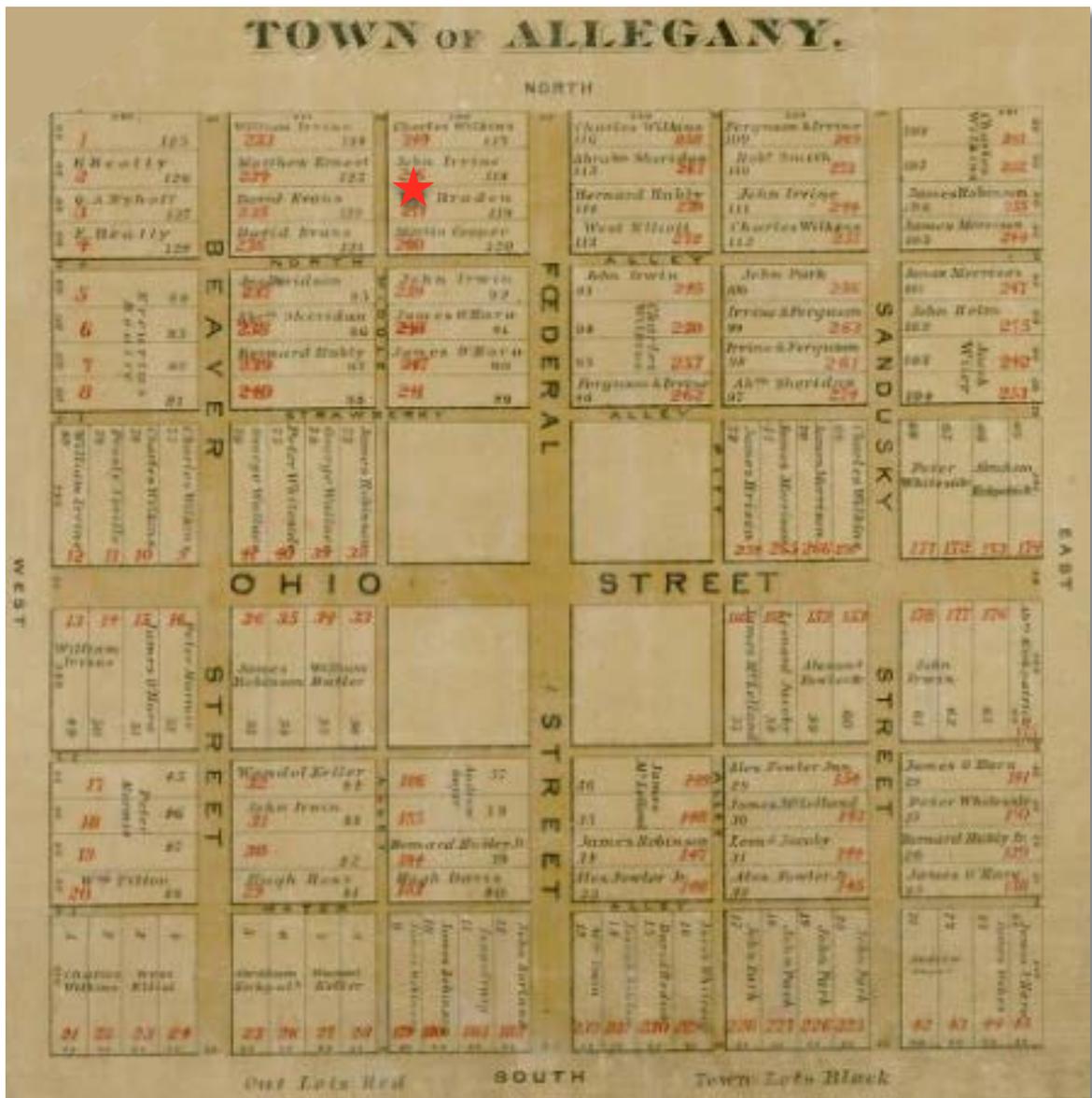


Figure 6. Map of the historic center of Allegheny as it was first laid out, with red star showing the future location of The Bradberry (Excerpt from Otto Krebs, Lithographer, "Reserve Tract of Land Opposite Pittsburgh," map (Pittsburgh: L.J. Richards & Co., January 1, 1863).



Figure 7. The northern edge of Allegheny Commons (North Commons), looking northeast, 1864, showing the dilapidated condition of the shared grazing space prior to development of the park (Allegheny City Society, *Allegheny City, 1840-1907*, Images of America Series, Charleston, SC: Arcadia Publishing, 2007, 86).

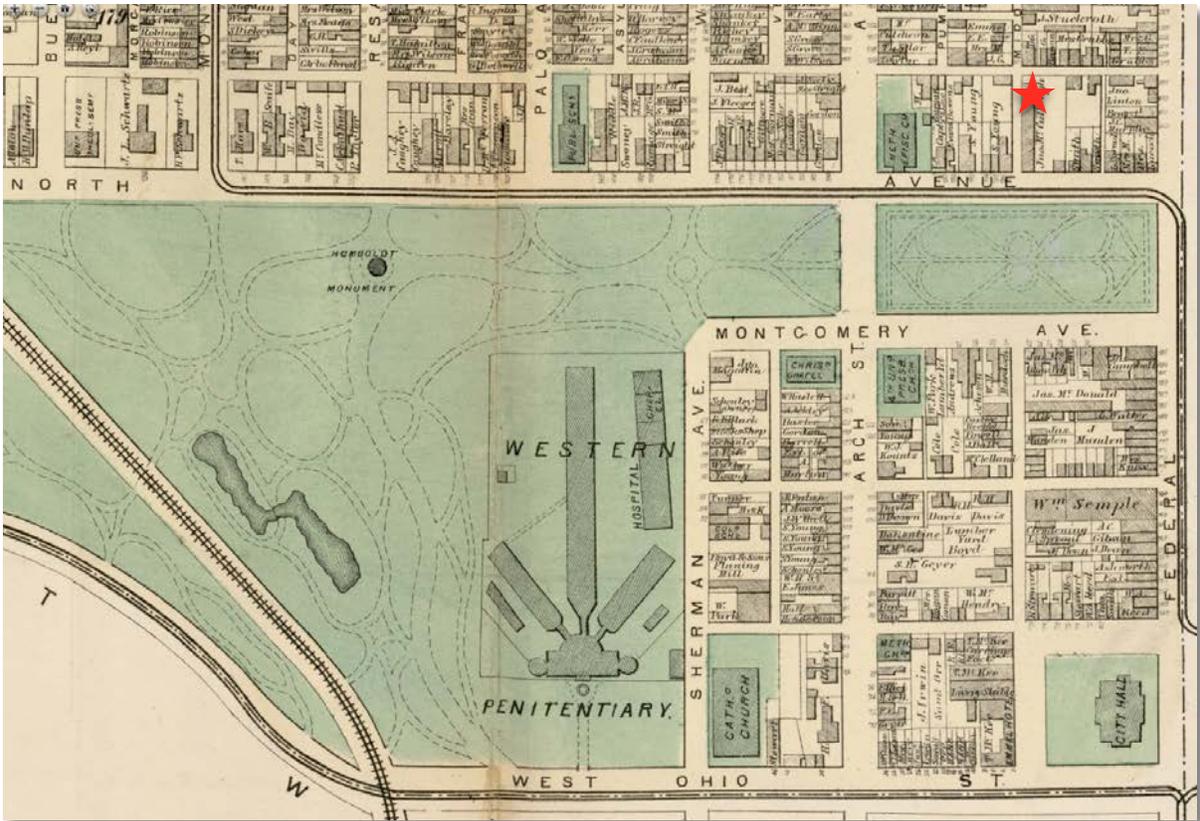


Figure 8. Map of Allegheny Commons in 1872, showing the new park layout and the future location of The Bradberry, indicated by the red star (G.M. Hopkins Co., *Real Estate Plat Maps of the City of Allegheny*, 1872).

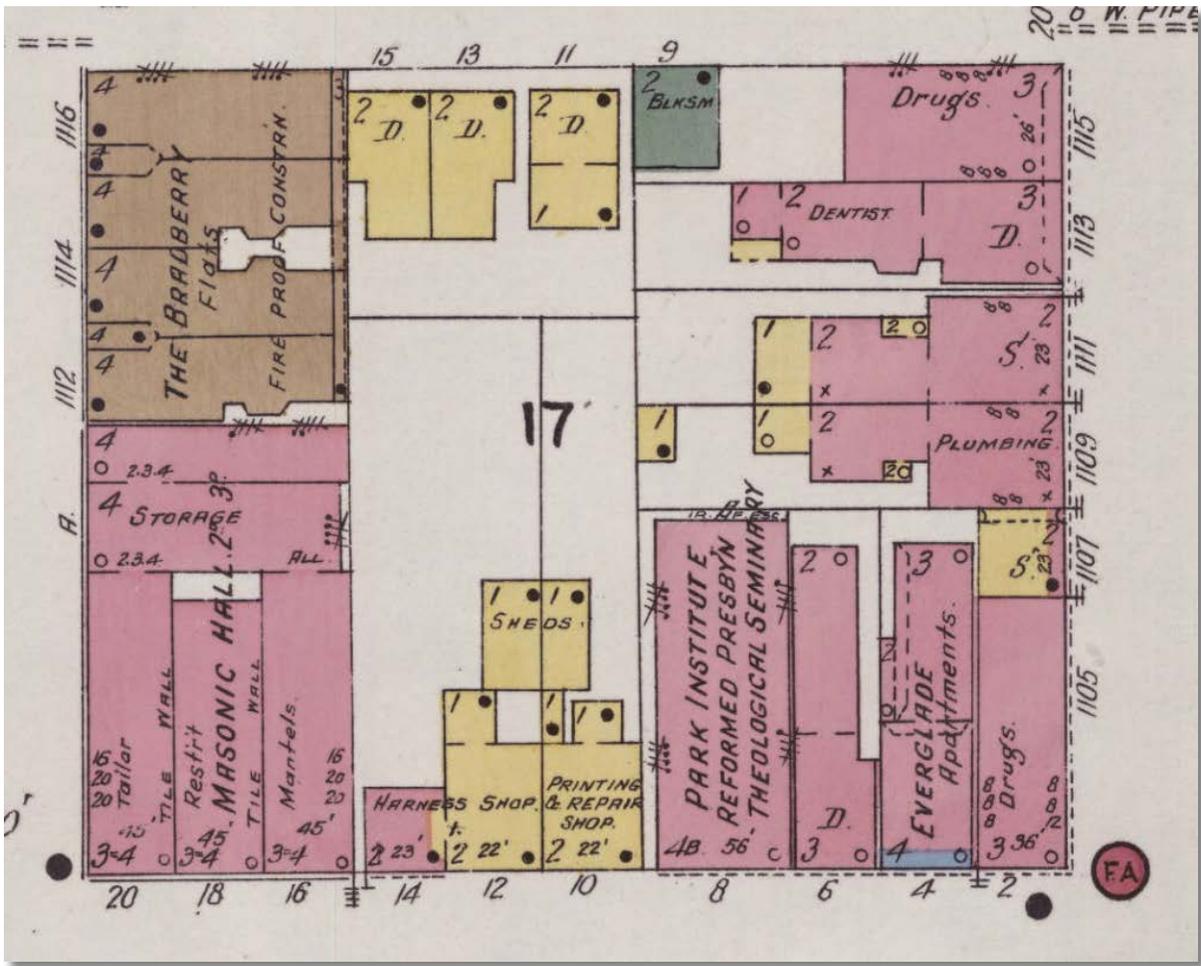


Figure 9. Map of what has come to be known as the Garden Theatre Block, 1906, showing the recently-constructed Bradberry Apartment Building in the upper left and its brown color code designating fireproof construction (Sanborn Fire Insurance Company, 1906).



Figure 10. The northwest corner of Federal Street and West North Avenue, looking northwest, 1927 (Pittsburgh City Photographer Collection, Historic Pittsburgh).

**PERMIT FOR A
BIG BUILDING**

**W. T. Bradberry Will Erect
a \$30,000 Apart-
ment House.**

The Allegheny bureau of building is-
sued, this morning, a permit to W. T.
Bradberry, the former well-known stove
manufacturer, for the erection of a four-
story brick apartment house at the corner
of Race and Ellsworth streets, Allegheny.
It will have a frontage of 57 feet on
Race street and 80 feet on Ellsworth
street, and will cost \$30,000. It will be
fitted with all the latest improvements
and will provide accommodation for 16
families.

Figure 11. Announcement of the building permit for The Bradberry (*Pittsburgh Press*, 23 May 1901).

**FOR RENT—
"THE BRADBERRY."**

Finest apartment building in Allegheny;
now ready for occupancy; nice light
rooms; fire proof floors; central location;
near park; 4 rooms and bathroom each;
private hall; No. 1112-1116 Race st.
A. D. WILSON, Agt.,
221 Federal st., Allegheny, Pa. 415vx

Figure 12. Advertisement indicating that construction is complete and apartments are ready to be leased (*Pittsburgh Daily Post*, 17 April 1902).

THE BRADBERRY FLATS.

Finest and only fire proof flats in the
city. Only one square from Allegheny
Park and Federal St. A few left.

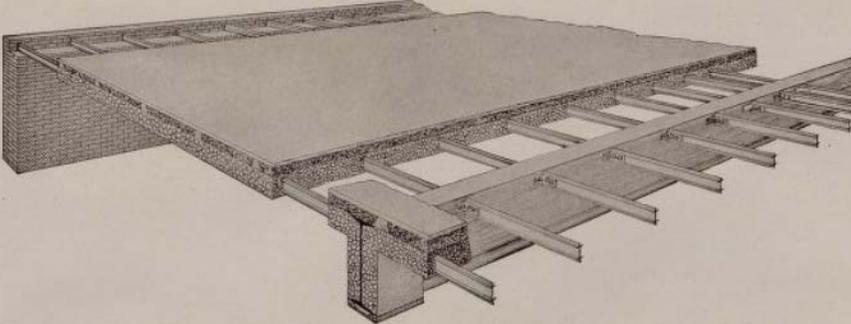
A. D. WILSON,

221 FEDERAL STREET, ALLEGHENY.

Figure 13. Advertisement touting that The Bradberry offered the only fireproof flats (*Pittsburgh Press*, 5 September 1902).

THE "COLUMBIAN" SYSTEM OF FIRE-PROOFING.

RIBBED STEEL BARS EMBEDDED IN CONCRETE.



THE FOLLOWING BUILDINGS SHOWN IN THIS BOOK ARE CONSTRUCTED WITH THE "COLUMBIAN" SYSTEM OF FIRE-PROOFING:

STATE INSTITUTE FOR FEEBLE MINDED OF WESTERN PENNSYLVANIA.	ALLEGHENY HIGH SCHOOL.	DAUB BUILDING.
WASHINGTON COUNTY COURT HOUSE.	IROQUOIS APARTMENTS.	PICKERING BUILDING.
ALLEGHENY COUNTY MORGUE.	BUILDINGS FOR THE INSANE AT MARSHALSEA, PENNSYLVANIA.	C. M. SCHWAB INDUSTRIAL SCHOOL.
COLONIAL TRUST CO. BUILDING.	LUZERNE COUNTY COURT HOUSE.	BRADBERRY APARTMENTS.
ARMSTRONG CORK CO.'S FACTORIES.	ARROTT BUILDING.	RESIDENCE OF THOMAS MORRISON.

COLUMBIAN FIRE-PROOFING CO.

GENERAL OFFICES, PITTSBURG, PENNA.

OTHER OFFICES:

NEW YORK CITY, 1 Madison Avenue.	BOSTON, 8 Beacon Street.	LONDON, 37 King William Street, E. C.	CHICAGO, 324 Dearborn Street.
			PHILADELPHIA, Real Estate Trust Building.

Figure 14. Advertisement illustrating the method of fireproofing utilized on The Bradberry (*Works of F.J. Osterling Architect, 1904*).



Figure 15. Aerial view showing urban renewal around central Allegheny, looking northwest, 1973. The red arrow shows the location of The Bradberry behind the Masonic Hall (Detre Library & Archives, Senator John Heinz History Center).



Figure 16. Front facade of The Bradberry, looking east, June 1980 (Pittsburgh History and Landmarks Foundation, *Pennsylvania Historic Resource Survey Form*).



Figure 17. Photograph of William T. Bradberry when he was around 58 years of age and serving as president of the Anshutz-Bradberry Company (*City of Allegheny, Pa.: Illustrations and Sketches*, 1897).

H. ANSHUTZ. W. T. BRADBERRY. C. W. ANSHUTZ.

LAFAYETTE STOVE WORKS.

H. ANSHUTZ & CO.
MANUFACTURERS OF



STOVES
Portable Ranges,
Grate Fronts,
Fenders, &c.
No. 214 Liberty Street,
PITTSBURGH,
AND
No. 196 Ohio Street, **ALLEGHENY CITY, PA.**

Figure 18. Advertisement from the 1880-81 city directory, a year or two after William Bradberry became a partner. The three principals are listed at the top, followed by the new name of the company, "H. Anshutz & Co.," reflecting the partnership with Bradberry.

OLDEST IN THE CITY.

ESTABLISHED 1844. INCORPORATED 1892.

The
**Anshutz-Bradberry
Company.**

W. T. BRADBERRY, President.
FRANK ANSHUTZ, Vice-Pres't.
LEW A. ANSHUTZ, Treasurer.
WM. McCULLOUGH, Secretary.
L. T. ARMOR, Man'g'r Sales Dept.



Tremont Stove Works
SOLE MANUFACTURERS OF

TREMONT PORTABLE RANGES .
TREMONT COOKING STOVES ..
TREMONT PARLOR STOVES ...
TREMONT HEATING STOVES ...

AND
Tremont Steel Tubular Warm Air Furnaces.

OFFICE AND WORKS:
Preble Avenue, Allegheny, Pa.

RETAIL BRANCH,
196 OHIO STREET, ALLEGHENY, PA.

Pittsburg Agency: **DEMLER & SCHENCK**, No. 624 and 626 Liberty Street.

Figure 19. Advertisement from 1894, showing Bradberry as president, with the office and foundry now located on Preble Avenue (*History of the Allegheny Fire Department, 1894*).

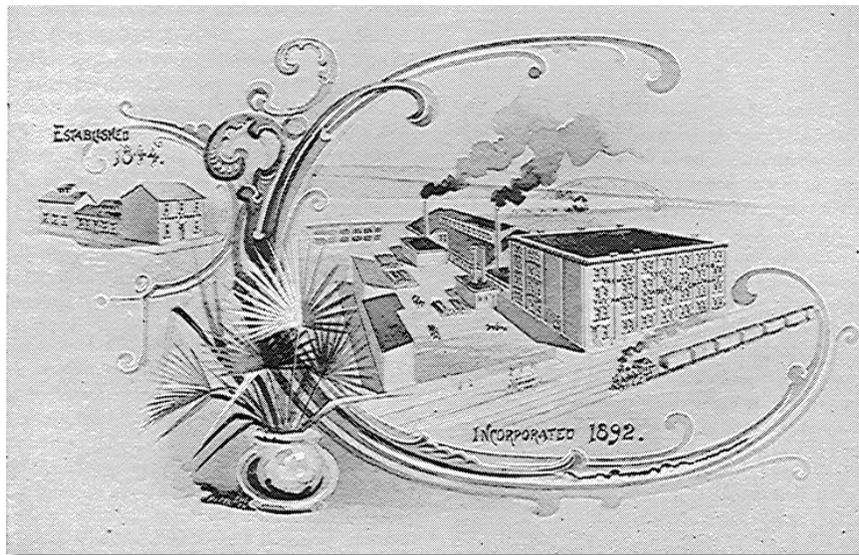


Figure 20. Rendering of the Tremont Stove Works on Preble Avenue (right) and the original foundry (left). From *Allegheny County, Pennsylvania: Illustrated*, 1896.

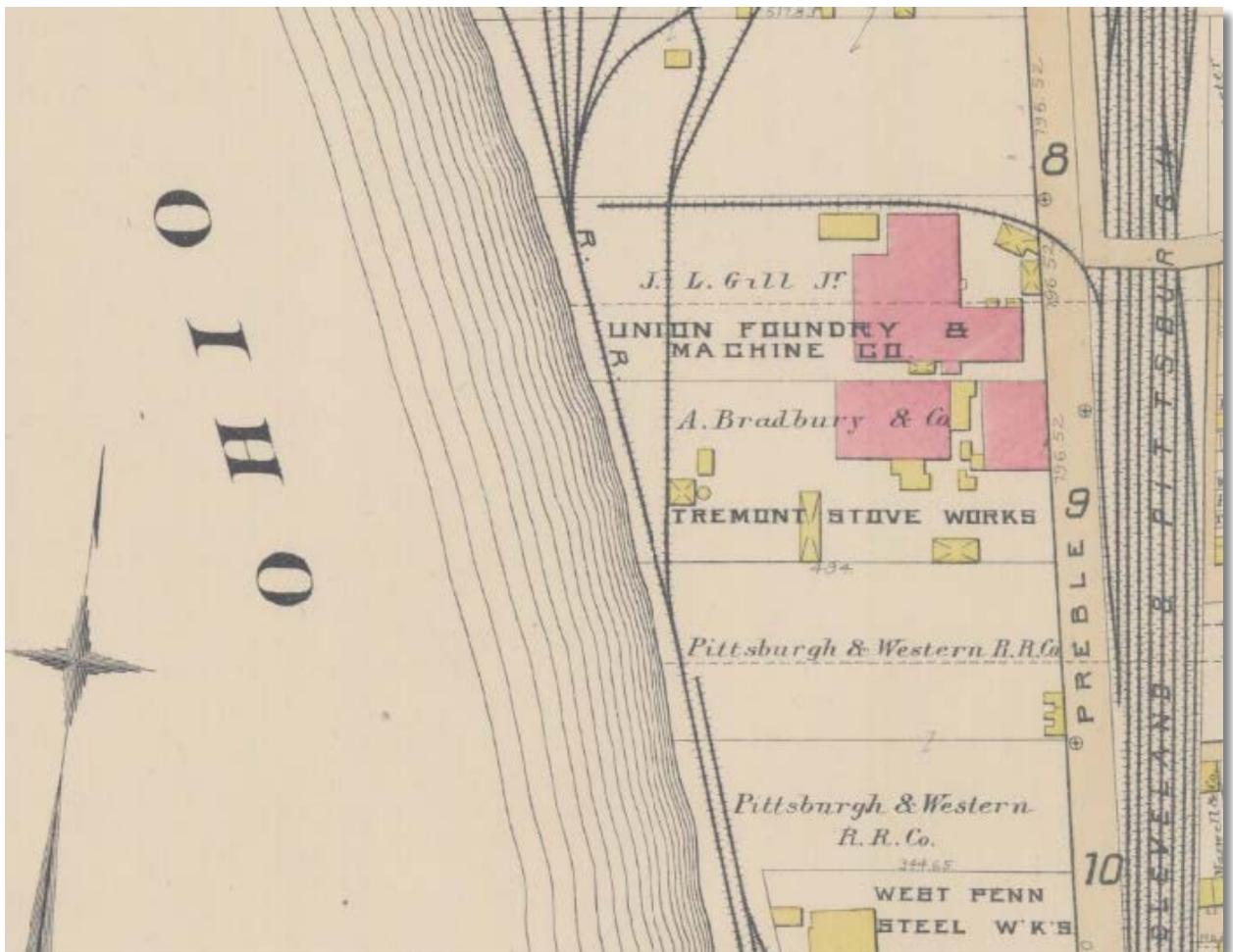


Figure 21. Excerpt from an 1890 G.M. Hopkins Company map, showing the new Tremont Stove Works on Preble Avenue (at center).

Established 1844. Incorporated 1892.

TREMONT STOVE WORKS,
The Anshutz-Bradberry Co.

OFFICE AND WORKS Preble Ave., Allegheny, Pa.

TREMONT STOVES,
 RANGES AND
 FURNACES.



Warm Air Heating and Ventilating a Specialty.

Write for our Book "Pleasant Homes" on Heating.

RETAIL AGENCIES—106 Ohio Street, Allegheny.
 624 Liberty, Pittsburg.

Figure 22. Advertisement from 1897 showing a heating furnace manufactured at the Preble Avenue foundry (City of Allegheny, Pa.: Illustrations and Sketches, 1897).



PITTSBURGH STOVE & RANGE COMPANY.
 MANUFACTURERS OF
STOVES, RANGES AND FURNACES.

UNDER THE FOLLOWING TRADE MARKS

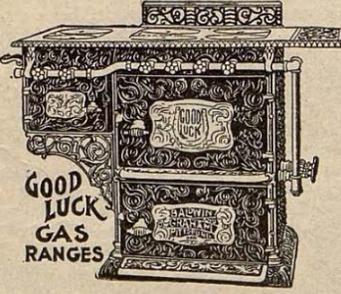
BELLWOOD	FERNCLIFF	TREMONT
CINDERELLA	GRAFTON	TRIUMPH
ETNA	GOOD LUCK	ROYAL

610-612 WOOD STREET. Pittsburgh, Pa. February 13th, 1900

Sold to Offutt & Son,
 North Liberty, Pa.

ORDER NO. 17876 Terms: Mo. or 5% Cash 30 Days.
ALL BILLS FOR REPAIRS ARE CASH ON RECEIPT OF INVOICE

Figure 23. Invoice from the Pittsburgh Stove & Range Company, dated February 13, 1900, showing the names of nine stove lines manufactured by the company.



GOOD LUCK GAS RANGES

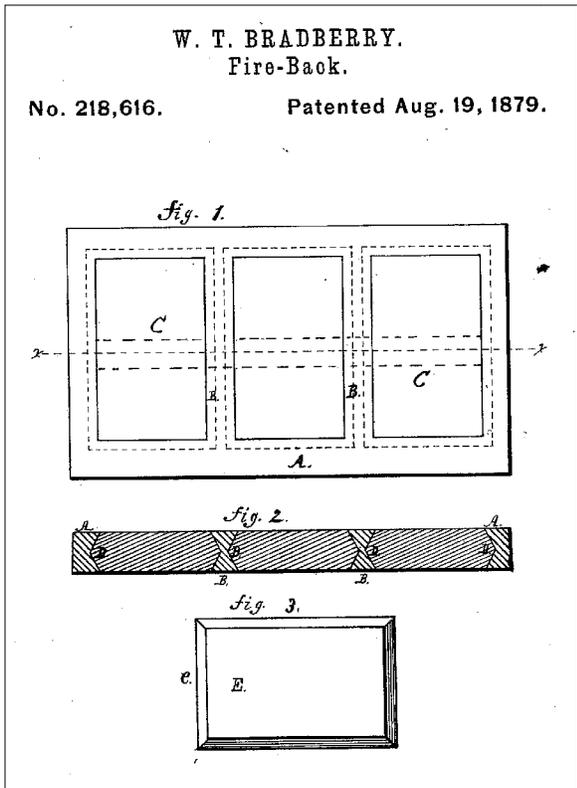
Every Woman
 Is interested in a good cooking appliance. One that will do just what you want it to do—not sometimes—but always.

GOOD LUCK GAS RANGES

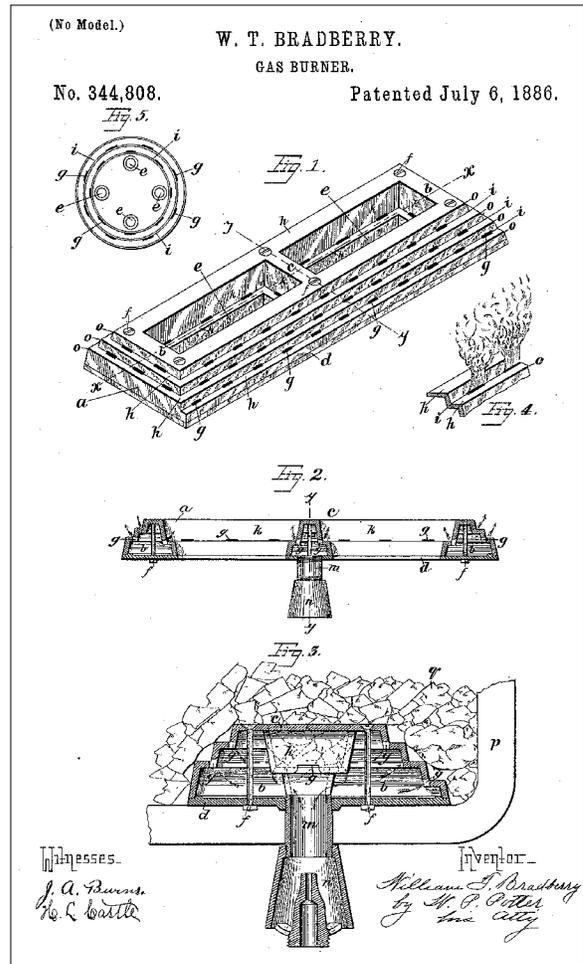
are perfect bakers and roasters. They are the result of the best experience, materials and workmanship. They save time—money—and hard work. Greater value could not be obtained for double the price.

The Leading Dealers Sell Them.
 MANUFACTURED BY
THE PITTSBURGH STOVE AND RANGE COMPANY.

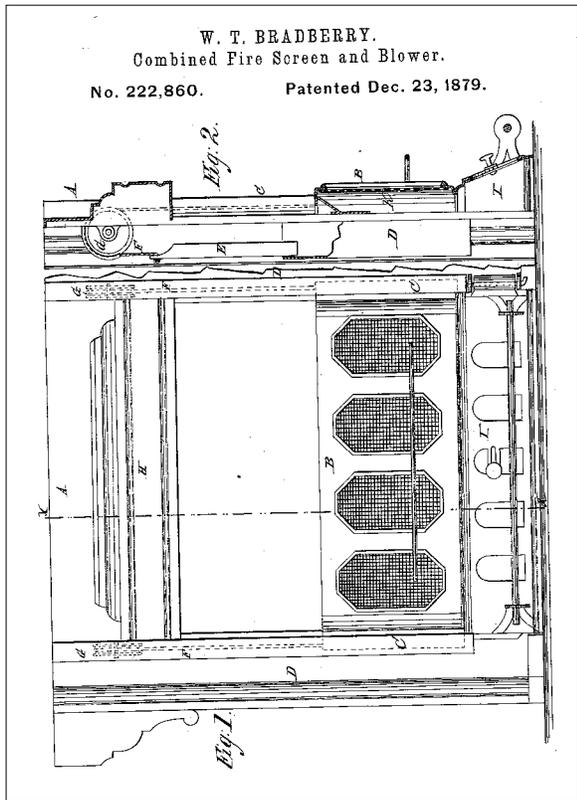
Figure 24. Advertisement from 1901 showing a Good Luck kitchen stove offered by the Pittsburgh Stove and Range Company (Pittsburgh Bulletin, v. 43, no. 25, 12 October 1901, 7).



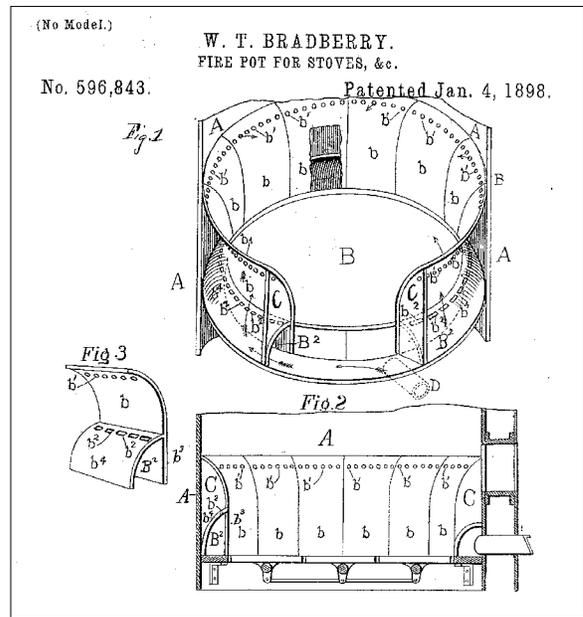
A) Fire-back, 1879.



B) Gas burner, 1886.



C) Combined fire screen and blower, 1879.



D) Fire pots for stove, 1898.

Figure 25. Drawing excerpts from the patents obtained by William Bradberry.



Figure 26. The former home of William and Martha Bradberry at 2406 California Avenue (Google Street View).



Figure 27. Larimer School, looking east (Google Street View).



Figure 28. Belmar School, c. 1960s (Detre Library & Archives, Senator John Heinz History Center).

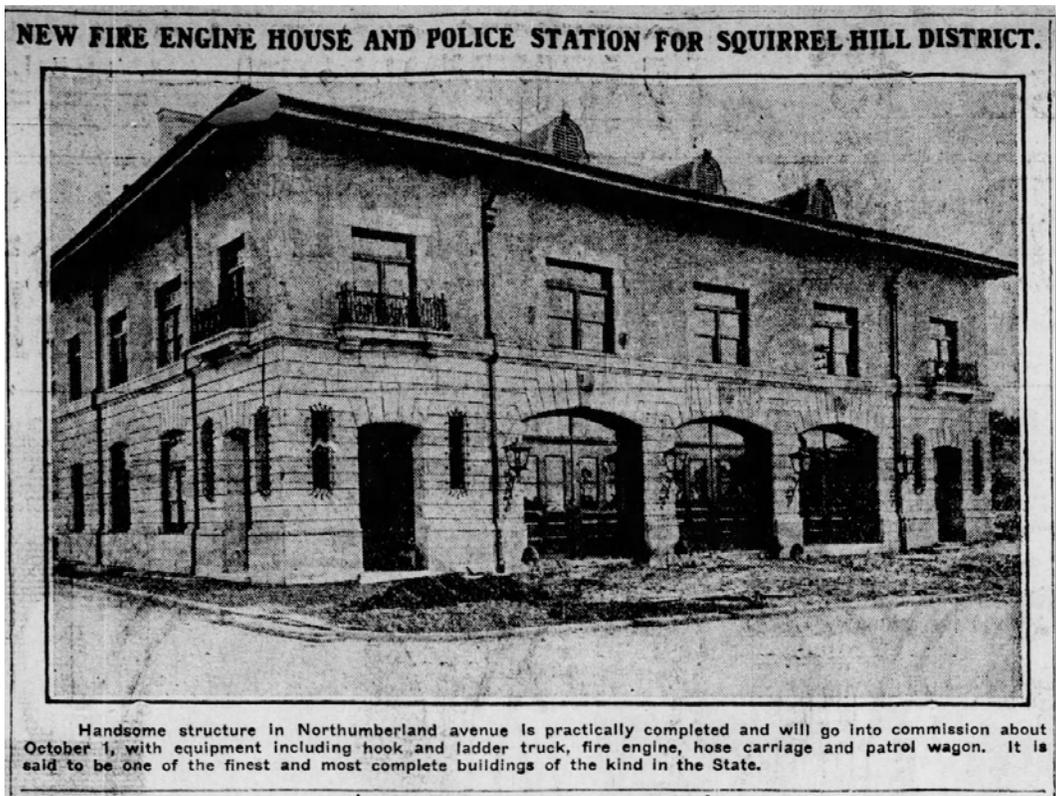


Figure 29. Fire Station 18 and the Zone 4 Police Station on Northumberland Street in Squirrel Hill as it looked when it opened in 1906 (*Pittsburgh Daily Post*, 6 September 1906).



Figure 30. The Osterling-designed Iroquois Apartments, c. 1901 (Carnegie Museum of Art via Historic Pittsburgh).



Figure 31. Architect Frederick J. Osterling
(*Palmer's Pictorial Pittsburgh*, 1905).



Figure 32. Arrott Building (*Works of F.J. Osterling Architect*, 1904).

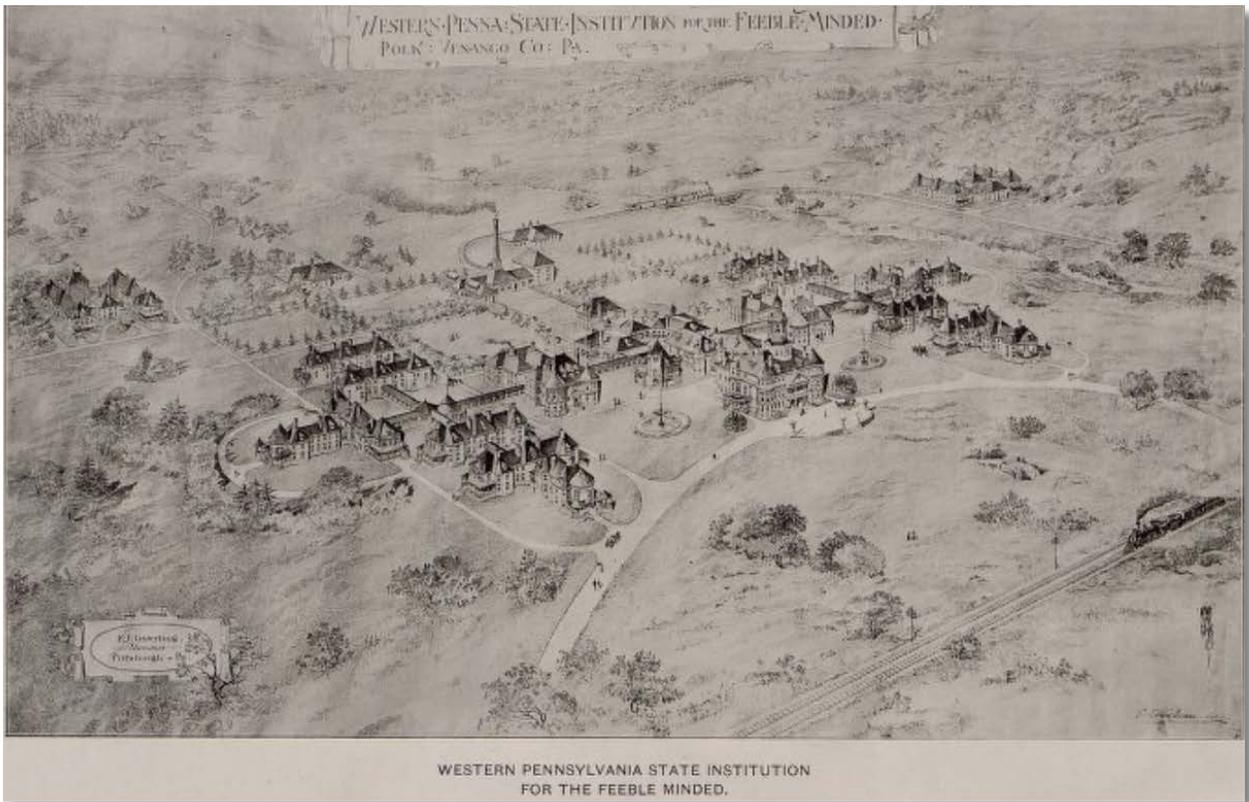


Figure 33. Western Pennsylvania Institute for the Feeble-Minded at Polk, Venango County (*Works of F.J. Osterling Architect, 1904*).



Figure 34. Vintage postcard of the Commonwealth Trust Company Building.



Figure 35. Vintage postcard of the Hotel Cape May (demolished 1996).

Figure 36. Vintage postcard of the Union Arcade (later, Union Trust Building).

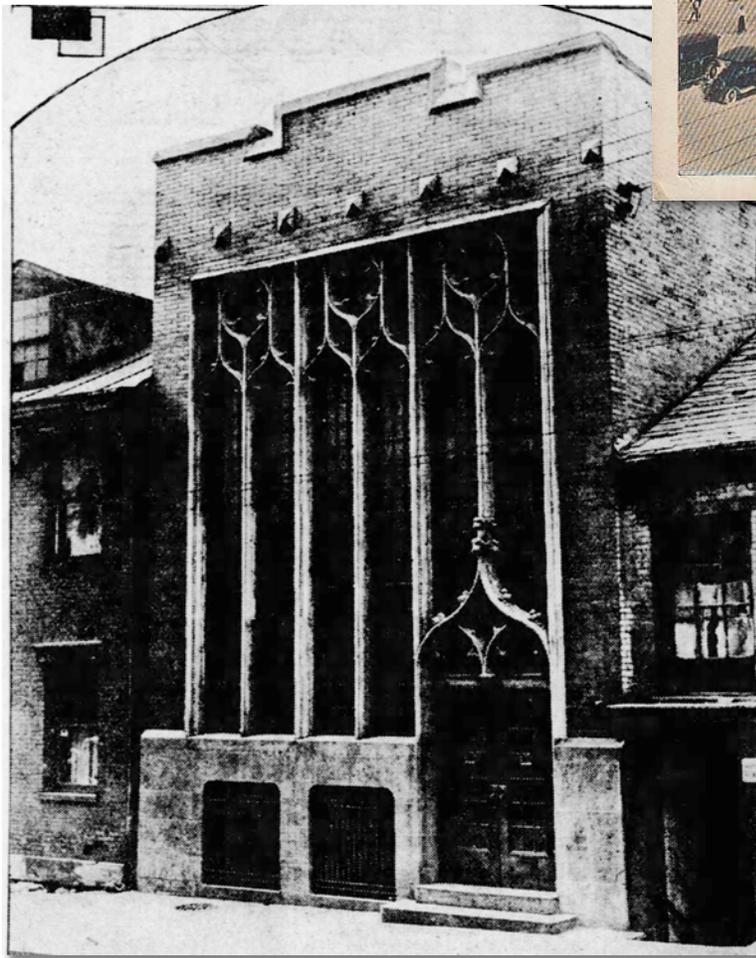


Figure 37. Frederick Osterling's office and studio at 228 Isabella Street as it looked shortly after his death (*Pittsburgh Press*, 8 August 1934).

Photographs—The Bradberry - 1130 Reddour Street, Pittsburgh, PA 15212

All photographs taken by Time & Place LLC, 7 June 2019, unless noted otherwise.



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