

Architectural Inventory for the City of Pittsburgh

Planning Sector 15: Crawford-Roberts Neighborhood

September 2024





Objectives of Study

- Survey funded, in part, by PHMC-PA SHPO and the National Park Service's Certified Local Government Program.
- Field check all previously surveyed historic resources
 - SHPO's PA Historic Resources Inventory
 - City of Pittsburgh's "Pittsburgh Register of Historic Places" 1993
 - National Register of Historic Places (NRHP)
 - City of Pittsburgh-Designated Landmarks
 - African American Historic Sites Survey of Allegheny County, 1993
- Review the developmental history of Crawford-Roberts (historical context)
- Make recommendations on potential for NRHP-eligible properties and districts

- The present survey is Phase 12 of the Pittsburgh Architectural Inventory. The survey was conducted in July 2024. The report document was compiled in August and September 2024.
- The survey completes the city's architectural inventory of the Hill District neighborhoods. The Middle Hill, Bedford Dwellings, and Terrace Village survey was completed in October 2019, and the Upper Hill survey was completed in February 2021.

Previous phases of the Pittsburgh Architectural Inventory include:

- Planning Sector 1: Troy Hill Neighborhood (October 2014)
- Planning Sector 1: Spring Garden and Spring Hill-City View neighborhoods (February 2015)
- Planning Sector 12: Larimer Neighborhood (September 2016)
- Planning Sector 5: Carrick Neighborhood (October 2016)
- Planning Sector 5: Brookline Neighborhood (September 2017)
- Planning Sector 4: West End and Elliott neighborhoods (September 2018)
- Planning Sector 2: Brighton Heights Neighborhood (May 2019)
- Planning Sector 6: Allentown and Knoxville neighborhoods (September 2019)
- Planning Sector 14: North Oakland, West Oakland, Central Oakland, and South Oakland neighborhoods (December 2020)



Summary Facts

PREVIOUSLY SURVEYED

- 95 Previously Surveyed Extant Resources
- 22 Previously Surveyed Resources – Now Demolished and not replaced
- 15 Previously Surveyed Resources – Now Demolished and replaced
- **132 TOTAL** Previously Surveyed Properties *Resurveyed*

NEWLY SURVEYED

- 1,099 **TOTAL** Newly Surveyed Resources

TOTAL SURVEYED

- 1,231 **TOTAL** Resources



There are no NRHP- or City of Pittsburgh-listed historic districts in Crawford-Roberts.

Individually NRHP-Listed Properties (3):

- Connelley, Clifford B., Trade School (current Energy Innovation Center), 1501 Bedford Street
- Letsche Elementary School (current Letsche School Apartments), 1530 Cliff Street
- August Wilson House, 1727 Bedford Avenue

City of Pittsburgh-Designated Historic Structures (2):

- August Wilson House, 1727 Bedford Avenue
- Tito-Mecca-Zizza House and Garage, 1817 Fifth Avenue/1818 Colwell Street



Summary Facts

ELIGIBILITY RECOMMENDATIONS

- 3 previously surveyed resources **individually listed** in the NRHP.
- 2 previously surveyed resources – **determined individually eligible** for the NRHP
- 1 previously surveyed resource (Hebrew Institute of Pittsburgh) – **determined not individually eligible** for the NRHP, but **recommended potentially individually eligible** for the NRHP
- 12 resources without an individual NRHP eligibility determination – **recommended potentially individually eligible** for the NRHP
- 10 newly surveyed resources, **recommended for intensive-level survey and potentially individually eligible** for the NRHP

28 eligible or potentially eligible individual resources recommended for intensive-level survey (or, if already determined eligible, formal NRHP listing)

- 4 streets with brick or stone pavement were identified as potentially eligible as part of a larger city-wide district comprising all streets with historic pavement.
- 3 flights of city steps were identified as potentially eligible as part of a larger city-wide district comprising all city steps.



ELIGIBILITY RECOMMENDATIONS: HISTORIC DISTRICTS

- The Webster Avenue Historic District was previously determined eligible for the NRHP by PA SHPO; a reversal of eligibility is recommended because of substantial loss of integrity

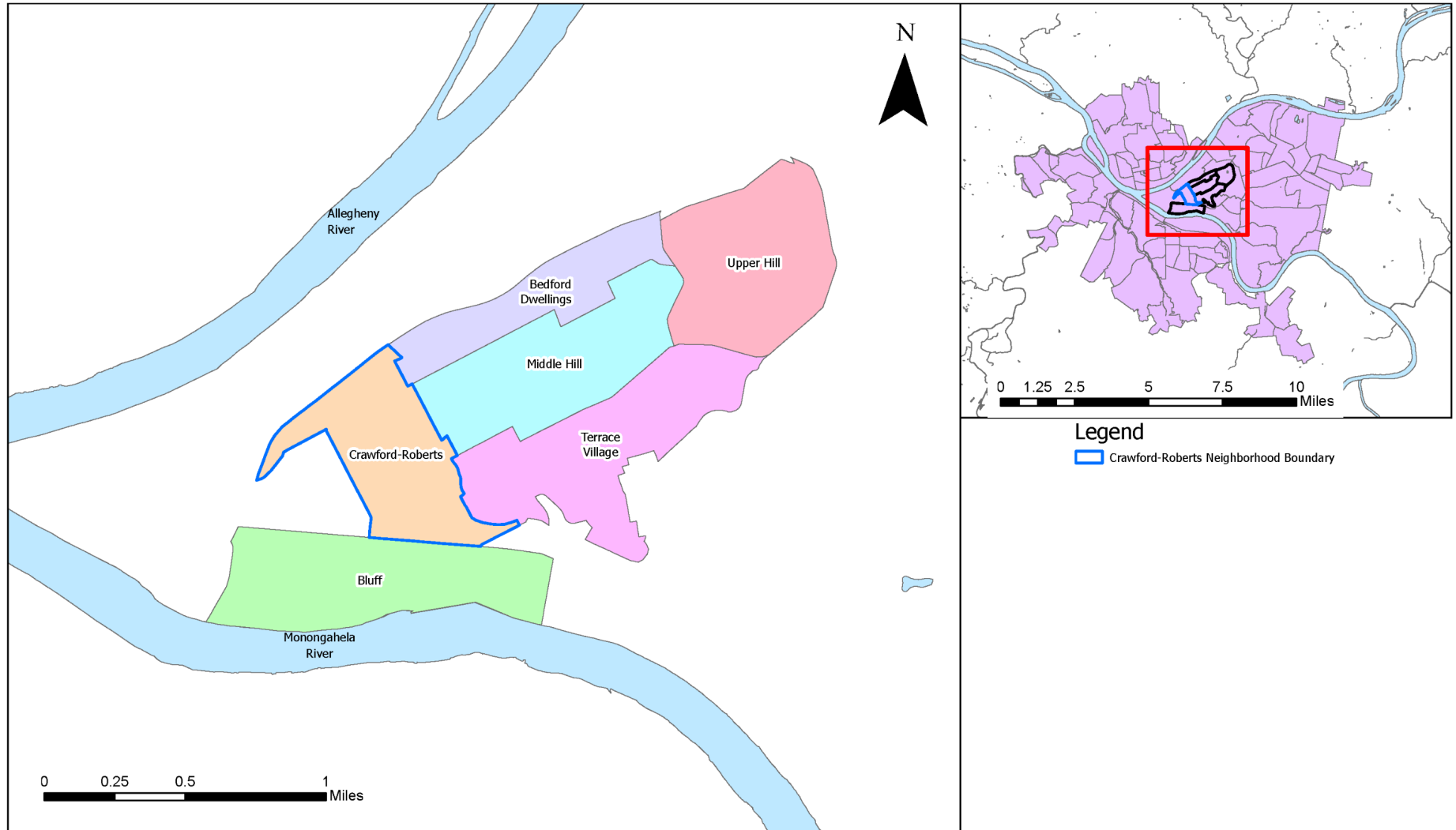
Two areas were identified for their potential to qualify as historic districts:

- Roberts-Devilliers Houses
- Lockhart Houses



Survey Area

**Figure 1: Architectural Inventory for the City of Pittsburgh
Overview of Planning Sector 15: Hill District and Uptown**





Previously & Newly Surveyed Properties

**Figure 2: Architectural Inventory for the City of Pittsburgh
Previously and Newly Surveyed Properties**

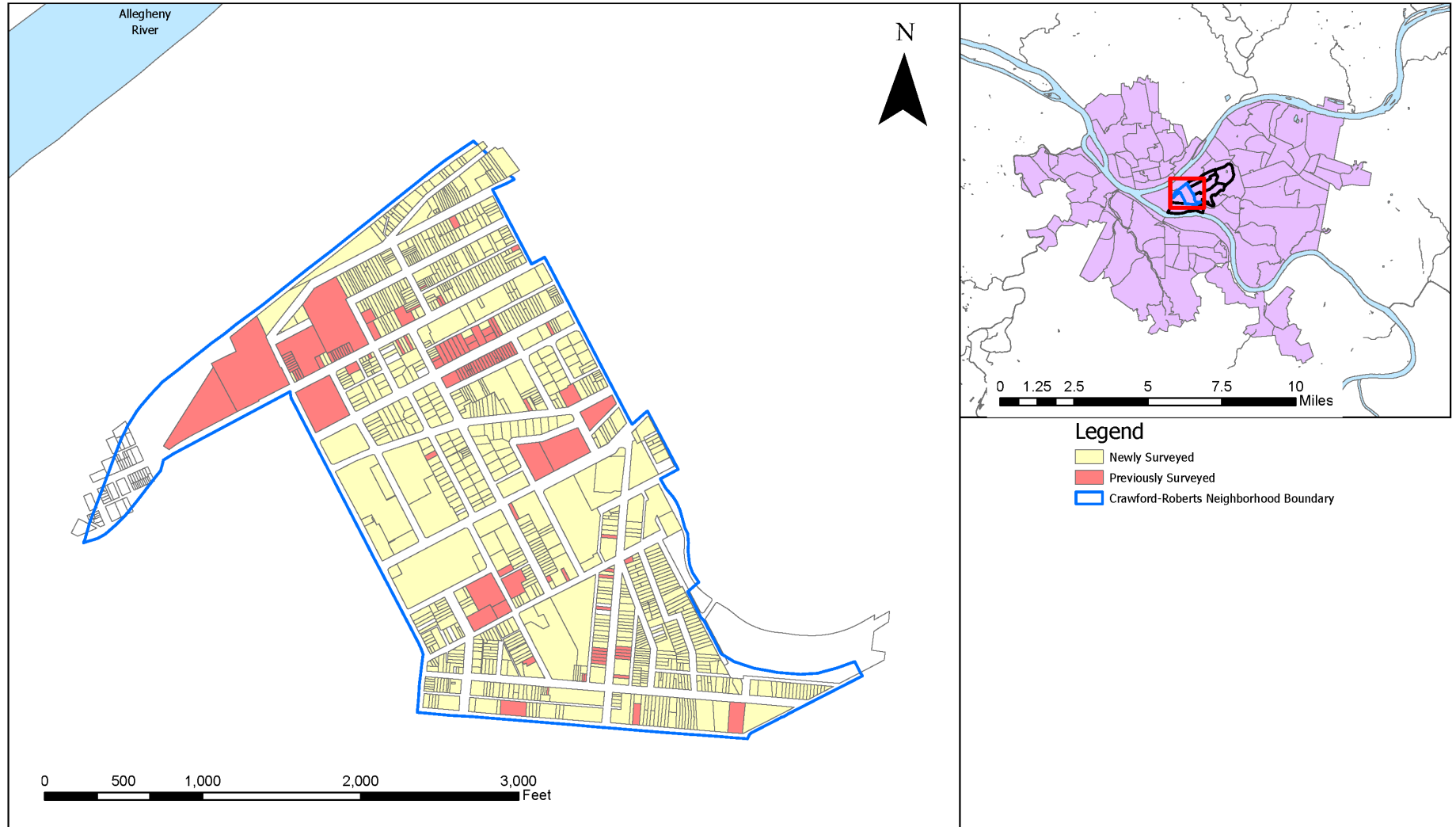
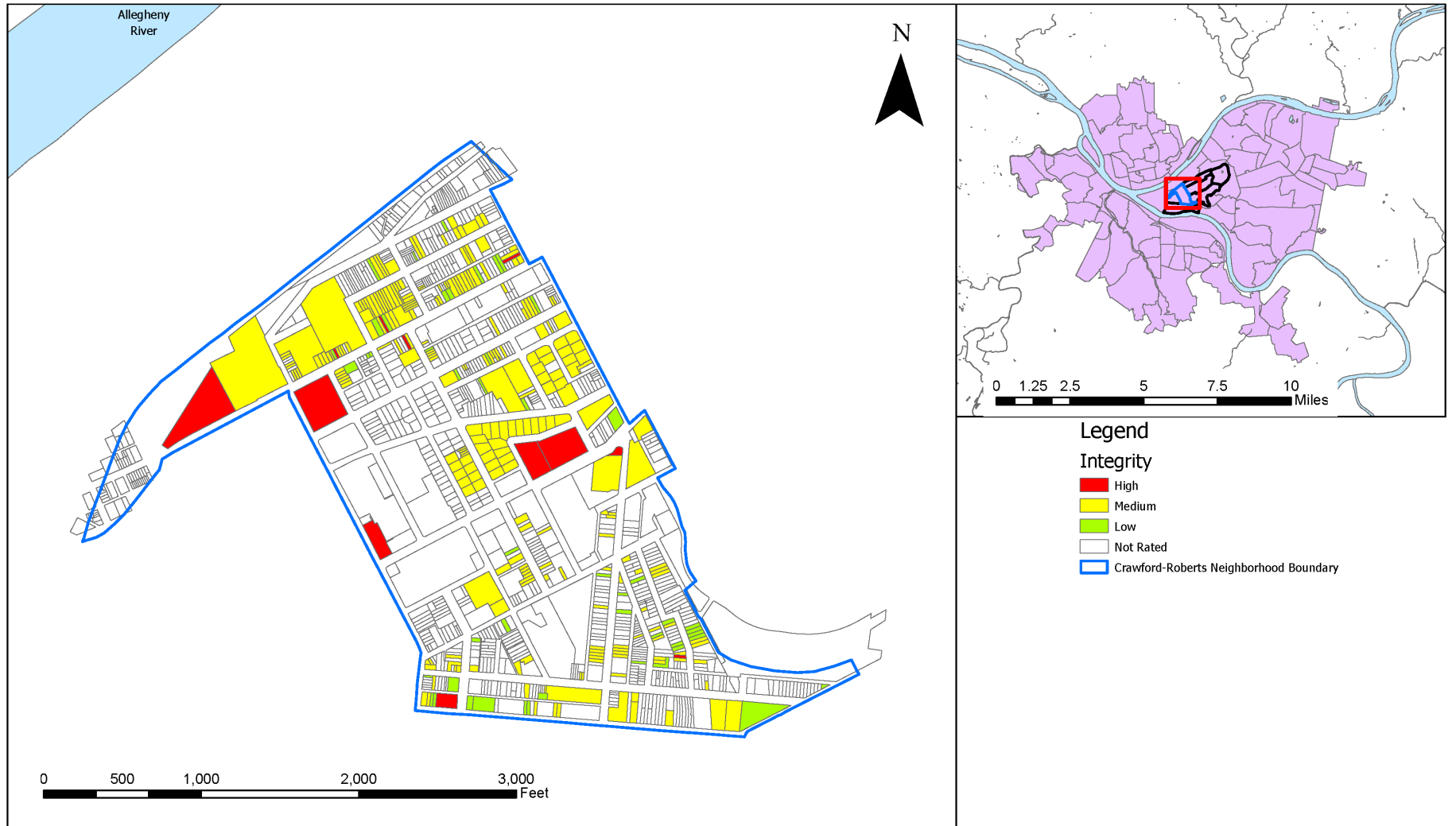




**Figure 3: Architectural Inventory for the City of Pittsburgh
Historical Integrity of Surveyed Properties**



Vacant Parcels and Post-1985 Properties

Figure 4: Architectural Inventory for the City of Pittsburgh
Location of Vacant Parcels and Post-1985 Properties

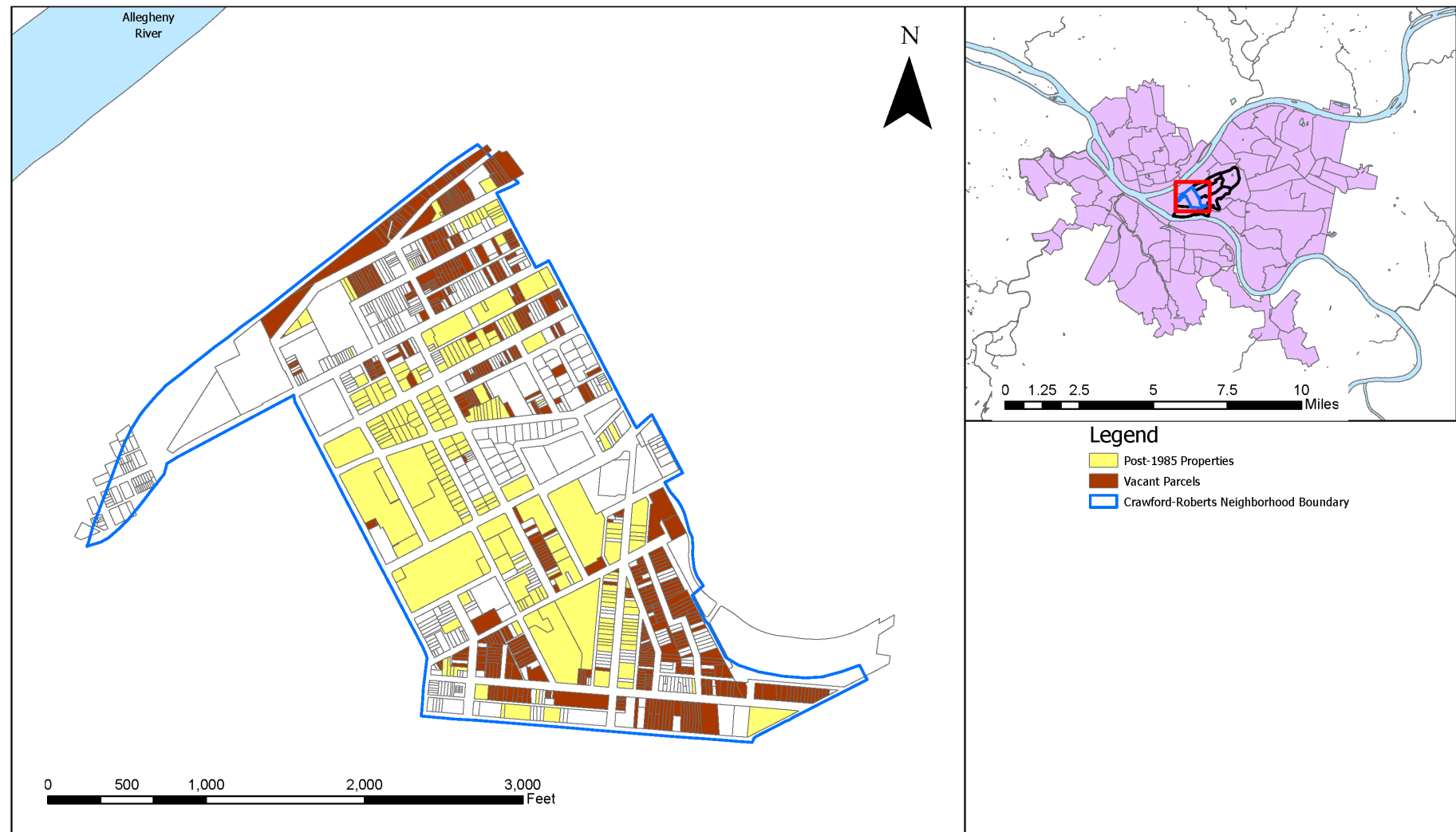
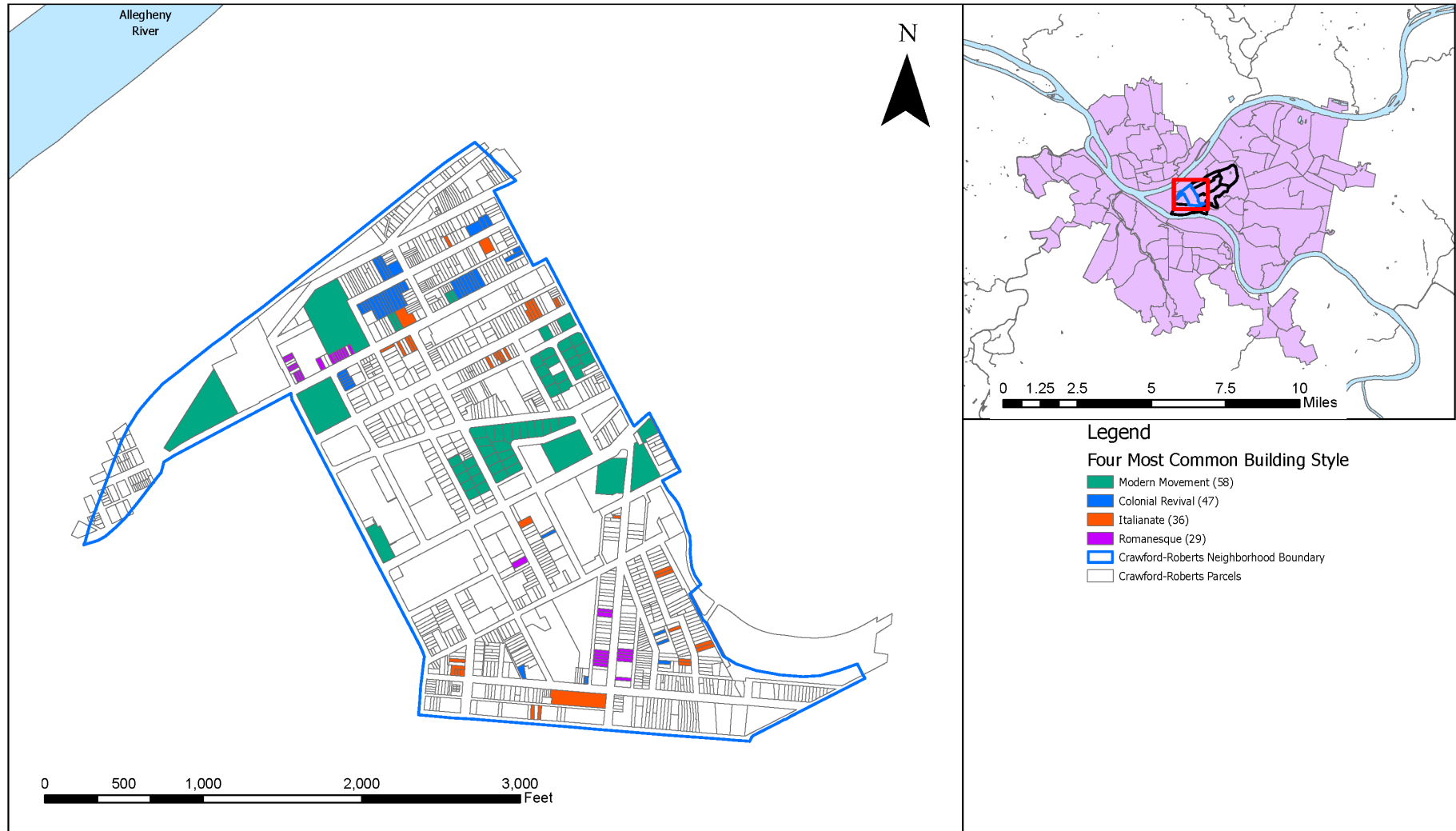




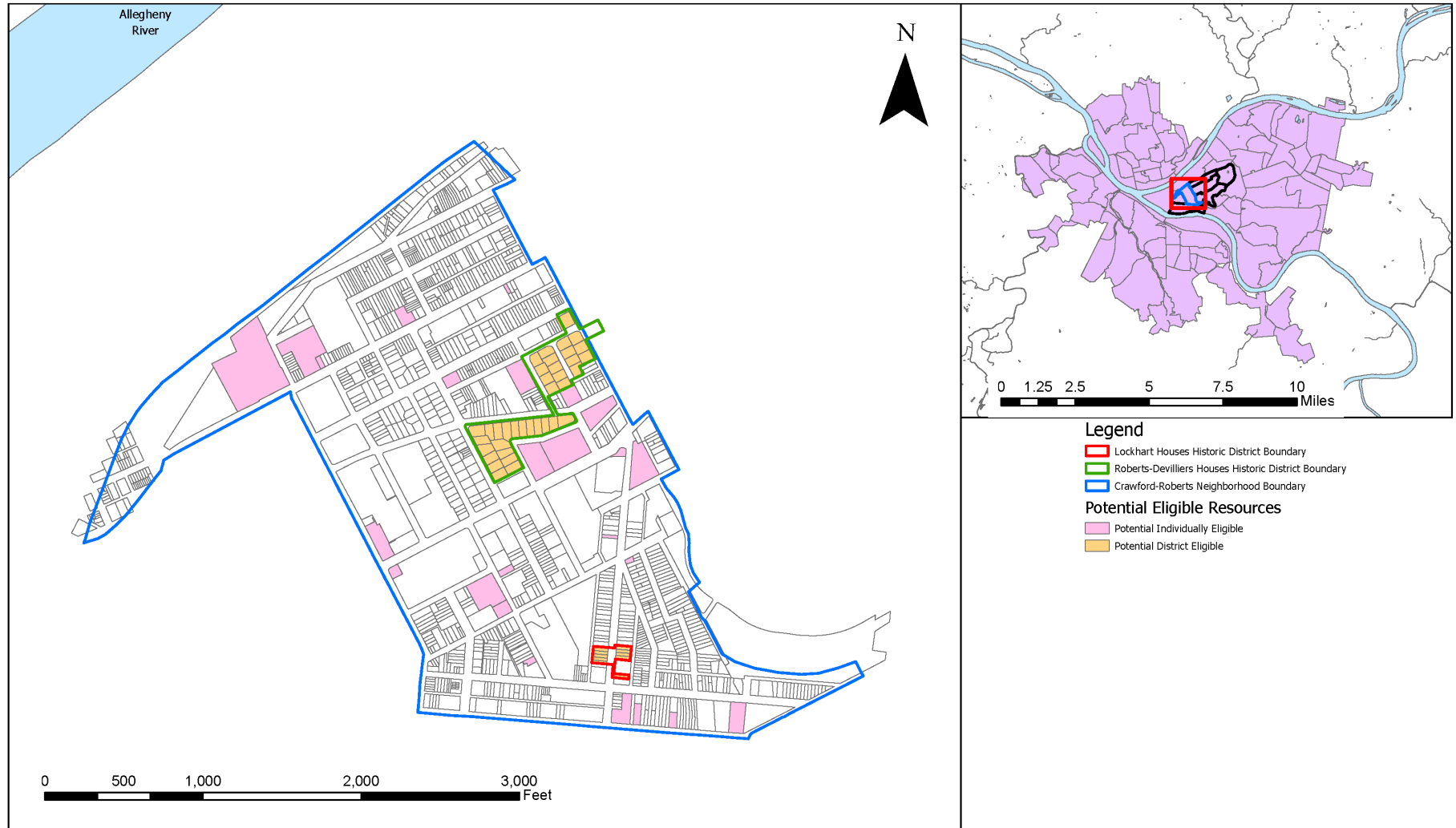
Figure 8: Architectural Inventory for the City of Pittsburgh
Geographic Distribution of the Four Most Common Building Styles in the Surveyed Area





Potentially Eligible Individual & District Properties

Figure 5: Architectural Inventory for the City of Pittsburgh
Location of Potentially Eligible Individual and District Properties



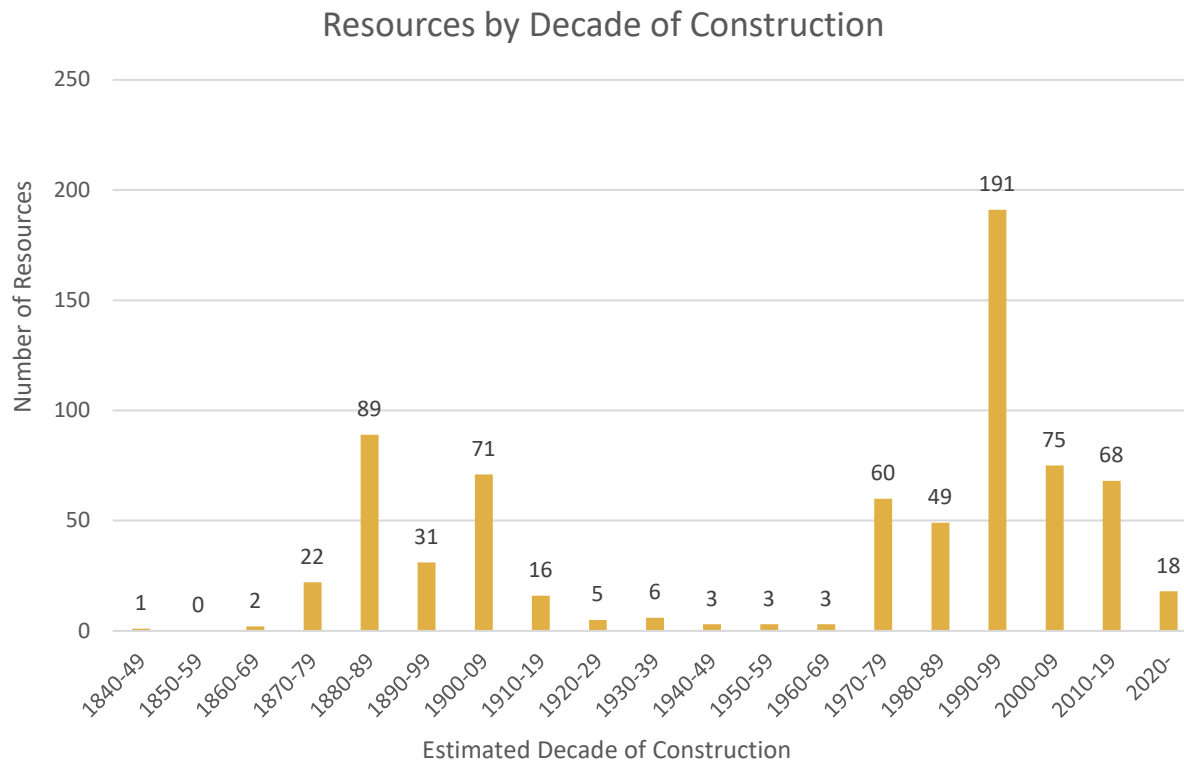
TYPE of resources: Buildings (710); Structures (19); Sites (36); Objects (1)

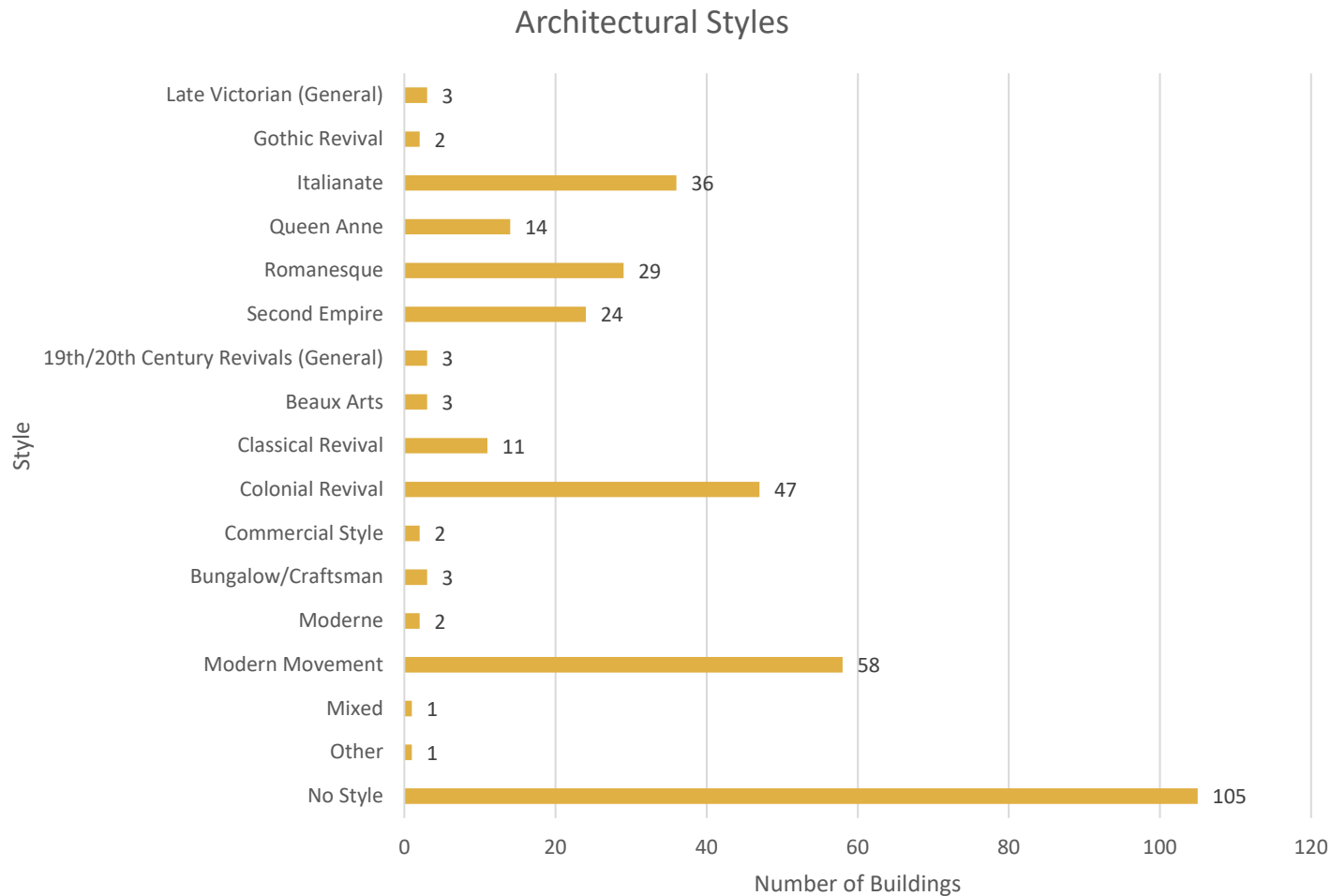
INTEGRITY of resources: High (64%); Medium (4%); Low (15%) [note: post-1985 properties not rated for integrity]

VACANT: 460 resources (37% of those surveyed)

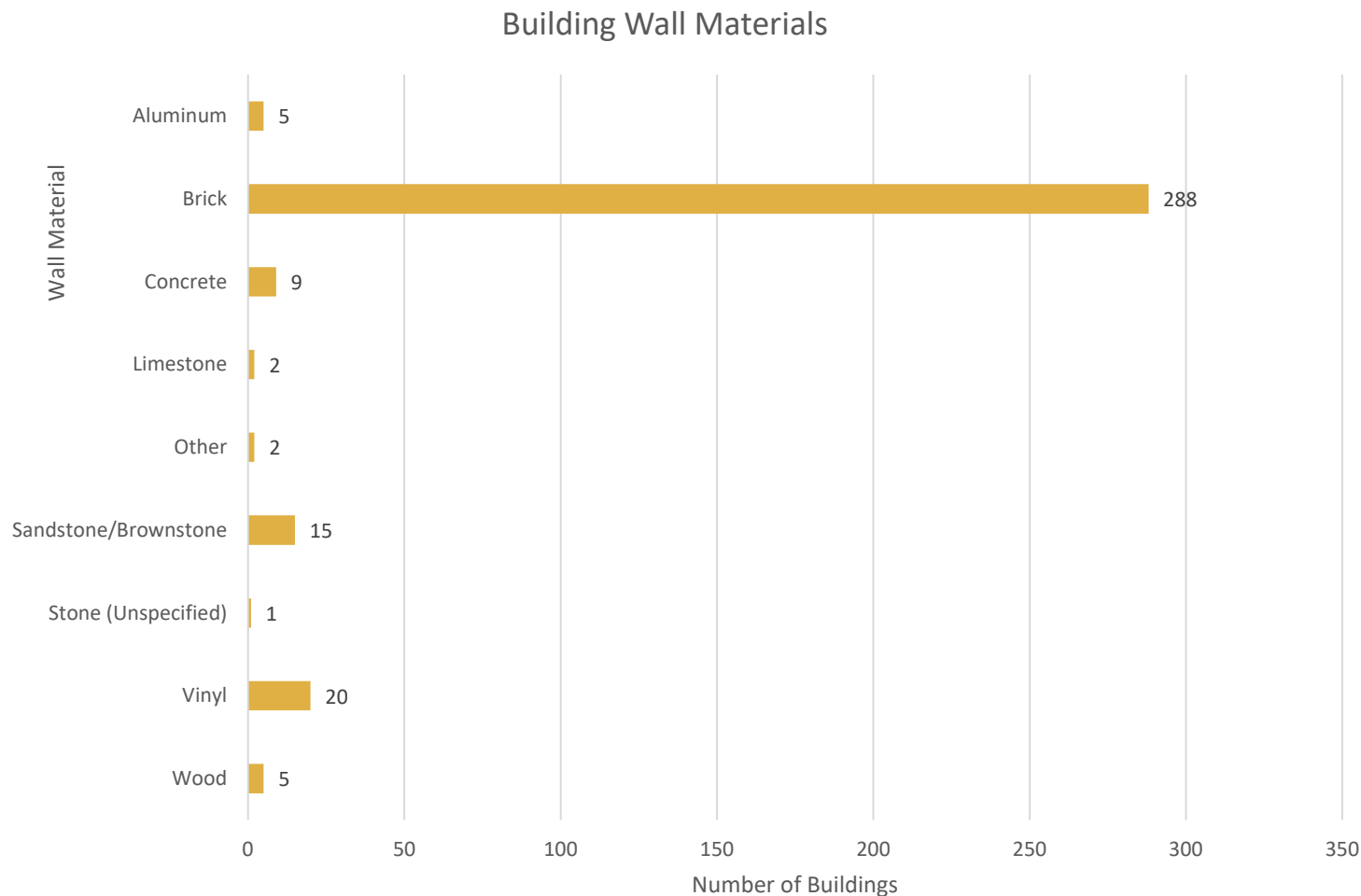
POST-1985: 413 resources (33% of those surveyed)

FUNCTION: Domestic - 616 resources (50% of those surveyed) is the most common.





STYLES: Modern Movement (58); Colonial Revival (47); Italianate (36); and Romanesque (29) are the four most common.



WALL MATERIALS: Brick (288); Vinyl (20); Sandstone/Brownstone (15); and Concrete (9) are the four most common.

Districts Potentially Eligible for NRHP listing or City Designation:

- Roberts-Devilliers Houses
- Lockhart Houses

Additional Recommendations:

- Recommend intensive-level survey of all resources identified in Table 2 as potential individually eligible for the NRHP.
- Recommend resources in Table 2 with pre-existing intensive-level documentation be determined eligible for listing in the NRHP and/or as individually designated City Historic Landmarks.
- Recommend a consultation process with the Hill District Community to determine if one or more areas of the Hill should be evaluated for eligibility for the NRHP as a **traditional cultural property**.

A traditional cultural property may be eligible for inclusion in the NRHP because of its association with cultural practices or beliefs of a living community that (a) are rooted in that community's history, and (b) are important in maintaining the continuing cultural identity of the community.

Recommendations

Roberts-Devilliers House Historic District:

The residential part of the Roberts-Devilliers Redevelopment Area should be evaluated for its significance under NRHP Criterion A for its association with a post-urban renewal joint venture between a white developer and a Black contractor, intentionally structured to give the Hill District community agency in its own redevelopment.



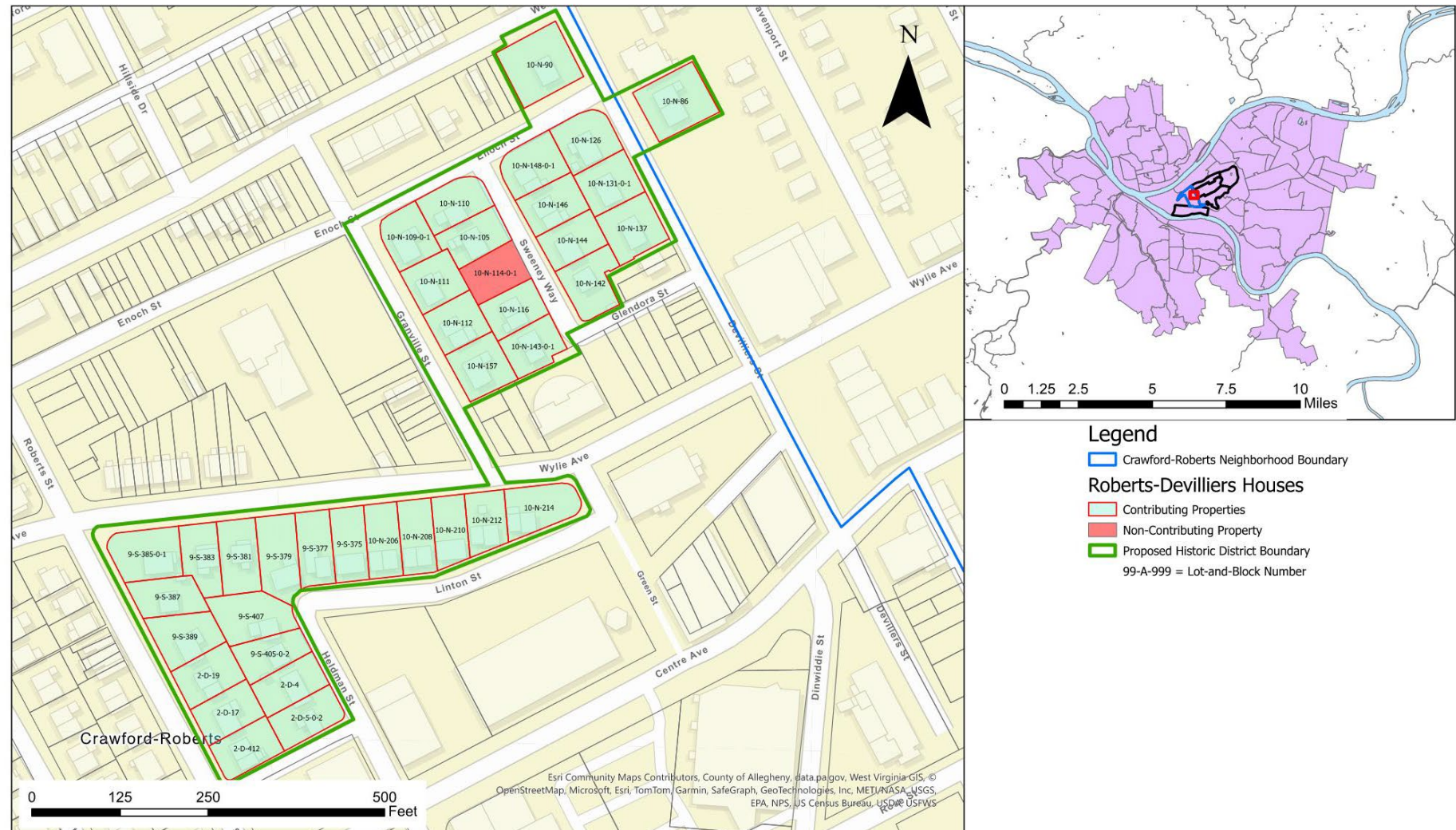
515 Heldman Street



161 Sweeney Way

Recommendations

Figure 6: Architectural Inventory for the City of Pittsburgh
Location of Potentially Eligible Historic District: Roberts-Devilliers Houses



Recommendations

Lockhart Houses Historic District:

A potential historic district that was previously identified, but not formally evaluated for NRHP eligibility, consisted of 50 houses constructed in 1889 on Dinwiddie Street above Colwell Street. This concentration of resources was identified in the 1980 county and 1992-93 city surveys. Since then, most of this grouping of houses has been demolished and replaced with new construction. Evaluation of a smaller historic district consisting of ten surviving resources at 204, 213-221, and 216-222 Dinwiddie Street is recommended.



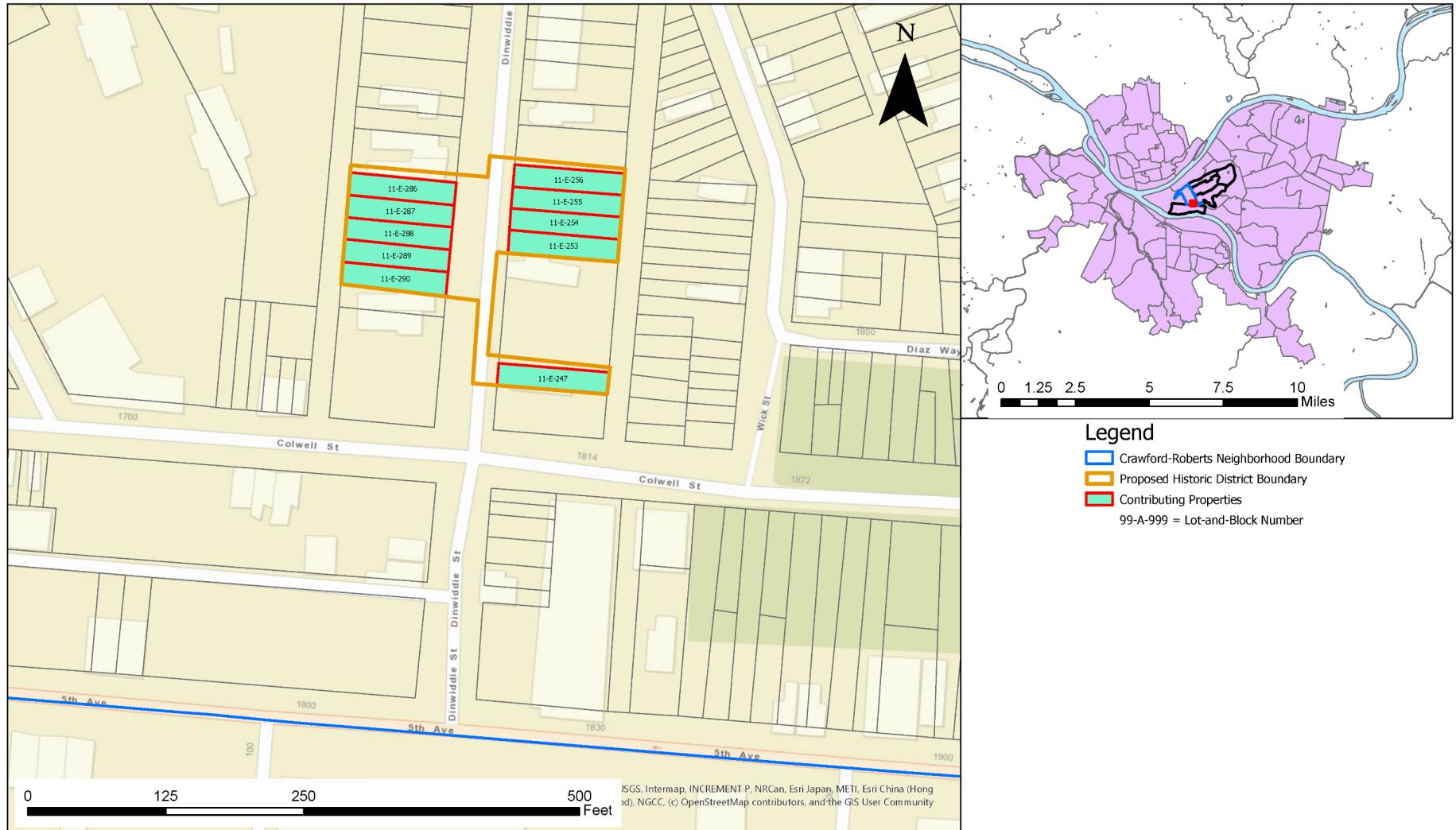
204 Dinwiddie Street



218 Dinwiddie Street

Recommendations

Figure 7: Architectural Inventory for the City of Pittsburgh
Location of Potentially Eligible Historic District: Lockhart Houses



Questions?

Comments.

Thoughts on follow-up projects.