**HISTORIC REVIEW COMMISSION**
**Division of Development Administration and Review**
City of Pittsburgh, Department of City Planning
200 Ross Street, Third Floor
Pittsburgh, Pennsylvania 15219

# 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:

Roslyn Place (Neighborhood)

**2.** CURRENT NAME OF PROPERTY:
Roslyn Place (Neighborhood)

**3.** LOCATION

a. Street: 506-523 (even and odd) & 525 Roslyn Place

b. City, State, Zip Code: Pittsburgh, Pa. 15232

c. Neighborhood: Shadyside

**4.** OWNERSHIP

d. Owner(s): Numerous Private Owners

e. Street: Roslyn Place

f. City, State, Zip Code: Pittsburgh, Pa. Phone: (  ) -

**5.** CLASSIFICATION AND USE – Check all that apply

| Type | Ownership | Current Use: |
|---|---|---|
| ☐ Structure | ☒ Private – home | Residential |
| ☒ District | ☐ Private – other | |
| ☐ Site | ☐ Public – government | |
| ☐ Object | ☐ Public - other | |
| | ☐ Place of religious worship | |

**6.** NOMINATED BY:

**a.** Name: Matthew W.C. Falcone

**b.** Street: 1501 Reedsdale St., Suite 5003

**c.** City, State, Zip: Pittsburgh, Pa. 15233

**d.** Phone: (412) 256-8755 Email: mfalcone@preservationpgh.org

**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: 1914-17

**b.** Architectural Style: Colonial (Georgian) Revival

**c.** Architect/Builder: Thomas Rodd

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;

**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: Matthew W.C. Falcone for Preservation Pittsburgh

**b.** Street: 1501 Reedsdale St., Suite 5003

**c.** City, State, Zip: Pittsburgh, Pa. 15233

**d.** Phone: (412) 417-5910 Email: mfalcone@preservationpgh.org


**e.** Signature: _____

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# 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;

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:** *INSERT NAME OF PROPERTY HERE*

☒ **#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).**

# Roslyn Place District

# Historic Nomination Form

# Addendum

**Individual Property Historic Nomination Form**

Historic Name(s): Roslyn Place
Current Name: Roslyn Place
Location: Roslyn Place, Pittsburgh, Pa. 15232
Neighborhood: Shadyside
Ownership: Multiple Private Owners
Type: Structures
Historic Use: Residential
Current Use: Residential

**Descriptive Narrative**
Year Built: 1914-17
Architectural Style: Georgian Revival
Architect/Engineer: Thomas Rodd

**Description**

Roslyn Place is a residential neighborhood surrounding a Nicholson-paved street located in Pittsburgh's Shadyside neighborhood. The street is a small cul-de-sac that extends north for roughly two hundred and fifty (250) feet from Ellsworth Avenue between S. Aiken Avenue and S. Graham Street and measures roughly eighteen-and-a-half (18 ½) feet across. The district is roughly bounded by Ellsworth Avenue on the South, small parcels of land that abut the Martin Luther King Jr. East Busway on the North, and by several, privately-owned properties on east and west.

This district is comprised of 18 lots in 10 independent buildings. All buildings in the district are constructed in a Colonial Revival architectural style with heavily Georgian influences and are two-and-a-half stories in height. With the exception of one building with a stucco façade, all are faced with red brick, trimmed with wood, and have a pitched, slate roof interrupted by one or more dormers. While the houses look similar there are, in fact, five architectural variations:

- 522, 523, & 525 Roslyn Place: Fully detached houses with primary symmetrical facades oriented towards Roslyn Place. A running bond pattern is used on the brick façade, and a string-course of headers dividing the half-basement from the first floor. Two four-over-four, double-hung windows on left and right of the entranceway interrupt this row.

  The first floors are comprised of two window-openings flanking a central doorway. In 522 and 523, the window openings on left are comprised of three sashes containing six-over-six windows and those on right comprised of three sashes, one six-over-six, double-hung window flanked by two, four-over-four double hung windows. The window order is reversed in 525 Roslyn Place. The door opening is located in the center of each façade and four brick steps capped by a limestone slab lead to each doorway. Each doorway is framed by decorative brickwork and situated under a hemispherical, coffered wooden canopy with decorative brickwork framing a rounded patch of stucco underneath. The main entry door on each differs. The second floor of each is similarly symmetrical, with eight-over-eight, double-hung windows flanking a central six-over-six, double-hung window situated above the doorway. Exterior, slatted shutters are present

on each window in 523 and 522 Roslyn Place but are absent on 525 Roslyn Place. Brick headers and lintels frame each window opening.

On each, a painted wooden cornice divides the roof on each, which is comprised of asphalt shingles. A single dormer, with a six-over-six, double-hung window with rounded-top is centrally situated and sided by painted, wooden shingles. Two chimneys rise from the roofline of each, one parallel and one perpendicular to Roslyn Place.

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

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

- 506-509 Roslyn Place: These houses share a nearly identical visual typography with 522, 523, and 525 Roslyn Place but are all attached row homes. Metal downspouts and chimneys that rise from the apex of the roof provide a visual divide between the properties, which are symmetrical. A rectangular opening between 507 and 508 Roslyn Place serves as a walkway to the rear of the properties and is gated by a single, wooden gate comprised of decorative spindles and crowned with a chip-and-dale pediment. The downspout that runs the length of the second story divides above this passageway and frames it on right and left. Each house has two dormers, situated in the right and left bay of each building. The window openings on the first floor of each contain three window sashes, a central, six-over-six, double-hung window flanked by four-over-four, double-hung windows.

- 510, 512, 514, 516, 518, 520 Roslyn Place: These houses are visually similar to 522, 523, and 525 Roslyn Place with the key distinction that they are semi-detached. Other differences in design include the presence of metal downspouts on the right and left of each building as well as a central chimney arising from the center of the roof. The dormer windows of each are six-over-six, double-hung, are the windows of the second story. The windows on the first story of each vary and include six-over-six, double-hung, eight-paned, single hung, triple casement, and single hung, stationary, stained glass windows. Entryway doors of each also vary, ranging from single, six-paneled to double

entryway doors. In each example windows and doors conform to existing openings. Decorative, slatted shutters are present, although also varied, throughout these houses.

The properties of the eastern and western side of Roslyn Place have a small yard that fronts the street. A wrought-iron, decorative fence divides the properties of Roslyn Place from Ellsworth Ave. and two posts with iron plaques reading “Roslyn Place” flank the entryway to the street.

**History**

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

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

The 1923 plat map (Fig. 5) shows significant changes to the former "Thos. Rodd" parcel. The lot has been subdivided in twelve smaller parcels containing ten structures surrounding Roslyn Place. With the exception of one property belonging to "H. Childs" all properties are listed as belonging to "T. Rodd et. al." Notably the adjacent property to the southwest once listed as belonging to "M.W. Rodd" is now also listed as belonging to "T. Rodd et. al.". Also of note, the adjacent property to the north now belongs to noted Pittsburgh architect F.J. Osterling, who frequently collaborated with T. Rodd.

According to long-time neighbors, the houses on Roslyn Place would remain rental properties until the 1950s when individual homes were sold to private owners.[4]

[1] Official Pittsburgh, No. 181, The Pittsburgh Daily Post. May 30, 1914.
[2] No. 240, Pittsburgh Daily Post, July 13, 1914.
[3] Lots, *Pittsburgh Post-Post Gazette*, August 30, 1913.
[4] Charlotte Cohen, Personal Interview, September 23, 2017. Notes with Matthew W.C. Falcone.

**Significance**

***Criterion 1: Its location as a site of significant historic or prehistoric event or activity;***

Roslyn Place does not meet this criterion.

***Criterion 2: Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archeological, or related aspects of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;***

Thomas Rodd (Fig. 6) was born in London, England and immigrated to America with his parents at age five. He studied at the U.S. Naval Academy in Annapolis before serving as an officer in the navy during the Civil War. After the war he served in the City Engineer's Office in Philadelphia before joining the Pennsylvania Railroad (P.R.R.) Company in 1872 as a rodman. He would serve in a multitude of engineering positions in the P.R.R. and in 1889 was appointed chief engineer to all lines West of Pittsburgh.[5] It was at this time that Mr. Rodd moved to the city, where he and his family would play an important role in shaping several of Pittsburgh's cultural institutions.

In Pittsburgh Rodd and his family became prominent members of the city's social elite. He became a member of the Pittsburgh Club, the Duquesne Club, the Allegheny County Club, the Pittsburgh Golf Club, the University Club of Pittsburgh, the Metropolitan Club of New York and the Chicago Club. As a sign of the Rodd family's social status in Pittsburgh, their vacations and the work travel of Mr. Rodd were frequently reported in prominent Pittsburgh newspapers. The destinations listed also help provide a context for the Thomas Rodd, and the Rodd family's social standing, as they traveled to the Columbian Exposition in Chicago, Paris, West Virginia's White Sulpher Springs, Florida, Lakewood, N.Y., and Watch Hill, R.I.[6] The Rodd family's social activities within Pittsburgh were also frequently reported and their association with other prominent Pittsburgh families like the Howes, Childs, and Laughlins again helps to contextualize their social standing.[7]

The Rodd family also played a significant role in the construction, and religious life, of the Church of the Ascension.[8] In addition to contributing to the building's general construction funds in 1898, the Rodd family contributed to several different memorials within the church itself. Top among these is the stained glass window dedicated to their deceased son (Fig. 7), a plaque commemorating the members of the congregation who perished in World War I (Fig. 8), and the churches' unique antiphonal organ (Fig. 9).

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[5] Thomas Rodd. *The Book of Prominent Pennsylvanians: A Standard Reference*. Pittsburg Leader. Leader Publ., 1913.

[6] White Sulpher Springs, *The Pittsburgh Press*, August 24, 1896; Capt. And Mrs. J.J. Vandergrift, *The Pittsburgh Press*, February 15, 1897; Lakewood is Booming, *The Pittsburgh Press*, July 11, 1897; Mr. and Mrs. Thomas Rodd, The Pittsburgh Press, July 3, 1894; Mrs. William M. Herron, *The Pittsburgh Press*, October 2, 1893; Chief Engineer Thomas Rodd, *Pittsburgh Daily Post*, April 14, 1900.

[7] Sport at the Links, *Pittsburgh Post Gazette*, July 18, 1898; Mrs. James Robb Wilson, *Pittsburgh Daily Post*, February 27, 1898.

[8] Church of the Ascension, *The Pittsburgh Press*, December 30, 1898.

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

> *The Colonial Revival style was an effort to look back to the Federal and Georgian architecture of America's founding period for design inspiration. This enthusiasm to explore the architecture of America's founding period was generated in part by the Philadelphia Centennial of 1876 celebrating the country's 100th birthday. This trend was further promoted by the Columbian Exposition of 1893, held in Chicago.*
>
> *Like most revival efforts, the Colonial Revival style did not generally produce true copies of earlier styles. Although, in the early years of the 20th century (1915-1935) there was a real interest in studying and duplicating Georgian period architecture. Generally, the Colonial Revival style took certain design elements - front façade symmetry, front entrance fanlights and sidelights, pedimented doorways, porches and dormers - and applied them to larger scale buildings. These colonial era details could be combined in a great variety of ways, creating many subtypes within this style.*[9]

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

Examples of Colonial Revival, particularly Georgian Revival, architecture within the City of Pittsburgh are rare with the Pitt Building (208 Smithfield St., Downtown) designed by Edward Lee in 1918 (altered in 1921) being, perhaps, the most notable example. The Allegheny Harvard-Yale-Princeton Club (617-619 William Penn Place, Downtown) and The Allegheny Elks Lodge #339 also designed by Edward Lee (the latter is a building remodel) are also notable for incorporated Federal elements in their design. The former Overbrook Municipal Building, currently under consideration for City Historic Landmark status, has been identified, in part for its exceptional Colonial Revival design.

What is exceptional about Roslyn Place regarding Colonial Revival design is the scale, uniformity, and quality of the design. Elements of Georgian Revival design in Roslyn Place can be seen in the symmetry of the facades, the use of brick, hemispherical hoods, pedimented porches on 511, 513, 515, and 517 Roslyn Place, and coffered design elements on the hoods and porches. The consistency of design throughout all houses help to create a sense of space within the district itself.

[9] Colonial Revival Style 1880-1960, Pennsylvania Historical & Museum Commission; http://www.phmc.state.pa.us/portal/communities/architecture/styles/colonial-revival.html; Accessed on September 16, 2017.

***Criterion 4: Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history of development of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States***

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

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

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

Roslyn Place is an exemplification of an important planning and urban design technique distinguished by rarity, uniqueness, and overall quality of design.

Roslyn Place features prominently in *Great Streets*, a comprehensive book on the relationship between design, communities, and urban planning. In the book, Allan Jacob's recognizes Roslyn Place's unique design in stating:

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[10] Four More Stories for Westinghouse Building to Cost $60,000 – A Twenty-First Ward Motel is Sold, *Pittsburgh Daily Post*, August 22, 1900; The Pennsylvania Railroad Company…, *The Pittsburgh Daily Post*, November 25, 1899.
[11] National Park Service, Union Station, Indianapolis, In., Source: https://www.nps.gov/nr/travel/indianapolis/unionstation.htm
[12] The directors of the Union Switch & Signal Company…, *The Pittsburgh Press*, November 17, 1899; Stockholders of Westinghouse Machine Company Voted on the Propositions, *Pittsburgh Post Gazette*, December 13, 1899; Heating of the Shops of the Westinghouse Machine Company, *The Engineering Record,* Vol. 36, pp. 7-8, June 26, 1897; The Shops of the Westinghouse Electric and Manufacturing Company, *The Engineering Record*, Vol. 32, pp. 7-9; June 1, 1895.
[13] Franklin Toker, *Pittsburgh: An Urban Portrait*, Pennsylvania State University Press: 1986.

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

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

***Criterion 6: Its location as a site of an important archeological resource;***

Roslyn Place does not meet this criterion.

***Criterion 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;***

Roslyn Place does not meet this criterion.

***Criterion 8: Its explication of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction;***

Roslyn Place does not meet this criterion.

***Criterion 9: Its representation of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction;***

Roslyn Place does not meet this criterion.

***Criterion 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***

Roslyn Place meets this criterion in that is a familiar visual feature of the City of Pittsburgh and in Shadyside. The neighborhood is regularly featured in the media, travel guides, and neighborhood tours of Shadyside. While it is perhaps most noted and recognizable for housing the only remaining wooden street in Pittsburgh, Roslyn Place is remarkable for the sense of

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[14] Allan Jacobs, *Great Streets*, p. 19. MIT Press, 1995.

[15] University of California Berkeley, Faculty + Staff, Allan B. Jacobs; https://ced.berkeley.edu/ced/faculty-staff/allan-jacobs; accessed September 28, 2017.

place created by the uniformity of design and unique style.[16] Among residents of Shadyside, Roslyn Place has regularly featured on neighborhood house tours (Figs. 15 & 16) and as residents can attest to, remains a popular tourist attraction in the city.

[16] http://triblive.com/lifestyles/history/8776525-74/roslyn-cohen-shadyside; http://www.pittsburghmagazine.com/Best-of-the-Burgh-Blogs/The-412/September-2015/The-Surprising-Story-of-Pittsburghs-Last-Wooden-Street/; http://wesa.fm/post/surviving-charm-pittsburgh-s-last-wooden-street#stream/0; http://www.post-gazette.com/opinion/diana-nelson-jones/2017/02/27/Shadyside-s-Roslyn-Place-the-country-s-only-wood-block-street-outside-Alaska-is-expected-to-get-city-s-nod-for-historic-designation/stories/201702270011

**Integrity**

Roslyn Place maintains a high degree of integrity. Specifically:

- Location: Roslyn Place remains in its original location.
- Design: The homes of Roslyn Place retain their overall design with minor modifications to the engaged front porches and entryways of most homes.
- Setting: The setting of Roslyn Place has changed since first constructed in that the adjacent single-family homes of the Rodds and the Osterlings have been replaced with multi-unit housing. The neighborhood remains primarily residential in nature.
- Materials: The district retains a high degree of material integrity. The brick facades of the homes have been maintained. 521 Roslyn Place was originally conceived as a frame house and was stuccoed in the 1920s (and remains so today).
- Workmanship : Roslyn Place continues to evoke a sense of workmanship as when the homes were first constructed.
- Feeling: Roslyn Place maintains a high degree of integrity of feeling. As a community it maintains the same "feel" as it was first constructed in part because of the continued existence of the Nicolson Pavement. Aside from modern cars and the old growth trees, on any given day the street looks remarkably similar to when first created in 1914.
- Association: Roslyn Place maintains a direct association to where and when the community was it was first designed and constructed by Thomas Rodd.

# Roslyn Place

# Historic District Nomination Form

# Appendix

Fig. 1. *Twentieth Ward, Pittsburgh*, Plate 63, 1872. G.M. Hopkins & Co., Source: http://images.library.pitt.edu/cgi-bin/i/image/image-idx?view=entry;cc=maps;entryid=x-1872p063 (accessed on September 14, 2016).

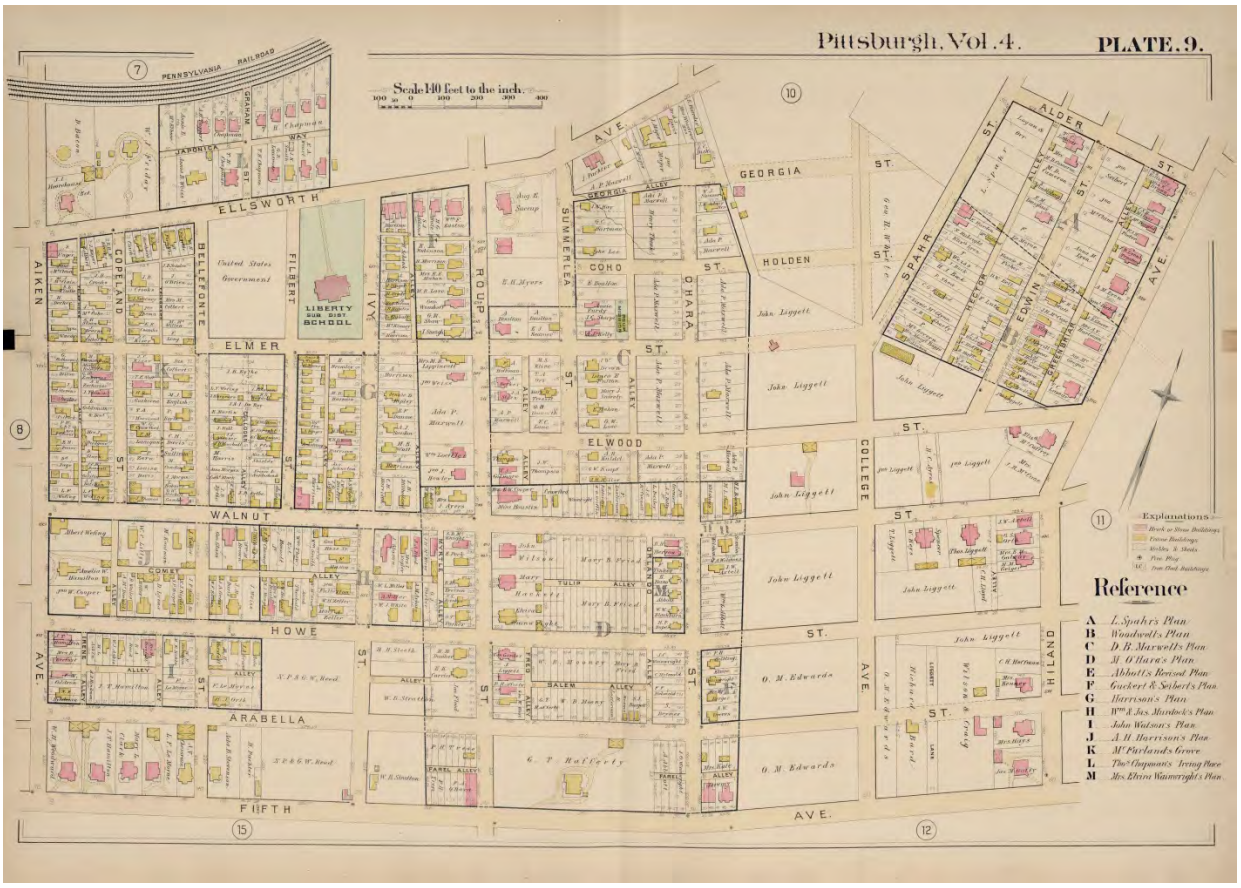



Fig. 2. *Pittsburgh, Vol. 4.*, Plate 9, 1890, G.M. Hopkins & Co., Source: [http://images.library.pitt.edu/cgi-bin/i/image/image-idx?view=entry;cc=maps;entryid=x-20090625-hopkins-0011](http://images.library.pitt.edu/cgi-bin/i/image/image-idx?view=entry;cc=maps;entryid=x-20090625-hopkins-0011) (accessed on September 14, 2016).

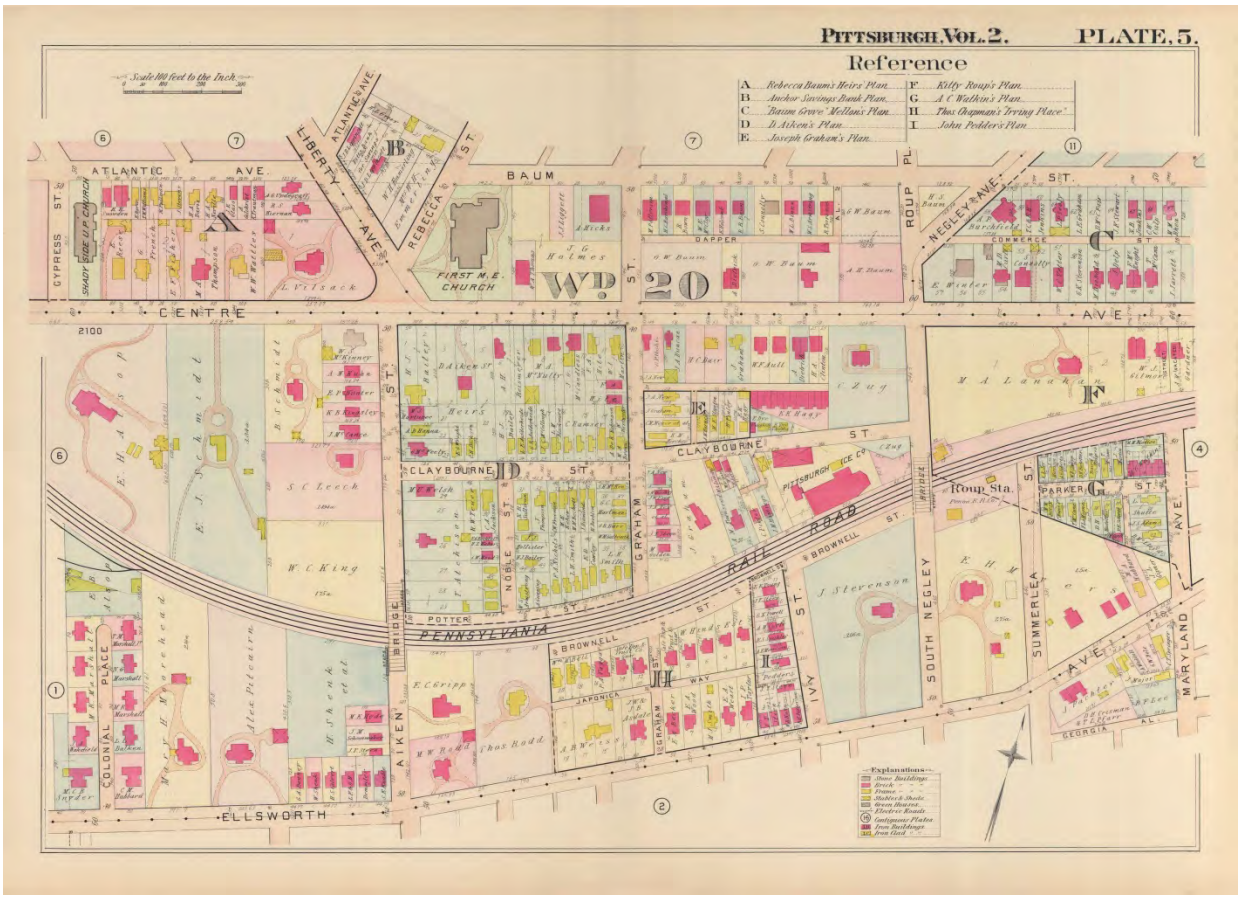



Fig. 3. *Pittsburgh,* Vol. 2*,* Plate 5, 1904, G.M. Hopkins & Co., Source: [http://images.library.pitt.edu/cgi-bin/i/image/image-idx?view=entry;cc=maps;entryid=x-04v02p05](http://images.library.pitt.edu/cgi-bin/i/image/image-idx?view=entry;cc=maps;entryid=x-04v02p05) (accessed on September 14, 2016).

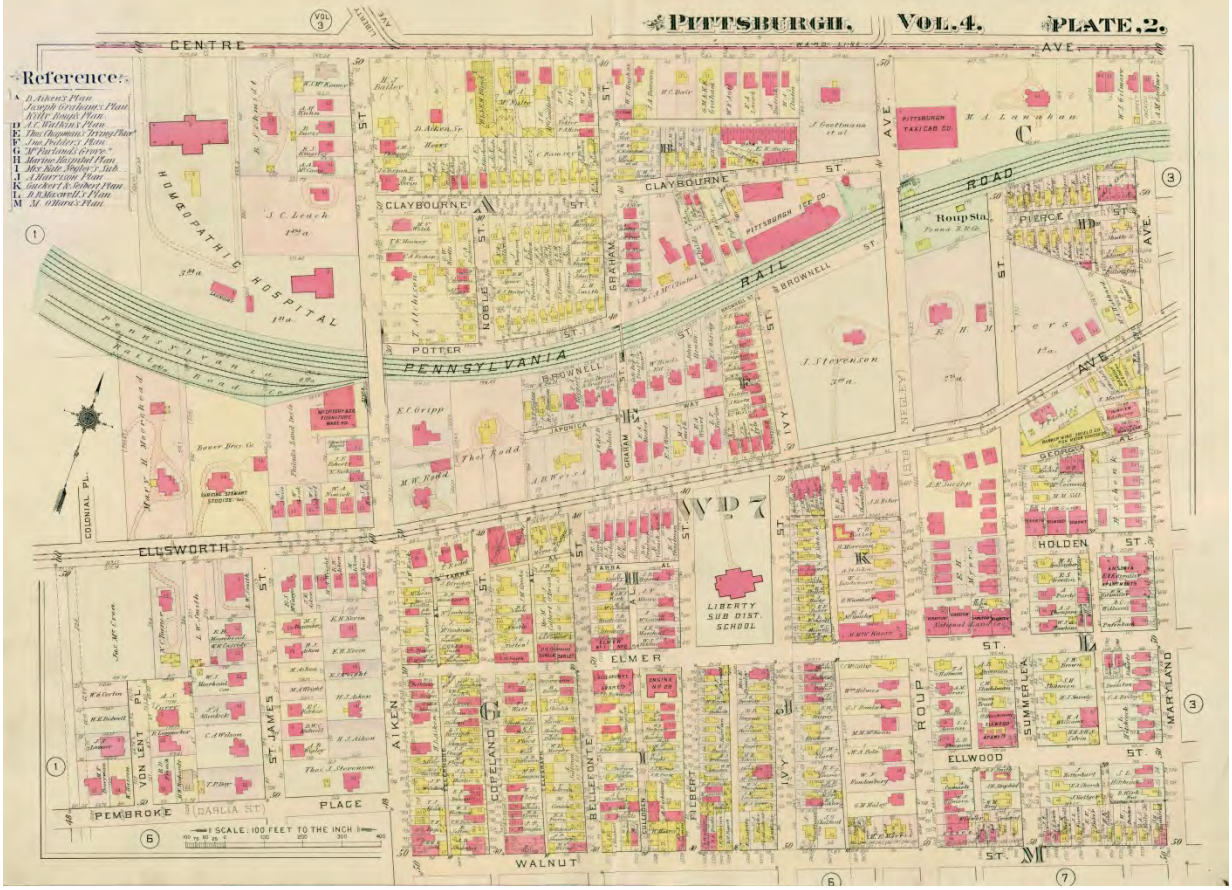



Fig. 4. 1911. *Pittsburgh, Vol. 4, Plate 2,* G.M. Hopkins, 1900, Philadelphia, Pa., Source: http://images.library.pitt.edu/cgi-bin/i/image/image-idx?view=entry;cc=maps;entryid=x-20090514-hopkins-0004 (accessed on September 14, 2016).

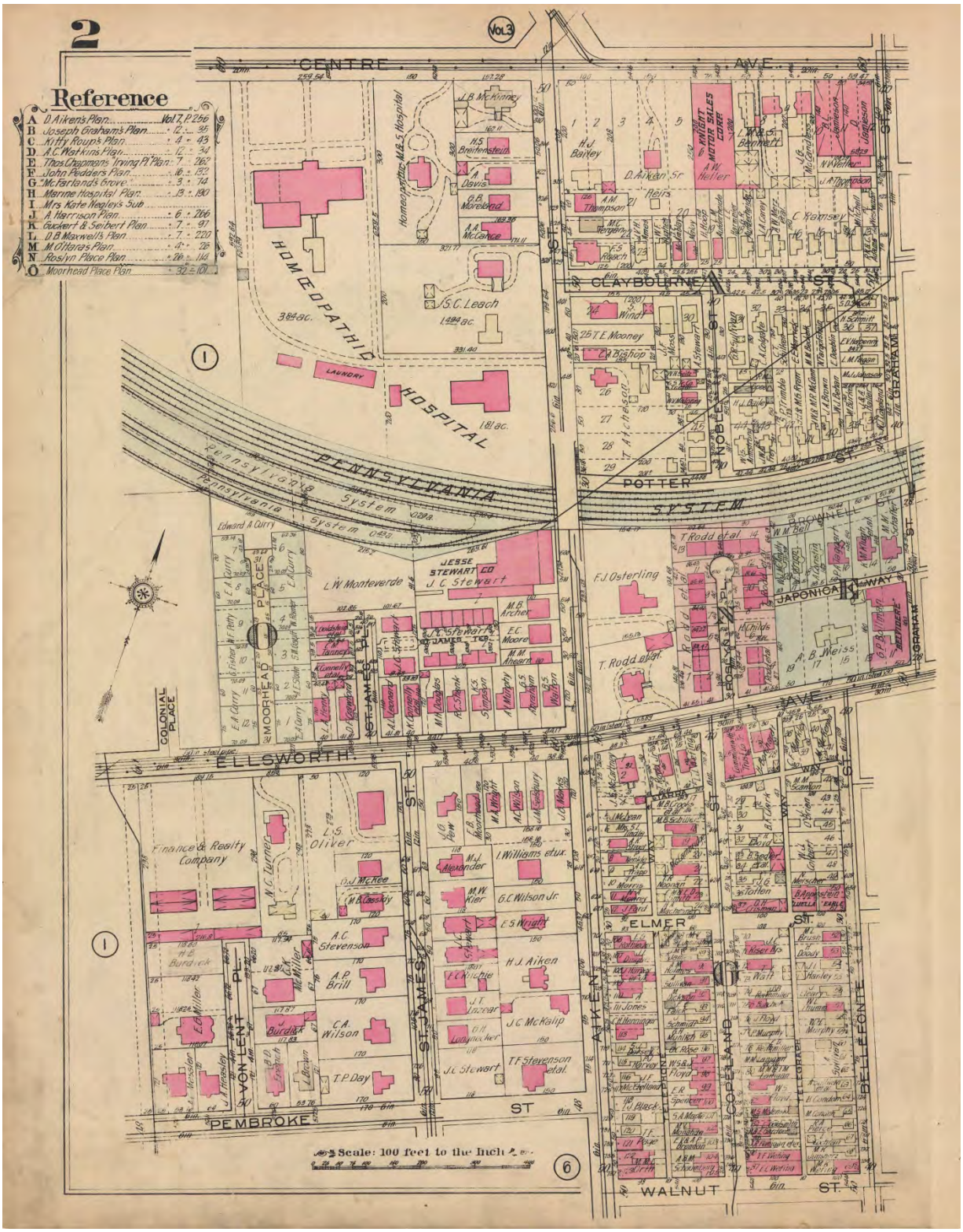
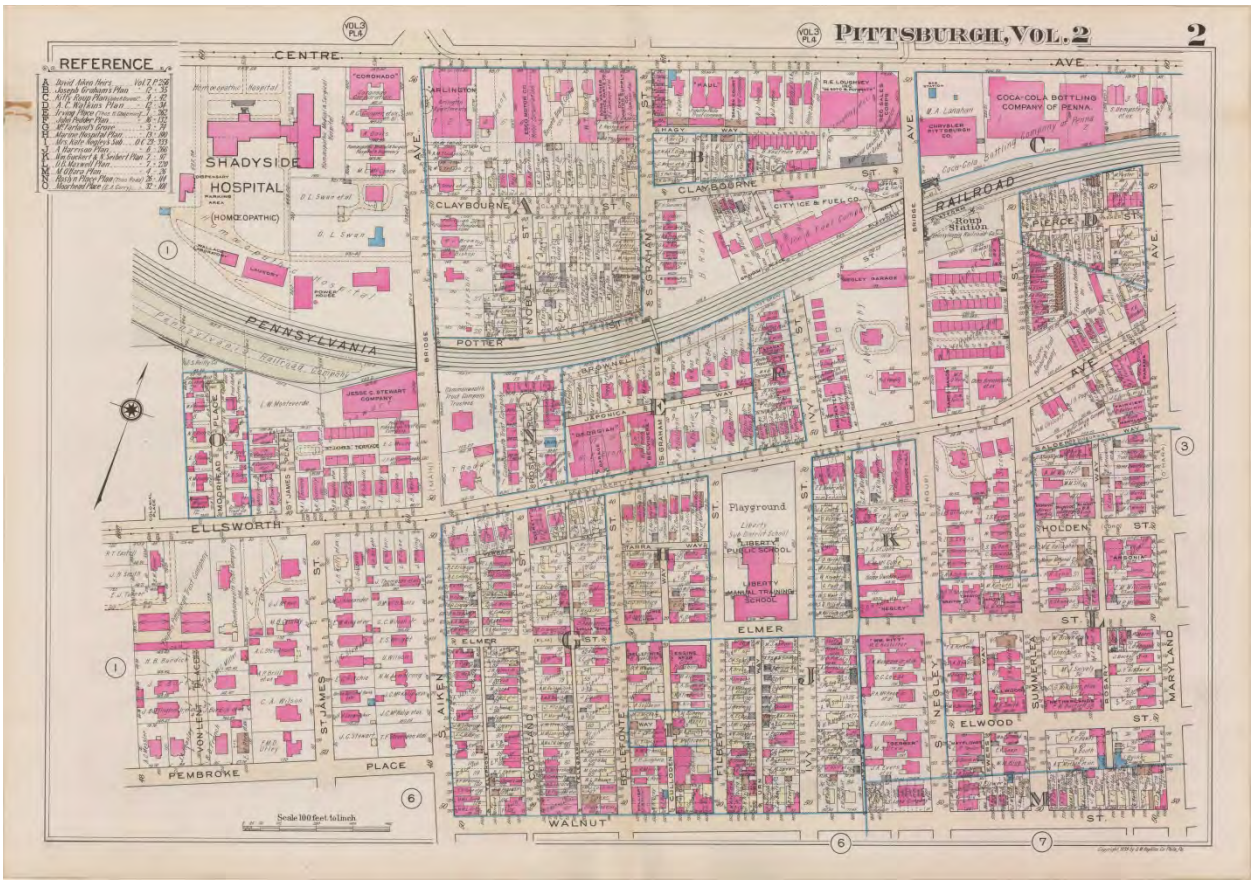



Fig. 5. *1923, Plate 2 B*. G.M. Hopkins & Co., Source: [http://images.library.pitt.edu/cgi-bin/i/image/image-idx?view=entry;cc=maps;entryid=x-23v0202b](http://images.library.pitt.edu/cgi-bin/i/image/image-idx?view=entry;cc=maps;entryid=x-23v0202b) (accessed on September 14, 2016).




*1939, Plate 2*. G.M. Hopkins & Co., Source: [http://images.library.pitt.edu/cgi-bin/i/image/image-idx?view=entry;cc=maps;entryid=x-39v02p02](http://images.library.pitt.edu/cgi-bin/i/image/image-idx?view=entry;cc=maps;entryid=x-39v02p02) (accessed on July 29, 2017).

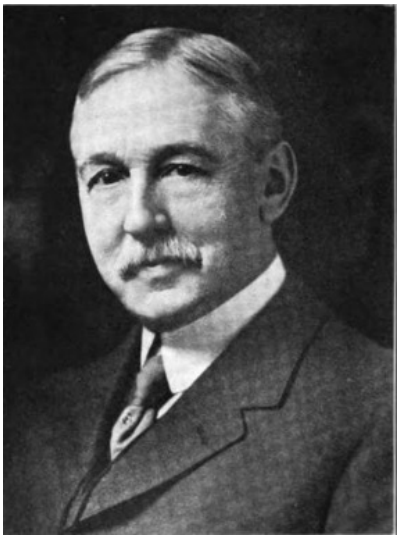


Fig. 6. *Thomas Rodd*, from the Book of Prominent Pennsylvanians: A Standard Reference. Source: [https://books.google.com/books?id=K-QDAAAAYAAJ&pg=PA155&lpg=PA155&dq=thomas+rodd+pittsburgh&source=bl&ots=5Ra_zwKTEb&sig=9ViUPcPjPxfPodwD44tkr--](https://books.google.com/books?id=K-QDAAAAYAAJ&pg=PA155&lpg=PA155&dq=thomas+rodd+pittsburgh&source=bl&ots=5Ra_zwKTEb&sig=9ViUPcPjPxfPodwD44tkr--)

fHTM&hl=en&sa=X&ved=0ahUKEwiywuvny8zPAhUDbz4KHbj4DTcQ6AEIQzAF#v=onepage&q=thomas%20rodd%20pittsburgh&f=false
(accessed on September 14, 2016).

Fig. 7. *George Wardman Rodd Commemorative Stained Glass Window,* Nave, Church of the Ascension, Pittsburgh, Pa., September 2, 2016, Source: Matthew W.C. Falcone.

Fig. 7.1. Detail, *George Wardman Rodd Commemorative Stained Glass Window,* Nave, Church of the Ascension, Pittsburgh, Pa., September 2, 2016, Source: Matthew W.C. Falcone.

Fig. 8. *Roll of Honor of Those Who Served in the Great War*, Transept, Church of the Ascension, September 2, 2016, Source: Matthew W.C. Falcone.

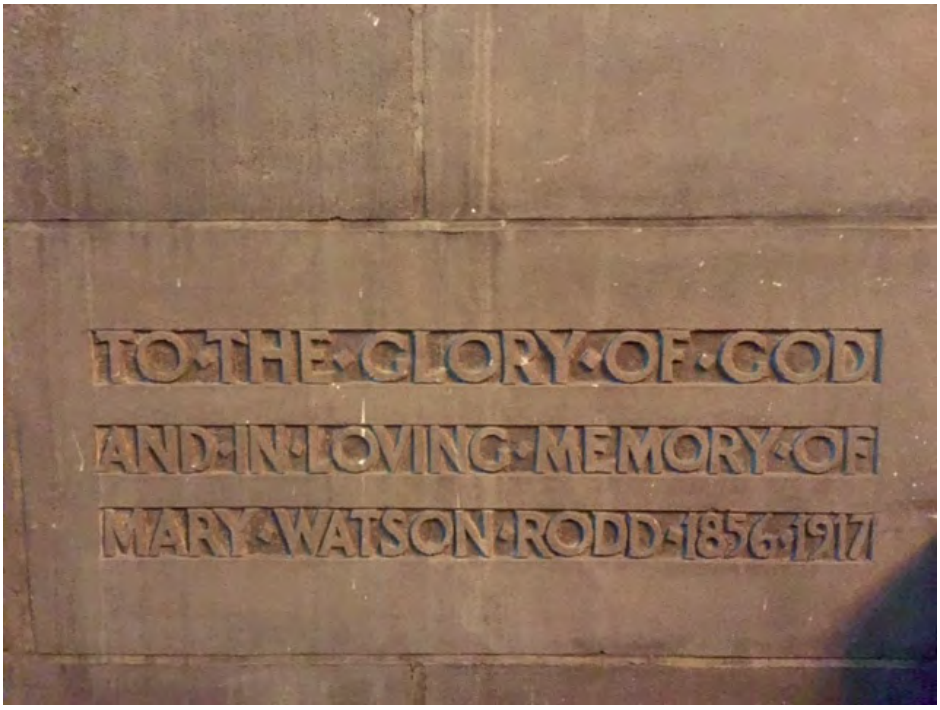



Fig. 8.1. Detail, *Roll of Honor of Those Who Served in the Great War*, Transept, Church of the Ascension, Pittsburgh, Pa., September 2, 2016, Source: Matthew W.C. Falcone.

Fig. 9. *Antiphonal Division Dedication Plaque*, Nave, Church of the Ascension, Pittsburgh, Pa., September 2, 2016, Source: Matthew W.C. Falcone.

Fig. 9.1. *Antiphonal Organs*, Nave, Church of the Ascension, Pittsburgh, Pa., September 2, 2016, Source: Matthew W.C. Falcone.

Fig. 10. *Wilmerding Passenger Station*, Source: http://www.west2k.com/papix/eastlibertyprr.jpg (accessed on September 14, 2016).

Fig. 11. *East Liverpool Ohio Passenger Station*, East Liverpool Historical Society, December 20, 1958, Source: http://www.eastliverpoolhistoricalsociety.org/Railroads3.htm (accessed on September 14, 2016).

Fig. 12. Union Station, Indianapolis, In., Source: http://www.indianapolismonthly.com/wp-content/uploads/sites/3/2016/03/UnionStation.jpg (accessed on September 14, 2016).

Fig. 13. *Westinghouse Building*, *Penn Ave. and 9th St., Pittsburg, Pa*. Source: http://www.rarepostcard.com/images/Postcard268.jpg (accessed on September 14, 2016).

Fig. 14. *Roslyn Place* (undated), Source: the Collection of Charlotte Cohen.

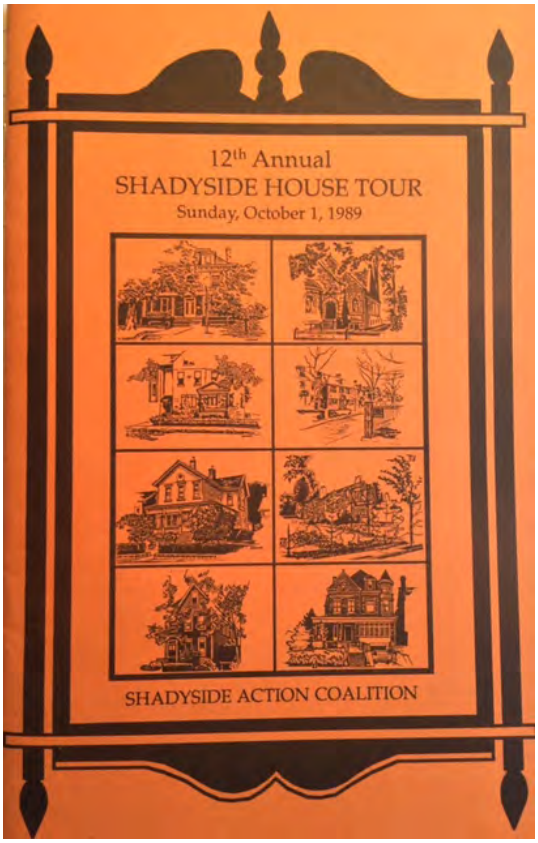



Fig. 15. *12th Annual Shadyside House Tour*, 1989, Source: from the Collection of Charlotte Cohen.

Fig. 16. *Roslyn Place*. Etching from *12th Annual Shadyside House Tour*, 1989, Source: from the Collection of Charlotte Cohen.

# Roslyn Place

# Historic Nomination Form

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