



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:

LEMMON ROW

2. CURRENT NAME OF PROPERTY:

1401 - 1417 BUENA VISTA ST.

3. LOCATION

- a. Street: 1401-1417 BUENA VISTA ST.
b. City, State, Zip Code: PITTSBURGH PA 15212
c. Neighborhood: MEXICAN WAR STREETS

4. OWNERSHIP

- d. Owner(s): TODD MEYER AND OTHERS (SEE ATTACHED PETITION)
e. Street: 1239 BUENA VISTA ST.
f. City, State, Zip Code: PAH, PA. 15212 Phone: (412) 608 5844

5. CLASSIFICATION AND USE - Check all that apply

Type

- ☐ Structure
☒ District
☐ Site
☐ Object

Ownership

- ☒ Private - home
☐ Private - other
☐ Public - government
☐ Public - other
☐ Place of religious worship

Current Use:

RESIDENTIAL SINGLE FAMILY HOMES

6. NOMINATED BY:

- a. Name: TODD MEYER
b. Street: 1239 BUENA VISTA ST.
c. City, State, Zip: PITTSBURGH PA 15212
d. Phone: 412 608 5844 Email: TODD LEE MEYER@gmail.com

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: 1868
b. Architectural Style: ITALIANATE & SIMPLE VICTORIAN
c. Architect/Builder: THOMAS LEMMON

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: SEE ATTACHED

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.

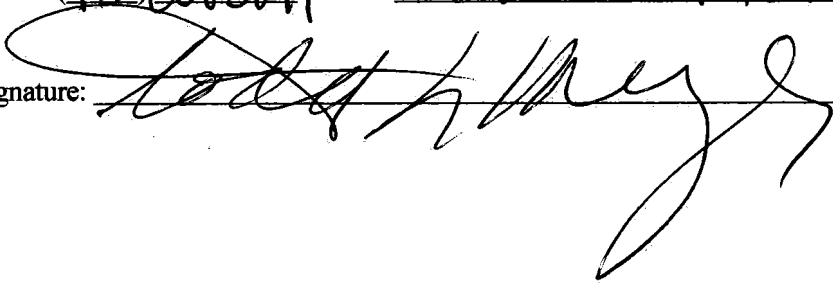
- Please attach documentation of your efforts to gain property owner's consent.-

** 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: TODD MEYER, R.A.
b. Street: 12391 BUENA VISTA ST.
c. City, State, Zip: PGH PA 15212
d. Phone: (412) 608-5844 Email: TODDLEEMEYER@gmail.com
e. Signature:  R.A.

7. Description /Narrative

This row of (originally 9 now 8) adjoining brick row homes was built in about 1868 by Thomas Lemmon as a residence for himself, his brother, and with the remaining houses for tenants. The homes have a consistent and almost uniform cornice height of about 22' above the sidewalk. Each is entered by ascending 2 to 4 stone steps from the street level. These are two story homes. Only three of the homes (1403, 1405, and 1407) had accessible third floor storage rooms with small projecting east facing dormers each with one double hung window. Windows were apparently (judging by a few surviving originals) double hung, 2 over 2, counter weighted wood sash. The houses were built over basements. Typically there were two parlor rooms on the first floor and two sleeping rooms above. At some point frame additions were added to the rear but these additions typically lack basement spaces. Foundations were rubble stone with a belt coarse of dressed sandstone delineating the joining of foundation to brick masonry above.

It is a row of working man's homes, built by a working man as an investment in his future. This is an early example of the American Dream...to rise from one's place as a worker to the middle class status of being a Landlord. The row is constructed of common brick, laid by running bond, with simple shop made wood architectural ornamentation. The style is a mix of Italianate and simplified high Victorian. The ornamentation was generally minimal, refined and restrained except in the owner's homes at 1405 and 1407 and the somewhat quirky end unit at 1401. In those a more grandiose and expressive use of ornament was employed and yet still modestly used when compared to the other larger single family homes on the street.

8. History

The Mexican War Streets Neighborhood History

Ry Paul Johnson

The history and development of the area known today as the Central Northside of Pittsburgh can be traced back to its origin as a rich, low-lying, central hunting ground to early Native Americans. It lay just below a massive sandstone ridge formed south of the great glacier push. The earliest documentation of settlement is tied to the apportioning of the land north of the Allegheny and Ohio Rivers as well as to a man who is considered the first settler of the Northside, James Robinson.

In 1783, the Pennsylvania General Assembly set in motion the development of the wilderness north of Pittsburgh. This area was designated a Reserve Tract, surveyed at 3,025 acres in 1785, and “reserved” for the development of a new town. In 1787, the state legislature asked that a plan be drawn up, and they commissioned David Redick to prepare it. Subsequent to a physical survey in 1788, Redick delivered the Plan of the Reserve Tract Opposite Pittsburg.

Redick laid out the town based on early colonial models that followed English custom, with a town square, surrounded by common land, and outlying lots. Redick centered the town on the intersection of the Venango Trail and the Great Path, two Native American routes that were the first human imprint on the land. (The Venango Trail stretched from the confluence of the three rivers to Lake Erie.) The town square, town lots and surrounding commons contained 150 acres. The upper tract was divided into 276 outlots of 10 acres each. The remaining 115 acres were bits and pieces of odd shaped parcels scattered along the perimeter. The general concept was that settlers would own a town lot for a home and an outlot for agricultural purposes.

Prior to Redick’s plan, there had been a portion of land on the northern bank first cleared by James Boggs around 1760, though he retreated back to “Pittsburg” due to Native American unrest. In the early 1780s he tried again. He cleared nine acres but died while felling trees in his clearing. His widow Martha wrote to the Council of the Commonwealth to retain her land claim, and the Council voted in her favor. In the 1790s, Martha Boggs met James Robinson, an adventurer and entrepreneur with an interest in real estate development, and remarried. Robinson picked up where her late husband left off, buying more land to add to what he had acquired through marriage. Also, during this period, with the parcels defined in Redick’s plan allocated and/or auctioned, the town of Allegheny gradually began to take shape.

The town center and river front developed first, with some of the areas north of the commons cleared and converted to farm land. James Robinson bought two of the three outlots fronting the North Commons, along what was then called Shanopin Lane (now North Avenue).

The earliest development within the 14-outlot area of the upper part of the tract was Mechanic's Retreat. Circa 1815, this land was subdivided and developed into a residential area for workers employed in early industry along the banks of the Ohio River a short distance west. Mechanic's Retreat was a rural enclave of modest housing along Pasture Lane (now Brighton Road) surrounded by acres of undeveloped land. Aside from Mechanic's Retreat, there was no development north of the commons during this time.

By the 1820s, Allegheny Town's population reached 1000. It was incorporated as a borough in 1828. James Robinson had acquired the last outlot in the lower tract, making him the owner of all the land fronting the North Commons. The first expansion of Allegheny Town on the north side of the commons occurred in these outlots, on the west side of Federal Street. Existing streets south of the Commons-- Beaver Street (now Arch), Middle Alley (now Reddour), and Webster Street (now Sherman) -- were extended north to the other side of the commons (but not through the commons). Benton Alley (now Eloise) dates to this period. This extension of the town street-grid into Robinson's outlots did not intersect the evolving Mechanic's Retreat development, where Jackson Street had been extended between Federal and Pasture Lane (Brighton). Jackson Street and Carroll Street (now Armandale), connected by Coffee Street (now Garfield), defined Mechanics Retreat. Through 1835 there was no real development east of Federal or west of Brighton, and James Robinson's outlots opposite the commons were still used for agriculture by tenant farmers.

In 1840, Allegheny Borough became Allegheny City. It was expanding on all sides, including eastward (Deushtown) and westward (Allegheny West). By 1852 both sides of Federal had been subdivided into their current form. East of Federal, Boyle Street (named after the owner of the outlot) extended from North Avenue up to Fairmount Street (now Henderson), crossed by Locust (now Parkhurst) and Hemlock. West of Federal, Jackson Street and Beaver Street (Arch) were brought into intersection. Jefferson, Carroll and Ledlie (now Alpine) extended west from Federal the width of the outlots to Amelda Alley (now Saturn). This abutted the east end of Mechanics Retreat.

During the 1840s, James Robinson's son, General William Robinson, finally developed the outlots at the west end of North Avenue opposite the commons. In keeping with the flair of the times, he called this development Buena Vista, naming

the streets after places and people from the Mexican-American War (hence, the later name, Mexican War Streets). This development was not initially integrated with the street grid that had grown up around these last-to-be-subdivided outlots, with the exception of Benton Alley (Eloise). The original Buena Vista development was bounded by Taylor Street on the north and Palo Alto on the east. Palo Alto was the eastern boundary of the original outlots. The block between Palo Alto and Webster (Sherman) was left undeveloped.

Between 1852 and 1872, the Mechanics Retreat area was substantially rearranged. Buena Vista and Monterey Streets, from Robinson's Buena Vista development, were extended north from Taylor up to Carroll Street (Armandale), which was renamed Ackely Street. (Ackley owned the property north of that line.) In a 4 block area, the old lot lines were completely replaced. The larger north/south-oriented Mechanic's Retreat lots fronting Jackson and Ackely (Carroll) were replaced by new 20-foot wide lots fronting Buena Vista & Monterey in the current east/west orientation. Residential development pushed west from Federal down Jackson Street to meet with the newly extended Monterey- the western edge of the built-out neighborhood.

At this time, lower Buena Vista was still dominated by stock yards, which discouraged residential development (the alley between Buena Vista and Brighton is still called Drovers Way). In addition to the extension of Buena Vista and Monterey, Jefferson was pushed west past Amelda Alley (Saturn) to Monterey, and Davis Alley (now Sampsonia) was created providing rear access for the lots along Jackson and Taylor.

The outlots on the west side of Irwin Avenue (renamed from Pasture Lane) were subdivided by this time, with Freemont Street (now Brighton Place) connecting Jackson Street to Washington Avenue (now California). Although the land on the west side of Freemont was owned by the Pittsburgh Fort Wayne & Chicago Railroad Company, it was partitioned into town lots – a real estate venture related to the railroad business. Although Freemont Street was only sparsely populated, it was the route chosen for a trolley line that descended from the east side of Union Cemetery, down to Jackson Street, east to Monterey, down Monterey to North Avenue, then east to Federal and downtown Allegheny.

At the periphery, O'Hern Street now connected Perrysville Avenue to Irwin Ave (Brighton Rd.). The roughly 20 acres between Ackely (Armandale) and O'Hern were partitioned in a north/south orientation, with the parcels fronting Irwin Avenue occupied by Taggart's tannery. In addition to the land north of Ackley (Armandale), a large parcel on the east side of Coffee Street (Garfield) remained undeveloped.

By the 1880s, the population of Allegheny City was over 75,000. The major development in this decade was the installation of sewer and water service throughout the lower wards. Buena Vista was extended north to meet with Perrysville Avenue, crossing O'Hern in the process. This was a major challenge, owing to the steep grade, but with the observatory and the Western University of Pennsylvania on the bluffs overlooking the town, the motivation was fairly strong to improve accessibility.

With the extension of Buena Vista, many more of the lots on upper Buena Vista were built out, while most of the lots on lower Buena Vista were still available, although no longer stock yards. A significant amount of housing also appears on Freemont Street (Brighton Place), due to the trolley line. West Jefferson Street, like O'Hern, connected all the way to Irwin Avenue (Brighton Rd).

Although many homes had been built, there still remained a plentiful supply of partitioned town lots available to be purchased. Nearly everything had been partitioned except for a few large parcels like the two blocks on the east side of Coffee Street (Garfield).

In ten years the population of Allegheny City grew by 30%, to over 100,000. The lower, original wards benefited from the modern amenities of sewer and water as well as proximity to the center of Allegheny City, with its Market House and associated commercial district. Moreover, residing in the lower wards meant that one could walk to downtown and not have to climb the steep hills flanking Federal Street. Manchester, originally a separate borough, but by now a part of Allegheny City, shared these same advantages, although further from downtown.

The housing build-out in 1890 is a substantial increase in density reflecting the population growth. A lot of the earliest housing built in the Mexican War Streets between the 1820s and 1850s had been quite modest by Victorian standards. As the burgeoning middle class became more affluent, these undersized structures were remodeled, expanded or replaced. This is the first time the Northside experienced a period of gentrification.

With the exception of the grand homes on North Avenue, the Mexican War Streets was never like Millionaires Row on Ridge Avenue. Nevertheless, what these buildings lacked in scale they made up for in style and quality of craftsmanship. The new middle class of merchants and industrial professionals built spacious homes, many designed to include servants, with stone quarried from nearby places like Fineview, lumber floated down the Allegheny River from Allegheny Forest, and glass made in Pittsburgh. A wide range of Victorian architectural styles were built, including Italianate, Gothic Revival, Richardson Romanesque, Empire and Queen Anne.

Given the relatively rapid build-out and the gentrification that occurred, there is a consequent Victorian consistency across the whole district in terms of style and streetscape, as well as a consistency in terms of durability. If a structure has been maintained, it is still in service. The quality and durability of the housing in this district is a reminder of the emergence of Pittsburgh as a first-tier industrial center and the consequent expansion of the middle class.

Members of the Lemmon family constructed the brick row that includes this house in about 1868, and Thomas Lemmon and his immediate family were the first occupants of 1405 (originally 77) Buena Vista. Lemmon was a skilled cabinet maker and a partner in Lemmon & Weise, furniture manufacturers, on Fourth Avenue, Downtown. Later 19th-century occupants of the house included David Nichol, a deputy internal revenue collector, Miss Mary Garvin, a schoolteacher, and John W. Pryor, a building contractor. The house's wood frame rear ell was added by 1890.

- Carol Peterson, Architectural Historian

established ten or more tanneries and numerous associated businesses such as slaughterhouses, soap factories, and leatherworking shops. Many of the slaughterhouses were along Sawmill Run, which came to be called Butchers Run. The neighborhood's leatherworkers and their associates shaped the raw product from nearby tanneries into shoes, saddles, carriages, trunks, and other goods.

Less production-oriented development was also taking place. Two miles down the Ohio River from Allegheny, the federal government selected a site for the US Marine Hospital, for riverboat workers, largely because of Pittsburgh and Allegheny's role in river commerce. The government commissioned construction of the hospital in about 1845 and completed it in 1851. This facility was particularly important during the Civil War. Also in the Woods Run area, which would later be part of Allegheny City but at the time was in McClure Township, was a reform school called the House of Refuge, which opened around 1850. A later writer explained that the House of Refuge was "for the reformation and moral and religious education and training of vicious, incorrigible, and depraved children, or youth of both sexes." The hospital and reform school were both demolished for industrial expansion in the late nineteenth century.

Woods Run also held farmland and a few suburban estates then, manufacturing, including the Pittsburgh Forge & Iron Company's plant, came to the neighborhood about a decade later. Some Woods Run manufacturers built rows of small tenement houses for employees and their families, close to their works. This practice was not common in Allegheny and Pittsburgh, where established neighborhoods provided enough housing, and indeed, these mid-nineteenth-century tenement houses cannot have been pleasant, standing close enough to the mills that residents could see, hear, and smell ironmaking.

Up in the city's northwest quadrant, the Second Ward remained Allegheny's least populated section. When Allegheny became a city, bridge builder William Robinson Jr. owned an undeveloped field there that extended about six hundred feet north from the West Common and one thousand feet east from Pasture Lane (Brighton Road). In 1847, Robinson subdivided this land into a street grid and building lots, calling his plan the Buena Vista Extension of Allegheny. Although Robinson, contrary to legend, did not serve in the Mexican War (1846-48), holding the title of general through an appointment in the Pennsylvania militia, he named the streets in his new development

for battles and generals of that war. Home construction in what thus became known as the Mexican War Streets generally proceeded west from Palo Alto Street, which adjoined already developed city blocks along Sherman and Arch streets. Robinson initially sold 20-by-110-foot lots along Palo Alto, Resaca, Monterey, and Buena Vista streets for three hundred dollars. By the Civil War, Palo Alto and Resaca streets were lined with modest but well-built houses. Monterey and Buena Vista streets remained largely undeveloped until after the war.

Most of those who purchased Robinson's lots and built the neighborhood's early houses were skilled workers such as blacksmiths, stair builders, cabinetmakers, carpenters, machinists, shoemakers, and paving contractors. Many were self-employed. The early houses they built in the Mexican War Streets, some of frame construction before the Civil War, displayed understated interpretations of the Greek Revival style, if only in their facades, with elements like wide front-door transoms and classical door surrounds that were loosely derived from Greek temples. Toward the end of the 1850s, homebuilders here and in other Allegheny neighborhoods also began to incorporate Italianate features, adopting a style that was new to the Pittsburgh area but had been used on the East Coast for about a decade: arched window openings, brackets, and ornate window hoods.

Wealthier buyers bought the few larger lots that faced the West Common, along present West North Avenue, and commissioned more substantial homes. Such prominent families, together with their peers building in central Allegheny City, strengthened the community's role as a Pittsburgh suburb. Other wealthy homeowners began to populate the slopes north of the central city. Fineview and Perry Hilltop, the latter reached via the Perrysville Plank Road (now Perrysville Avenue). In Allegheny West, wealthy families also began to build houses along Ridge Avenue, an east-west route named for the topographic feature along which it ran, in the late 1840s. Back in 1830, and perhaps for some years after, farmland had survived on Ridge Avenue. By the 1850s, this pleasant unpaved country lane was lined by a few sizeable dwellings, manufacturers' and merchants' mansions that were among the larger and more ornate houses in Allegheny and Pittsburgh. Sixty years later, Ridge Avenue would be one of the wealthiest streets in America, with iron and steel millionaires' mansions lining a three-block section east of Allegheny Avenue. Archibald M. and Mary Marshall commissioned what was likely Ridge

"Allegheny City". A History of Pittsburgh's Near Side by Carol Peterson & Dan Keoney

Like Beech Avenue, the area that is now residential Manchester—east of Chaucer Street and north of Western Avenue—was largely undeveloped in 1865. Most Manchester residents lived in modest houses near the Ohio River, in an area that was cleared for urban renewal in the mid-twentieth century. Colonel James Anderson's mansion occupied a multi-acre estate until about 1866, and a few other houses also dotted the neighborhood. During the next several years, however, families and developers commissioned hundreds of the houses that still stand in Manchester. Manchester's largest postwar houses rose along parts of Pennsylvania Avenue and West North Avenue (then Fayette Street), while substantial but less grand dwellings went up on these streets and on parts of Sheffield, Liverpool, and Chateau streets.

As in Allegheny West, some of the new affluent residents of the neighborhood were clearly willing to live adjacent to industry. For example, both the Gruff, Hugus & Company stove foundry and a lumberyard operated at Pennsylvania Avenue and Sheffield Street, while the Standard White Lead Works made paint at Pennsylvania Avenue and Bidwell Street. Some more modest homes went up in northern Manchester, on Columbus, Adams, and Nixon streets in Allegheny's Sixth Ward, close to the Pittsburgh Locomotive and Car Works and the Pittsburgh, Fort Wayne & Chicago railroad.

German immigrants established at least two churches in the Sixth Ward: the First United Evangelical Protestant Church of Manchester in 1865 and St. Joseph Roman Catholic Church in 1866.

Jewish families had started to move to Allegheny City from Downtown Pittsburgh toward the late 1850s, and many more now followed during the city's postwar housing boom. Most were German immigrant business owners and members of Rodef Shalom synagogue, then on Eighth Street, Downtown. Many ran dry goods stores, owned small clothing factories or distilleries, or traded in livestock. Asher Guckenhaimer, for example, had moved to Allegheny in 1859, living on East North Avenue, across from the East Common. In the 1860s his half brothers and business partners, Isaac, Emanuel, and Samuel Wertheimer, moved to Manchester and Allegheny West. Guckenhaimer and the Wertheimers were partners in Asher Guckenhaimer & Brothers, which owned a distillery in Freeport, Armstrong County. The four brothers were among Allegheny's most prominent Jewish residents for decades. Emanuel Wertheimer served on Allegheny City's common and select councils and as a Pennsylvania legislator. He was also a leader of Rodef Shalom and the Concordia Club.

"Allegheny City: A History of Pittsburgh's North Side"

by Carol Peterson & Don Leary

Daniel and Solomon Stein, partners in Stein Brothers, a wholesale clothing and cloth firm at Fourth Avenue and Wood Street, also moved to Allegheny in the late 1860s. The two brothers first lived in adjoining houses on Western Avenue, before Daniel and his family moved to 850 Beech Avenue and Solomon moved to 919 Calveston Avenue. In 1874, Daniel and Amelia Stein's youngest child, the writer Gertrude Stein, was born at 850 Beech Avenue. Although the family left the Pittsburgh area permanently a few months later, Gertrude Stein's association with Beech Avenue remains an integral part of Allegheny lore.

Like the Guckenhaimers, the Wertheimers, and the Steins, most of Allegheny City's Jewish families settled in Allegheny West or Manchester, while a smaller number lived above their stores on lower Federal Street. The few who made their homes on the eastern side of the city included the German immigrants Abraham and Julia Katz and their daughter Augusta, who would later marry department store owner Jacob Kaufmann. After Abraham, a laborer and peddler, died in the late 1860s, Julia and Augusta Katz lived above a tiny confectionery that Julia ran at 402 East Ohio Street. Several blocks away, Benjamin Hirsch, who had just emigrated from Alsace-Lorraine, opened a notions store at 1020 Spring Garden Avenue. Hirsch was illiterate, but he later prospered as a rag dealer and real estate investor on Foreland Street in Deutschtown.

Across Allegheny, waves of migration were changing the shape of the city. Middle-class migration after the Civil War, for example, transformed the Mexican War Streets. The 1865 Pittsburgh directory lists 197 employed men living on these streets—Palo Alto, Resaca, Monterey, Buena Vista, and North Taylor. Most were blue-collar workers, mostly skilled and many self-employed, including carpenters, cabinmakers, stair builders, machinists, and several blacksmiths, molders, and shoemakers. The streets were also home at the time to merchants and professionals—a doctor and two ministers, as well as residents with white-collar positions, such as a bookkeeper, clerk, and salesman. The area's demographics, however, began to shift in the booming postwar economy, as newcomers to the Mexican War Streets constructed houses on the many available lots and purchased small older houses for enlargement or for demolition and new construction. These new homes were considerably grander than those that had been built for the neighborhood's original residents. Some blocks—particularly Palo Alto Street, Resaca Place, and the 1200 block of Monterey Street—clearly illustrate this transition, larger houses from

9. Significance

This row of adjoining townhomes, by a single developer, is an interesting exception to the more common scheme of single or paired single family structures built throughout the neighborhood. As the out lots of Allegheny City were sold off to private owners and developers most sales were typically of 20' wide by 100' feet deep lots. These were usually sold off individually. Thomas Lemmon purchased a large tract and then subdivided his purchase into nine home plots each 75' deep and 19.5' wide. He then proceeded to construct these nine row homes, known as Lemmon Row, at the same time. The homes were in many ways similar to other brick rows of workers housing built in sections of Pittsburgh during this period. These homes are unique in that by their insertion within blocks of more stately middle and upper class homes this juxtaposition provides one with a more complete experience of housing types found in mid nineteenth century America.

10. Integrity

The seven aspects of integrity as established by the National Park Service as related to the western side of the 1400 block of Buena Vista Street are as follows:

1. **Location:** This row of townhomes built primarily by one developer in the 1860's probably served to "fill in" the gap between the stock yards on lower Buena Vista which were rapidly being redeveloped as impressive multi-story homes and the individual parcels on upper Buena Vista known as the Mechanic's Retreat plan which were also rapidly being developed as individually owned, graciously proportioned town houses. These smaller homes built on shallower parcels in Lemmon Row were typical of single family working class townhomes found in other parts of Allegheny City and Pittsburgh often built close to the tenants' work places. It is both unusual and notable that this fine example of nearly identical working class townhomes exists between blocks of contemporaneous but much more grand obviously individually designed and built homes. Thus within three blocks one can see well preserved examples of both working class and middle class mid nineteenth century homes.
2. **Design:** The design of this brick row highlights a transitional period in nineteenth century architecture. Gone are the simpler Federal and Greek revival details of the early eighteen hundreds but the high Victorian style of the late 1800's has not yet fully arrived. So here we see the influence of the Italianate style which had already arrived on the East Coast. Six of the row (1403 and 1409-1417) exhibit the gently curved window heads associated with that style, yet the facades still maintain a certain simple aesthetic relating more to the earlier Federal and Greek revival styles. While the pair at 1405 and 1407 showed a more progressive nod to the coming high Victorian style in the details of their bracketed window hoods and larger scaled window and door openings. In addition, before its demolition, 1405 shared a very wide and impressive double door hood with 1407 as both home entries were side by side. The entries were even given more substance and stature by the addition of a decorative cartouche above the transom window. The dimension from stoop to door hood is 10'-3" on 1407 and only 8'-6" on the rest of the row. These details and bigger proportions added more importance to the facades of 1405 and 1407 than the rest of the row. It is interesting to note these two houses were the homes of the Lemmon brothers while the other six were tenant rentals. Number 1401 is the diminutive sister to this row of working class homes. It is set back from the street approximately eighteen feet thus allowing for a front yard unlike the rest of the row. As a row end it is unique in that it has its primary entrance and nine windows on the alley side, Sampsonia Way. An argument can be made that this side entrance was in fact the primary entrance as bolstered by the much simpler fenestration and doorway opening onto Buena Vista St. The Buena Vista façade is in stark contrast to the alley side façade. This handsomely detailed alley façade with more elaborate curved Italianate window heads boasts a central keystone motif in the eyebrow window hood. The divided wood window sash is still two over two lights. The entry door incorporates features of both Italianate design with its curved transom and a bracketed hood

supported by pilasters similar to 1407. So although somewhat smaller in size, 1401 projects the dignified façade of a much larger home.

3. **Setting:** The setting of this row located on the western side of the 1400 block of Buena Vista is on the western edge of the land developed by William Robinson in the 1860's. This row was built in a relatively short period by a single developer, Thomas Lemmon. As such there is commonality of scale, material and finish. While some of the ornamental details differ the overall impression is of a single creative hand, a common fabric. The houses, as a group, obviously belong together and are differentiated from those on the eastern side of the 1400 block and blocks north and south. In short, the row presents as a nearly intact survivor of mid-nineteenth century worker's housing and an early example of a small residential planned development.
4. **Materials:** This town house row was constructed of locally manufactured "red" brick. Although the actual brick color varies from orange through three shades of red to a dark brown red. This color variation was likely due to imperfection in the firing process not because of different clays. Brick was the preferred choice for row house construction in Pittsburgh and Allegheny especially after the Great Fire of 1845 which destroyed one third of the buildings in Pittsburgh's city center. All but two of the facades (1401 and 1403) have been subsequently painted. Window sash, frames, heads and sills are all made of wood. So too is the overhanging soffit, fascia and decorative corbels. The abundance of clay for brick making, coal for firing clay brick, and wood working shops made these choices logical and economical for construction. Even window glass had a number of local manufacturers at this time. Thus material for these houses was locally sourced and readily available. Portland cement had not as yet been invented, so mortar was primarily lime paste mixed with locally sourced river sand. The original roofing material appears to have been slate shingles, this material again chosen in response to the Great Fire and a rejection of the earlier and less costly wood shingles.
5. **Workmanship:** The row as a whole exhibits a very similar, consistent, and workman like approach to its construction. Brick work is typically a running bond with evenly spaced mortar joints. The walls are still true and sound. Woodwork by and large is machine planed and cut. Even the decorative corbels appear to be cut by power-driven band-saws. The abundance of local woodworking shops affordably produced these pieces in assembly line fashion. Only the small decorative flower like rosettes above the five windows on 1407 may have been hand carved or hand finished. All other decorative woodwork appears to be shop made and then applied to the brick facades.
6. **Feeling:** The location of this row of similar worker's houses within the greater context of the National Historic District gives credence to the fact that in the mid nineteenth century this area was experiencing rapid growth resulting in a diverse mix of social and economic fortunes among its residents. Working class tenants lived within a block or across the street from middle class

home owners. Taken as a whole, the National Historic District gives us a snapshot of this diversity. While the City Historic District highlights with few exceptions the middle and upper middle class lifestyle only.

7. **Association:** This row is an excellent example of worker's housing, an early example of a planned multi-unit development and speaks to the rapid pace of change in mid-nineteenth century Allegheny (Pittsburgh). Land, that until this construction occurred, had been tenant farmed adjacent to stock yards was suddenly and dramatically changed. The early nineteenth century semi-rural agricultural landscape was almost instantly transformed and brought into the industrial age.

PROPERTY OWNERS

11.1

Address	Owners Name	Mailing Address	Lot Number
1401 Buena Vista	Patricia Rogers	Same	23-J-142
1403 Buena Vista	Gail Dwyer	Same	23-J-141
1405 Buena Vista	Heather Johnson	1412 Buena Vista	23-J-140
1407 Buena Vista	Hazel Bynum	Same	23-J-139
1409 Buena Vista	Douglas & Maria Durfey	Same	23-J-138
1411 Buena Vista	Todd Meyer	1239 Buena Vista	23-J-137
1413 Buena Vista	Stephan Berger	Same	23-J-136
1415 Buena Vista	Todd Meyer	1239 Buena Vista	23-J-135
1417 Buena Vista	Todd Meyer	1239 Buena Vista	23-J-134

September 15, 2016

We the undersign owners of properties on the west side of the 1400 block of Buena Vista Street do hereby request that the Historic Review Commission and the City of Pittsburgh designate this row of properties between Sampsonia Way and Jacksonia Street as an historic district.

Address	Owner Name	Owner Signature	(412) Phone#
1401 Buena Vista	Patricia Rogers	Patricia Rogers	414-3707
1407 Buena Vista	Gwendolyn A. Rathiff		
1403 Buena Vista	Gail Dwyer		
1409 Buena Vista St	Douglas Dwyer	Douglas Dwyer	(412) 370-1487
1411 Buena Vista	TODD MEYER	Todd Meyer	412-608-5844
1415 Buena Vista	TODD MEYER	Todd Meyer	412-608-5844
1417 Buena Vista	TODD MEYER	Todd Meyer	412-608-5844

PREVIOUS CONSENT FORM
SUBMITTED 9/15/16
(SHOWING ORIGINAL
SIGNATURES ONLY) #11.2



1401 BUENA VISTA ST. - SOUTH (SAMPSONIA WAY) FACADE

#12.0



-1401 BUENA VISTA-

-1403 BUENA VISTA-

-1405 BUENA VISTA (DEMOLISHED)-

#12.1



#12.2



-1413 BUENA
VISTA-

-1415 BUENA
VISTA-

-1417 BUENA
VISTA-

#12.3



1405 BUENA VISTA ST. JUST PRIOR TO
SEPTEMBER 2013 DEMOLITION #12.4

#13.1

REAL ESTATE
PLAT-BOOK

OF THE

CITY OF
PITTSBURGH

VOLUME 5.

Comprising the
WARDS 21, 27, 22 & 25.

FROM OFFICIAL RECORDS, PRIVATE PLANS AND ACTUAL SURVEYS.

Compiled under the direction of and

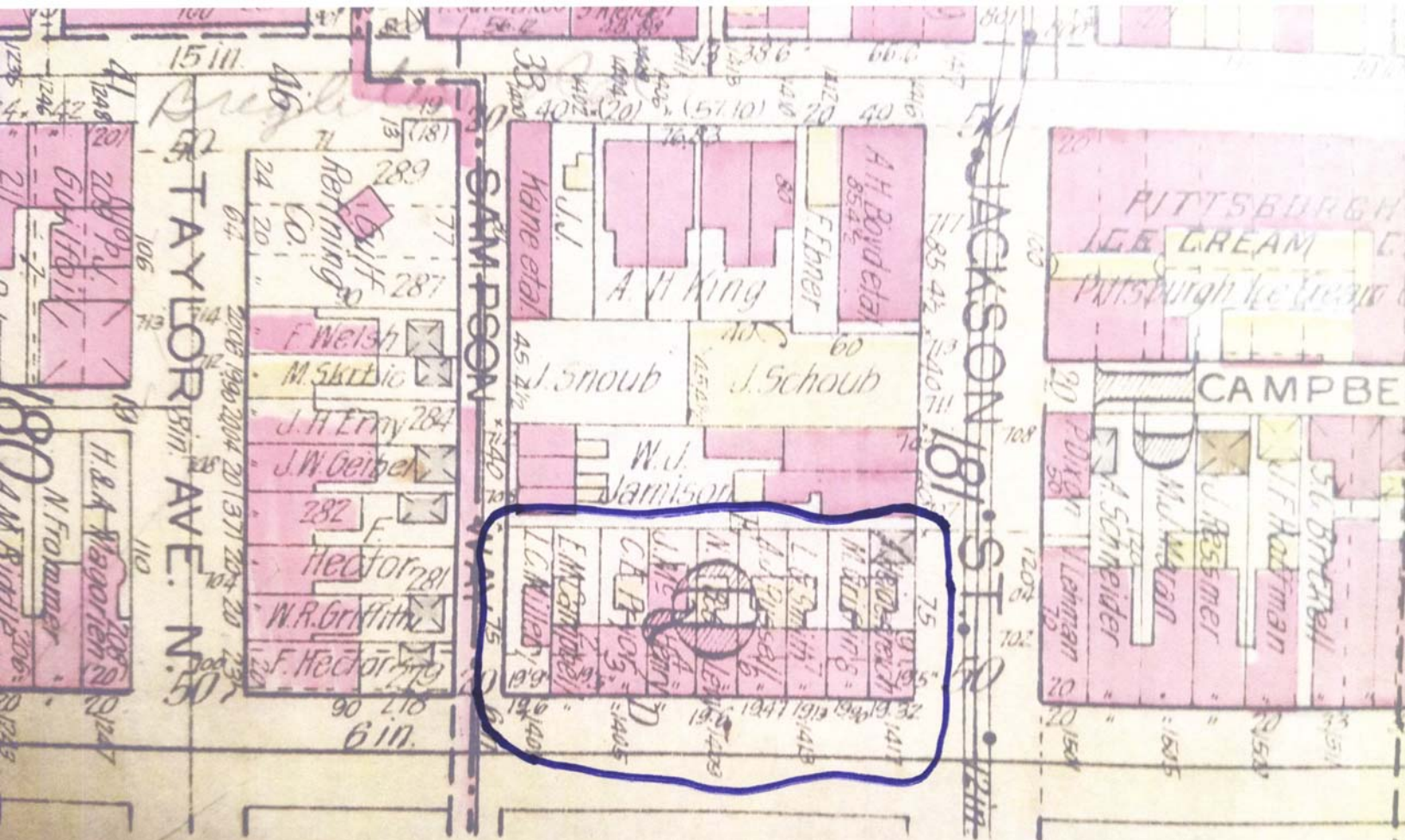
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CIVIL ENGINEERS

136-138 So. Fourth St.
PHILADELPHIA.

1925

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1401-1417 BUENA VISTA ST. FROM #13.2
 1925 CITY OF PITTSBURGH PLAT-BOOK

23-J-47
23-J-45
23-J-43

WOLPERT WAY

23-J-42
23-J-41
23-J-40
23-J-39
23-J-38-1
23-J-37

JACKSONIA ST

23-J-125
23-J-120

23-J-133
23-J-132
23-J-131
23-J-130

23-J-129

23-J-200
23-J-199

23-J-194
23-J-195
23-J-196
23-J-197
23-J-198

BUENA VISTA ST

23-J-265



13.3

October 26, 2016

BUENA VISTA ST

23-J-26
23-J-24
23-J-23
23-J-22
23-J-21
23-J-19
23-J-20

CAMEO WAY

23-J-10

JACKSONIA ST

23-J-134
23-J-135
23-J-136
23-J-137
23-J-138
23-J-139
23-J-140
23-J-141
23-J-142

23-J-157

23-J-159

23-J-150

SAMPSONIA ST

SAMPSONIA ST

23-J-193
23-J-192
23-J-191
23-J-190
23-J-189
23-J-188
23-J-187
23-J-186

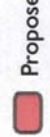
23-J-183

N TAYLOR AVE

23-J-330

Streets

Parcel



Proposed City Historic District

Proposed 1400 Block of
Buena Vista St. (Lemmon Row)
City Historic District



PROPOSED 1400 BLOCK
OF
BUENA VISTA ST. (LEMMON ROW)
AS CITY HISTORIC DISTRICT 13.4

Bibliography

"Allegheny City: A History of Pittsburgh's North Side" by Dan Rooney and Carol Peterson, University of Pittsburgh Press, 2013

<http://www.mexicanwarstreets.org/history/> as compiled by Paul Johnson, former Mexican War Streets Society President, 2014

House History of 1405 Buena Vista St. by Carol Peterson, September 2013

CHECKLIST: INSERT NAME OF PROPERTY HERE

LEMMON ROW

1401-1417 BUENA VISTA ST.

☒ **#1-6 Nomination Form:** Address, Ownership, Classification, Nominator Info.

☐ #7: Description

☐ #8: History

☐ #9: Significance

☐ **#10 Integrity**

☐ **#11 Consent of Property Owners** # 11.1 - 11.3

☐ **#12 Photographs of Property:** numbered and labeled 12.0 - 12.5

☒ **#13 List of Supporting Documents**

PLAT-BOOK MAP 13.1, 13.2

PLANNING DEPT. MAP 13.3

☐ **Fee**

☐ **Hard-Copy nomination**

☐ **Electronic nomination (Word Format for text).**

CONSENT OF PROPERTY OWNERS

#11.3

November 10, 2016

We the undersign owners of properties on the west side of the 1400 block of Buena Vista Street do hereby request that the Historic Review Commission and the City of Pittsburgh designate this row of properties between Sampsonia Way and Jacksonia Street as an historic district.

Address	Owner Name	Owner Signature	Phone/Email
1401 Buena Vista	Patricia Rogers	Patricia Rogers	(412) 321-0979
1409 BUENA VISTA	Dylan Duff	Dylan Duff	(412) 370-1487
1411 BUENA VISTA	TODD MEYER	Todd Meyer	412-608-5844
1415 BUENA VISTA	TODD MEYER	Todd Meyer	412-608-5844
1417 BUENA VISTA	TODD MEYER	Todd Meyer	412-608-5844

Address	Owners Name	Mailing Address	Lot Number
1401 Buena Vista	Patricia Rogers	Same	23-J-142
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1405 Buena Vista	Heather Johnson	1412 Buena Vista	23-J-140
1407 Buena Vista	Hazel Bynum	Same	23-J-139
1409 Buena Vista	Douglas & Maria Durfey	Same	23-J-138
1411 Buena Vista	Todd Meyer	1239 Buena Vista	23-J-137
1413 Buena Vista	Stephan Berger	Same	23-J-136
1415 Buena Vista	Todd Meyer	1239 Buena Vista	23-J-135
1417 Buena Vista	Todd Meyer	1239 Buena Vista	23-J-134