

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:
Naser's Tavern
Our House

2. CURRENT NAME OF PROPERTY:
4025-4029 Butler Street

3. LOCATION

- a. Street: 4025-4029 Butler Street
b. City, State, Zip Code: Pittsburgh, PA 15201
c. Neighborhood: Lawrenceville (Central)

4. OWNERSHIP

- d. Owner(s): Lawrenceville Holdings III LP (John Pergal)
e. Street: 4023 Butler Street
f. City, State, Zip Code: Pittsburgh, PA 15201 Phone: (412) 853-8609

5. CLASSIFICATION & USE – Check all that apply

Type

- ☐ Structure
☒ Building
☐ Site
☐ Object
☐ District

Ownership

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

Current Use:

Retail and apartment(s)

6. NOMINATED BY

- a. Name: Lawrenceville Stakeholders Inc.
b. Street: P.O. Box 40151
c. City, State, Zip: Pittsburgh, PA 15201
d. Phone: (412) 687-0342 Email: cpeterson155@yahoo.com or keith@cochranassc

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 extra pages if necessary.)

If Known:

- a. Year Built: circa 1835-40
b. Architectural Style: Greek Revival
c. Architect/Builder: unknown

Narrative: see attached

8. HISTORY

Provide a history of the structure, district, site, or object. Include a bibliography of sources consulted. (Attach extra pages if necessary.) 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. (Attach extra pages if necessary.)

Narrative: _____

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.

☒ 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."

10. 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, that 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.-

11. NUMBER AND SUBJECTS OF PHOTOGRAPHS INCLUDED WITH THE NOMINATION FORM: *Please Attach*

12. LIST OF SUPPORTING DOCUMENTS SUBMITTED WITH THE NOMINATION FORM: *Please Attach*

13. NOMINATION FORM PREPARED BY:

- a. Name: Carol Peterson
- b. Street: 172 46th Street
- c. City, State, Zip: Pittsburgh, PA 15201
- d. Phone: (412) 687-0342 Email: cpeterson155@yahoo.com
- e. Signature: 



HISTORIC NOMINATION – INSTRUCTIONS

INSTRUCTIONS FOR FILLING OUT THE NOMINATION FORM

1. Indicate the original name of the property if it is currently known by a different name; e.g. Union Station.
2. Indicate the current name of the building or district, e.g. The Pennsylvanian.
3. Indicate the street address for a building. 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.

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.”

10. 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.
11. 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.
12. 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: Naser's Tavern or Our House, 4025-4029 Butler Street

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

☐ #7: Description

☐ #8: History

☐ #9: Significance

☒ **#10 Consent of Property Owners**

☒ **#11 Photographs of Property:** numbered and labeled

☒ **#12 List of Supporting Documents**

☒ **Fee**

☒ **Hard-Copy nomination**

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

4025–4029 Butler Street continuation

7. Description

The building at 4025–4029 Butler Street stands on the northwest side of Butler Street, an urban commercial avenue lined with one-story to four-story buildings with ground-floor businesses. The lot on which the building stands extends back to Eden Way. The building is a two-story brick commercial structure with modest Greek Revival influence, with rear additions dating to the late 19th century. The historic additions consist of a rear ell that is one story with a partially above-ground basement, a small second-floor addition where the ell joins the main block, and a two-story section at the back of the ell.

The main block is constructed of brick and rests on an uncoursed stone foundation. has three storerooms and an apartment entrance door at street level, and is seven bays wide on the second story, and three bays deep. Its side-gabled roof is clad in asphalt shingles and has a stepped, parapeted side gable facing 41st Street. The main block of the building has brick chimneys extending from the front and rear roof slopes. One set of chimneys is approximately 15 feet from the building's southwest end, apparently marking the original southwest end of the building prior to an early side addition. Those chimneys have concrete cladding. The other set of chimneys extend above the roof level of the adjoining four-story building at 4023 Butler Street. One other chimney extends from the parapeted side gable along 41st Street.

The facade of the main block has first-story storefronts with traditional window openings, door placement, and commercial cornices. The apartment entrance opening, between two of the storefronts, is flanked by Greek Revival flat "columns" that support an entablature. The first story of the building at the corner of 41st Street is cut away, giving that storeroom a corner entrance. The facade's second story window openings are fitted with one-over-one-light double-hung replacement windows and flanked by modern louvered shutters. There are small brackets below the box gutter. The 41st Street side of the main block has no openings on its first floor, and three window openings on its second floor.

The ell is of brick construction and rests on an uncoursed stone foundation. It is one story with a partially above-ground basement. Its roof is flat, and the roof cladding cannot be determined. The ell is seven bays deep along 41st Street, with segmentally arched window and door openings, which have been partially infilled and fitted with early to mid-20th century metal casement windows and an air conditioning unit.

The small wood frame addition is two bays deep along 41st Street and is clad in slate shingles. Its window openings are fitted with double-hung replacement windows. The cladding of its flat roof cannot be seen.

The rear section of the building is attached to the ell, and measures the width of the lot, parallel with Butler Street and Eden Way. The rear section is of brick construction and rests on a foundation of cut sandstone. Its roof is flat, and its roof cladding cannot be seen. The rear section measures three bays along 41st Street and four to six bays facing Eden Way. The 41st Street elevation has one garage bay with a double door,

flanked by two door openings, one of which has a transom. That elevation's window openings are fitted with modern replacement windows. The Eden Way elevation has four window openings on its second floor. The openings are fitted with three double-hung replacement windows and one metal casement window. The first floor of the Eden Way elevation has four window openings, which are fitted with one glass block window, two metal casement windows, and one double-hung replacement window, and two door openings. The rear section has two interior chimneys with chimney pots that are visible from the street.

A gravel parking area occupies approximately the rearmost 20 feet of the lot. A wood frame dwelling occupied the parking site during the 20th century.

8. History

John Kingan purchased property that included the site of 4025–29 Butler Street from the Bank of the United States on February 6, 1833 (Allegheny County Deed Book 44: 387). He paid \$150 for the property, which measured 100' wide along Butler Street by 150' deep along present 41st Street, and was known as Lots 47 and 48 in the Plan of Lawrenceville. The Bank of the United States had taken title to some lots in the original Lawrenceville plan after Lawrenceville's founder, William B. Foster, experienced financial difficulties.

The amount that Kingan paid indicates that the property was undeveloped. Kingan and his wife, Sarah, sold the 56' by 150' lot on which 4025–29 Butler Street now stands to John Naser for \$2100 on February 14, 1846 (Deed Book 74: 277). The amount for which the Kingans sold the property is consistent with a substantial building having been constructed there.

John Kingan was a brick manufacturer and bricklayer who worked and lived in Lawrenceville between the 1830s and the 1860s or later. He was listed in the 1839 Pittsburgh directory as living on Butler Street, and the 1840 census enumerated him as the head of a household of four adults and seven children in Lawrenceville borough. His brick works appears to have been on Water Street, along the Allegheny River in Lawrenceville. Known records do not identify the use of 4025–29 Butler Street during the time that Kingan owned it. The 1839 Pittsburgh directory, however, listed Samuel Harris as operating a grocery at the corner of Butler Street and Burrows (now 41st) Street. The other corner of 41st and Butler streets appears to have been undeveloped at that time, suggesting the likelihood that Harris's grocery occupied John Kingan's building.

John Naser purchased the property from Kingan in 1846. Pittsburgh directories published in and after 1850 listed Naser as operating an inn or tavern in the building at 4025–29 Butler Street; Naser lived on the premises with his family. He called the inn Our House. He also operated an early horsecar line, possibly the first, between Lawrenceville and Downtown, in the 1840s and until 1853. He owned 4025–29 Butler Street until 1878, when he conveyed it to his son Charles P. Naser for \$5000 (Deed Book 382: 658).

John Naser was born in Wurtemberg, Germany, in about 1800, and appears to have come to the United States in 1835. His wife, Elizabeth Beck Naser, was born in Baden in about 1810. John Naser eventually became one of Lawrenceville's wealthiest residents. In 1870, he owned real estate valued at \$84,000 and had a personal estate of \$8000.

When Naser purchased the property from Kingan, the extent of Lawrenceville's contiguous commercial development along Butler Street was approximately the same as the community's original plat between 38th and 41st streets. The Allegheny Arsenal occupied Butler Street between 39th and 40th streets, and scattered grocers, bakers, butchers, boot and shoemakers, and hotels extended about a block further in both directions. Various artisans such as blacksmiths, saddlers, and tanners also lived on Butler Street, although the number of them who were self-employed on their own properties rather than at the Arsenal is unclear. Many Arsenal workers lived on 38th through 41st streets, and supported the small Butler Street businesses.

Butler Street inns such as Naser's, and to some extent the other businesses, also profited from Butler Street's importance as a regional transportation route in the pre-railroad era. Farmers who brought produce and livestock to Lawrenceville or Pittsburgh and other travelers stayed at small inns such as Naser's, which were an integral component of local commerce. Other communities that have since been absorbed into Pittsburgh, including Birmingham on the South Side and Deutschtown on the North Side, had their own inns that farmers and other travelers patronized. John Naser strengthened the transportation connection between Lawrenceville and Pittsburgh with his horsecar service. Naser's inn and its peers in other neighborhoods also served as lively, if occasionally disreputable, community focal points (John Naser himself reportedly killed a bar patron in a fight in 1852).

Charles P. Naser took over the proprietorship of his father's inn and tavern at 41st and Butler streets in the mid-1870s, before he purchased the property. He ran the business until about 1905, expanding the building in stages. After 1905, Naser and other family members rented the building to tenants. Samuel and Theodore Rothman operated the tavern beginning in 1906, and lived upstairs with other family members. The Rothmans ran the business for several years. Members of the Naser family owned 4025-29 Butler Street until 1943, when they conveyed the property to Ida and Herbert Bertenthal (Deed Book 2769: 479). Title passed to Anne E. and S. Mark Bertenthal in 1996 (Deed Book 9866: 527) and to Lawrenceville Holdings III LP in 2009 (Deed Book 14132: 554).

Historic plat maps and fire insurance maps document early additions to 4025-4029 Butler Street. The building's side addition, extending to the wall of 4023 Butler Street, was constructed by 1872. Its one-story ell along 41st Street was built between 1872 and 1882. The ell originally had a stable in its basement, and a dining and billiard room on its main floor. The two-story brick rear section of 4025-29 Butler Street was built in 1882, for \$1300. Charles P. Naser received a permit for its construction on March 14, 1882. The rear section contained a stable (now a garage) on its first floor, and sleeping rooms for the inn on the second floor.

The slate-clad second-story addition to the building was constructed between 1893 and 1905.

Historic maps also document irregular street numbering on part of Butler Street, including around 41st Street, in the late 19th and early 20th centuries. Some buildings, including the Naser property, alternated between even and odd street numbers. Deeds, historic maps, and Pittsburgh directories, however, confirm the Naser property's use.

Bibliography

Allegheny County, Pennsylvania, deed books.

Baldwin, Leland

1937 Pittsburgh: The Story of a City. University of Pittsburgh Press, Pittsburgh.

Hopkins, G.M.

1872 Atlas of the Cities of Pittsburgh, Allegheny and the Adjoining Boroughs. G.M. Hopkins, Philadelphia.

1882 Atlas of the Cities of Pittsburgh and Allegheny. G.M. Hopkins, Philadelphia.

1890 Atlas of the City of Pittsburgh. Volume 3. G.M. Hopkins, Philadelphia.

McGowan, R.E.

1852 Map of the Cities of Pittsburgh, Allegheny and Boroughs of Birmingham, East Birmingham, South Pittsburgh and Temperanceville. R.E. McGowan, Pittsburgh.

New York Times, The

1853 The Lawrenceburg (sic) (Pa.) Homicide Case). The New York Times, January 28, 1853.

Pittsburgh city directories.

various Directories of Pittsburgh. P-202 microfilm, Carnegie Library of Pittsburgh, Pennsylvania Department.

Pittsburgh City Photographer

1909 Rothman's Restaurant and Bar. Image 715.091335.CP. City Photographer Collection, Historic Pittsburgh Image Collections, University of Pittsburgh.

Sanborn Map Company

1884 Fire Insurance Maps of Pittsburgh and Allegheny, PA. Sanborn Map Company, New York.

1893 Fire Insurance Maps of Pittsburgh, PA. Sanborn Map Company, New York.

1905 Fire Insurance Maps of Pittsburgh, PA. Sanborn Map Company, New York.

1927 Fire Insurance Maps of Pittsburgh, PA. Sanborn Map Company, New York.

1950 Fire Insurance Maps of Pittsburgh, PA. Sanborn Map Company, New York.

Siebert, P.W.

1926 Old Bayardstown. Western Pennsylvania Historical Magazine, April 1926.
Historical Society of Western Pennsylvania, Pittsburgh.

9. Significance

The building at 4025–4029 Butler Street meets seven of the ten Pittsburgh Code of Ordinances criteria for Historic Designation.

9–1. The building is a site of significant historic activity. The hotel and tavern that the Naser family operated between the 1840s and about 1905 is significant in the development of Lawrenceville, and in the history of commerce and transportation in Lawrenceville and Pittsburgh.

9–3. The building exemplifies an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship. The building was constructed with the modest influence of the Greek Revival style, which is shown primarily in its apartments entrance, centered on its original facade. The building was also constructed to a smaller scale that was universal in Pittsburgh neighborhood business districts before the Civil War. Its contrast with buildings that were constructed later, with greater ornamentation and ceiling heights, is shown in comparison with the adjoining four-story commercial building at 4023 Butler Street, constructed in 1887. The building is almost certainly the oldest structure on Butler Street. East Carson Street on the South Side, East Ohio Street in Deutschtown, and the Firstside section of Downtown also retain scattered pre-Civil War commercial buildings that stand among and are dwarfed by commercial buildings constructed later in the 19th century.

The building's additions date to the late 19th and early 20th centuries, during its significant use as an inn and tavern, and are an integral part of its historic significance.

9–6 The property's history strongly suggests that it is a significant historic archaeological resource.

9–7 The building is associated with important cultural or social aspects or events in the history of the City of Pittsburgh. The hotel and tavern that the Naser family operated between the 1840s and about 1905 is significant in the development of Lawrenceville, and in the history of commerce and transportation in Lawrenceville and Pittsburgh.

9–8 The building exemplifies a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction. The building is within William B. Foster's original plan of the town of Lawrenceville, which extended between 38th and 41st streets and grew up around the Allegheny Arsenal. It dates to the period in which Lawrenceville's contiguous village development had not yet extended beyond that area. The building's smaller scale and relative lack of ornamentation compared to neighbors illustrate its greater age than neighboring structures.

9-9 The building represents a cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, properties, sites, structures, or objects that may or may not be contiguous. The oldest sections of Lawrenceville- near and below Butler Street, between 38th and 43rd streets, and the former village of Hatfield, between 48th and 49th streets, contain smaller scale pre-Civil War buildings that stand among later structures. They are discontinuous but together they comprise a significant physical legacy of Lawrenceville and Pittsburgh's culture and development.

9-10 The building has a unique location and distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Pittsburgh. The building at 4025-29 Butler Street retains its historic appearance, massing of elements, and location. The building has been a significant component of the streetscape of Butler Street for 165 to 180 years.

Integrity: The building at 4025-29 Butler Street retains integrity of location, as it occupies its original site. The property is still within the heart of Lawrenceville's commercial district, directly adjacent to that neighborhood's oldest residential area.

The building at 4025-29 Butler Street retains sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation. The building's 20th century facade renovation used similar materials that still express, complement, and do not detract from the original design and historic 19th century additions. The building is still recognizable as a circa 1840 commercial property, with rear additions dating to the late 19th century during its historic use as an inn. The building's scale and massing are unchanged, and are essential in conveying its historic use.

The building retains integrity of materials, as a brick structure. A 1909 photo from the University of Pittsburgh's City Photographer collection shows that the brick exterior was already painted. It retains integrity of workmanship, as a two-story structure of masonry construction.

10. Notification of property owner

Keith Cochran and Carol Peterson of the Lawrenceville Stakeholders Historic Preservation Committee called property owner John Pergal on November 19, 2013, and left a voice message with their phone numbers. Mr. Pergal and the architect with whom he works, Christopher Lasky, called Ms. Peterson on November 20, 2013 and discussed the property and the historic nomination.

11. Number and subjects of photographs included with the nomination form:

1. Southeast elevation (Butler Street façade), looking northwest. July 31, 2013.
2. Northeast elevation (facing 41st Street), looking southwest. July 31, 2013.
3. Northeast elevation (facing 41st Street), looking southwest. July 31, 2013.
4. Northeast elevation (facing 41st Street), looking southwest. July 31, 2013.
5. Northwest elevation (rear, facing Eden Way), looking southeast. July 31, 2013.

12. List of supporting documents submitted with the nomination form:

–part of an 1872 plat map depicting 4025–29 Butler Street. G.M. Hopkins & Company, Philadelphia, publisher.

–parts of fire insurance maps depicting 4025–29 Butler Street, published in 1884, 1893, 1905, 1927, and 1950. Sanborn Map Company, New York, publisher.

–part of R.E. McGowan’s 1852 Map of the Cities of Pittsburgh, Allegheny and Boroughs of Birmingham, East Birmingham, South Pittsburgh and Temperanceville, depicting part of Lawrenceville.

–“The Lawrenceburg (sic) (Pa.) homicide case.” The New York Times, January 28, 1853.

–“Rothman’s Restaurant and Bar,” 1909 image depicting the façade of 4025–29 Butler Street. City Photographer Collection, University of Pittsburgh.

CITIZEN ST. JOHN'S EPISC. CHURCH

CITIZEN ST.

S.T.

S.T.

Robinson Robinson
J.T. Mitchell J.T. Mitchell
J.J. Mitchell J.J. Mitchell
Jno. Clifton Jno. Clifton
Laughlin J.Mc Laughlin
Mrs. Bowman Mrs. Bowman
Mrs. Haines Mrs. Haines
Mrs. Haines Mrs. Haines
Mrs. Haines Mrs. Haines

Citizens Pass. H.R. CO STABLES
Chamberlain Mrs. Chamberlain
C.Rody W. Rody
Livingston W. Livingston
J. Naser J. Naser
McCann McCann
M. McCann M. McCann

J. Naser Our House
H. Starnett H. Starnett
J. Keil J. Keil
J. Smith J. Smith
J. Smith J. Smith
L. Vogel L. Vogel
Geo. Harnett Geo. Harnett
H. Hare H. Hare
Koehler Koehler
M. Anderson M. Anderson
M. Smith M. Smith
Mrs. Baker Mrs. Baker
H. Shutter H. Shutter
LAWRENCEVILLE ENGINE CO

Washington SEVENTH WARD SCHOOL
Sub. Div. D. Hostetter
Mrs. Boyd J. Leech
T. Quinn T. Quinn
M.E.C.H. M.E.C.H.
2° CERM 2° CERM
Washington SEVENTH WARD SCHOOL
Sub. Div. D. Hostetter
Wm. Schmidt Wm. Schmidt
J.Naser J.Naser
Schmidt Schmidt
Drug Store W. Schmidt

Sorby J.Naser
J.M. Chire LAWRENCEVILLE HOTEL
J.McClure J.McClure
Mrs. Hamilton Mrs. Hamilton
Ward Ward
W. Ward W. Ward
R. Melberger LAWRENCEVILLE ACADEMY
J.E. Leckenstein J.E. Leckenstein
W. Esler W. Esler
J. Esler J. Esler
W.E. C.H. W.E. C.H.

IRWIN ST.

D. S. Williams

J. W. Campbell

G.M. Hopkins & Co. Atlas of the Cities of Pittsburgh, Allegheny and the Adjoining Boroughs 1872

40TH

ST. R. E. E. T

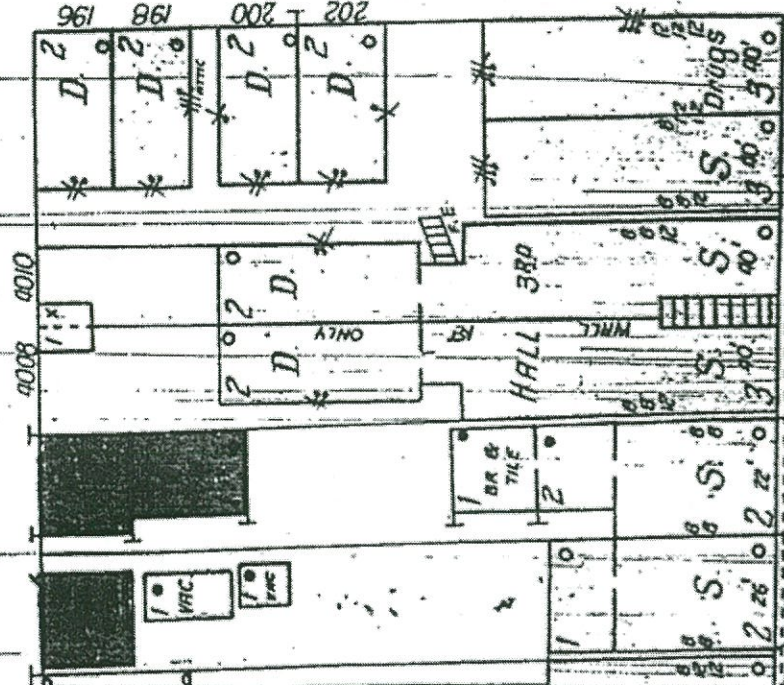
N O S

Sanborn Map
Company
1927 fire
insurance map

WASHINGTON INDUSTRIAL SCHOOL

FIRE PROOF CONSTR EXCEPT HANGING CEILINGS
BUILT 1908

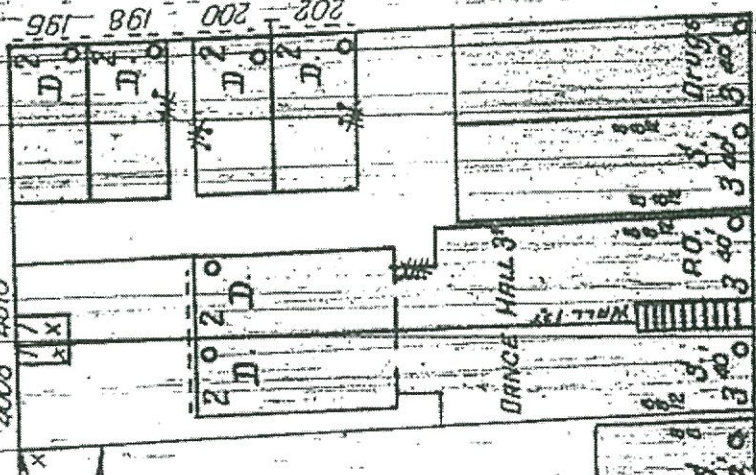
BR BEARING WALLS - CONC. FLR & RK - TILE
PARTNS - HEAT - STERIL - LIGHTS - ELEC.



Sanborn Map
Company

1905 fire
insurance map

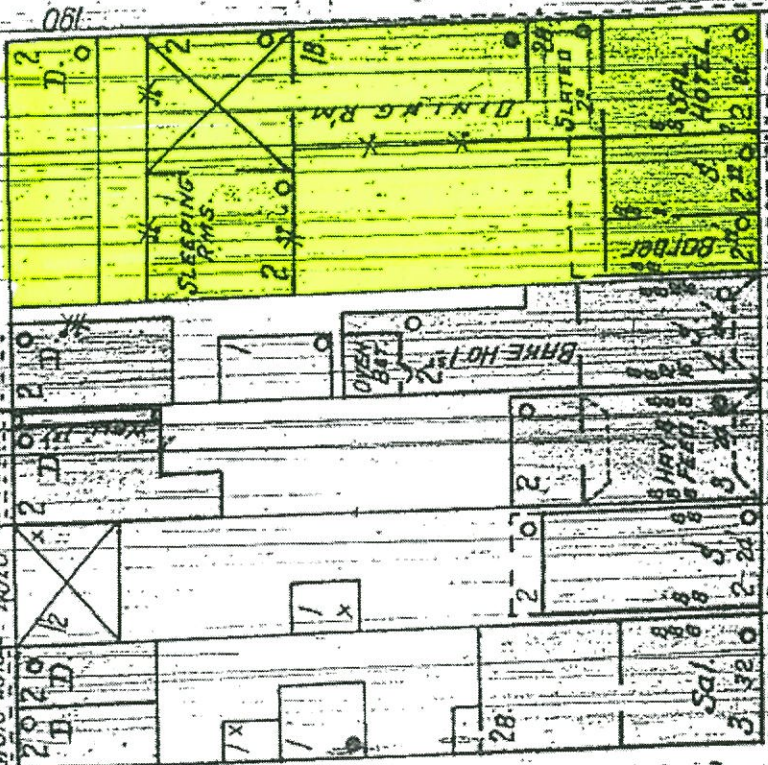
4008 4010



6

4017 4019 4021 4023 4025 4027 4029

4015 4018 4020 4022 4024



4017 4019 4021 4023 4025 4027 4029

40

6" W. PIPE

EDEN

ALL

P. PICCARDO MACCARONI FAL
NO WATCHMAN
POWER GRATING
HEAT, STEAM,
LIGHTS GAS
GRY

FIRE PROOF
METROPOLITAN
WALL BANK

BUTLER

1905

2 B. PICCARDO
MACARONI FACT.
GRINDING & STABLE 1ST
DRYING. 2ND
POWER STEAM. FUEL COAL
LIGHTS GAS.

BOARDING & SALE.
4 VENTILATOR
4 VENTILATOR
4 VENTILATOR
PATROL BOX

BUTLER

185 187

M. N. O.

2 D. 2 D. 2 D.

EDEN

WINSTON

2 D. 2 D. 2 D.

2 D. 2 D. 2 D.

2 D. 2 D. 2 D.

2 D. 2 D. 2 D.

2 D. 2 D. 2 D.

2 D. 2 D. 2 D.

2 D. 2 D. 2 D.

P. Q. R.

2 D. 2 D. 1B. STABLE BAST. 1 HOTEL. 2

2 D. 2 D. 2 D.

2 D. 2 D. 2 D.

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4028 B. 4028 B.

4028 B. 4028 B.

4028 B. 4028 B.

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4028 B. 4028 B.

4028 B. 4028 B.

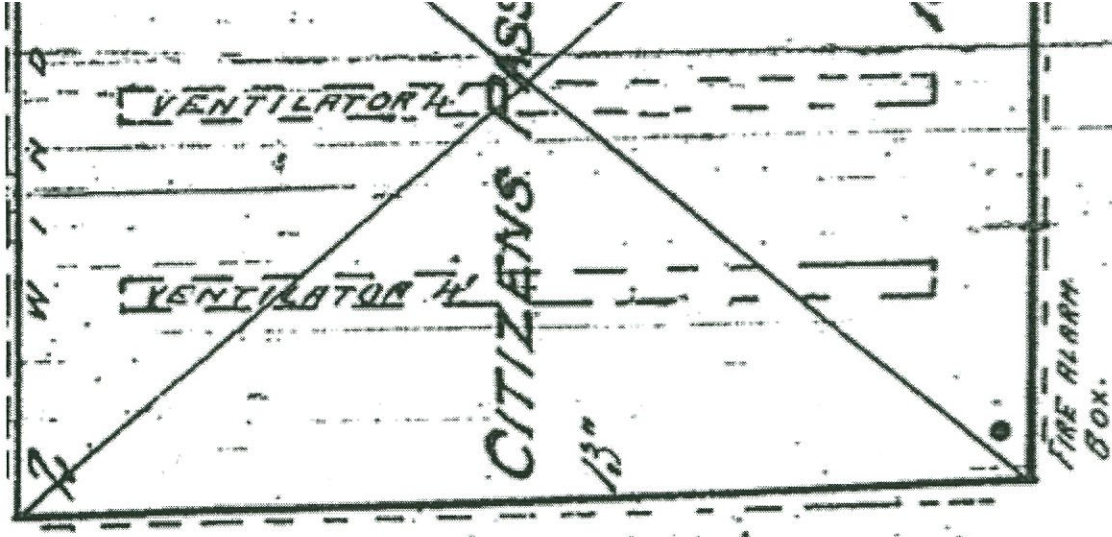
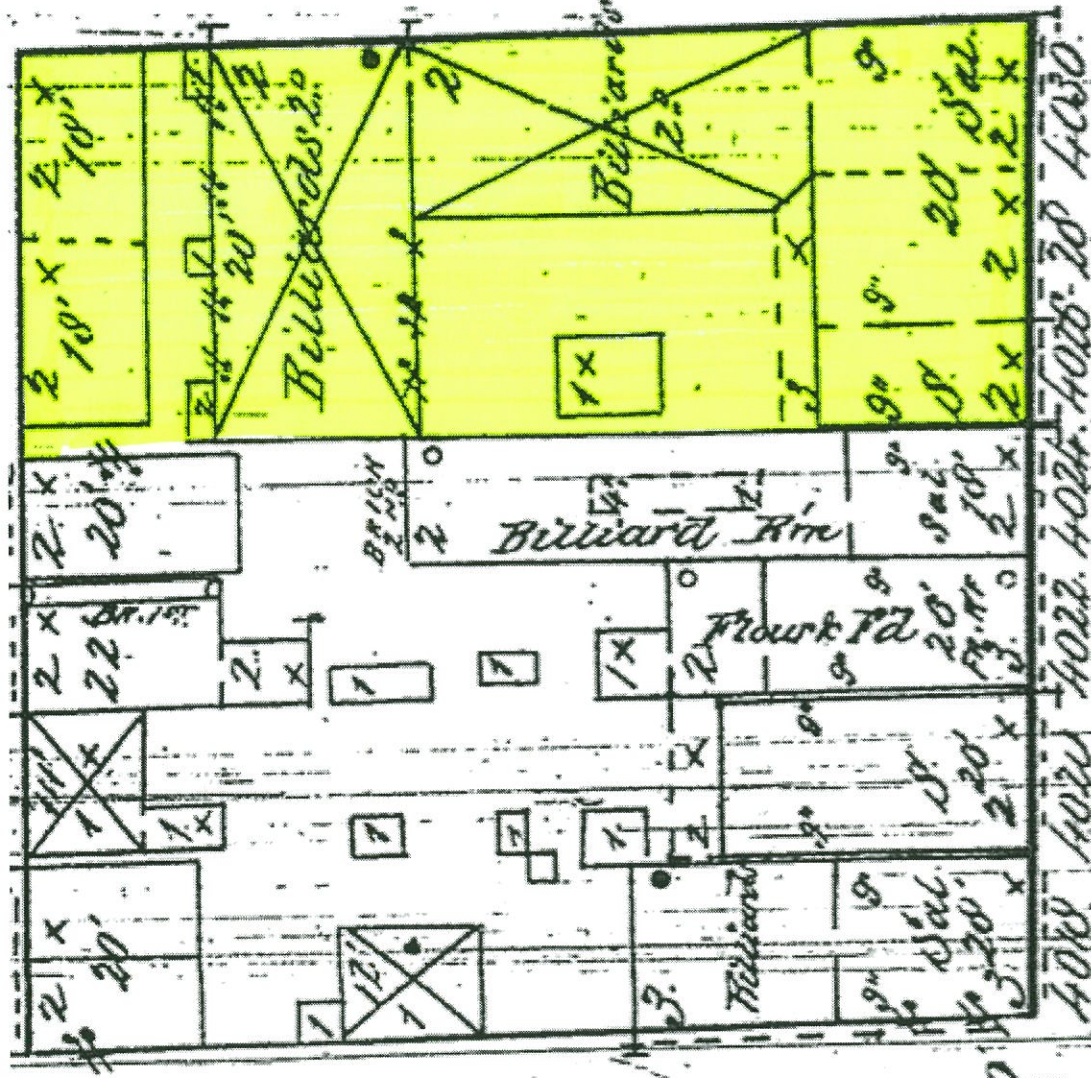
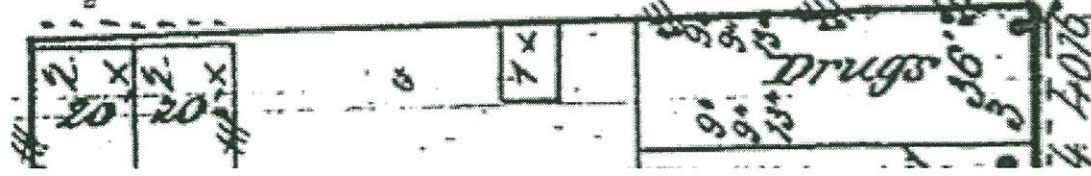
4028 B. 4028 B.

4028 B. 4028 B.

4028 B. 4028 B.

4028 B. 4028 B.

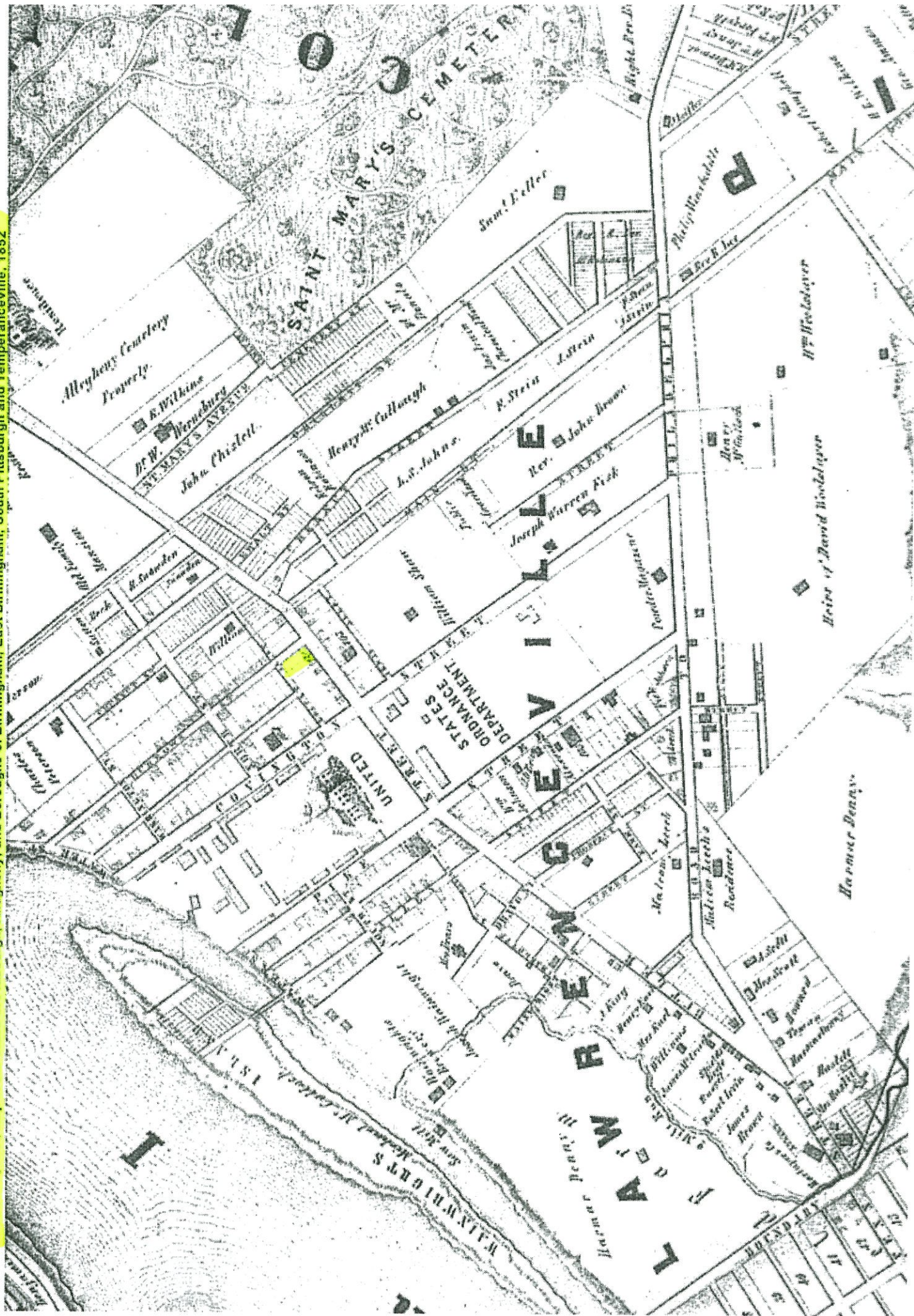
4028 B. 4028 B.



Sanborn Map Company 1884 fire insurance map

BUTLE

McGowan, R.E., Map of the Cities of Pittsburgh, Allegheny, and Boroughs of Birmingham, East Birmingham, South Pittsburgh and Temperanceville, 1852



4025-29 BUTLER STREET, LAWRENCEVILLE, PITTSBURGH, PA 15201



1. 4025-29 Butler Street. Southeast elevation (Butler Street façade). Facing northwest. July 31, 2013.

4025-29 BUTLER STREET, LAWRENCEVILLE, PITTSBURGH, PA 15201



2. 4025-29 Butler Street. Northeast (41st Street) elevation. Facing southwest. July 31, 2013.

4025-29 BUTLER STREET, LAWRENCEVILLE, PITTSBURGH, PA 15201



3. 4025-29 Butler Street. Northeast (41st Street) elevation. Facing southwest. July 31, 2013.

4025-29 BUTLER STREET, LAWRENCEVILLE, PITTSBURGH, PA 15201



4. 4025-29 Butler Street. Northeast (41st Street) elevation. Facing southwest. July 31, 2013.

4025-29 BUTLER STREET, LAWRENCEVILLE, PITTSBURGH, PA 15201



5. 4025-29 Butler Street. Northwest (Eden Way) elevation. Facing southeast. July 31, 2013.

4025-29 BUTLER STREET, LAWRENCEVILLE, PITTSBURGH, PA 15201



4025-29 Butler Street, 1909. Facing west. Image 715.091335.CP, City Photographer Collection, Historic Pittsburgh Image Collections, University of Pittsburgh