

944

NPS Form 10-900
(Rev. 10-90)



OMB No. 1024-0018

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Schenley Farms Historic District (Boundary Increase)

other names/site number N/A

2. Location

street & number 4400 Centre Avenue

not for publication N/A

city or town Pittsburgh City

vicinity N/A

state PA code County Allegheny code 003 zip code 15213

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Andrea McDonald
Signature of certifying official

October 5, 2012
Date

PA Historical and Museum Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

 entered in the National Register
 See continuation sheet.

 determined eligible for the
I, hereby certify that this property is:

Erson H. Ball
Signature of Keeper

Date of Action

11-28-12

Signature of Keeper

Date of Action

Schenley Farms Historic District (Boundary Increase)
Name of Property

Allegheny County, PA
County and State

entered in the National Register _____
 See continuation sheet.
 determined eligible for the _____
National Register
 See continuation sheet.
 determined not eligible for the _____
National Register
 removed from the National Register _____

 other (explain): _____

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5. Classification

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Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count.)	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> objects
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> Total

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources previously listed in the National Register
0

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6. Function or Use

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Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>DOMESTIC: multiple dwelling</u>	<u>DOMESTIC: multiple dwelling</u>
_____	_____
_____	_____

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7. Description

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Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>LATE 19TH AND 20TH CENTURY REVIVALS: Italian Renaissance</u>	foundation <u>STONE: Limestone</u>
_____	walls <u>BRICK</u>
_____	<u>STONE: Limestone</u>
_____	roof <u>SYNTHETIC: Rubber</u>
_____	other <u>TERRA COTTA</u>

Schenley Farms Historic District (Boundary Increase)
Name of Property

Allegheny County, PA
County and State

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See attached.

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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

Schenley Farms Historic District
(Boundary Increase)
Allegheny County, PA

SUMMARY

The Schenley Farms Historic District was listed in the National Register of Historic Places in 1983, and encompasses 113 acres in the North Oakland neighborhood which is approximately 2 ½ miles east of downtown Pittsburgh, Pennsylvania. The district is largely the vision of developer Franklin F. Nicola, who in 1905 conceived of a "model city" on a tract of open farmland. Nicola envisioned a residential enclave adjoining a monumental civic complex, combining the concepts of a model suburb and the City Beautiful movement. The unusual juxtaposition of urban and suburban qualities, and the contrast of the residential scale buildings designed in the revival styles that were popular during the period with the monumental civic institutions, resulted in a unique neighborhood that embodies the architectural and city planning philosophies popular at the turn of the twentieth century. According to the district nomination, the boundaries of the district were drawn to follow the original 1906 plan prepared by Nicola and were defined, in part, by the natural topography, with a steep hillside forming the north border and a ravine defining the southeastern border. The remaining borders are formed by the following streets: Forbes Avenue to the south, S. Dithridge Street and N. Bellefield Avenue to the east, Bigelow Boulevard, Andover Road and Bryn Mawr Road on the northwest, and Thackeray Street through to Fifth Avenue on the southwest. For reasons that are uncertain, the northernmost blocks which form a triangular shape, as shown in the Schenley Farms 1906 plan (Figure 1), were not included in the original boundaries of the Schenley Farms Historic District.

This boundary increase includes a portion of the block to the northeast of the existing district, which comprises a half acre and is bounded on the north by Centre Avenue, on the west by Bellefield Avenue, on the east by N. Dithridge Street, and on the south by a driveway and parking area that spans between Bellefield Avenue and N. Dithridge Street. The original district included 155 buildings and the boundary increase encompasses 1 building, which was constructed in 1904 and is contributing. The building in the boundary increase was constructed as a multi-family apartment building. The 0.58-acre boundary increase is located to the northeast of the existing Schenley Farms Historic District.

The multi-family apartment building included in the boundary increase was built in the Italian Renaissance Revival style. Although the neighborhood has transitioned from its original upper class origins to a mixture of student and low to middle-income residences, the area within the boundary increase retains integrity. The apartment building has undergone few alterations, and it generally retains its original exterior materials and appearance. In general, the Schenley Farms Historic District (Boundary Increase) retains integrity and is representative of an early 20th century upper class residential neighborhood.

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Schenley Farms Historic District
(Boundary Increase)
Allegheny County, PA

Setting: The streets encompassed by the boundary increase include: Bellefield Avenue, Centre Avenue, and N. Dithridge Street. These streets are predominately two-lane, tree-lined, secondary streets. Though narrow in width, Centre Avenue is a thoroughfare with bus service, but the remaining streets in the boundary increase are quiet neighborhood streets.

Although there is no formal landscape plan for this area, its streetscape and context is in keeping with Franklin Nicola's vision and plan for a residential enclave in the midst of monumental civic buildings.

Description of Buildings: The Italian Renaissance architecture of the boundary increase's contributing building reflects the popularity of Revivalist styles at the time of construction.

Within a few years of the neighborhood's initial private development, a major wave of construction ensued that was marked by the completion of Bellefield Dwellings, which was the first apartment building in the area. Bellefield Dwellings is a 10-story apartment building that was completed in 1904 in the Italian Renaissance style and is constructed of red brick that is heavily ornamented with limestone and terra cotta in the form of beltcourses, quoins and projecting balconies. The footprint is substantial, with a back-to-back E form to maximize light into the apartments. The Bellefield Dwellings exhibits features of the Italian Renaissance style including: horizontal articulation with multiple belt courses, rusticated piers, ornamental projecting stone bracketed cornices and stone quoins.

The success of Bellefield Dwellings spurred the construction of additional upscale apartment buildings in the neighborhood. Bellefield Dwellings remained, however, the first and most luxurious apartment building in Schenley Farms.

Integrity: The building located within the boundary increase retains integrity in each of the seven aspects of integrity.

Location: The Schenley Farms Historic District (Boundary Increase) retains integrity with regard to location. The building within the boundary increase remains at its original location.

Design: The Schenley Farms Historic District (Boundary Increase) retains integrity with regard to design. The building located in the boundary increase retains its primary design elements and is legible as a multiple-family dwelling that retains its Italian Renaissance appearance. The overall site plan of the boundary increase remains intact and has undergone few alterations since the building was constructed. The building retains its original siting and exterior ornamentation.

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Section number 7 Page 3

Schenley Farms Historic District
(Boundary Increase)
Allegheny County, PA

Setting: Schenley Farms Historic District (Boundary Increase) retains integrity of setting. The area within the boundary increase, along with the adjacent neighborhood already listed in the historic district, retains its original setting with few changes. The historic district was developed during the last decade of the 19th and first decades of the 20th century. The boundary increase section was developed as multiple family housing due to the increased demand from the burgeoning institutions in the Oakland neighborhood directly to the south. The boundary increase area retains its original residential setting.

Materials: Schenley Farms Historic District (Boundary Increase) retains integrity of materials. The contributing building within the boundary increase is original to the district and was constructed beginning in 1904. The building within the boundary increase retains its original masonry, including the red brick and limestone-and-terra-cotta detailing, along with the original main entrance on Centre Avenue.

Workmanship: Schenley Farms Historic District (Boundary Increase) retains integrity of workmanship. The building in this boundary increase illustrates workmanship that was common in the first decades of the 20th century. The masonry work remains intact, and Italianate bracketed cornices are visible reminders of workmanship from an era past.

Feeling: Schenley Farms Historic District (Boundary Increase) retains integrity in terms of feeling. The boundary increase's early-20th century apartment building retains the feeling of an upper class residential neighborhood. Although the demographics within the boundary increase have changed, the building generally retains its original appearance and feeling.

Association: Schenley Farms Historic District (Boundary Increase) retains integrity of association. The neighborhood remains known as Schenley Farms, and Bellefield Dwellings (as well as the adjacent Bellefield Avenue) references Franklin Nicola's Bellefield Company, which built the surrounding neighborhood as the fulfillment of Nicola's community planning vision.

The boundary increase's building retains its form and character-defining exterior features, which convey the building's architectural style. The masonry, including the red brick and limestone and terra cotta detailing, remains intact, along with the original main entrance on Centre Avenue. The building's grandeur is still legible in the highly ornamented exterior masonry. The massing, scale, proportions, and roof forms remain unaltered.

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8. Statement of Significance

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Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1898-1940

Significant Dates

1904

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Strong, Carlton

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See attached.

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Continuation Sheet**

Section number 8 Page 1

Schenley Farms Historic District
(Boundary Increase)
Allegheny County, PA

SUMMARY

The Schenley Farms Historic District (Boundary Increase) is significant under National Register Criteria A and C for Community Planning and Development and Architecture, respectively. Included in early plans for the Schenley Farms development, this area was not included in the earlier nomination for unknown reasons. In terms of Criterion A for Community Planning and Development, the boundary increase is in keeping with the overall planning principles that characterize the previously-listed district. In terms of Criterion C for Architecture, the boundary increase is in keeping with the architectural character and quality of the previously-listed district. The period of significance begins in 1898 and ends in 1940, following the period of significance of the previously-listed district.

Overview History of the Schenley Farms Boundary Increase

At the turn of the twentieth century, F. F. Nicola headed the Bellefield Company, a development company which boasted some of the city's most influential leaders as stockholders. Its focus was developing the Schenley Farms area into a civic center to rival those in the major cities in Europe. The multiple-family dwelling comprising the Schenley Farms boundary increase represents the fulfillment of Nicola's vision.

During the late 19th century, the land on which much of the Schenley Farms Historic District and the boundary increase area now stand was owned by the O'Hara family until the death of descendant Mary Schenley in 1903.¹ Andrew Carnegie, Danny Brereton and J. W. Herron, who served as Schenley's trustees, held the land until 1905, when it was purchased by Nicola's Schenley Farms Company for \$3,000,000. The Schenley Farms Company carried out the vision established by the Bellefield Company and was responsible for the construction of much of the Schenley Farms district, as well as the property included in this boundary increase.

In 1904, Bellefield Dwellings was completed and became the first high-rise luxury apartment house in Pittsburgh. A prominent building in the Oakland section of the city, Bellefield Dwellings was an important asset to the growing Oakland neighborhood as it provided housing for professionals associated with nearby institutions. Prominent New York architect Carlton Strong was commissioned to design Bellefield Dwellings for Carnegie/US Steel industrialist F.J.T. Lovejoy.

¹ The history of the land ownership was discussed in "Schenley Farms Historic District," National Register Nomination, listed 1983.

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Schenley Farms Historic District
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In 1906, the Schenley Farms Company issued a map of their properties in anticipation of development. As shown on that map, their boundaries were roughly Bellefield Avenue, Centre Avenue, Allequippa Street, Bouquet Street and Forbes Avenue and included the parcel included in the boundary increase.

By the mid-1920s, apartment living had become a desirable mode of living for the upper middle class, and a number of developers sought to erect apartment houses near Schenley Farms. Bellefield Dwellings was at that time regarded as one of the finest apartment buildings in the city, and it was logical that developers would look to erect new apartment buildings nearby. Centre Avenue, a thoroughfare served by public transportation, also provided a convenient location for prospective residents, many of whom did not own automobiles. The evolutions in multi-family residential design, spurred by the presence of Bellefield Dwellings, resulted in elegantly-styled apartment buildings that offered a host of conveniences and domestic technologies. By the 1920s, apartment living appealed to both the wealthy and the upper middle class.²

Development Patterns

Around the turn of the twentieth century, local developer Franklin F. Nicola conceived of a "model city" which would be built on a tract of open farmland and would include a fine residential enclave adjoining a monumental civic complex, combining the qualities of streetcar suburb with the City Beautiful movement.³ Nicola was instrumental in the formation of the Bellefield Company, which had a number of influential stockholders, including Andrew Mellon, Henry Clay Frick, Andrew Carnegie, George Westinghouse and H.J. Heinz.⁴ The Bellefield Company sought to carry out their plan in the North Oakland neighborhood of Pittsburgh which is located approximately 2½ miles east of downtown. Inspired by the civic centers in Washington, Paris, Berlin, Vienna and Rome, the Bellefield Company leaders believed they could institute a comparable center in the Oakland neighborhood.⁵ Franklin F. Nicola and his partners encouraged locally prominent architects to design residential and civic buildings in the

² James D. Van Trump, *Life and Architecture in Pittsburgh*, (Pittsburgh, PA: Pittsburgh History and Landmarks Foundation, 1983), p. 81.

³ "Schenley Farms: Mr. Nicola's Dream," April 1969, clipping in the Carnegie Public Library, Schenley Farms vertical file.

⁴ "The Historic William Pitt Union," University of Pittsburgh website, <http://www.studentaffairs.pitt.edu/aboutwpu>, accessed August 30, 2011.

⁵ "The Story of Schenley Farms," Greater Pittsburgh, April 1937, Carnegie Public Library, Schenley Farms vertical file.

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Schenley Farms Historic District
(Boundary Increase)
Allegheny County, PA

styles that were fashionable in the early decades of the twentieth century. They named the residential tree-lined streets for British and American literary figures and established a wide boulevard inspired by the City Beautiful movement, separating the residential houses from the array of civic, institutional and cultural buildings.

In 1906, the Schenley Farms Company issued a map of its land showing the construction of, and anticipated construction of, several major institutions on their land holdings, including the Western Pennsylvania Institution for the Blind, Bellefield Presbyterian Church, First United Presbyterian Church, Hotel Schenley, Public School, and Bellefield Dwellings.⁶

In the ensuing decade, the Schenley Farms district was extensively developed under Nicola's vision with construction of public, semi-public and private residential development. In its effort to establish a utopian subdivision, the Schenley Farms Company made a number of commitments to prospective property owners: sidewalks would be six feet wide, streets would be paved and lighted by lamps hung from ornamental posts, stone walls would be constructed, trees and shrubs would be planted on residential lots, shade trees would be planted along the streets and restrictions would be set for the character of the houses to ensure quality and protect the company's investment.⁷ The company further guaranteed the maintenance and appearance of vacant lots until such time as the new owners could assume responsibility. A civic association was formed, the Schenley Farms Civic Association, which carried out the vision of the Schenley Farms Company after lots were transferred to private ownership.

Schenley Farms grew at a rapid pace during the first two decades of the twentieth century. By 1904, construction had begun in earnest in the area comprising the boundary increase area, with the completion of Bellefield Dwellings and some other development on the 200 blocks of Bellefield Avenue and N. Dithridge Street. The earliest public and institutional buildings, such as the 14th Ward Public School, the 1st United Presbyterian Church, and the Western Pennsylvania Institution for the Blind were also constructed in the original Schenley Farms Historic District area. Within a decade, the majority of the residential blocks in the district were fully developed.

⁶ "Map of the Schenley Farms Company Properties, 1906" Carnegie Public Library, Schenley Farms vertical file.

⁷ "Schenley Farms: Mr. Nicola's Dream," April 1969, clipping in the Carnegie Public Library, Schenley Farms vertical file.

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Schenley Farms Historic District
(Boundary Increase)
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Franklin F. Nicola (1860-1938)

Franklin F. Nicola was the central figure in the development of the Schenley Farms neighborhood, having been an integral member of the Bellefield Company and then establishing his own development company, Schenley Farms Company which established the Schenley Farms neighborhood.

Born in Cleveland, Ohio, in 1860, Franklin Felix Nicola was the son of Felix Frederick Nicola, a prominent Cleveland attorney and sheriff of Cuyahoga County.⁸ Although he had opportunity for higher education, Franklin Nicola left school early to work as a bookkeeper with a Cleveland lumber firm. Soon after, Nicola began selling lumber on the side, achieving a degree of success that prompted his employer to make that his full-time work. In 1884, Nicola came to Pittsburgh and established his business in wholesale lumber and construction. Within fifteen years, he had built 5,000 working class homes in Pittsburgh and the surrounding industrial and mining towns. He built his first hotel, the Lincoln, in 1896, on lower Penn Avenue. Two years later, he built the Hotel Schenley, which marked his introduction to Oakland.

By 1900, Nicola had joined with leading bankers in establishing the Pittsburgh Terminal Railroad and Coal Company and the West Belt Railroad. In 1904, Nicola sold these companies to capitalist George Gould. A year later, Nicola became associated with Henry Frick, and they purchased from the Schenley estate the property at the Point (between Third Avenue and Water Street, Penn Avenue and Liberty), later selling that land to the Pennsylvania Railroad for the construction of the Duquesne freight station.⁹ It was around this same time that Frick and Nicola purchased the Schenley Farms site.

In 1912, Nicola, in conjunction with a number of city business leaders, promoted the Pittsburgh Industrial Development Commission to bring diversified manufacturing industries to Pittsburgh. Two years later, he formed the Pittsburgh Factory Site Company. A patron of the arts, Nicola built the Schenley Theater in 1915 and the Liberty Theater a year later. Between 1906 and 1920, Nicola built many warehouses and office buildings in the Triangle.

Nicola was an active business leader and headed a number of building-related business entities including: Nicola Lumber Company (lumber merchants), Nicola Building Company (builders), Schenley Farms Company (developers) and the Nicola Land Company (developers). With the

⁸ Biographical information on Nicola was included in "Death Takes F. F. Nicola, Civic Leader," *Pittsburgh Post Gazette*, August 19, 1938.

⁹ "Death Takes F. F. Nicola, Civic Leader," *Pittsburgh Post Gazette*, August 19, 1938.

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breadth of related business interests, and his strong ties to the city's business and civic leaders, Nicola was able to execute a vision that transformed Oakland from open farmland to one of the city's most desirable communities.

Nicola's first building constructed in Oakland was the Hotel Schenley, which was erected on a spacious parcel in close proximity to Schenley Park. The Hotel Schenley likely housed visitors to nearby Forbes Field, which Nicola erected in 1909 as the home of the Pittsburgh Pirates. Working with civic leaders, Nicola was able to convince a number of major institutions to commit to Schenley Farms including: Carnegie Museums of Pittsburgh, University of Pittsburgh, Carnegie Institute of Technology (now Carnegie Mellon), Soldiers and Sailors Memorial Hall, Masonic Temple (now the University of Pittsburgh's Alumni Hall), and the Pittsburgh Athletic Association. The last building to be completed in Schenley Farms during Nicola's lifetime was the Cathedral of Learning on the University of Pittsburgh campus.

Upon his death, the Pittsburgh Post Gazette printed an article citing that for two generations, Nicola was "Pittsburgh's leading real estate operator whose vision and promotion brought about the development of the city's civic center in Oakland."¹⁰

Criterion A: COMMUNITY PLANNING AND DEVELOPMENT

The Schenley Farms Historic District (Boundary Increase) is significant under Criterion A in the area of Community Planning and Development as an important component of developer F.F. Nicola's vision for a comprehensive planned civic and residential neighborhood in Oakland. Nicola, having been influenced by the 1893 Columbian Exposition in Chicago, was determined to remedy the haphazard growth of the Oakland neighborhood by developing a fully planned civic and residential district at Schenley Farms. Beginning with the civic center at the south end of the district followed by the residential neighborhood at the north end, Nicola planned a quintessential turn-of-the-twentieth-century City Beautiful neighborhood. The civic center included grand institutional buildings that were sited to create a new city center separate from the remainder of the city. The residential neighborhood featured large lots, wide streets and sidewalks, well groomed landscaping and Revival-styled houses popular during the era. The Schenley Farms development was planned as a separate enclave within Pittsburgh as a whole, with the civic institutions benefitting from the middle to upper-class residents who lived within the idyllic residential neighborhood.

¹⁰ "Death Takes F. F. Nicola, Civic Leader," *Pittsburgh Post Gazette*, August 19, 1938.

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Schenley Farms Historic District
(Boundary Increase)
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The Schenley Farms Historic District (Boundary Increase) is comprised of a large multi-family apartment building that was designed as upper class residences to serve Nicola's growing civic center. The Bellefield Dwellings is illustrated on the Schenley Farms map of 1906 and was commonly referred to as being "located in the exclusive residential district of Schenley Farms."¹¹ In accordance with Nicola's plan, the apartment building was developed as luxury residences for the city's elites and was seen as complementary to the nearby single-family homes. Bellefield Dwellings, which was the first of the city's high-rise apartment buildings, featured luxury amenities and finishes and provided room for the excess demand of middle- and upper-class professionals who desired a Schenley Farms address. As a testament to F.F. Nicola's vision for Schenley Farms, many of the apartment building's residents relocated to the neighborhood because of its many nearby institutions, and were employed at the various buildings located in Nicola's civic center.

Criterion C: ARCHITECTURE

The Bellefield Dwellings is a contributing resource to the proposed Schenley Farms Historic District Boundary Increase under Criterion C in the area of Architecture as a multi-family apartment building that embodies an architectural style popular at the time of construction as well as the work of prominent Pittsburgh architect Carlton Strong.

Schenley Farms was planned and developed by F.F. Nicola based on the City Beautiful aesthetic. The civic center, located at the south end of the development, was influenced by the great civic centers of the world, and the buildings were designed by prominent local and national architects (including Bellefield Dwellings' Carlton Strong) utilizing popular high styles of the era, including Beaux Arts, Classical and Renaissance Revival. The residential section of Schenley Farms was designed with curvilinear roads, gracious lot sizes, and strict requirements from Nicola regarding quality materials and aesthetics. The homes within the residential enclave were designed in popular revival styles with a high proportion of Tudor and Colonial Revival homes. The 2 ½ to 3-story homes were designed by many of the same architects as the civic buildings and were nearly all constructed of brick with lavish detailing. The Schenley Farms Historic District is significant as an intact example of City Beautiful design with an exemplary stock of early 20th century buildings designed in popular styles of the era.

The Schenley Farms Historic District (Boundary Increase) includes the Italian Renaissance style, in keeping with the other Revivalist architectural styles that were in vogue during the last decade of the 19th and first decades of the 20th century. The building within the boundary increase was

¹¹ Bellefield Dwellings. Advertisement. *Pittsburgh Press* 23 Aug. 1931. Print.

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Schenley Farms Historic District
(Boundary Increase)
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designed with lavish finishes and fixtures, similar to those within the previously-listed district. The exterior of the building is constructed of red brick and heavily ornamented with white stone and terra cotta in traditional Italian Renaissance Revival motifs. The exterior of the building features white limestone water table and banding with projecting quoins at the 9th and 10th floors and a terra cotta cornice with large brackets at the 7th floor. On the primary Centre Avenue elevation, the west light well is enclosed with a stone framed entry gate capped with a limestone balustrade. The building's main entrance is located at the second floor level of the east light well and includes a raised entrance located within an ornamental limestone surround with "Bellefield" inscribed over the door.

Carlton Strong, Bellefield Dwellings, 4400 Centre Avenue, 1904

As with the buildings in the previously-listed district, the building within the boundary increase features the work of a prominent architect. Carlton Strong was commissioned for this apartment building and was charged with designing Bellefield Dwellings so that the architecture would reflect the upscale clientele that occupied the building and neighborhood.

Carlton Strong (1862-1931) was commissioned for the design of Bellefield Dwellings, which was completed in 1904, and was the first high-rise apartment building in the city. At the time of its construction, the building was well-regarded for its luxurious design and amenities.

Strong was born in Lockport, New York in 1862, and attended private and public schools in Buffalo, as well as the University of Ottawa.¹² He studied architecture under the apprenticeship system in the firm of Buffalo architect Richard A. Waite. Strong established his own practice in 1888, first in association with Charles W. Bradley and later with Ernest Wilby. While partnered with Wilby, Strong designed the Graystone Hotel, one of the first reinforced large-scale concrete buildings in America, together with Ernest Ransome, who experimented extensively with the material in California. In 1900, Strong moved to New York City and designed several hotels, including the Orleans and the Schuyler. Strong was commissioned for the Bellefield Dwellings and several other buildings in Pittsburgh, which prompted his move to the city in 1906.

The Bellefield Dwellings was the first large apartment building in America planned as separate dwellings, where each dwelling would have three outside walls and the fourth wall would open

¹² Biographical information on Strong was printed in "Carlton Strong," *Pittsburgh of Today*, n.d. Carnegie Public Library, Bellefield Dwellings vertical file.

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to a corridor.¹³ Incorporating the most modern amenities, Bellefield Dwellings also featured an innovative heating and cooling system and modern electric elevators.

When constructed, the Bellefield Dwellings was seen as an alternative—and complement—to the neighborhood's (and the city's) single-family houses for Pittsburgh's upper middle class population. Carefully conceived as individual "dwellings," each unit was spacious and designed as an individual home, albeit with an unconventional layout within a high-rise building. As illustrated in period city directories and advertisements, the Bellefield Dwellings became a prominent address in the city as "You will have refined and distinguished neighbors if you lease one of these apartments; senators, congressmen, physicians, attorneys, bankers, brokers and other important people are tenants of the Bellefield Dwellings."¹⁴

Among Strong's other notable commissions in Pittsburgh were the Duquesne Light plant, Rittenhouse Hotel (N. Highland Avenue), and a long list of churches and religious buildings.

Conclusion

The Schenley Farms Historic District (Boundary Increase) captures the Bellefield Dwellings lot shown on the 1906 plan for Schenley Farms, which was not included in the original historic district boundary. This building represents an important component in Nicola's plan for the development of the neighborhood and reflects the original upscale population of the Schenley Farms neighborhood. The building contained within the boundary increase represents one of the popular architectural styles in fashion during the district's period of significance, and the architect-designed apartment building reflects the rising popularity for multi-family living among the upper middle class.

¹³ "Carlton Strong," *Pittsburgh of Today*, n.d. Carnegie Public Library, Bellefield Dwellings vertical file.

¹⁴ "To Let." *The Pittsburgh Press* 18 Sept. 1907. Print.

Schenley Farms Historic District (Boundary Increase)
Name of Property

Allegheny County, PA
County and State

=====

9. Major Bibliographical References

=====

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)
See continuation Sheet.

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repositories: Carnegie Library of Pittsburgh, Main Branch, University of Pittsburgh

=====

10. Geographical Data

=====

Acreage of Property 0.6

UTM References

(Place additional UTM references on a continuation sheet)

1 17 588730 4478375
Zone Easting Northing

2 _____
Zone Easting Northing

3 _____
Zone Easting Northing

4 _____
Zone Easting Northing
____ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====

11. Form Prepared By

=====

name/title Cindy Hamilton

organization Heritage Consulting Group date July 27, 2012

street & number 15 West Highland Avenue telephone 215-248-1260

city or town Philadelphia state PA zip code 19118

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Schenley Farms Historic District
(Boundary Increase)
Allegheny County, PA

References:

Bellefield Dwellings. Advertisement. *Pittsburgh Press* 23 Aug. 1931. Print.

"Dwelling in Bellefield Dwellings These Days Reported Just Not What It Used to Be."
Pittsburgh Press 26 July 1949. Print.

Harper, Frank C. *Pittsburgh of Today, its Resources and People*. (New York 1931-2) V. IV, Page 470.

Jordan, LL.D., John W. *Encyclopedia of Pennsylvania*. Vol. I. New York: Lewis Historical, 1914: 224-225.

"Named as Agent." *The Pittsburgh Press* 25 May 1918. Print.

Pittsburgh Board of Trade. *East End The World's Most Beautiful Suburb*. (Pittsburgh 1907) 37.

"Property Trade Involves Big Sum." *Pittsburgh Gazette Times* 13 Aug. 1919. Print., "Deal Involves Apartment Building." *Pittsburgh Gazette Times* 3 Feb. 1920. Print.

"Real Estate Plat Book of the City of Pittsburgh." Map. Philadelphia, PA: G.M. Hopkins, 1882, 1898.

"Schenley Farms Historic District." National Register Nomination. Listed 1983.

The Story of Pittsburgh and Vicinity. Pittsburgh Gazette Times, 1908: 127-128.

"To Let." *The Pittsburgh Press* 18 Sept. 1907. Print.

Uhl, Charles. "Bellefield Dwellings." PHMC Historic Resource Survey Form. 11 Feb. 2011.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Schenley Farms Historic District
(Boundary Increase)
Allegheny County, PA

Verbal Boundary Description

The boundary of the Schenley Farms Historic District (Boundary Increase) corresponds to Allegheny County Tax Parcel # 0027-D-00033-0000-00, information on which is housed at the County Building in Pittsburgh.

Boundary Justification

Figure 1, the 1906 Schenley Farms map, includes Bellefield Dwellings, as well as several contemporaneous single family dwellings to its south and a vacant parcel to its north. Many of the single family homes to the south have been demolished to make way for modern construction. There are 3 pre-1906 buildings that remain south of Bellefield Dwellings; however, they have been excluded from the boundary because they do not exhibit the same high-quality architecture and landscape features seen in the rest of the residences in Schenley Farms and because they lack integrity. The lots north of Bellefield Dwellings are excluded because they developed 20 years after the implementation of the residential portion of the plan. All areas not shown on the plan are excluded.

Schenley Farms Historic District (Boundary Increase)
Name of Property

Allegheny County, PA
County and State

=====
Additional Documentation
=====

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====
Property Owner
=====

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

=====
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Photos _____ Page 1

Schenley Farms Historic District
(Boundary Increase)
Allegheny County, PA

PHOTOGRAPH LIST

Schenley Farms Historic District (Boundary Increase)
Allegheny County, PA
Nick Kraus
Heritage Consulting Group, September 2011

Digital Photographs
Photo Printer: Epson Stylus Pro 4800
Photo Paper: Epson Premium Glossy Paper
Ink: Epson Ultra Chrome K3

Photo #	View
1	Bellefield Dwellings, 4400 Centre Avenue, Northwest Corner, Looking Southeast
2	Bellefield Dwellings, 4400 Centre Avenue, Northeast Corner, Looking Southwest
3	Bellefield Dwellings, 4400 Centre Avenue, Southwest Corner, Looking Northeast
4	Bellefield Dwellings, 4400 Centre Avenue, North Elevation, Looking South

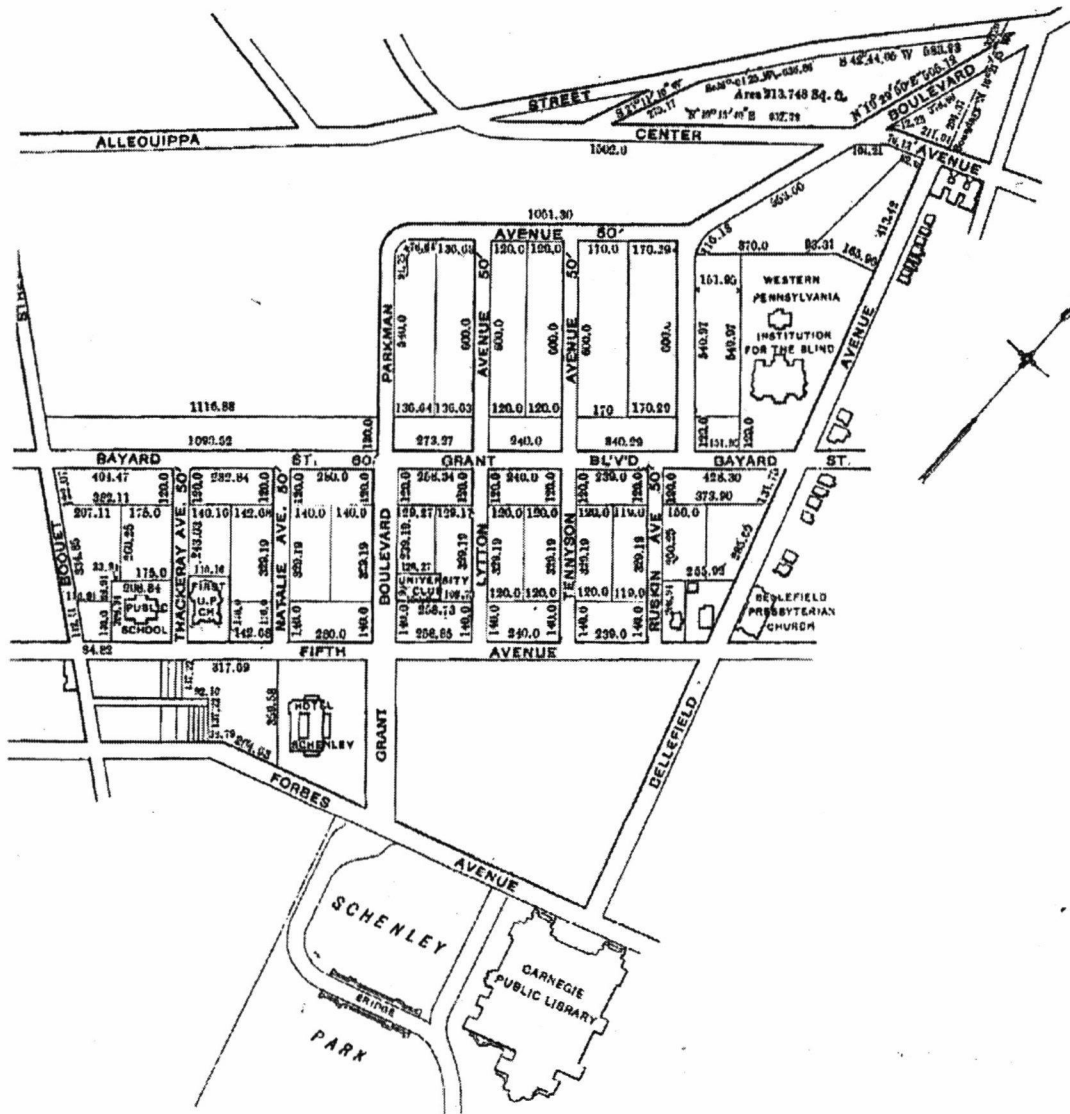
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Figures Page 1

Schenley Farms Historic District
(Boundary Increase)
Allegheny County, PA

Figure 1: Map of the Schenley Farms Company Properties, Schenley Farms Company: 1906.



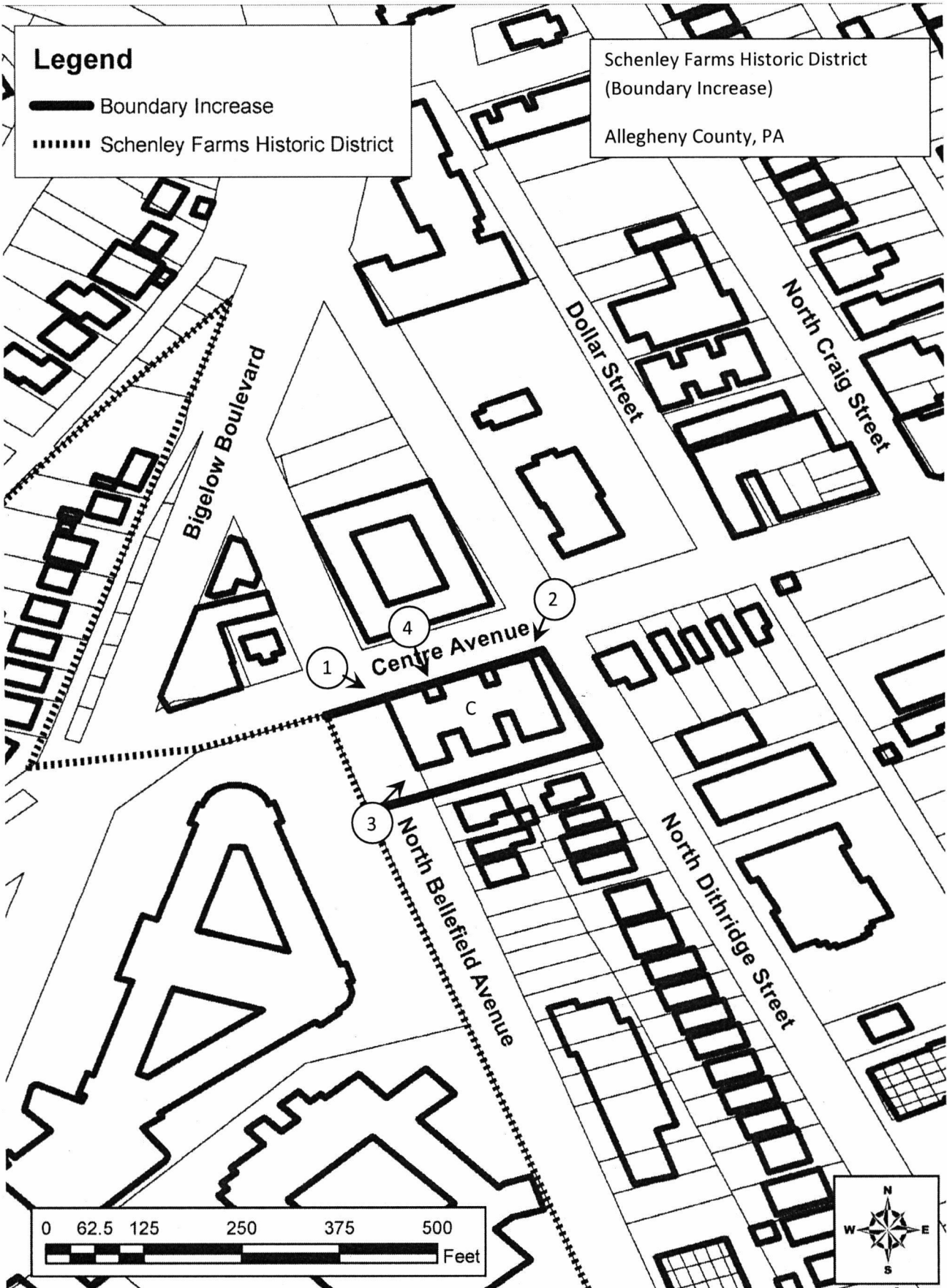
MAP OF THE
SCHENLEY FARMS COMPANY PROPERTIES
SITUATE IN
13TH AND 14TH WARDS, CITY OF PITTSBURG

Legend

- Boundary Increase
- ⋯ Schenley Farms Historic District

Schenley Farms Historic District
(Boundary Increase)

Allegheny County, PA



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Schenley Farms Historic District (Boundary Increase)
NAME:

MULTIPLE
NAME:

STATE & COUNTY: PENNSYLVANIA, Allegheny

DATE RECEIVED: 10/12/12 DATE OF PENDING LIST: 11/13/12
DATE OF 16TH DAY: 11/28/12 DATE OF 45TH DAY: 11/28/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000984

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11.28.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



SCHENLEY FARMS HISTORIC DISTRICT (BOUNDARY INCREASE)
ALLEGHENY COUNTY, PA

1 OF 4



SCHENLEY FARMS HISTORIC DISTRICT (BOUNDARY INCREASE)

ALLEGHENY COUNTY, PA

2 OF 4



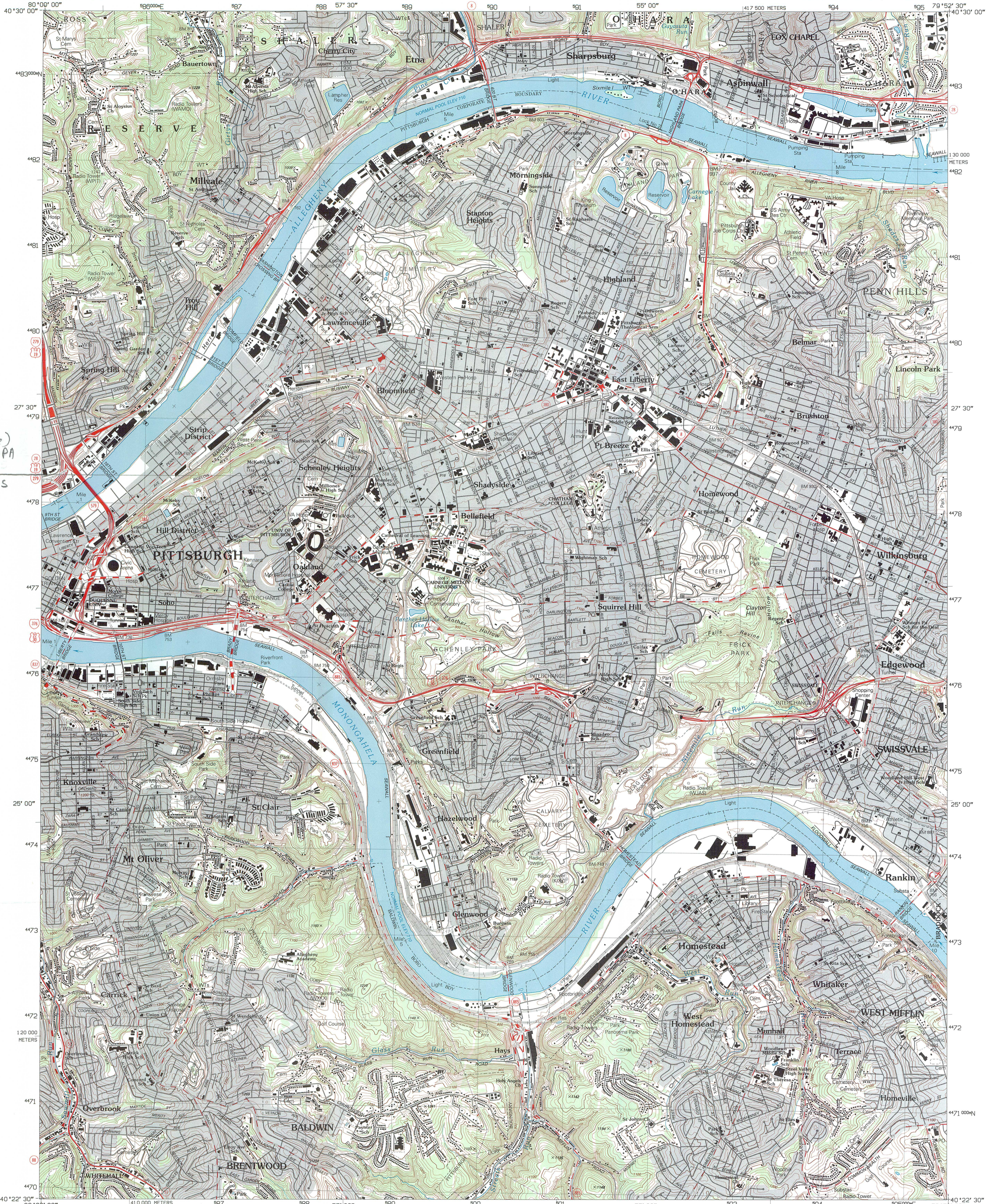
SCHENLEY FARMS HISTORIC DISTRICT (BOUNDARY INCREASE)
ALLEGHENY COUNTY, PA
3 OF 4



Bellefield

4400

SCHENLEY FARMS HISTORIC DISTRICT
(BOUNDARY INCREASE)
ALLEGHENY COUNTY, PA
4 OF 4



Schenley Farms Historic District (Boundary Increase) Allegheny County, PA Zone Easting 588730 Northing 4478375

Produced by the United States Geological Survey in cooperation with Pennsylvania Department of Conservation and Natural Resources, Bureau of Topographic and Geologic Survey

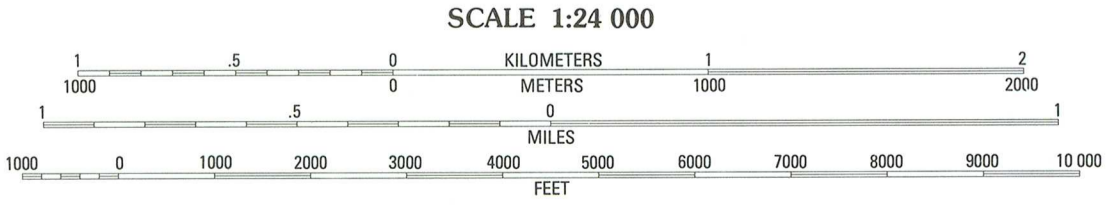
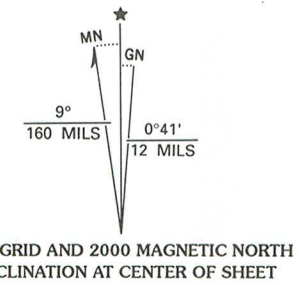
Derived from imagery taken 1991 and other sources. Photospected using imagery taken 1997; no major culture or drainage changes observed. Survey control current as of 1992

Boundaries, other than corporate, revised 2000

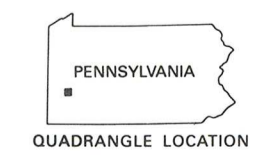
North American Datum of 1983 (NAD 83). Projection and 1000-meter grid. Universal Transverse Mercator, zone 17 2 500-meter ticks. Pennsylvania Coordinate System of 1983 (south zone)

North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

There may be private inholdings within the boundaries of the National or State reservations shown on this map



CONTOUR INTERVAL 20 FEET NATIONAL GEODETIC VERTICAL DATUM OF 1929 TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048



ROAD CLASSIFICATION: Primary highway, hard surface; Secondary highway, hard surface; Interstate Route; U. S. Route; State Route; Light-duty road, hard or improved surface; Unimproved road

Table with 3 columns and 3 rows showing adjacent quadrangle names: 1 Emsworth, 2 Glenshaw, 3 New Kensington West, 4 Pittsburgh West, 5 Braddock, 6 Bridgeville, 7 Glassport, 8 McKeesport

PITTSBURGH EAST, PA. 1997

NIMA 5064 1W-SERIES V831





#1

September 20, 2012

Carol Lee
Chief of National Register and Survey
Bureau for Historic Preservation
Commonwealth Keystone Building, 2nd Floor
400 North Street
Harrisburg, Pa 17120-0093

RE: Schenley Farms Historic District (Boundary Increase), Pittsburgh City, Allegheny County, Key #156545

Dear Ms. Lee:

As requested in your letter dated July 27, 2012; the following is meant to fulfill the City of Pittsburgh's obligations as a Certified Local Government for providing comment on National Register Nominations.

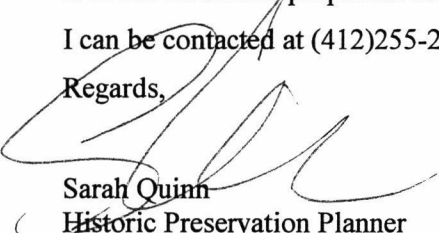
The public involvement process included emailing notices to interested parties of both the Historic Review Commission and the Planning Commission of the City of Pittsburgh, including members of the press. Written comments from the public were requested at that time. The nomination was also posted on the City's website on September 11, 2012. The City's position on the nomination is outlined below.

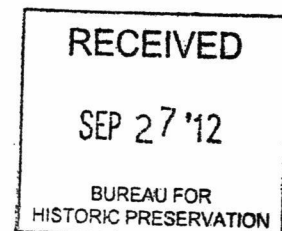
Schenley Farms Historic District (Boundary Increase), Pittsburgh City, Allegheny County

The City of Pittsburgh supports this nomination because the property meets the requirements of National Register Criterion A: Community Planning and Development and Criterion C: Architecture. We agree that the boundary increase is in keeping with Franklin F. Nicola's vision and the planning principles he used to lay out the district. We also agree that the building, Bellefield Dwellings, that is being added to the Historic District by this boundary increase contributes to the architectural character and quality of the district. This 1904 Italian Renaissance style structure has retained its architectural integrity over the years and should be preserved and protected. At this time the property is not listed on the Local Register of Historic Places. One of the goals of the City's preservation plan is to list additional properties on the National Register.

I can be contacted at (412)255-2243 or via email at Sarah.Quinn@pittsburghpa.gov.

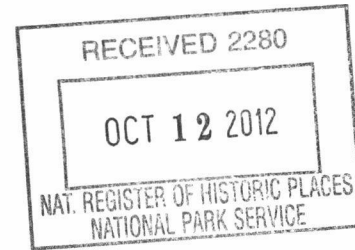
Regards,


Sarah Quinn
Historic Preservation Planner
City of Pittsburgh





Pennsylvania
Historical & Museum
Commission



October 5, 2012

Carol Shull, Acting Keeper
National Register of Historic Places
U.S. Department of Interior
National Park Service
National Register of Historic Places
1201 "I" (Eye) Street, NW, 8th floor
Washington D.C. 20005

Re: NR nomination forms

Dear Ms Shull:

The following nomination forms are being submitted for your review:

Schenley Farms Historic District (Boundary Increase), Allegheny County
The proposed action is listing in the National Register.

If you have any questions regarding the nominations please contact Keith Heinrich at 717-783-9919.

Sincerely,

Keith T. Heinrich
National Register and Survey