



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:
Leech Farm Veterans' Hospital, VA Pittsburgh
Healthcare System Highland Drive Division

2. CURRENT NAME OF PROPERTY:
Highland Drive Medical Center Building 10 - Campus Spiritual Center

3. LOCATION

a. Street: 7180 Highland Drive, Building 10

b. City, State, Zip Code: Pittsburgh, PA 15206

c. Neighborhood: Lincoln-Larminer-Belmar

4. OWNERSHIP

d. Owner(s): VA Administration (see attached MOA)

e. Street: _____

f. City, State, Zip Code: _____ Phone: (____) ____ - _____

5. CLASSIFICATION AND USE – Check all that apply

<u>Type</u>	<u>Ownership</u>	<u>Current Use:</u>
<input checked="" type="checkbox"/> Structure	<input type="checkbox"/> Private – home	<u>De-commissioned in 2012/2013 and has not</u>
<input type="checkbox"/> District	<input type="checkbox"/> Private – other	<u>been occupied since. City of Pittsburgh is</u>
<input type="checkbox"/> Site	<input checked="" type="checkbox"/> Public – government	<u>participating in a public benefit conveyance</u>
<input type="checkbox"/> Object	<input type="checkbox"/> Public - other	<u>for a Public Safety training campus through</u>
	<input checked="" type="checkbox"/> Place of religious worship	<u>the GSA, and in concert with the PA SHPO</u>

6. NOMINATED BY:

- a. Name: William Peduto
- b. Street: 414 Grant Street
- c. City, State, Zip: Pittsburgh, PA, 15219
- d. Phone: (412) 255-8911 Email: claire.mastroberardino@pittsburghpa.gov

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: 1950-1958
- b. Architectural Style: Modern Movement, International Style
- c. Architect/Builder: Prack & Prack, Alfred Hopkins, Bowers & Barbalot, R. Griswold

Narrative: See continuation sheet, p. 1

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 continuation sheet, p.2

9. SIGNIFICANCE

The *Pittsburgh Code of Ordinances, Title 11, Historic Preservation, Chapter 1: Historic Structures, Districts, Sites and Objects* lists ten criteria, at least one of which must be met for Historic Designation. Describe how the structure, district, site, or object meets one or more of these criteria and complete a narrative discussing in detail each area of significance. (Attach additional pages as needed)

The structure, building, site, district, object is significant because of (check all that apply):

- 1. Its location as a site of a significant historic or prehistoric event or activity;
- 2. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspects of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;
- 3. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;
- 4. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
- 5. Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness, or overall quality of design or detail;

-
6. Its location as a site of an important archaeological resource;
 7. Its association with important cultural or social aspects or events in the history of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
 8. Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction;
 9. Its representation of a cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, properties, sites, structures, or objects that may or may not be contiguous; or
 10. Its unique location and distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Pittsburgh.

Narrative: See Continuation Sheet, p. 4

10. INTEGRITY

In addition, the ordinance specifies that “Any area, property, site, structure or object that meets any one or more of the criteria listed above shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration”. (Attach additional pages as needed)

Narrative: _____

11. NOTIFICATION/CONSENT OF PROPERTY OWNER(S)

1.3(a)(2) *Community information process.*

Preceding submission of a nomination form for a District, the Historic Review Commission shall conduct at least one (1) public information meeting within or near the boundaries of the proposed district, which shall include at least one (1) member of the Department of City Planning and one (1) Commission member, to discuss the possible effects of designation. Notice shall be given to the owners of property in the proposed district in accordance with Section 1.3(b) below. The final public information meeting shall be held no more than six months before the nomination form is submitted.

1.3(a)(1)(a) *Subsection F.*

In the case of a nomination as a Historic District, by community-based organizations or by any individual, but in either event the nomination shall be accompanied by a petition signed by the owners of record of twenty-five (25) percent of the properties within the boundaries of the proposed District.

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

** The nomination of any religious property shall be accompanied by a signed letter of consent from the property’s owner.

12. PHOTO LOGS: *Please Attach*

13. BIBLIOGRAPHY: *Please Attach*

14. NOMINATION FORM PREPARED BY:

a. Name: Claire S. Mastroberardino

b. Street: 414 Grant Street, Suite 301

c. City, State, Zip: Pittsburgh, PA 15219

d. Phone: (412) 255-8911 Email: claire.mastroberardino@pittsburghpa.gov

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 property
3. Indicate the street address for the property. For districts, attach a separate sheet listing the street address of each property included in the nomination and a clear street map of the area showing the boundaries of the proposed district.
4. Indicate the owner of the property and his or her mailing address. For districts, attach a separate sheet listing the owner of each property and his or her mailing address.
5. Check the classification as indicated.
 - a. **“Historic Structure”** means anything constructed or erected, the use of which requires directly or indirectly, a permanent location on the land, including walks, fences, signs, steps and sidewalks at which events that made a significant contribution to national, state or local history occurred or which involved a close association with the lives of people of nations, state or local significance; or an outstanding example of a period, style, architectural movement, or method of construction; or one of the last surviving works of a pioneer architect, builder or designer; or one of the last survivors of a particular style or period of construction.
 - b. **“Historic District”** means a defined territorial division of land which shall include more than one (1) contiguous or related parcels of property, specifically identified by separate resolution, at which events occurred that made a significant contribution to national, state, or local history, or which contains more than one historic structure or historic landmarks, or which contains groups, rows or sets of structures or landmarks, or which contains an aggregate example of a period, style, architectural movements or method of construction, providing distinguishing characteristics of the architectural type or architectural period it represents.
 - c. **“Historic Site”** means the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure whether standing, ruined or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing structures.
 - d. **“Historic Object”** means a material thing of historic significance for functional, aesthetic cultural or scientific reasons that may be, by nature or design, moveable yet related to a specific setting or environment.
6. Indicate the person(s) responsible for the nomination. Please note: According to the Historic Preservation Ordinance:

“Nomination of an area, property, site, or object for consideration and designation as a Historic Structure, Historic District, Historic Site, or Historic Object may be submitted to the Historic Review Commission by any of the following:

- a. The Mayor of the City of Pittsburgh
 - b. A Member of the Historic Review Commission
 - c. A Member of the City Planning Commission
 - d. A Member of the Pittsburgh City Council
 - e. The Owner of Record or any person residing in the City of Pittsburgh for at least one year (for the nomination of a Historic Structure, Site or Object)
 - f. A signed petition of 25% of the owners of record (for the nomination of a Historic District)
7. Write a physical description of the nominated property or district. Include the following information as applicable:
- architectural style(s)
 - arrangement of architectural elements
 - building materials
 - method(s) of construction
 - visual character
 - street pattern
 - density
 - type and arrangement of buildings
 - topography
 - history of the development of the area
8. Provide a narrative history of the structure, district, site, or object. Include the following information when available:
- History of the development of the area;
 - Circumstances which brought the structure, district, site, or object into being;
 - Biographical information on architects, builders, developers, artisans, planners, or others who created or contributed to the structure, district, site, or object;
 - Contextual background on building type(s) and/or style(s);
 - Importance of the structure, district, site, or object in the larger community over the course of its existence.
 - Include a bibliography of all sources consulted at the end. Where historical information is uncertain or disputed, reference sources in the text.
9. Listed below are the categories and criteria for historic designation as set forth in the Pittsburgh Historic Preservation Ordinance. Describe in detail how the structure, district, site, or object meets one or more of the criteria. According to that legislation in Section 1.4 of the Pittsburgh Historic Preservation Ordinance, *Criteria for Designation*, a building must meet at least one of the following criteria in order to be designated:
1. Its location as a site of a significant historic or prehistoric event or activity;
 2. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspects of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;
 3. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;
 4. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;

-
5. Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness, or overall quality of design or detail;
 6. Its location as a site of an important archaeological resource;
 7. Its association with important cultural or social aspects or events in the history of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
 8. Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction;
 9. Its representation of a cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, properties, sites, structures, or objects that may or may not be contiguous; or
 10. Its unique location and distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Pittsburgh.
- 10.** In addition, the ordinance specifies that “Any area, property, site, structure or object that meets any one or more of the criteria listed above shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.”
- 11.** The nomination must be accompanied by evidence that the nominator has made a good-faith effort to communicate his or her interest in the historic designation of this landmark or district to the owner(s) of these properties. Describe how this was done, and attach evidence that the owner(s) of the nominated landmark or of the properties within the nominated district have been informed of the nomination. This may include a copy of a notification letter with a mailing list, a letter confirming phone calls, or a petition signed by affected property owners.
- 12.** Clear photographs of the nominated buildings or districts should accompany the nomination form. The applicant shall include photographs of all elevations of an individual building and its setting, or the front elevation of each building in a district. In the case of closely spaced buildings or rowhouses, several buildings may be included in one photograph. Each photograph must be labeled with the street address of the building(s) and the month and year the photograph was taken.
- 13.** Copies of major supporting documents should accompany the nomination form. Such documents may include, but are not limited to:
- historic photographs;
 - historic and contemporary maps;
 - historic or contemporary texts describing the subject property or district;
 - historic or contemporary texts describing people, places, or events that comprise the historic context of the subject property or district.
 - Oversized materials (such as architectural drawings) and materials too fragile to copy may be accepted.

PLEASE NOTE: It is the responsibility of the nominator to provide the Historic Review Commission and its Staff with information sufficient to fairly evaluate the nomination. **Incomplete nomination forms will not be accepted. Fee must be included. Nominations must be submitted in both electronic and hard-copy format.**

CHECKLIST: *INSERT NAME OF PROPERTY HERE*

- #1-6 Nomination Form:** Address, Ownership, Classification, Nominator Info.
 - #7: Description
 - #8: History
 - #9: Significance
- #10 Integrity**
- #11 Consent of Property Owners**
- #12 Photographs of Property:** numbered and labeled
- #13 List of Supporting Documents**

- Fee**
- Hard-Copy nomination**
- Electronic nomination (Word Format for text).**

Continuation Sheet

7. Description

The Highland Drive VA Campus consists of approximately 20 buildings is laid out along an oval path, with a road running the circumference, and a system of over and underground tunnels connecting the buildings (See Figure 1).

The North elevation has two entry points. The main entry is at street level on the northwest corner of the facade. It is a two story recessed entrance with an overhanging roof supported by a brick column. Above the door a vertical section of the entry yellow brick is laid in a 3-brick herringbone pattern edged by decorative brown brick in a zig-zag pattern, and three single bricks inset in a diagonal. The heavy steel door below has a corrugated glass sidelight.

Three rows of twelve square blocks of Dalle de verre (slab glass) — thick slabs of glass set in concrete — decorate the façade.

The second entry is up the hill to the left, the first story juts out from the building, and there is an exterior stair leading down to the entry door. One fixed window sits to the right of the entry, and one set of three fixed windows sits at sidewalk level to the left of the entry door.

The west elevation has three square slab glass windows in a column recessed in the covered entry between the brick column and building. There is a one story addition at the right with a wide, overhanging eave, and a ribbon of four, three-light stained glass clerestory windows. Further to the right, the tunnel between the chapel and building 2 has two large multi-light windows, and a central door.

The south elevation has 18 three-light operable clerestory windows running just below a large overhang that connects to, and is on the same plane as the tunnel roof. A single row of twelve square slab glass windows sits at the base of the recessed second floor just above the overhang. There is a door leading out to the roof of the overhang at the far right of the second floor.

The east elevation is partially built into the hill, the tunnel leading to Building 2 has three large multi-light windows. There is one set of three fixed windows in the center of the chapel first floor flanked on each side by two additional fixed windows. The recessed second floor has a ribbon of four square windows with a central vent.

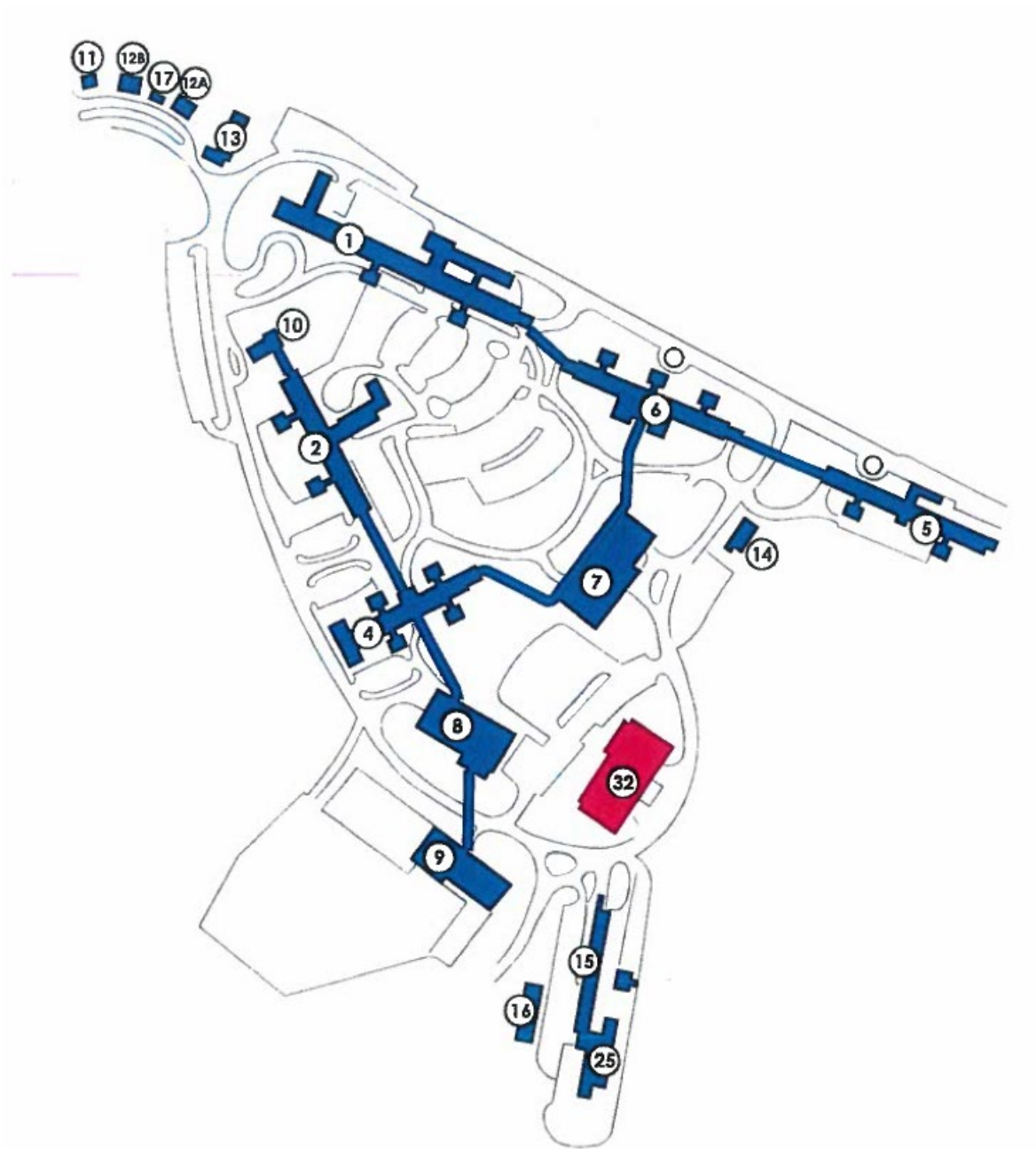


Figure 1

8. History

The Department of Veterans Affairs (VA) Highland Drive campus is located in western Pennsylvania approximately seven miles northeast of downtown Pittsburgh in Allegheny County, Pennsylvania (Figure 2). The facility is situated high on a bluff overlooking Allegheny River in the Lincoln-Lemington-Belmar neighborhood of the City of Pittsburgh.

Historic Designation Form
Highland Drive Medical Center – Building 10
Campus Spiritual Center

Primary access to the facility is from Washington Boulevard (PA 8) to Highland Drive. Washington Boulevard (PA 8) intersects with Allegheny River Boulevard (PA 130) just south of the Highland Park Bridge. The Highland Park Bridge spans the Allegheny River and provides a connection between two major north/south roadways that parallel the Allegheny River: the Allegheny Valley Expressway (PA 28) on the north and Allegheny River Boulevard (PA 130) on the south.

Formerly Leech Farm Veterans Hospital (Figure 3), President Harry S. Truman authorized the construction of a neuropsychiatric hospital at the site of the existing Highland Drive facility in the late 1940s. Construction of the hospital began in the spring of 1950. The cost to construct the hospital was calculated to be \$19,447,176.00 (Skelly & Loy, 2013, p.1).

The 168-acre Department of Veteran’s Affairs (VA) Highland Drive Campus is a good example of a post-WWII veteran’s hospital. Also known as the Leech Farm Road Hospital, the property is eligible for inclusion in the National Register of Historic Places.

The Leech Farm Road Hospital was dedicated in 1953 and the first patient was admitted that year. The hospital housed an average of 900 patients. Originally, the facility included five patient treatment buildings, roads, parking lots, sidewalks, and a 50,000 gallon water tower. Dedication of the Leech Farm Road Hospital occurred on November 29, 1953. Beginning in 1954 research studies on schizophrenia and neurological disorders were conducted at the facility. In 1971, President Richard Nixon appointed Valerija Raulinaitis, M.D. as director of the hospital, the first woman ever appointed as a hospital director (Preservation PA, 2014, p.5). In 1975 the name of the hospital was changed from Leech Farm Road to Highland Drive.

The VA Pittsburgh Strategic Master Facility Plan 2008-2017 incorporates the VAPHS consolidation from three to two campuses into a strategic plan (PDA Health Planning Management Services and IKM 2008), and the Highland Park Division was vacated as of 2013. It has remained vacant since then.



Figure 2



Figure 3 – Leech Farm, 1913

9. Significance

A new understanding and treatment of mental illness occurred in the mid-twentieth century, and on March 20, 1947, President Truman approved the Urgent Deficiency Appropriation Bill that diverted funds to the Veterans Administration to construction neuropsychiatric hospitals across the United States (Tetra Tech 2008). As referenced in the Tetra Tech report the Leech Farm Drive Veterans Hospital is a good example of the Federal government’s response to the treatment of mental illness in veterans using both an aesthetic design approach and a scientific based approach (2008). Building 10, the Campus Spiritual Center, was included in the first round of buildings completed by 1953. It played an important role in the care of returning veterans, as the relationship between trauma and spirituality is key in treating PTSD. According to Military One Source, “for service members engaged in the protection of our nation, connecting with a greater purpose strengthens morale and encourages unity. The goal is to build connectedness through hope, meaning, and purpose.” (2019)

According to the VA Annual Report of 1947 the VA had “increasing interest in the therapeutic nature of the activities of Special Services... and “integrating the program as an essential part of the treatment of the patient.” Special Services encompassed those aspects of healthcare that relate to patient morale and welfare, such as “Chaplaincy, Canteen, Recreation, and Library...every effort is made to surround the hospitalized veteran with the sense of normality he would have in his own community. Emphasis is

on the morale and welfare of the patient and home member while he is under Government care. At the same time, the planning of the program includes careful study of the influence which the activities of Special Services will have on the individual patient in his future readjustment to community life.”
(Annual Report 1947)

There is evidence that suggests trauma can produce both positive and negative effects on the spiritual experiences and perceptions of individuals, and addressing veterans' spiritual well-being should be a routine and integrated component of veterans' health, with regular assessment and treatment (Military Medicine 2017).

The US Department of Veterans' Affairs also suggest that, “aspects of spirituality are associated with positive outcomes, even when trauma survivors develop psychiatric difficulties such as PTSD or depression. Research also indicates that healthy spirituality is often associated with lower levels of symptoms and clinical problems in some trauma populations.

Positive spirituality may improve post-traumatic outcomes that are expressed through depression, excess drinking, isolation, and loneliness. Prayer and meditation can aid in relaxation, and enhance coping skills. As also stated by the US Department of Veterans' Affairs, “being part of a spiritual community places survivors among caring individuals who may provide encouragement and emotional support, as well as possible instrumental support in the form of physical or even financial assistance in times of trouble.”

The VA Healthcare Highland Drive campus Spiritual Center provided for a symbiotic and holistic healing process, allowing returning veterans to connect and heal spiritually while undergoing new neuropsychiatric treatment within the confines of a hospital setting.

10. Integrity

According to the Tetra Tech report windows were replaced on the entire campus in 1988. For the Campus Spiritual Center, this affected only those non-decorative windows. Otherwise, the building is intact, albeit in need of repair.

11. Notification/Consent of Property Owners

The nomination of the Spiritual Center is done by agreement between the City, VA, GSA, and PA SHPO at their request. See attached draft Memorandum of Agreement with Mitigation Stipulation B2.

12. Photo Logs VA Campus Spiritual Center



North Façade, slab glass windows



Slab glass, thick pieces of glass inset into concrete

Historic Designation Form
Highland Drive Medical Center – Building 10
Campus Spiritual Center



Slab glass detail



Entry façade decorative elements

Historic Designation Form
Highland Drive Medical Center – Building 10
Campus Spiritual Center



North façade, second entry with stairs

Historic Designation Form
Highland Drive Medical Center – Building 10
Campus Spiritual Center



West façade, slab glass detail

Historic Designation Form
Highland Drive Medical Center – Building 10
Campus Spiritual Center



West façade



West façade, tunnel

Historic Designation Form
Highland Drive Medical Center – Building 10
Campus Spiritual Center



West façade, clerestory windows



South façade, clerestory windows below overhang, slab glass windows above, door on far right out to overhang

Historic Designation Form
Highland Drive Medical Center – Building 10
Campus Spiritual Center



East façade, tunnel fenestration



East façade partially submerged in hillside

Historic Designation Form
Highland Drive Medical Center – Building 10
Campus Spiritual Center



East facade

Historic Designation Form
Highland Drive Medical Center – Building 10
Campus Spiritual Center

13. Bibliography and supporting documents

PDA Health Planning Management Services and IKM. 2008. VA Pittsburgh Strategic Master Facility Plan 2008-2017. Prepared for the Veterans Affairs Pittsburgh Health System. Raleigh, NC and Pittsburgh, PA.

Preservation PA, "Pennsylvania At Risk", Volume 27 • Issue 1 • Winter 2013/2014, p. 5,
(<http://www.preservationpa.org/uploads/ppa-27-1.pdf>)

Skelly & Loy, Prepared for the GSA, VA Pittsburgh Healthcare System Highland Drive Division Facility Environmental Assessment, January 10, 2013. Pittsburgh, PA

TetraTech, NHRP Eligibility, PA Survey Document, Prepared for Pittsburgh VA Healthcare System, March 2008

Administrator of Veterans' Affairs, Annual Report Fiscal Year 1947.
<https://www.va.gov/vetdata/docs/FY1947.pdf>

Military One Source (December 2019), *Spiritual Wellness: The Importance of Hope, Connection and Purpose*. <https://www.militaryonesource.mil/national-guard/psychological-health-program/spiritual-wellness>

Smith-MacDonald, Lorraine, Norris, Jill M., Raffin-Bouchal, Shelley, and Sinclair, Shane, Military Medicine, Volume 182, Issue 11-12 (December 2017), *Spirituality and Mental Well-Being in Combat Veterans: A Systematic Review*. <https://academic.oup.com/milmed/article/182/11-12/e1920/4661639>

U.S. Department of Veterans' Affairs (2019), *Spirituality and Trauma: Professionals Working Together*. https://www.ptsd.va.gov/professional/treat/care/spirituality_trauma.asp