



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 13 - Laboratory and Research Center

3. LOCATION

a. Street: 7180 Highland Drive, Building 13

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 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;

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

Narrative: See 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 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). Building 13 sits along the western edge of the campus, at the end of the entry road before you arrived in the campus (see figure 2). It was built during the second round of construction, in the same manner and appearance as the rest of the campus, and is utilized as a laboratory and research center. It is organized in three sections. The south section is a square one-story structure that juts out in three directions. The middle bridge section is one story, and the north section is a two-story rectangular structure.

East Elevation

The eastern elevation of the one-story south section has a ribbon of six casement windows and a brick chimney. The middle section has the recessed main entry up three steps that sits under a small flat roof with mechanical equipment above. The door, like all windows on the campus, is not original, it is a single glass door with a glass sidelight. The two-story north section of the building is broken out into three parts separated by two engaged concrete columns. There are six fenestrations on each story aligned vertically. The first bay has one casement window on the second story over a boarded up window on the first, the second bay has two casement windows on the second story over one boarded up on the left, and a boarded up door on the right. The third bay has three sets of casement windows on the second story over a boarded up window on the left, a covered window in the center, and a casement window on the right. There is a large gap between the center and right windows with vents located in the gap on each level.

North Elevation

The narrow northern elevation has three evenly spaced casement windows on the second story directly above two casement windows and a center door. The northern elevation of the south section is unadorned.

West Elevation

The western elevation is overgrown with ivy and other flora. There are six casement windows on the second story. Aligned underneath are six fenestrations from left to right, a casement window, a double steel door, a boarded up casement window, a large boarded up picture window (underneath two casement windows above) with a boarded up door to the left, underneath an overhanging canopy, and a boarded up casement window. There are numerous vents and mechanical penetrations, and two engaged concrete columns that correspond with those on the eastern elevation. The one-story bridge section has one set of three fixed windows, and a screen above hiding the mechanical unit. The south section has a continuous ribbon of four sets of two casement windows with a transom over each set that wraps onto the southern elevation. There is one vent below.

South Elevation

The south elevation has a ribbon of six small sets of two casement windows with a transom over each set. There is a metal cornice or canopy that wraps the corner above the continuous ribbon window. There are two vents below.

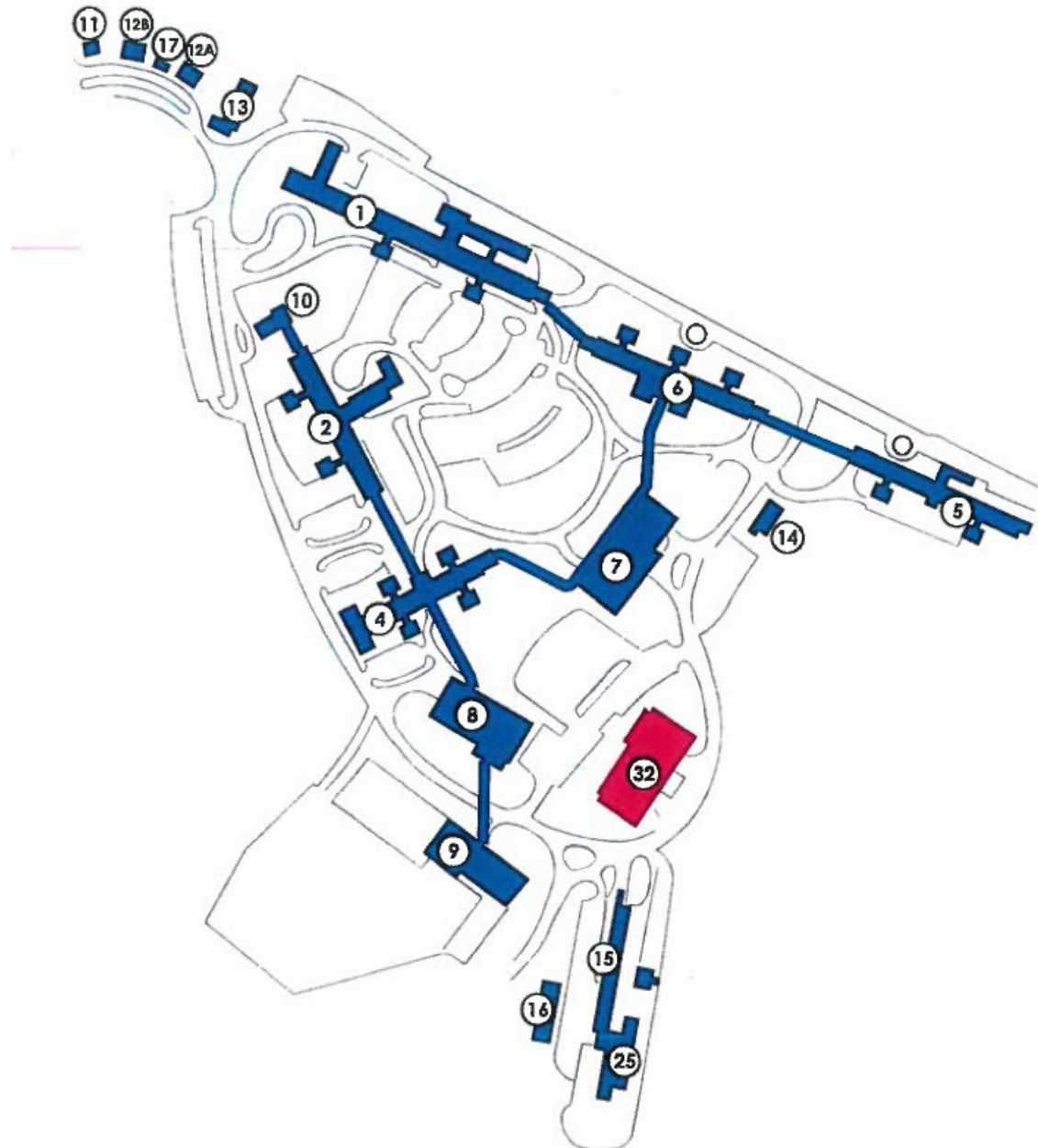


Figure 1

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.

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.

Historic Designation Form
Pittsburgh VA Healthcare System Highland Drive Division – Building 13
Campus Laboratory and Research Center



Figure 2



Figure 3 – Leech Farm, 1913

9. Significance

Per the Tetra Tech report, the Urgent Deficiency Appropriations bill was authorized by President Truman in 1947 (Tetra Tech), diverting more funding to the Veterans Administration, and as indicated in the 1947 Annual Report by the Administrator of Veterans' Affairs a new 1,250 bed neuropsychiatric hospital was included in the *New hospitals, major additions and conversions to existing hospitals, projects authorized—not under construction, as of June 30, 1947.* (Annual Report, 1947)

With the return of World War II veterans, there was an “increasing emphasis placed in VA neuropsychiatric hospitals in giving acute-intensive treatment rather than the custodial type of care. Mental hygiene clinics have helped prevent the onset of mental illness that would have required hospitalization for many veterans. All these programs, although far from complete, have already demonstrated considerable long-term savings in terms of money and human suffering.” (Hays, 2020)

Almost half the total operating beds reported in June 1947 were for psychotic patients, with 7 percent available for other neuropsychiatric patients, 11 percent for tuberculous patients, and 34 percent for general medical and surgical patients. Neuropsychiatric hospitals experienced the highest utilization rate, 92 percent (Annual Report, 1947)

Psychosis, schizophrenia, and other mental illnesses commonly diagnosed in veterans were treated through electroshock therapy, and pre-frontal lobotomy, including at six VA hospitals operating into the 1950s. While electroshock therapy was beneficial in many ways, including in the treatment of PTSD, it caused other issues that could negatively impact the rehabilitation and assimilation of returning veterans. Similarly, lobotomies, had negative effects on patients’ personalities, and ability to function independently. Additionally, while these methods saw some measure of success, they involved longer recovery times.

Starting in the mid-1950s a committee interested in researching behavioral science through the use of pharmaceuticals was formed. The committee was comprised of medical practitioners from VA hospitals around the country, including Dr. Amadeo Marrazzi, whose “special [neuropharmacology] laboratory” on the Leech Farms, VA Hospital in Pittsburgh was active from 195? – 1956 (Hays, 2010) or 1957-1960 (Abrams, 1975). Their first task was to help design a study aimed at determining the efficacy of the new drugs. (Hays, 2010) However, while the initial focus of the cooperative studies was on the use of drugs, the committee was instructed to engage in cooperative studies in the field of psychiatry in general. (Abrams, 1975)

10. Integrity

According to the Tetra Tech report windows and doors were replaced on the entire campus in 1988. The building is covered with ivy, windows and doors are boarded up, but otherwise in fair condition.

11. Notification/Consent of Property Owners

The nomination of the Laboratory and Research Center is done by agreement between the City, VA, GSA, and PA SHPO at their request. Agreement is attached.

12. Photo Logs VA Laboratory and Research Center



Eastern elevation, one-story south section and middle entry bridge



Entry bridge with mechanical system above

Historic Designation Form
Pittsburgh VA Healthcare System Highland Drive Division – Building 13
Campus Laboratory and Research Center



North section two-story eastern elevation with engaged concrete columns, and northern elevation



Western elevation, two-story north section, overgrown with ivy

Historic Designation Form
Pittsburgh VA Healthcare System Highland Drive Division – Building 13
Campus Laboratory and Research Center



Western elevation looking south, engaged concrete columns and ivy growth



Western elevation entry door, picture window, and overgrown canopy

Historic Designation Form
Pittsburgh VA Healthcare System Highland Drive Division – Building 13
Campus Laboratory and Research Center



Western elevation, two-story north section with engaged concrete columns, and one-story middle bridge section with screen for HVAC



Eastern elevation, one-story south section, with continuous ribbon window

Historic Designation Form
Pittsburgh VA Healthcare System Highland Drive Division – Building 13
Campus Laboratory and Research Center



Southern elevation, one-story south section



Southern elevation, one-story south section

Historic Designation Form
Pittsburgh VA Healthcare System Highland Drive Division – Building 13
Campus Laboratory and Research 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

Second Deficiency Appropriations Bill, Committee on Appropriations, February 27, 1946.
<https://babel.hathitrust.org/cgi/pt?id=uc1.b3637187&view=1up&seq=5>

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

Hays, Marguerite T., M.D., *A Historical Look at the Department of Veterans Affairs, Research and Development Program* for the VA Office of Research and Development, 2010.
<https://www.research.va.gov/pubs/docs/ORD-85yrHistory.pdf>

Abrams, Susan, and Sandra Ciufu, *Cooperative Studies in Mental Health and Behavioral Sciences*, prepared for the Department of Medicine and Science, Veterans Administration, 1975.
<https://play.google.com/store/books/details?id=KJT7u5GACYQC&rdid=book-KJT7u5GACYQC&rdot=1>