



“Echo” / Mowry-Addison Mansion

City of Pittsburgh Historic Landmark Nomination

Prepared by Preservation Pittsburgh



412.256.8755
1501 Reedsdale St., Suite 5003
Pittsburgh, PA 15233
www.preservationpgh.org

January, 2020.



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:

Echo / Mowry-Addison Mansion

2. CURRENT NAME OF PROPERTY:

Mowry-Addison Mansion (preferred)

3. LOCATION

- a. Street: 5134 Carnegie Street
- b. City, State, Zip Code: Pittsburgh, Pa. 15201
- c. Neighborhood: Lawrenceville

4. OWNERSHIP

- d. Owner(s): Keith Cochran & Mary Mazziotti
- e. Street: 5134 Carnegie Street
- f. City, State, Zip Code: Pittsburgh, Pa. Phone: (412) 498-9880
15201

5. CLASSIFICATION AND USE – Check all that apply

<u>Type</u>	<u>Ownership</u>	<u>Current Use:</u>
<input checked="" type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private – home	<u>Private residence.</u>
<input type="checkbox"/> District	<input type="checkbox"/> Private – other	_____
<input type="checkbox"/> Site	<input type="checkbox"/> Public – government	_____
<input type="checkbox"/> Object	<input type="checkbox"/> Public - other	_____
	<input type="checkbox"/> Place of religious worship	_____

6. NOMINATED BY:

- a. Name: Keith Cochran & Matthew W.C. Falcone (on behalf of Preservation Pittsburgh)
- b. Street: 5134 Carnegie Street & 417 Lockhart Street
- c. City, State, Zip: Pittsburgh, Pa. 15201/15212
- d. Phone: (412) 498-9880 Email: keith@cochranassoc.com, mfalcone@preservationpgh.org

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: 1830-1832
- b. Architectural Style: Greek-Revival
- c. Architect/Builder: Unknown

Narrative: See attached.

8. HISTORY

Provide a history of the structure, district, site, or object. Include a bibliography of sources consulted. (Attach additional pages as needed.) Include copies of relevant source materials with the nomination form (see Number 11).

Narrative: See attached.

9. SIGNIFICANCE

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

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

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

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: _____

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: Preservation Pittsburgh

b. Street: 1501 Reedsdale St. #5003

c. City, State, Zip: Pittsburgh, Pa. 15233

d. Phone: (412) 256-8755 Email: mfalcone@preservationpgh.org

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: *Echo*

- #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).**

“Echo” / Mowry-Addison Mansion
Historic Nomination Form
Addendum

Individual Property Historic Nomination Form

Historic Name(s): "Echo" / Mowry-Addison Mansion

Current Name: 5134 Carnegie St.

Location: 5134 Carnegie St., Pittsburgh, PA 15201

Neighborhood: Lawrenceville

Ownership: Privately Owned

Type: Structure

Historic Use: Residential

Current Use: Residential

Descriptive Narrative

Year Built: Circa 1830-1832

Architectural Style: Greek Revival

Architect: n/a

7. Description

The Mowry-Addison Mansion (Photograph 1) is located on the east side of Carnegie Street on a lot larger than the average lot size in the Lawrenceville neighborhood. Unlike other dwellings along Carnegie Street, the property is set back from the street (Photograph 2). The Mowry-Addison Mansion is a two-and-a-half-story high, five-bay-wide, brick-bearing dwelling in the Greek Revival style. The dwelling rests on a cut-stone foundation, clad in an American-bond brick pattern (Photograph 3), and capped with a side gable roof covered in asphalt shingles. The foundation level is raised, revealing the cut stone. Dentils are located within the cornice (Photograph 4). Cornice returns are located in the gable ends. A frieze (Photograph 5) is located beneath the cornice on the façade (west elevation). An internal brick chimney is located within the east gable slope.

The primary façade (west elevation) faces Carnegie Street, is five bays wide, and symmetrical (Photograph 6). Fenestration includes six-over-six, double-hung, wood-sash windows. The central, second-story window is flanked by narrow, four-over-four, double-hung, wood-sash windows. Fenestration openings have stone sills and lintels with stone rosette designs at the end of the lintels. The dwelling's primary entrance is centered on the façade within the porch (Photograph 7). The façade is surrounded by sidelights and a transom window in a lintel-and-post design. The porch is three bays wide, and capped with flat roof supported by blonde brick pillars, which were likely twentieth-century alterations. The property is surrounded by a modern, wrought-iron fence with historic posts framing primary walkway to the house's entrance.

The rear façade (east elevation) faces Natrona Way and also has a symmetrical form (Photograph 8-10). Fenestration consists of six-over-six, double-hung, wood-sash windows with plain stone lintels and sills. A full-width, partially-enclosed porch with two entrances. The enclosed portion is clad in vinyl siding. The porch is capped with a flat roof supported by wood pillars and wood posts.

The north (Photograph 11) and south side (Photograph 12) elevations contain no additional entrances, but have six-over-six, double-hung, wood-sash windows. The windows in the half-story on either side have a six-over-six, double-hung, wood-sash windows flanked by narrow, four-over-four, double-hung, wood-sash windows. Fenestration openings have stone sills and stone lintels. The lintels have rosette designs, similar to the primary façade on the west elevation.

8. History

The Mowry-Addison Mansion (“Echo”) was constructed between 1830 and 1832 on a 100-acre tract situated between the Allegheny River and present-day 51st and 52nd Streets, extending back over a mile. The property’s layout reflected a common rural landscape of the period, known as a ribbon farm, which had a short width of riverfront and large depth containing the farmland. This allowed several farm owners access to the river for transportation reasons without compromising fields and pastures (Bamberg et al 2019; Peterson 2004).

At the time of dwelling’s construction, the property was owned by Dr. Peter Mowry and his wife, Eliza Addison Mowry. The property was conveyed to Mowry by John and Barbara Fritchman of Versailles Township for \$4,500. Dr. Peter Mowry was one of Pittsburgh's most prominent physicians during the first third of the 19th century. Mowry was born in Pittsburgh in 1770 and began to study medicine at age 14. Mowry's medical practice made him wealthy, and he appears to have also profited from owning real estate in Downtown Pittsburgh, Lawrence County, Pennsylvania, and near Canton, Ohio. Mowry also taught medical students, was a trustee of the Western University of Pennsylvania (now the University of Pittsburgh) and was a vestryman of Trinity Episcopal Church, Downtown. He died in 1833, not long after 5134 Carnegie Street was built. Following his death, he willed the dwelling and furniture to his wife. Eliza Mowry lived in the mansion with family members until she died in 1871. During her residency, she sold a portion of her property that abutted the river to industrial development. The Carnegie, Kloman & Company utilized the land for the construction of the Lucy Furnace, which operated until its demolition in 1930. The Keystone Bridge Works also owner part of the former Mowry land near the river (Bamberg et al 2019; Peterson 2004).

In 1872, the Mowry-Addison Mansion and its land were purchased by a group comprised primarily of business partners of Andrew Carnegie for \$170,000. The purchasers, who included Carnegie's brother Thomas, David McCandless, William Coleman, and John Scott, were associated with the Lucy Furnace. The group subdivided the former Mowry property into streets and building lots. The Mowry Mansion and associated outbuildings appear to have been the only buildings located southeast of Butler Street. Between 1872 and 1873, the partners subdivided the property into streets and approximately 244 building lots southwest of 52nd Street, in what was known as the Plan of Lots laid out by Carnegie and Company (Bamberg et al 2019).

The Carnegie and Company Plan filled in with houses between 1873 and the early twentieth century, as subdivisions of other former ribbon farms between 52nd and 55th streets did at the same time. Nearly all of the lots were 20 feet wide by 100 feet deep. Some property owners bought two or more lots, and constructed pairs or rows of party wall houses. The former Mowry-Addison residence on Carnegie Street was not demolished for subdivision, unlike the other ribbon farm houses in the Tenth Ward, and today occupies the 100-by-100-foot parcel on which it has stood for more than a century. The group of

business partners chartered the Allegheny Land Company in 1882 in order to sell the remaining unsold lots in their subdivision (Allegheny County Charter Book 7: 364; Bamberg et al 2019; Peterson 2004).

Karns Bracken, a public works contractor, and his family lived at 5134 Carnegie Street between 1885 and 1907. Bracken purchased the lot at its present size for \$5,500. John M. Kerr, the proprietor of a saloon at 51st and Butler streets, purchased the mansion from Bracken, and owned it until 1920. In January 1920, when the 1920 census was taken, John and Winifred Kerr rented 5134 Carnegie Street to Margaret Dogherty, a widow who used the house as a boarding house. George Greguras purchased the property from Kerr in 1920, but only retained ownership for a few months (Peterson 2004).

Between 1921 and 1973, the Mowry-Addison Mansion was owned by the Slovenian Catholic Independent Beneficial Society Blessed Virgin Mary. In 1923, the organization changed its name to the Slovenian Eagle Society; the title to 5134 Carnegie Street was placed in the name of the new organization in 1925. The Slovenian Catholic Independent Beneficial Society Blessed Virgin Mary (also known as the Slovenian Catholic Mutual Society Blessed Virgin Mary) was founded in 1910. Its charter (Allegheny County Charter Book 44: 452) stated that the organization's purpose was "the maintenance of a society for the support of its members in their sickness, and in case of death of a member, to take care that the burial of the deceased will be performed according to Catholic rite." Membership was limited to those who were "Slovenian or a Slav of Roman Catholic faith," between ages 16 and 45 (Peterson 2004).

The mansion appears to have been used primarily for recreational purposes by the organization, although records of the 1930 census show that part of it was rented to a family headed by a Slovenian immigrant steel mill worker. The Slovenian Eagle Society and its predecessor's 52-year ownership of 5134 Carnegie Street comprised the longest period of ownership of the mansion, exceeding the Mowry ownership by ten years (Peterson 2004).

The Mowry-Addison Mansion was owned by the Pittsburgh Electric Club between 1973 and 2004, when it was purchased by Carnegie Commons LLC for use as architectural offices (Peterson 2004).

9. Significance

- 1) *Its location as a site of significant historic or prehistoric event or activity;*
 - This building does not meet this Criterion.

- 2) *Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archeological, or related aspects of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;*
 - This building does not meet this Criterion.

- 3) *Its exemplification of an architectural type, style, or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;*

The Mowry-Addison Mansion is a significant example of domestic Greek Revival style within the city of Pittsburgh and its Lawrenceville neighborhood.

According to the Pennsylvania Historical and Museum Commission:

A typical Greek Revival style house in our state has a front facing gable, sometimes with a return, a front entry with a flat entablature and pilasters, or perhaps a repeating pediment over the front door. Most Greek Revival style buildings have broad cornices, some featuring small windows at the frieze or attic level. Some Greek Revival style buildings have true temple form with massive, bold columns across the entire front façade. The columns may be rounded and topped with classical order capitals, or they may be square paneled posts. This temple form is more common on high style mansions or public buildings like banks, schools or government offices. Greek Revival style buildings can take several forms (even appearing occasionally as townhouses with strong columned front entries), but are most easily identifiable by the presence of a columned entry, a front facing gable or pediment, pilasters at the front façade corners, or a wide cornice with small windows (PHMC n.d.).

Although this description portrays a high style of Greek Revival architecture, several of the characteristics are transferrable. The Mowry-Addison Mansion features many Greek Revival characteristic elements including side-gabled, symmetrical form, cornice returns, dentils, friezes, carved stone corner blocks, and an entryway surrounded by a transom and sidelights. Inside, the elaborate plaster and wood ornamentation of the entry hall also reflect classical orders, often a hallmark of Greek Revival design. Greek Revival dwellings with one-story or absent porches are common occurrences in the northeastern quadrant of the country.

Locally, it is similar to other estate homes from the early to mid-nineteenth century in the area, such as the Ewalt House, the only other remaining mid-nineteenth-century Greek Revival dwelling located at the corner of Home Street & Eden Way in Lawrenceville (McAlester 2013:246-250). Other surviving examples of Greek Revival architecture within the city of Pittsburgh are rare because of changing forces over time.

Outside of Lawrenceville, many buildings from the early 19th century were lost during the Great Fire of 1845, when approximately one third of all buildings in downtown Pittsburgh burned. The Burke Building (209 Fourth Ave.) is a notable exception and largely regarded as the only remaining Greek Revival commercial structure in Pittsburgh (the rafters in the attic still show scars of the early 19th conflagration). Other notable examples of residential Greek-Revival architecture can be found in Pittsburgh's North Side as the former Allegheny City was separated from downtown Pittsburgh and largely spared the worst impact from the Great Fire. In comparison to the Mowry-Addison Mansion, however, these structures are far more modest in scale and relate to a very different socio-economic historical narrative and planning development. These houses were typically two to two-and-a-half stories in height and housed merchants and other people connected to the Allegheny Canal. Examples of this architectural type, with varying degrees of integrity, maybe seen in 512 to 520 Pressley Street in Pittsburgh's Deutschtown neighborhood.

- 4) *Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history of development of the City of Pittsburgh, the State of Pennsylvania, the Mid- Atlantic region, or the United States;*
 - This building does not meet this Criterion.
- 5) *Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness, or overall quality of design or detail;*
 - This building does not meet this Criterion.
- 6) *Its location as a site of an important archaeological resource;*
 - This building does not meet this Criterion.
- 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.*
 - This building does not meet this Criterion.

- 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 distinctions.*

The property represents early settlement patterns of the area prior to the expansion and annexation of Lawrenceville during the second half of the nineteenth century. The property formerly contained 100 acres and extended from the Allegheny River to Stanton Avenue in a layout known as a ribbon farm. Ribbon farms, or



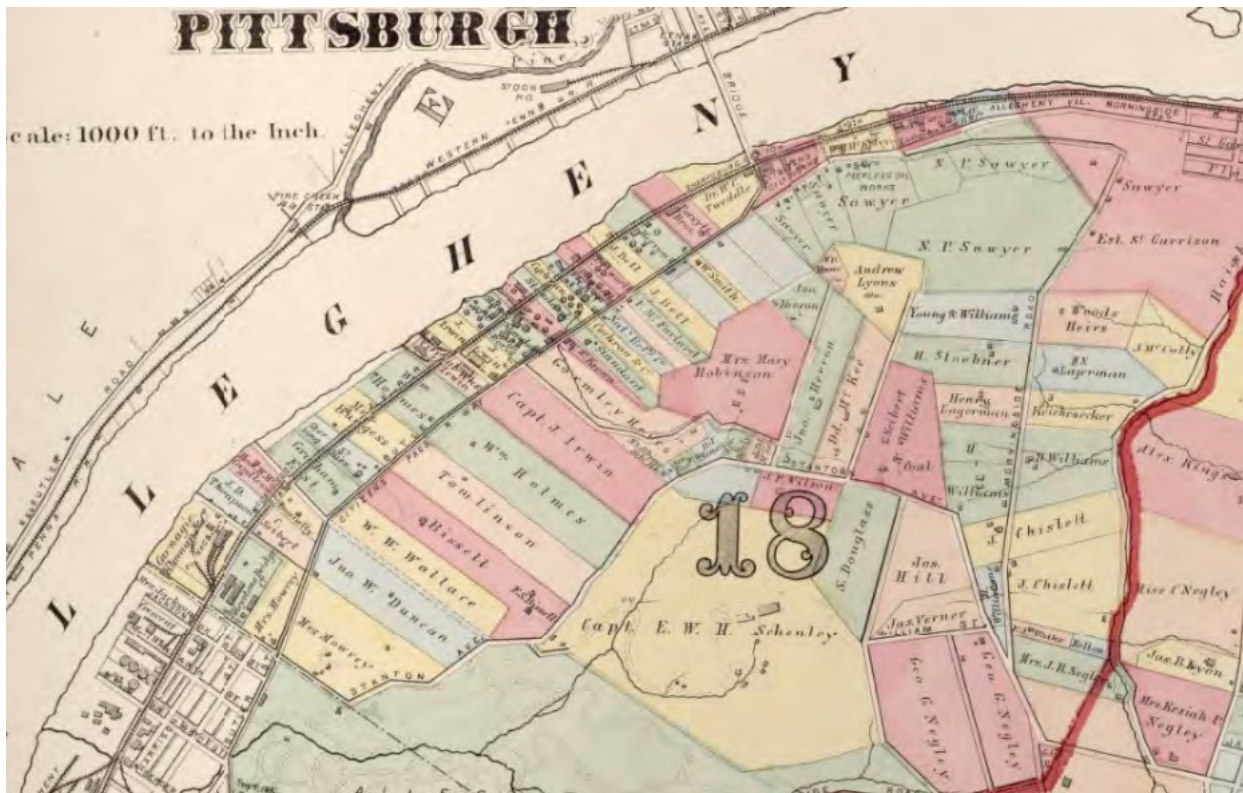
Ribbon Farms in the present-day Tenth Ward.

long lots and strip farms, are agricultural properties divided into narrow divisions, typically along a river. These property divisions maximized the number of farms accessible by the associated waterway or transportation route. Ribbon farms were historically used throughout the world in various cultures, and first appeared in North America during the seventeenth century. This agricultural landscape typology expanded throughout the continent, particularly in areas of French influence, such as the St. Lawrence River, Detroit, and parts of Louisiana. Advantages of these farms included multiple landowner waterway access, increased variation of soils and elevation, and neighboring dwellings that promoted socialization (Davis 1998).

Ribbon farms in Western Pennsylvania appear to be a rare occurrence by the mid-nineteenth century due to rapid development along the region's three primary rivers. By 1872, the only existing ribbon farms in the area were located in the present-day tenth ward and Sharpsburg. The tenth ward ribbon farms began to experience a loss of land by the 1860s as industries sought land along the Allegheny River and Allegheny Valley Railroad. These farms varied in width, with most of the dwellings being located along present-day Carnegie Street and Butler Street. During this period, the Mowry farm had six documented outbuildings and a secondary dwelling.

In the 1860s, Eliza Mowry sold part of her land north of Butler Street for industrial development. Carnegie, Kroman & Company built the Lucy Furnace on the former portion of Mowry's land. The Keystone Bridge Company also utilized part of Mowry's former property. Eliza Mowry died in

1871 and her estate was conveyed to Thomas Carnegie, the younger brother of Andrew Carnegie, and three business partners. Between 1872 and 1873, Carnegie and partners subdivided the property into streets and approximately 244 building lots. The Carnegie and Company Plan experienced rapid development between 1873 and the turn-of-the-twentieth century, as other ribbon farms located northeast of the former Mowry property followed suit. As such, the Mowry-Addison Mansion serves as a surviving vestige of the Allegheny River's former ribbon farms and allowed for the development of 51st Street, 52nd Street, Keystone Street, Carnegie Street, and Ruby Street, as well as Berlin Way, Dresden Way, Natrona Way, and Kent Way (Bamberg et al 2019).



9) *Its representation of a cultural, historic, architectural, archeological, or related theme expressed through distinctive areas, properties, sites, structures, or objects that may or may not be contiguous;*

- This building does not meet this Criterion.

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*

The Mowry-Addison Mansion is distinctive in its design and plan compared to the other dwellings located on Carnegie Street and throughout Lawrenceville. Most dwellings in the neighborhood are late-nineteenth and early-twentieth century rowhouses, reflecting styles from the period, such as Italianate, Second Empire, and Romanesque. The Mowry-Addison Mansion is a unique and prominent dwelling in the neighborhood, as it predates all of the surrounding development. Few farmhouses from the early nineteenth are extant and frequently experience modern development threats due to the size of their lots.



10. Integrity

The Mowry-Addison Mansion retains a significant amount of remaining historical integrity. Its location is unchanged since construction in the 1830s, despite a drastic change in the surrounding landscape. The building retains several historical and essential stylistic features, including cornice returns, a prominent frieze, dentil, lintels, and sidelights and transom surrounding the entrance. Although no longer part of a working farm, the dwelling's setback from the road and early style still portray its historical character.

Some features of the building have been altered in its nearly 200-year existence. The front entrance has been replaced. The blonde brick pillars were also likely added in the late nineteenth or early twentieth century. The rear porch has also been partially enclosed. Despite these alterations, the resource is one of the last remaining and most significantly preserved regional ribbon farm dwellings from its period of construction.

“Echo” / Mowry-Addison Mansion
Historic Nomination Form
Bibliography

Bibliography

Allegheny County Charter Books

Allegheny County Deed Books

Allegheny County Plan Books

Allegheny County Will Books

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Individual Property Historic Nomination, Attachment to Form: Echo/Mowry-Addison Mansion, 5134 Carnegie St., Pittsburgh, PA 15201

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“Echo” / Mowry-Addison Mansion

Historic Nomination Form

Supporting Documents



Figure 1. Map of Allegheny Co., Pennsylvania from Actual Surveys. Philadelphia: Smith, Gallupp & Hewitt, 1862.



Figure 2. The Atlas of Pittsburgh and Allegheny County: 18th & 19th Wards, Plate 61. Philadelphia: G.M. Hopkins & Co., 1872.



Figure 3. The Atlas of Pittsburgh and Allegheny County: Parts of Wards 17, 18, & 19. Philadelphia: G.M. Hopkins & Co., 1882.

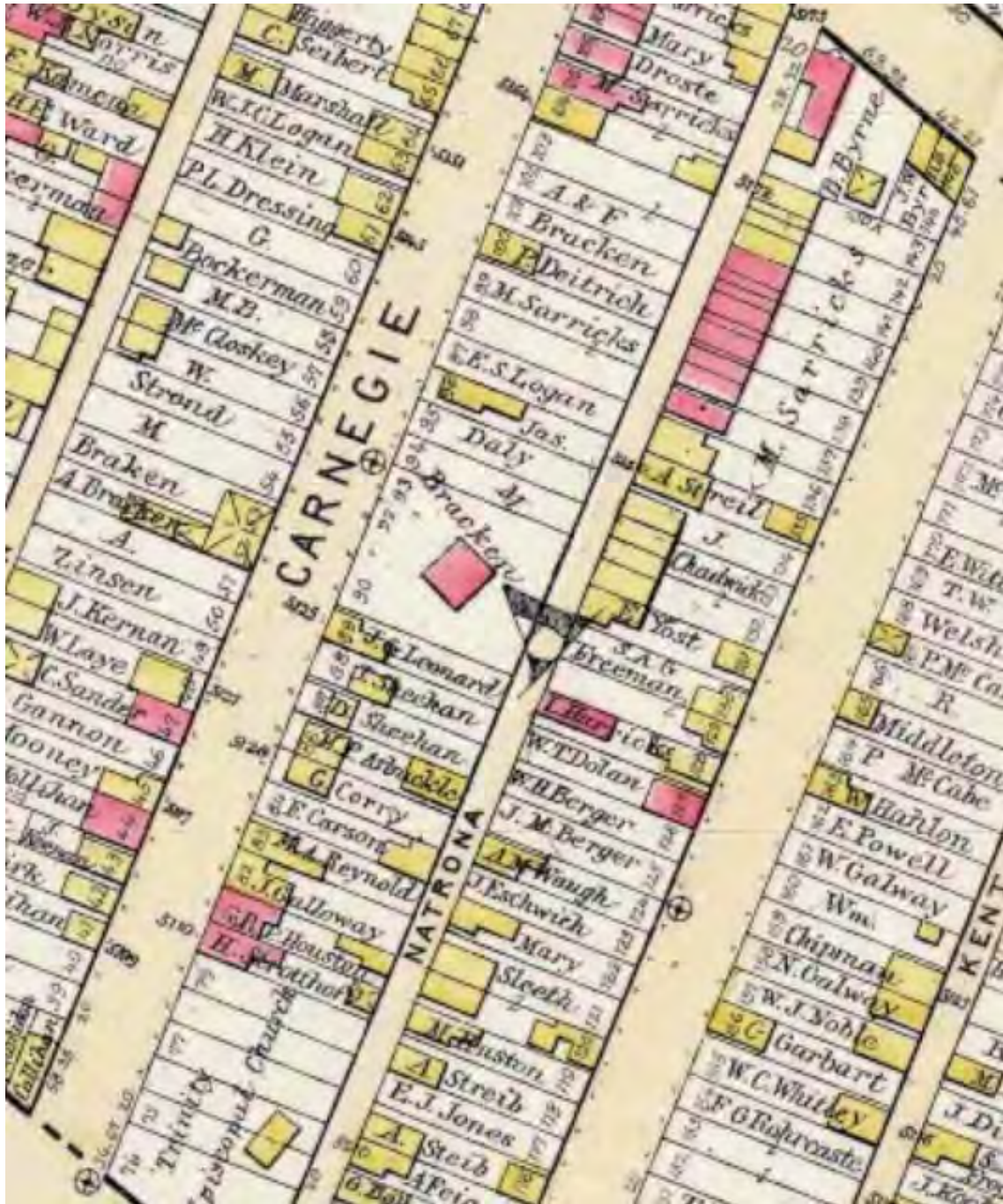


Figure 4. Atlas of the City of Pittsburgh, Volume 3: Wards 15, 17-19, 21. Philadelphia: G.M. Hopkins & Co., 1890.

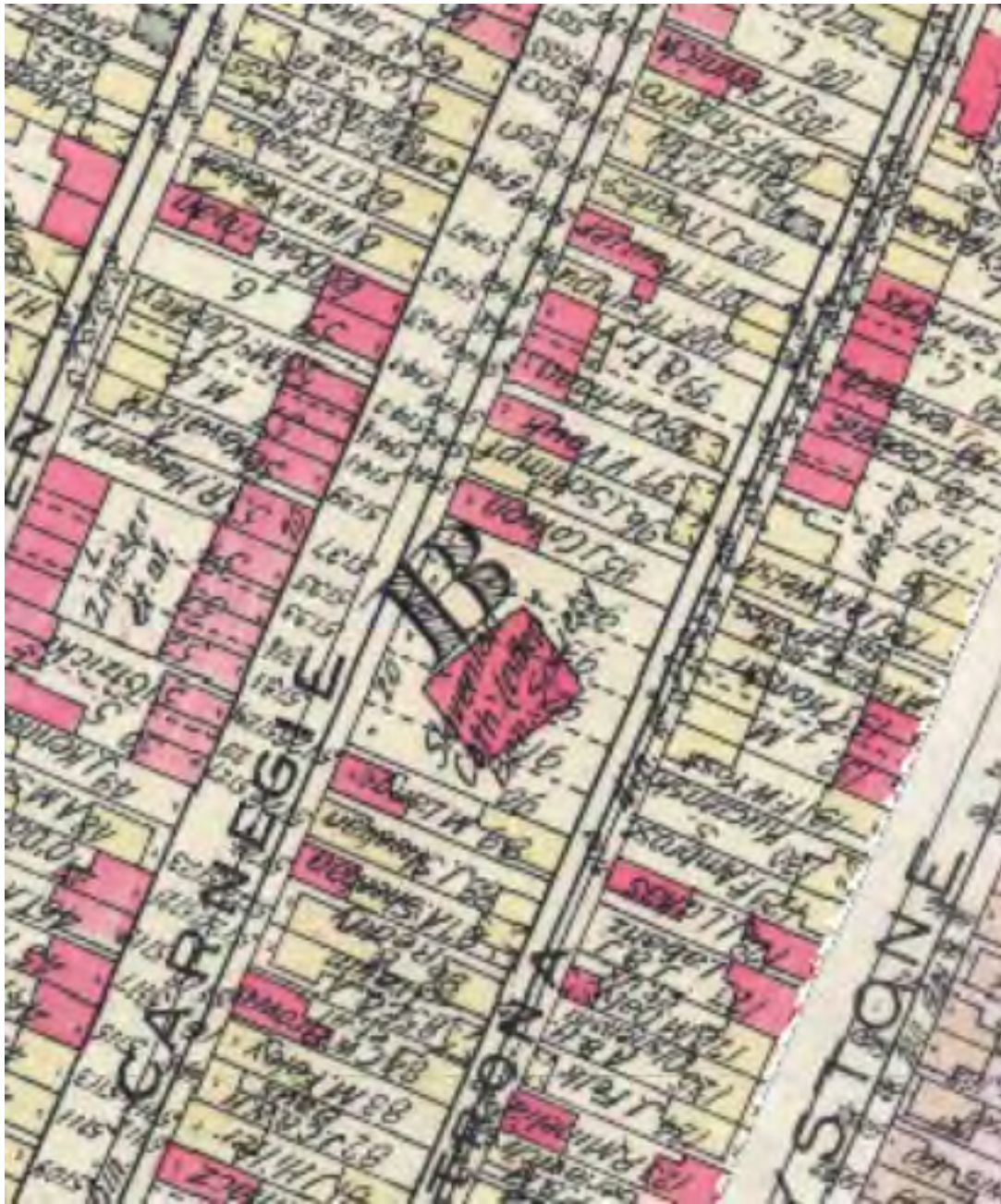


Figure 6. Real Estate Plat Book of the City of Pittsburgh, Volume 3: Wards 8, 10-13. Philadelphia: G.M. Hopkins & Co., 1924.

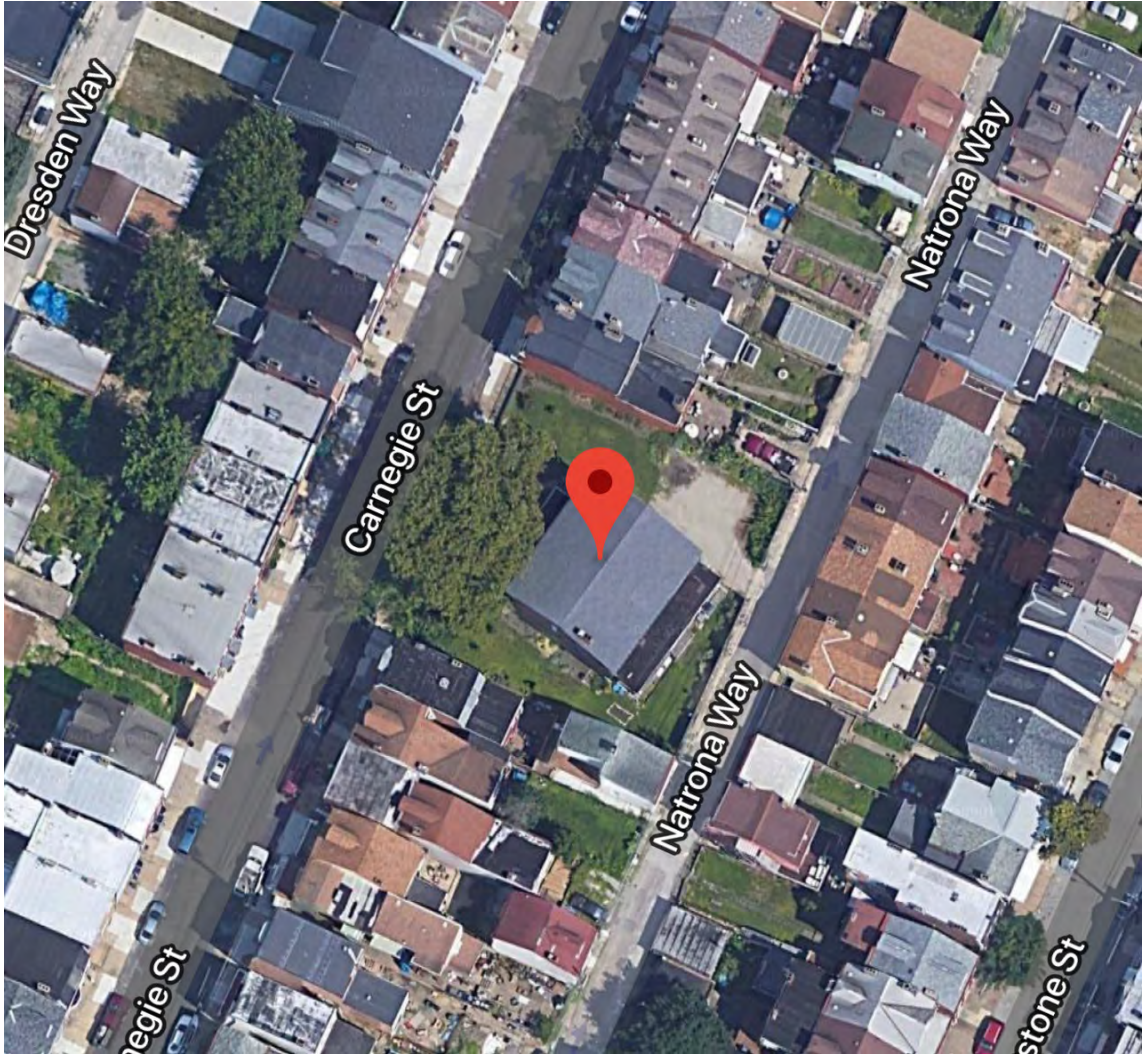
Individual Property Historic Nomination, Attachment to Form: Echo/Mowry-Addison Mansion, 5134
Carnegie St., Pittsburgh, PA 15201

“Echo” / Mowry-Addison Mansion

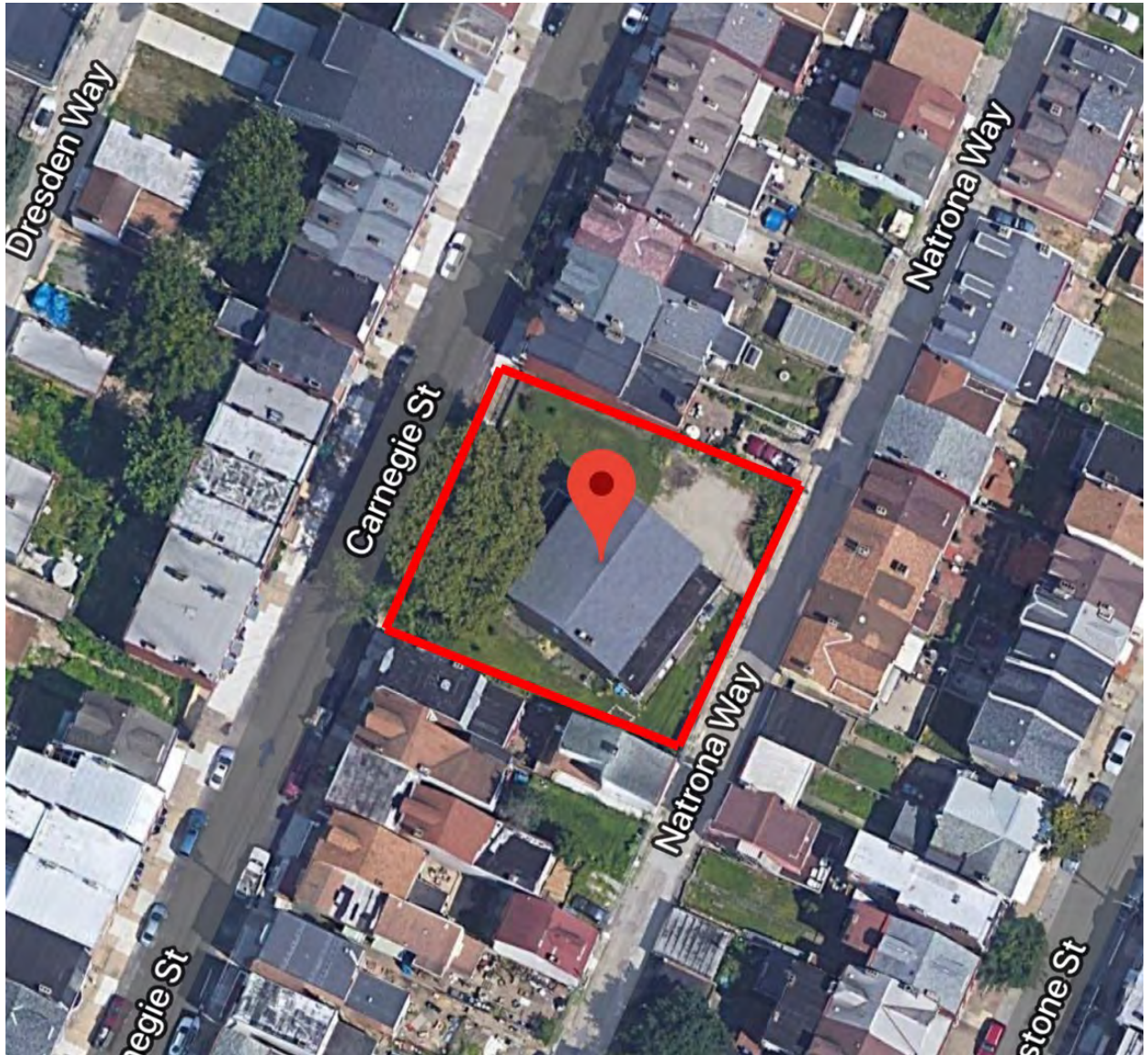
Historic Nomination Form

Photo Log

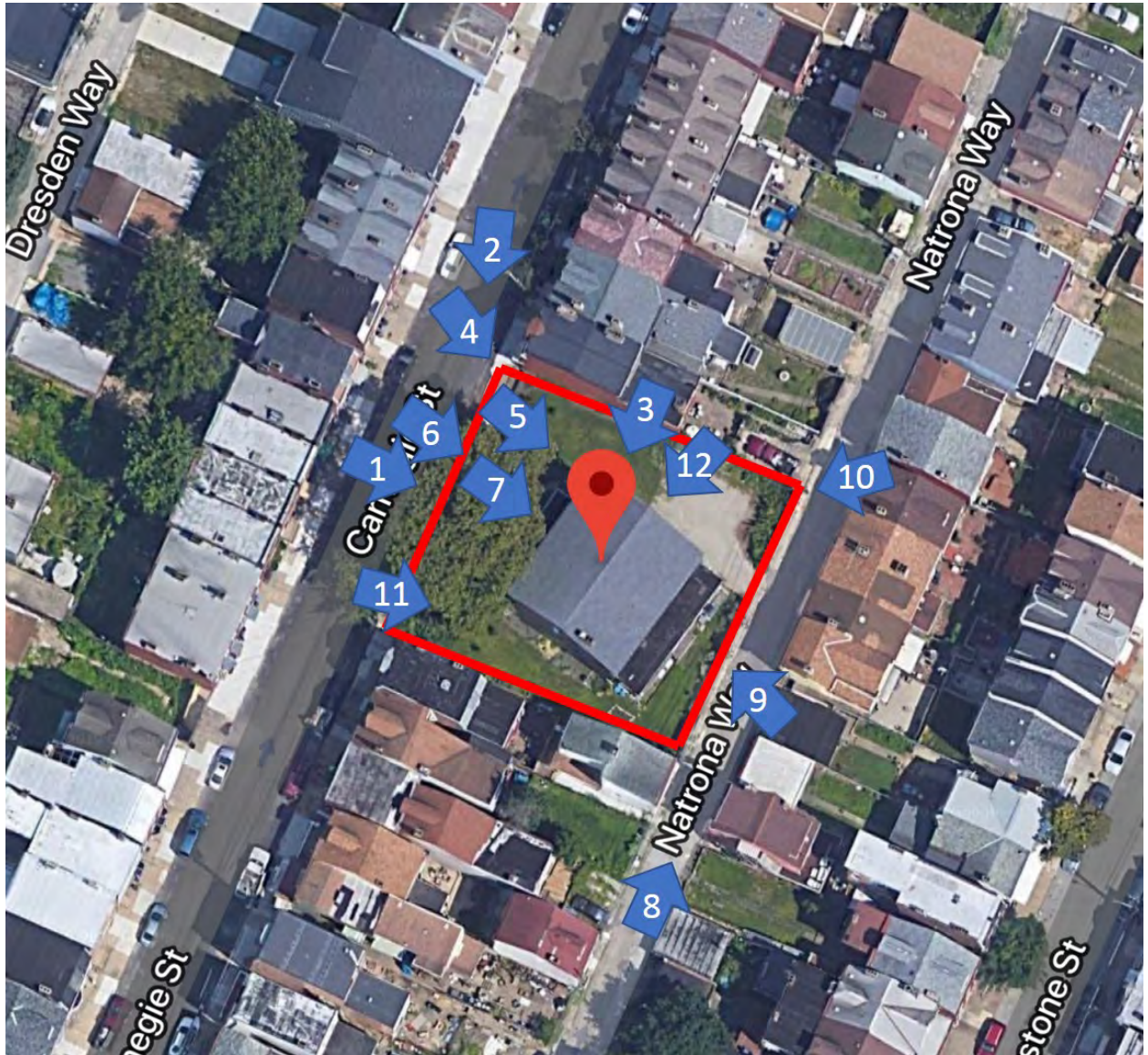
Site Area



Site Boundaries



Site Photo Key



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Photo. 1. *Echo, Primary Façade.* January 10, 2020. Source: Preservation Pittsburgh.

Individual Property Historic Nomination, Attachment to Form: Echo/Mowry-Addison Mansion, 5134 Carnegie St., Pittsburgh, PA 15201



Photo. 2. Carnegie Street, Looking North, January 10, 2020. Source: Preservation Pittsburgh.



Photo. 3. *Echo, Foundation and Brick Detail, South Elevation.* January 10, 2020. Source: Preservation Pittsburgh.



Photo. 4. *Echo, Cornice Detail*, January 10, 2020. Source: Preservation Pittsburgh.

Individual Property Historic Nomination, Attachment to Form: Echo/Mowry-Addison Mansion, 5134 Carnegie St., Pittsburgh, PA 15201



Photo. 5. *Echo, Cornice & Freeze Detail*, January 10, 2020. Source: Preservation Pittsburgh.

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Photo. 6. *Echo*, Primary Façade, January 10, 2020. Source: Preservation Pittsburgh.

Individual Property Historic Nomination, Attachment to Form: Echo/Mowry-Addison Mansion, 5134 Carnegie St., Pittsburgh, PA 15201



Photo. 7. *Echo, Primary Façade Porch Detail*, January 10, 2020. Source: Preservation Pittsburgh.

Individual Property Historic Nomination, Attachment to Form: Echo/Mowry-Addison Mansion, 5134 Carnegie St., Pittsburgh, PA 15201



Photo. 8. *Natrona Way, Looking South (Echo located on left)*, January 10, 2020. Source: Preservation Pittsburgh.

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Photo 9. *Echo*, Rear Elevation, January 10, 2020. Source: Preservation Pittsburgh.

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Photo 10. *Echo, Rear & South Elevations Looking North on Natrona Way, January 10, 2020.* Source: Preservation Pittsburgh.



Photo. 11. *Echo*, North Elevation, January 10, 2020. Source: Preservation Pittsburgh.



Photo. 12. *Echo, South Elevation*, January 10, 2020. Source: Preservation Pittsburgh.