

Peterson House

City of Pittsburgh Historic Landmark Nomination

Prepared & Submitted by Matthew W.C. Falcone

March, 2018



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:

172 46th St.

2. CURRENT NAME OF PROPERTY:
Peterson House

3. LOCATION

- a. Street: 172 46th St.
- b. City, State, Zip Code: Pittsburgh, Pa. 15201
- c. Neighborhood: Lawrenceville

4. OWNERSHIP

- d. Owner(s): Peterson Estate (represented by Kitty Julian, executrix)
- e. Street: 172 46th St.
- f. City, State, Zip Code: Pittsburgh, Pa. 15201 Phone: (412) 216-8403

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>Residential</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: Matthew W.C. Falcone
- b. Street: 417 Lockhart St.
- c. City, State, Zip: Pittsburgh, Pa. 15212
- d. Phone: (412) 417-5910 Email: matthew.w.connor@gmail.com

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: 1886-1887
- b. Architectural Style: Italianate
- c. Architect/Builder: Sylvanus W. McCluskey

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: See attached.

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: Matthew W.C. Falcone

b. Street: 417 Lockhart St.

c. City, State, Zip: Pittsburgh, Pa. 15201

d. Phone: (412) 417-5910 Email: matthew.w.connor@gmail.com

e. Signature: _____



HISTORIC NOMINATION – INSTRUCTIONS

INSTRUCTIONS FOR FILLING OUT THE NOMINATION FORM

1. Indicate the original name of the property if it is currently known by a different name; e.g. Union Station.
2. Indicate the current name of the 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: Peterson House.

- #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).**

Peterson House
Historic Nomination Form
Addendum

Individual Property Historic Nomination Form

Historic Name(s): 172 46th St.
Current Name: Peterson House
Location: 172 46th St., Pittsburgh, PA 15201
Neighborhood: Lawrenceville
Ownership: Privately Owned
Type: Structure
Historic Use: Residential
Current Use: Residential

Descriptive Narrative

Year Built: Circa 1886-1887
Architectural Style: Italianate
Architect: Sylvanus W. McCluskey

7. Description

172 46th Street (Photo. 1) is a two-story residential row house that fronts 46th Street in Pittsburgh's Lawrenceville neighborhood. The building is situated in a dense residential neighborhood (Photo. 2), which is primarily comprised of single-family, row homes embodying architectural styles, such as Second Empire, Queen Anne, Italianate, Richardsonian Romanesque, popular in the late 19th and early 20th centuries.

The house was constructed with the influence of the Italianate style, which is seen in the overall symmetry of the primary façade, the one-over-one double-hung windows, decorative brass door hardware, and stone lintels that are flush with the brick facade. Interior Italianate details include flared newel posts and spindles, marble and wood mantels with arched openings, four-panel doors with porcelain knobs and ornamented cast iron hinges, and non-symmetrical door and window trim with diagonally mitered corners.

The primary façade is divided into three distinct bays, each containing a double-hung, one-over-one window (Photo 3) crowned by limestone lintels and sills. The roofline is delineated by a cornice comprised of saw-tooth molding, uninterrupted horizontal registrars, and decorative corbels (Photo 4). The entrance to the house is denoted by double, three-paneled wooden doors and a small, clear-glass transom approached by a set of four concrete steps (Photo 5). The exterior of the house is comprised of unpainted, brick arranged in a stretcher bond pattern. The windows, brick mold, doors, cornice, and dormer window are all made of wood. The house has a pitched roof comprised of an unknown material as it is not visible from the street. One masonry chimney rises from the roof on left side of the house.

A set of concrete stairs with an iron-pipe railing, non-germane to the period of the house's construction, on the right side of the house leads from the entranceway doors to the street. Two small, wooden basement windows interrupt a small hewn-stone course that defines the basement. Each single, operable sash divided into four panes, are obscured by metal latticework screens.

The rear of the building (Photo. 6 & 7) fronts Cotton Way and is divided into three segments - the first of which is main building visible on right, which has a bay of one, two-over-two windows on the first and second floor. The second segment appears on left and matches the height of the building minus the roof space. The third segment is a wooden porch that is partially enclosed by clapboard siding on left, and a small, two-over-two wooden dormer window rises from the roofline. A small masonry chimney is engaged in the roofline on the right side of the house. Two of the three windows are covered by exterior wooden shutters. Those on the first floor window are paneled wood while the shutters on the second floor addition are wood sashes paneled with single panes of glass.

8. History

David and Elizabeth Sisk commissioned construction of 172 46th Street in 1886, shortly after David Sisk purchased the lot on which the house stands.

In the mid-nineteenth century, the present site of 172 46th Street was part of the grounds of a mansion at what is now 186 Home Street, its grounds extended from Butler Street to the Allegheny River. Anna H. Irwin died while owning the mansion, in or before the early 1880s. After her death, her executors subdivided the property into building lots that fronted on 46th Street and other streets. The subdivision of the property included the demolition of a large rear section of 186 Home Street between 1890 and 1893.

David Sisk purchased the lot on which 172 46th Street now stands on June 15, 1886. Sisk paid \$1000 for the lot, which measured 20' wide along 46th Street by 100' deep to Cotton Way. This purchase, at 50 cents per square foot, was comparable to prices paid for other undeveloped lots in Lawrenceville at the time, and indicates that 172 46th Street had not yet been built.

City of Pittsburgh building permit docket shows that on September 24, 1886, David Sisk received a permit for construction of a two-story brick house in Lawrenceville. The main section of the house was to measure 20' wide by 50' deep.

The 1887 Pittsburgh city directory listed David J. Sisk as living at 172 46th Street for the first time. The house was also depicted on plat maps and fire insurance maps published in 1890 and in later years.

Pittsburgh building permit records list Sylvanus W. McCluskey as the contractor of record for 177 46th Street. Pittsburgh directories published during the 1880s listed McCluskey as both a building contractor and an architect, suggesting that he both built and designed the house. In the mid-1880s, Sylvanus W. McCluskey lived at 188 47th Street in Lawrenceville.

9. Significance

- 1) *This building does not meet this Criterion.*
- 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;*

172 46th Street is directly associated with Carol Peterson, the architectural historian who made significant contributions to Pittsburgh's historiography and advanced historic preservation of the city's architectural resources.

On March 28, 2006 Jane Pokorski, Nancy DiFatta of Pittsburgh, John and Tammy Pokorski of Westmoreland County, Conrad and Claire Pokorski of Brecksville, Ohio, and Ronald Pokorski of Surprise, Arizona conveyed 172 46th Street to Carol Peterson for \$38,000.¹ What drew Carol to purchase the house was that the fully furnished interior was relatively unchanged since its construction, with the exception of minor renovations in the 1930s. As quoted in the Post Gazette, Carol Peterson said that what appealed to her about the house was that "I like that nobody ever messed with it very much at all..."²

It is at 172 46th Street, her home for nearly 16 years, that Carol Peterson completed the majority of her house histories, researched and wrote "Allegheny City: A History of Pittsburgh's North Side", completed her contribution to Lawrenceville's National Register nomination, landmarked several buildings locally, advocated for Pittsburgh's built environment, and would display the numerous awards and recognitions for her life's work. A more detailed description of these accomplishments can be found below:

- *Pittsburgh House Histories*

Over the course of the past three decades, Carol Peterson completed over 1,940 individual house histories. These house histories consisted of information taken from deeds, building permit records, newspaper articles, plat maps, and other resources that were compiled into a rich narrative that captured the story of an individual property and the people who worked, lived, and constructed the building. This body of work centered on individual residences but also included commercial and religious spaces. They exist within Pittsburgh in such a high quantity that individual neighborhoods

¹ (Deed Book 12815: 365)

² *Carol J. Peterson, the architectural historian who authored a book with Dan Rooney, dies at 58.* Pittsburgh Post-Gazette. December 18, 2017. Accessed: <http://www.post-gazette.com/news/obituaries/2017/12/18/Carol-Peterson-Pittsburgh-architectural-historian-North-Side-Dan-Rooney/stories/201705230158>

within the city have collectively brought them together to help tell the story of their community.³ It should be noted that while the individual house histories were presented to those that commissioned them, Carol Peterson regularly shared elements of her research over social media, specifically on her Pittsburgh House Histories page, which had a following just shy of 9,000 people. In accordance with her wishes, all of Carol Peterson's house histories will be made publically accessible so that the history, memories, and people she researched will continue to provide us insight Pittsburgh's past.⁴

- *“Allegheny City: A History of Pittsburgh’s North Side”*
Carol Peterson co-authored “Allegheny City: A History of Pittsburgh’s North Side” with celebrated Pittsburgher and North Sider, Dan Rooney and her significant contributions to its research and writing are evident throughout the book.⁵ Published in 2013, it remains one of the most comprehensive histories of Allegheny City, a culturally and historically significant political entity that would become Pittsburgh’s North Side.
- *Lawrenceville National Register Historic District*
Carol Peterson’s work towards establishing a National Register Historic District in Lawrenceville spanned several decades and had two primary manifestations. The first was through the efforts of the Lawrenceville Stakeholders to conduct an architectural survey of the neighborhood as the first step towards completing an HRSF. Most recently, Carol Peterson also worked on a team commissioned and lead by the City of Pittsburgh to have the District listed on the National Register of Historic Places.
- *Individual Contributions to the City of Pittsburgh Register of Historic Places*
Over the course of Carol Peterson’s work, she research, wrote, and nominated several historically significant properties (primarily in Lawrenceville) that were listed on the City of Pittsburgh’s Register of Historic Places. These include 160 43rd St. (the Turney House), 4830 Hatfield St. (Bayard School), 4412-14 Plummer St. (the Walton House), and the Iron City Brewery.⁶
- *Historical, Preservation, and Neighborhood Advocacy*

³ *Neighborhood History*, Allegheny West. Accessed: <http://alleghenywest.org/about/neighborhood-history/>

⁴ *Pittsburgh House Histories*. Accessed: <https://www.facebook.com/Pittsburgh-House-Histories-163356233687884/>

⁵ *Allegheny City: A History of Pittsburgh’s North Side*. Dan Rooney & Carol Peterson. University of Pittsburgh Press, 2014.

⁶ *Historic Review Commission*. Accessed: <http://pittsburghpa.gov/dcp/hrc/preservation-references.html>

Over the course of her life, Carol Peterson would serve on the board of several civic-oriented organizations in Pittsburgh, many of which are devoted to advancing the preservation of Pittsburgh's structural heritage and promoting a sense of place for neighbors. These include but are not limited to, Preservation Pittsburgh, the Lawrenceville Stakeholders, Pittsburgh Community Reinvestment Group. Carol Peterson also served on the City's Historic Review Commission and was an elected member of the Democratic County Committee for Pittsburgh Ward 9, District 2.⁷ Carol Peterson was also responsible for directly restoring over a dozen homes in Lawrenceville, Polish Hill, and the North Side that most others would have not deemed worth saving. Perhaps the most visually striking example of this is seen on the three houses she restored on Plummer Street.⁸

- *Civic, Professional, & Preservation Awards*

For her work as an historian, author, preservationist, and outspoken community advocate, Carol Peterson was honored by several different local and state organizations. Some of these awards include a *Certificate of Recognition* from the City of Pittsburgh's Historic Review Commission for her renovation of 160 43rd St., the Allegheny City Society's *William Rimmel Award*, Preservation Pittsburgh's *Mary J. Paradise Historic Preservation Award*, the Young Preservation Association's *Michael Eversmeyer Promise Award*, and Preservation Pennsylvania's *Pennsylvania Historic Preservation Award for Grassroots Advocacy*. Carol Peterson was also posthumously recognized for her work on March 20, 2018 by Pittsburgh's City Council and Mayor Peduto in addition to proclamation recognizing March 19, 2013 as "Carol Peterson Day" for her work and contributions.⁹

Carol Peterson lived at 172 46th Street until she passed away, in the home, on December 17, 2017, at age 58 surrounded by her friends and her beloved orange tabby cat, Wee-Bey.

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

172 46th Street was constructed with the influence of the Italianate style, which is shown in the overall symmetry of the primary façade, the one-over-one double-hung windows, and stone lintels that are flush with the brick facade. Interior details of include flared newel posts and spindles, marble and wood mantels with arched openings, four-panel doors with

⁷ See Supporting Documents, p.4.

⁸ See Supporting Documents, p.5.

⁹ See Supporting Documents, pp. 6-9.

porcelain knobs and ornamented cast iron hinges, and non-symmetrical door and window trim with diagonally mitered corners, which also indicate Italianate design aesthetics.

The use of Italianate Style at 172 46th Street is particularly fitting for its setting as, according to PHMC:

The Italianate style was modeled after the medieval farmhouses of the Italian countryside. These farmhouses were irregularly shaped and seemed to fit naturally into their rustic settings, an important objective of the Romantic Movement. The Italianate and Gothic Revival styles were made popular by the published pattern books of architect Andrew Jackson Downing in the 1840s and 1850s. This style first developed as the Italianate Villa style, which was seen as early as the 1830s and was intended as a suitable design for substantial homes or country estates.¹⁰

While examples of Italianate architectural design are common within the city of Pittsburgh and in Lawrenceville, the high degree of integrity of materials and workmanship present in 172 46th Street is exceptional within the neighborhood and can be viewed as an unique, unaltered, and meticulously preserved representation of the Lawrenceville row house archetype.

Currently, the City of Pittsburgh's Register of Historic Places does not recognize or protect a Lawrenceville row house from this era or style as an individual listing or as part of a City Historic District.

- 4) *This building does not meet this Criterion.*
- 5) *This building does not meet this Criterion.*
- 6) *This building does not meet this Criterion.*
- 7) *This building does not meet this Criterion.*
- 8) *This building does not meet this Criterion.*
- 9) *This building does not meet this Criterion.*
- 10) *This building does not meet this Criterion.*

10. Integrity

The Peterson House, having recently benefited from an extensive exterior restoration effort and minimal alteration over the past century, enjoys a high degree of integrity of location, design, materials, and workmanship.

¹⁰ PHMC. *Italianate Villa/Italianate Style 1840-1885*. Accessed: <http://www.phmc.state.pa.us/portal/communities/architecture/styles/italianate.html>

Peterson House
Historic Nomination Form
Bibliography

Bibliography

“Allegheny City: A History of Pittsburgh’s North Side.” Dan Rooney & Carol Peterson. University of Pittsburgh Press, 2014.

“Building Permit Dockets.” City of Pittsburgh. 1886.

(Deed Book 12815: 365), Allegheny County.

Historic Review Commission. Accessed: <http://pittsburghpa.gov/dcp/hrc/preservation-references.html>

“Italianate Villa/Italianate Style 1840-1885.” Pennsylvania Museum and Historical Commission. Accessed: <http://www.phmc.state.pa.us/portal/communities/architecture/styles/italianate.html>

“Neighborhood History.” Allegheny West. Accessed: <http://alleghenywest.org/about/neighborhood-history/>

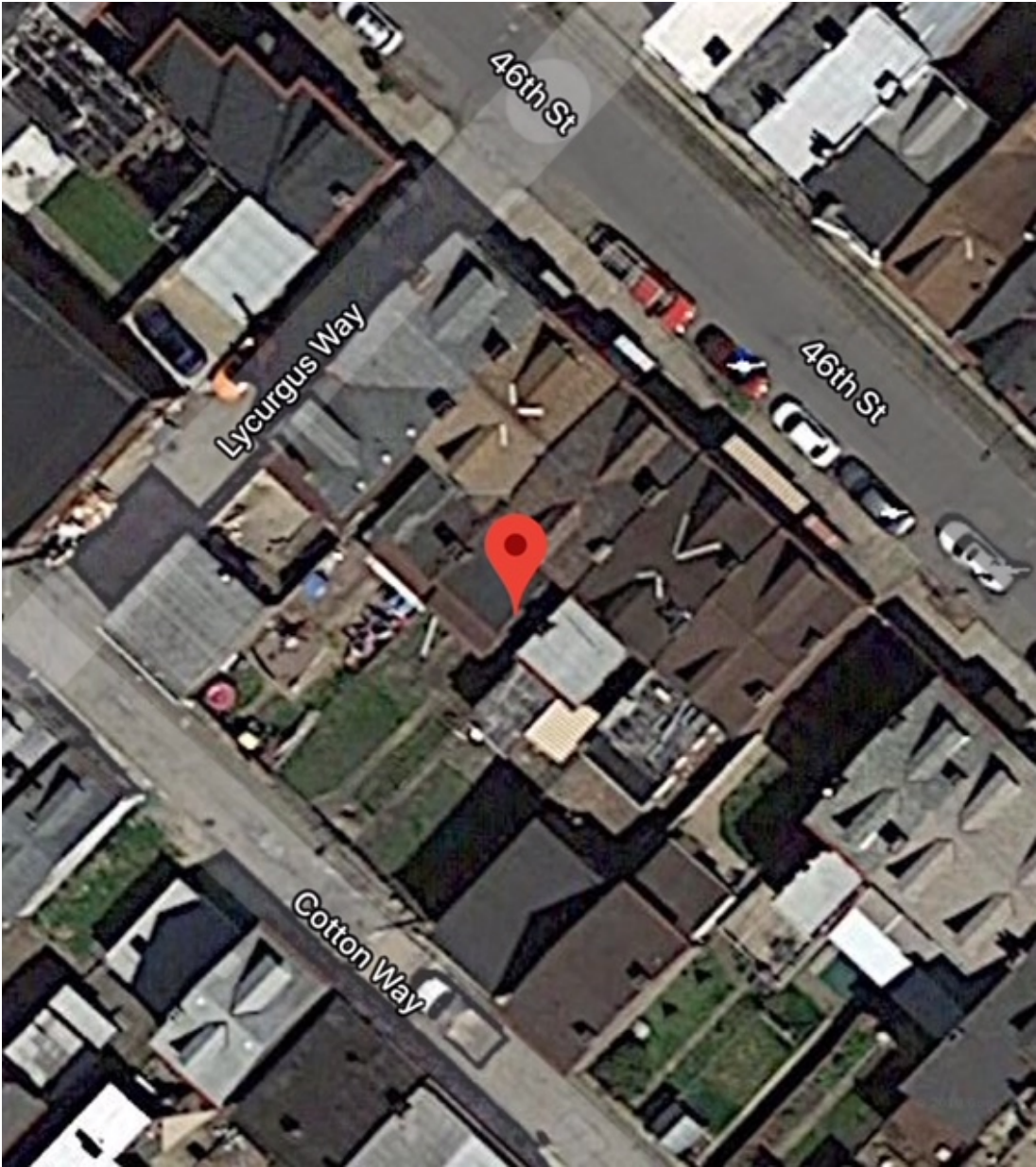
Pittsburgh City Directory. 1887.

“Pittsburgh House Histories.” Accessed: <https://www.facebook.com/Pittsburgh-House-Histories-163356233687884/>

Peterson House
Historic Nomination Form
Photo Log

Peterson House

Site Plan



Peterson House

Photo Log Key





Photo. 1. Peterson House (172 46th St.), Primary Façade, March 15, 2018. Source: Matthew W.C. Falcone.



Photo. 2. Peterson House (172 46th St.), Primary Façade, March 15, 2018. Source: Matthew W.C. Falcone.



Photo. 3. *Peterson House (172 46th St.), Primary façade window, March 15, 2018.* Source: Matthew W.C. Falcone.



Photo. 4. *Peterson House (172 46th St.), Primary Façade, Cornice Line & Dormer*; March 15, 2018. Source: Matthew W.C. Falcone.



Photo. 5. Peterson House (172 46th St.), Primary Façade, Entryway Doors; March 15, 2018. Source: Matthew W.C. Falcone.



Photo. 6. *Peterson House (172 46th St.), Secondary Façade from Cotton Way, March 15, 2018. Source: Matthew W.C. Falcone.*



Photo. 7. Peterson House (172 46th St.), Secondary Façade, March 15, 2018. Source: Matthew W.C. Falcone.

Peterson House
Historic Nomination Form
Supporting Documents

Individual Property Historic Nomination, Attachment to Form: Peterson House, 172 46th St., Pittsburgh, PA 15201

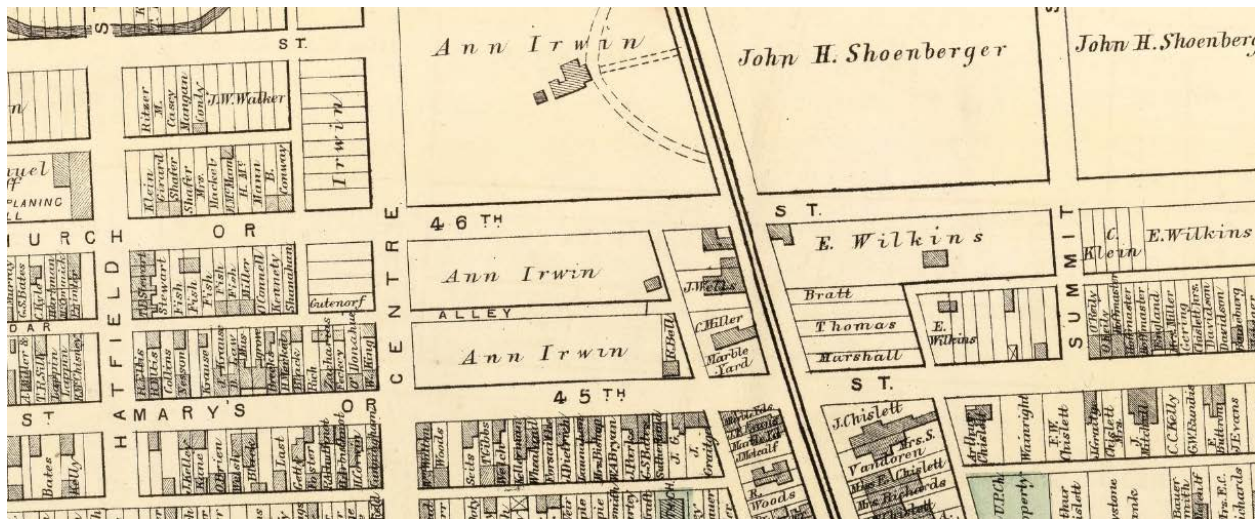


Plate 58. Seventeenth Ward, Pittsburgh. 1872. G. M. Hopkins & Co.

<http://historicpittsburgh.org/islandora/object/pitt%3A1872p058/viewer>



Plate 9. Parts of Wards 15 & 17. 1882. G. M. Hopkins & Co.,

<http://historicpittsburgh.org/islandora/object/pitt%3A20090330-hopkins-0011/viewer>

Individual Property Historic Nomination, Attachment to Form: Peterson House, 172 46th St., Pittsburgh, PA 15201

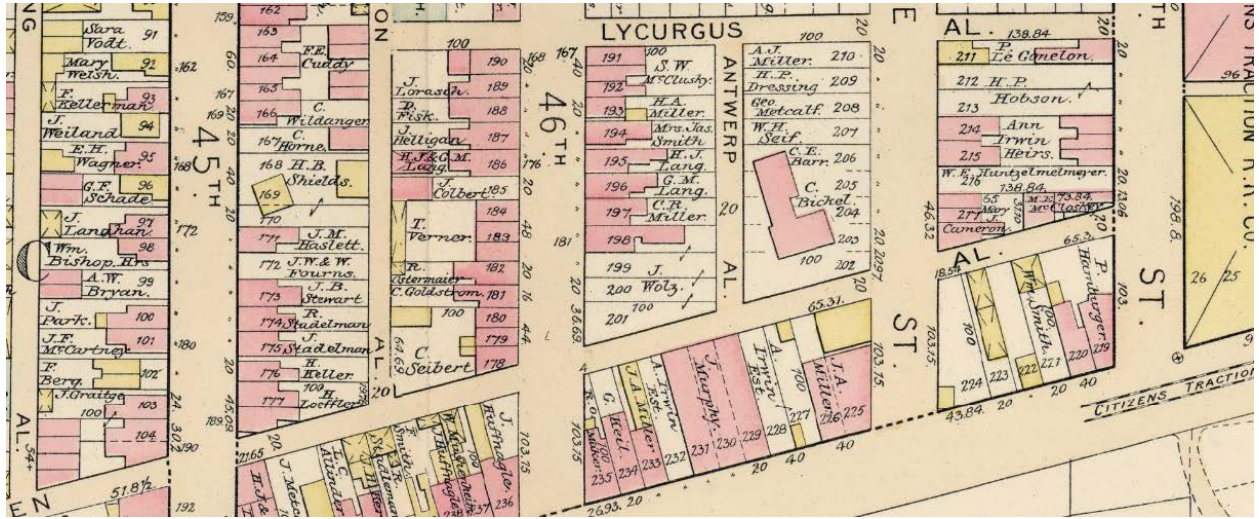


Plate 5. Lawrenceville. 1892. G. M. Hopkins & Co., <http://historicpittsburgh.org/islandora/object/pitt%3A20090624-hopkins-0008/viewer>

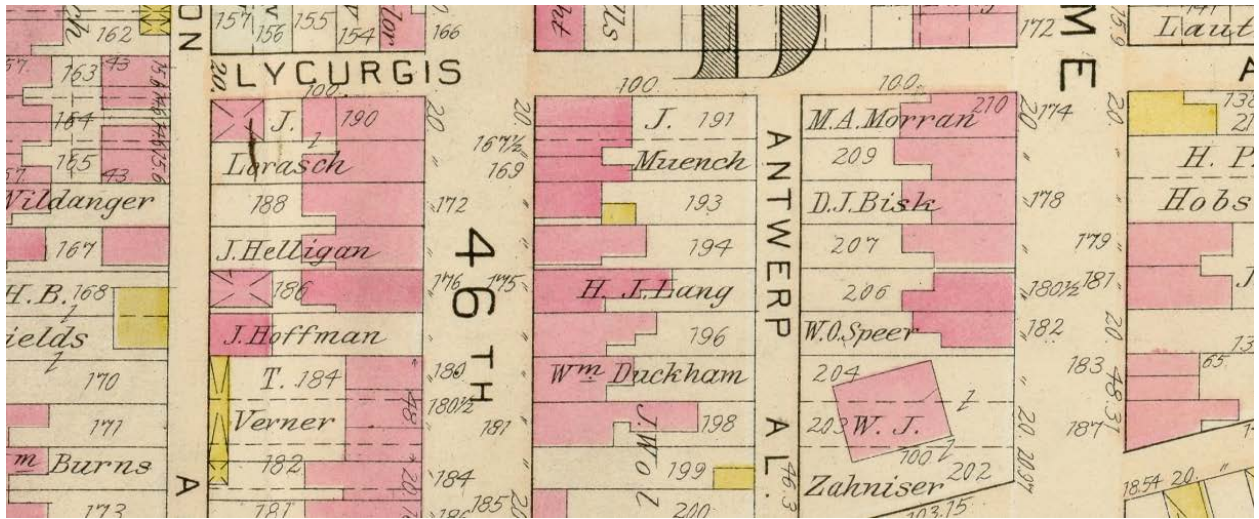
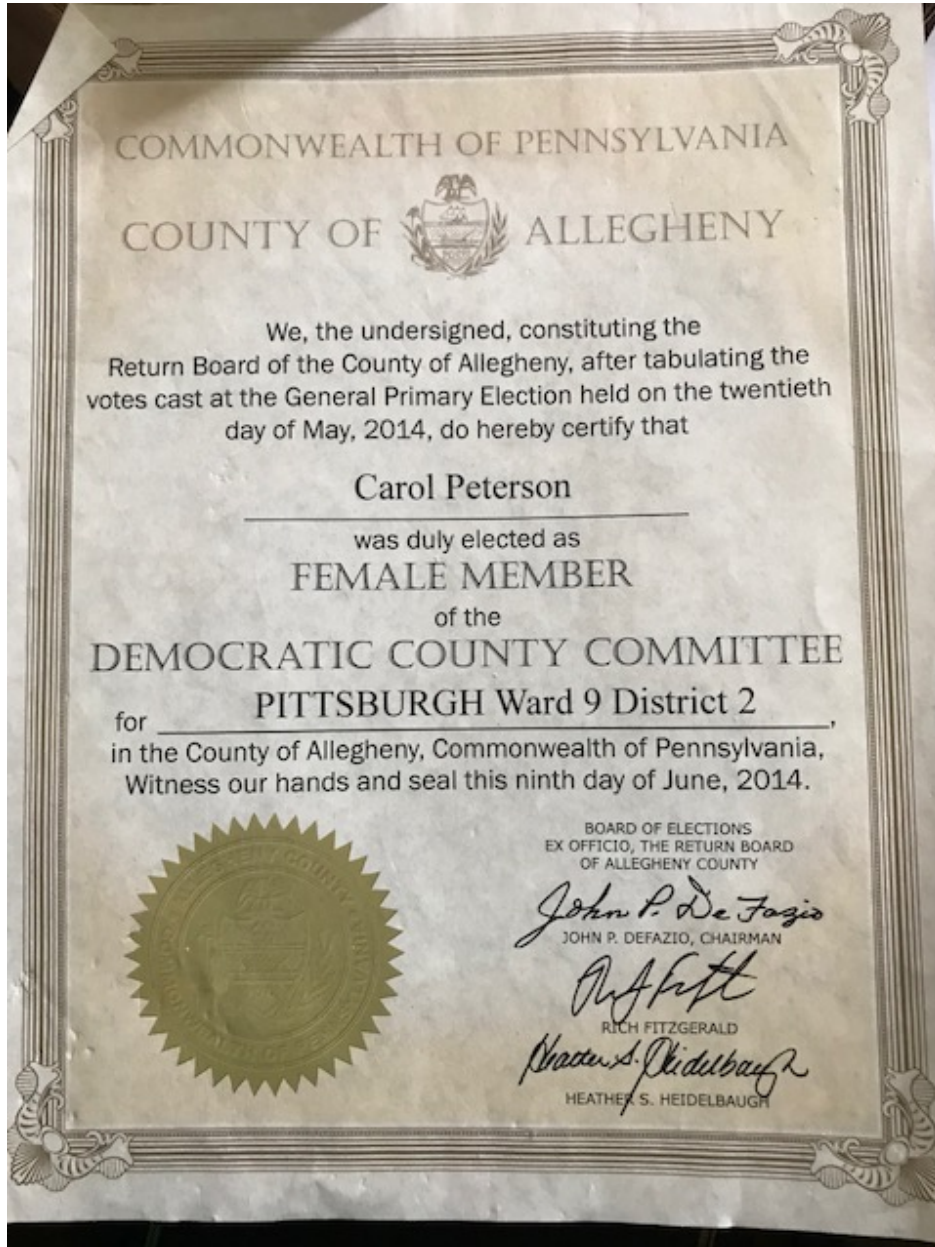


Plate 26. Central Lawrenceville. 1900. G. M. Hopkins & Co., <http://historicpittsburgh.org/islandora/object/pitt%3A20091021-hopkins-0028/viewer>



Election Certificate, presented to Carol Peterson, Commonwealth of Pennsylvania, county of Allegheny. June 9, 2014.



160 43rd St., 155 42nd St., & 4124 Foster St. (prior to Carol's acquisition and rehabilitation) Circa 1990.



160 43rd St., 155 42nd St., & 4124 Foster St. (after Carol's rehabilitation). December, 2017.



Pennsylvania Historic Preservation Awards, Grassroots Advocacy, presented to Carol Peterson. Preservation Pennsylvania. 2015.



Michael Eversmeyer Promise Award, presented to Carol Peterson. The Young Preservationists Association of Pittsburgh. July 16, 2013.



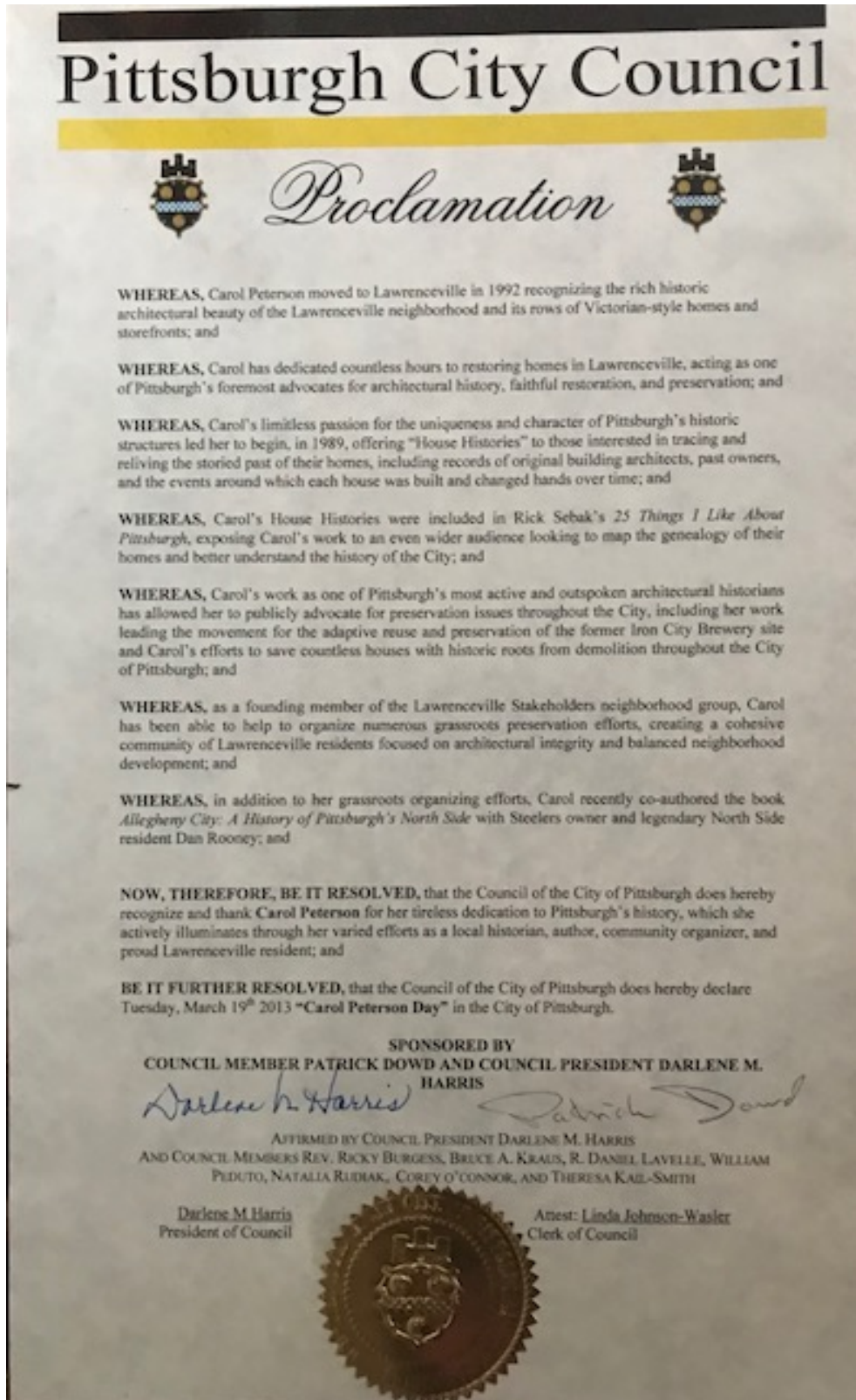
Mary J. Paradise Historic Preservation Award, presented to Carol Peterson, Preservation Pittsburgh. December 17, 2015.



Certificate of Recognition, presented to Carol Peterson, the City of Pittsburgh & the Historic Review Commission, May 1997.



William Rimmel Award, presented to Carol Peterson, the Allegheny City Society, April 16, 2014.



Pittsburgh City Council Proclamation, presented to Carol Peterson. The City of Pittsburgh. May 19, 2013.

Carol J. Peterson, the architectural historian who authored a book with Dan Rooney, dies at 58

December 18, 2017 7:29 AM

By Brian O'Neill / Pittsburgh Post-Gazette

Carol J. Peterson, who traced the individual histories of 1,940 Pittsburgh houses and co-authored a North Side history book with the late Steelers owner Dan Rooney, died Sunday at her Lawrenceville home, surrounded by friends, after a seven-year battle with breast and lung cancer. She was 58.

Ms. Peterson was tougher than she looked and loved Pittsburgh to her last breath. On April 30, she posted on Facebook, “Thirty-four years ago today, I moved to Pittsburgh. Best decision I ever made.”

She wrote then that even if she were killed by the cancer she so often railed against, “at least I’ll have lived the majority of my life in this unique and wonderful place.”

She had grown up in suburbs from Ross to New Jersey. Her love affair with this city began in Oakland in 1983. She had graduated from Widener University in Chester and would soon enroll at the University of Pittsburgh’s Graduate School of Public and International Affairs.

After earning a master’s degree in urban and regional planning in 1985, she became marketing coordinator at the Michael Baker Corp. in Beaver in 1987. Later, she would become Baker’s architectural historian, and by then she had a side business in house histories. Her work was so detailed that Pittsburgh’s walls may as well have spoken.

“She had so much knowledge of our house, she amazed me,” Patricia Rooney recalled of Ms. Peterson’s first visit to the Rooneys’ home in Allegheny West on the North Side.

Patricia Rooney and her husband, the late Dan Rooney, had moved back to his boyhood home in 1993. She called Ms. Peterson after reading about her work in the Pittsburgh Post-Gazette, and from her first visit she began telling Mr. Rooney things he hadn’t known about the house he had grown up in.

His parents had been the third owners, but the Rooneys were pleased to learn the servants for the original owners hailed from the same counties in Ireland as Mrs. Rooney’s parents and Mr. Rooney’s ancestors. Such historical brush strokes built and burnished a business for Ms. Peterson that spanned three decades.

She got into it after renting a house in Polish Hill in 1989 and wondering about its past. She went to the Allegheny County Recorder of Deeds office and taught herself how to trace a deed. She got more information from old city directories at the Western Pennsylvania Historical Society.

Her neighbors asked if she could find out about their houses. She didn't charge them but thought, "Maybe people will pay for this." Thousands would.

Back then, she would do a history for \$100. The price eventually rose to \$350, but her format didn't waver. She would find the year the home was built, the dates of every sale and the names of every person who had lived in the place. Her customers have learned they were in the homes of decorated Civil War veterans and, sometimes, of scoundrels.

Ms. Peterson didn't dwell in the past, though. She bought her first house on 43rd Street in 1991, taking it from three units to single family at a time when homeownership in Lawrenceville had shrunk dangerously low. She lived there more than 17 years before moving three blocks east to 46th Street in 2009. Along the way, she rehabilitated 12 houses in Lawrenceville and two in Polish Hill, and took pains to leave each one "owned by people who live in it and aren't shooting up."

When she had the energy, she would tear house-flippers' signs off telephone poles and would say that the difference between her rehabs and theirs could be found outside in their dumpsters.

"He tears out everything original on the inside," she said. "Once you get rid of that stuff, it's not coming back."

Her friend, Kitty Julian, said a little green clapboard house on Davidson that Ms. Peterson rehabbed years ago sold "for the most per square foot of any house in Lawrenceville to [that] date." But even through her illness, Ms. Peterson kept her eye on the community at large, and was appointed to the city Historic Review Commission in 2015.

Matthew Falcone, head of Preservation Pittsburgh, served on the commission with Ms. Peterson and loved her ability to "see history through the perspective of ordinary Pittsburghers." She used her encyclopedic knowledge of the neighborhoods to explain why a workman's house is as important as a lawyer's house.

"She's very direct," he said.

Ms. Julian met her in the late 1990s when Ms. Peterson helped found Lawrenceville Stakeholders. It sought to be a counterweight to the Lawrenceville Corp., which at the time had people living outside the neighborhood seeking to turn streets one way "to make it easier for cement trucks to come through," Ms. Julian said.

"We became friends in what I call the torches-and-pitchforks stage," she said.

Ms. Peterson had an “almost Rain Man” capability to remember details, and “an absolute moral fortitude about right and wrong, particularly when it comes to preserving Pittsburgh’s architectural history,” Ms. Julian said. Lawrenceville Stakeholders helped keep the old Iron City brewery complex from being razed.

Ms. Peterson also co-authored “Allegheny City: A History of Pittsburgh’s North Side” with the late Dan Rooney. She managed the research and writing even though she was enduring the chemotherapy she loathed. After the book was published in 2013, she made promotional stops with Mr. Rooney.

“She made every event and I know it had to be a lot of effort on her part,” Mrs. Rooney said. “But she always was smiling and she’d always take ‘Mr. Rooney’s’ lead. She always referred to him as Mr. Rooney.”

For as much as she liked to laugh, Ms. Peterson didn’t suffer fools, and nobody ever stared down cancer like she did.

She posted furious Facebook messages not entirely suitable for a family newspaper.

“It’s a distraction,” she said about such postings. Friends’ reactions made her “feel a little bit better.”

She loved listening to the Pirates on the radio and the Ramones on the stereo, and there was no shortage of love for her in Lawrenceville. A posse of roughly 20 neighbors and friends helped care for her in recent years, taking over meals, doing dishes and emptying the litter box of her beloved orange cat, Wee-Bey.

In her kitchen was the same tile that had been in the house in the 1930s, in her parlor a marbled slate fireplace there since the 1880s.

“I like that nobody ever messed with it very much at all,” she said.

Ms. Peterson said in April, “I wanted to make things happen that weren’t going to happen otherwise and I’ve been able to make that happen a whole bunch of times the past 30 years.

“It could be worse. I’m not sure how,” she said then. “But I’m alive. I’m doing house histories.”

A viewing will be held from 2 to 4 p.m. and 6 to 8 p.m. Thursday at the D’Alessandro Funeral Home and Crematory at 4522 Butler St in Lawrenceville. Interment will be private. A celebration of Ms. Peterson’s life will be held from 6 to 10 p.m. Friday, Jan. 26 at Spirit bar at 242 51st St in Lawrenceville. The event will benefit Lawrenceville Stakeholders and Preservation Pittsburgh.

Brian O’Neill: boneill@post-gazette.com



**BRIAN
O'NEILL**

Lawrenceville lore lives on

Ron Turowski was beating the streets of Lawrenceville Friday, taking census information, when he came across a woman who showed him why we bother to track this stuff. "Turowski," Carol Peterson said, reading his government name tag as he sat on her neighbor's steps on 41st Street. "Are you related to Sandy DeTemple?" Turowski said he was. DeTemple had married one of his cousins.

So then Peterson said something like: Would your grandmother be Josephine Turowski? Did you know her old house on 41st Street, where DeTemple lives now, is more than 160 years old?

"That was pretty weird," Turowski, 44, said. "She pegged the time that it was built. She knew the entire history of the house."

Carol Peterson, an architectural historian for Michael Baker Corp., does these house histories as a sideline. She has done more than 850 in the past 11 years, and put together one for DeTemple's house a few years back.

For Ron Turowski, who moved back to Lawrenceville from Southern California in March, the information filled in some blanks. And it seemed fateful that he'd be hearing this now.

It has been only a month since his father, Anthony, died of prostate cancer at 71. His father always had been the family storyteller, the one who kept the oral history of the Turowski clan, and he'd grown up in that house on 41st Street, one of nine children.

It was still in the family when Ron Turowski was growing up a few blocks away in the 1960s. His dad's brother and sister, Big Turk and Aunt Gertie, lived in the paired houses behind. You'd go to one at Christmas time and find a pack of relatives, then go to the other and find even more. Summers, there would be big picnics in the middle.

Big Turk and Aunt Gertie are gone now, as are their parents, Ron's grandparents. So for him to get information on their homestead — on a day when he was supposed to be collecting that very sort of data for Uncle Sam — was "pretty trippy."

After hearing the story, I had to see the house, so I called DeTemple and she invited me over. I opened a white picket gate — which opens in, not out, to protect the grandchildren — walked past the porch swing and into a home that was built when Stephen Foster was a kid.

It's in good hands. DeTemple, with her passion for the history of Lawrenceville, feels privileged to be in one of its oldest houses. A real estate agent who sees magnificent homes each day, she loves waking up in this one.

She showed me how the pine-plank floor was worn in front of the living room fireplace, and said, "People stood here, probably for 100 years, to warm themselves."

Her back yard is alive with peonies, pansies, carnations, roses and honeysuckle, and she says "the spirit of the old gardener who was here took me over." John Garber, a gardener, lived there in 1839.

She has been slowly restoring the home, and says that Ron's father led her to the original shelving that was hidden behind a wall of the dining room, and to another wall cupboard in the living room.

I left the house thinking about how things come full circle. A man returns to Lawrenceville to say goodbye to his father. He takes a job with the U.S. Census and winds up meeting a stranger who uses old deed books and census information — which becomes public only after 72 years — to tell him the tale of his father's house.

So a new generation might have its storyteller.

A NARRATIVE OF THE NORTH SIDE

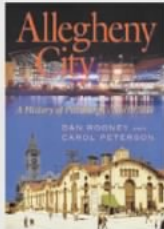
Dan Rooney and historian Carol Peterson team up to write about the North Side's millionaires, madams and mill workers

By Marylynne Pitz
Pittsburgh Post-Gazette

During the first half of the 20th century, Pittsburgh's North Side abounded with characters like Nettie Gordon. Between 1910 and 1934, she was the reigning "First Lady of the Underworld." The West Virginia native ran "resorts" that were really brothels.

In a newspaper photo that shows police leading Gordon away, she wears a black hat and hides her face with a fan. It seems worth noting that the madam lived with a staff of servants in an apartment building at 10-12 E. North Ave. Today, it's the Light of Life Rescue Mission, a refuge for homeless men.

Nettie Gordon is just one of the fascinating people readers will meet in "Allegheny City: A History of Pittsburgh's North Side" by Dan Rooney, longtime Allegheny West resident, Steelers chairman and former U.S. ambassador to Ireland. The book's co-author is Carol



"Allegheny City: A History of Pittsburgh's North Side" by Dan Rooney (above) and Carol Peterson. For a video of Mr. Rooney, go to post-gazette.com.

Peterson, a well-known house historian and preservationist who lives in Lawrenceville. The duo appear tonight at 6:30 in the Senator John Heinz History Center to discuss the book

and sign copies. The event is free. The hardback book, published by the University of Pittsburgh Press, costs \$24.95.

Ms. Peterson met Mr. Rooney about 20 years ago when he hired her to research a history of his home on North Lincoln Avenue. "Mr. Rooney's parents bought the house in 1939 when he was 6 or 7," Ms. Peterson said. The Rooneys were renting an apartment in a building on Western Avenue so they "carried all the furniture across the back alley" when they moved.

Mr. Rooney and Ms. Peterson began collaborating in 2007 and often walked through the neighborhood.

This North Side story opens in 1783, the year that the area's population consisted of "a few hardy white squatters and an uncertain number of American Indians," according to the authors.

Four years later, in 1787, the Pennsylvania

SEE **BOOK**, PAGE C-3

The market house exterior from "Allegheny City." It was torn down in 1965 to make way for Allegheny Center.



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GUEST OPINION

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December 20, 2017

Remembering Pittsburgh historian Carol Peterson

The 58-year-old died Dec. 17 following long battle with cancer

By Lisa Cunningham



Photo courtesy of Renee Rosensteel

Carol Peterson

Local historian Carol Peterson *was* Pittsburgh.

She was an encyclopedia of knowledge about the city's history, she loved the Pittsburgh

Pirates, and after she passed away on Sunday, after a long battle with breast and lung cancer, people all over town joined together to post their condolences and celebrate her life.

Among the postings was one on the city's bicentennial Facebook page: "Today we lost Carol Peterson, an architectural historian who was a fierce protector of our City's soul. We will miss her deep expertise, her tireless efforts, her humor. Her."

You might recognize Peterson from Rick Sebak's WQED special *25 Things I Like About Pittsburgh*, where she was interviewed about her popular Pittsburgh House Histories project, which provided home-owners all over town with reports on ownership chronology, construction documentation, and a biography of the first owner. When WQED aired reruns of the episode, she'd often post online about being recognized on the street.

In 2013, she posted to her Facebook page, "Rick Sebak just called to tell me that WQED was about to show *25 Things I Like About Pittsburgh* for the third time, so I'd be forewarned that I could again be inundated with house-history requests. I'll be hiding in the basement."

Peterson was also on the city's Historic Review Commission, fighting for preservation of historic buildings in Pittsburgh neighborhoods, including Lawrenceville, where she lived and rehabbed houses of her own. She also co-authored *Allegheny City*, a book on North Side's history, with late Steelers owner Dan Rooney.

Additionally, she was a big voice in the local punk scene, a regular at shows and a frequent poster on local message board nevertellmetheddds.org (originally "The Roboto Board"). It was on that board where I first discovered her, many years before I became her Facebook friend. Local message boards can make you feel like you've known a person forever, and after seeing everyone's sad posts about her passing, I know there are so many others who felt like they knew her through her witty, friendly and informative posts.

This was her seventh year fighting breast cancer, and she was vocal about her opposition to both donating to Susan G. Komen for the Cure and "pink-washing"— the practice of organizations using the color pink to promote products and make profit under the guise of supporting breast-cancer research. When I was told that our paper was going to run an article about a breast-cancer event with profits going to the Komen organization, I asked Peterson whether she'd like to run a contrasting piece.

In that 2014 column, she wrote, "What if Komen hasn't looked for the cure in the right

places because doing so would be expensive, inconvenient or embarrassing? Komen seems to have strayed far from its original mission. It now seems to be a marketing firm specializing in pink-washing.”

Two years later, I felt obligated to break the news to Peterson that *City Paper* was going to publish a “Pink Issue” for breast-cancer awareness month; every page would be printed on pink paper. Not everyone here agreed with the idea, and I was adamantly opposed to it, having personally heard the arguments against pink-washing from my best friend, another breast-cancer survivor, and Peterson’s posts.

Peterson said she appreciated the heads-up, but she didn’t hide that she was super pissed at the idea of her local alt-weekly being printed on pink paper, years after we ran her piece against it. She posted negatively about it on her page after the issue came out.

I also told her that if she wanted to write another opinion piece against the decision, we’d be willing to print it. (Though I cringed as I typed it, knowing that her article — if she decided to write one, would also be printed on that pink paper.) She turned me down, disclosing that her cancer had reached stage 4, and that she couldn’t write anything new because nothing had changed and she didn’t know whether she would live another year. That was in September 2016.

I didn’t know Peterson as well as others. I’m one of the many who grew to admire her, largely based on her online posts. But it’s evident to so many all over the city that Peterson was a fighter and a role model. She was a leader in our community, and Pittsburgh has lost a true champion.

Her friends have posted on her Facebook page that a memorial service is being planned for January, and people are encouraged to donate in Peterson’s name to Preservation Pittsburgh and Lawrenceville Stakeholders.

Tags: Guest Opinion, Pittsburgh historian, Carol Peterson, cancer, Rick Sebak, WQED, 25 Things I Like About Pittsburgh

SPEAKING OF...