



# 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:**

Pennsylvania Fruit Auction & Sales Building

**2. CURRENT NAME OF PROPERTY:**

Pittsburgh Produce Terminal Lot/block: #9-D-200

**3. LOCATION**

- a. Street: 2100 Smallman Street (listed as 1917 Smallman Street on National Register survey forms).
- b. City, State, Zip Code: Pittsburgh , PA 15222
- c. Neighborhood: Strip District

**4. OWNERSHIP**

- d. Owner(s): Urban Redevelopment Authority
- e. Street: 200 Ross St
- f. City, State, Zip Code: Pittsburgh, PA 15222 Phone: (412) 255-6600

**5. CLASSIFICATION AND USE – Check all that apply**

<u>Type</u>	<u>Ownership</u>	<u>Current Use:</u>
<input checked="" type="checkbox"/> Structure	<input type="checkbox"/> Private – home	<u>Wholesale Business</u>
<input type="checkbox"/> District	<input type="checkbox"/> Private – other	<u>Retail Market</u>
<input type="checkbox"/> Site	<input checked="" type="checkbox"/> Public – government	<u>Art Gallery</u>
<input type="checkbox"/> Object	<input type="checkbox"/> Public - other	_____
	<input type="checkbox"/> Place of religious worship	_____

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6. NOMINATED BY:

- a. Name: Sarah Kroloff
- b. Street: 172 46<sup>th</sup> St
- c. City, State, Zip: 15201
- d. Phone: (412-) 563-3448 Email: sarah.kroloff@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: 1926
- b. Architectural Style: Art Deco/Moderne
- c. Architect/Builder: Unknown

Narrative: Pennsylvania Fruit Auction & Sales Building (aka Produce Terminal) was designed to provide access to Pennsylvania Railroad Freight yards that served produce to wholesalers. The linear form of the steel framed and brick masonry clad structure served to maximize access to rail cars and auctioning/sale of offloaded produce.

At over 1/4 of a mile long and 155,000 square feet, the structure consisted of 75 twenty-one foot by one-hundred structural bays. Each bay defines the architectural rhythm of the exterior masonry façade punctuated by double loading doors located at each side of the building (north and south). The facades are lined with a continuous loading platform and cantilevered concrete and steel canopy to allow protected transfer of produce.

In section, the 3-bay deep building consists of linear high bay clear story lined with industrial steel glazing supported by approximately 10 foot deep steel trusses. The flanking lower sections are about 12 feet high with flat roofs and accommodate the garage door support structures. The lower bays are clad in red brick masonry trimmed in limestone copings and structural pier caps. Garage doors have been replaced, removed and or restored as part of previous federally funded renovations. The original tongue and groove wood paneled doors are a key feature defining the scale and rhythm of the linear façade.

The character defining feature of the exterior façade (for the purposes of this nomination) is the 1533 ft. long linear façade removing almost a third of the structure significantly diminishes the key aspect of the building design. As the 1994 National Register survey form, page 37, states: "The Pennsylvania Railroad Fruit Auction Building is a landmark for its sheer size" and "...the structure is the focal point of the Strip's wholesale district".

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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: At the turn of the 20th century, the produce industry gradually replaced iron metals industries in the Strip District. The 1926 Pennsylvania Fruit Auction & Sales Building was constructed to accommodate wholesale produce businesses relocating from downtown Pittsburgh when the rail lines were removed from Liberty Avenue (1906).

Between 1900 and 1920, the site between 16<sup>th</sup> and 21<sup>st</sup> Street was transformed from residential district (known as Bayardstown) to warehouses for the Pennsylvania Railroad yards. In 1900 there were three

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original auction companies. By 1903 the "produce yards" for auctions that were conducted directly off of freight cars. In 1908, Connelly/McAfee the leading fruit dealer, created United Fruit Auction. In 1926, Joseph Craig of the Pennsylvania Rail Road built the linear warehouses that provided samples of incoming produce, including the only extant structure, the Pennsylvania Fruit Auction & Sales Building. Auctions were conducted both at the easterly end of the building and on the platforms along the building's length. Wholesalers were not charged rent.

The Depression, the 1936 Flood, and World War II rationing took a toll on the businesses. The 1950's counted 71 produce wholesalers in the Strip. The nature of the business changed as more and more produce arrived at the Strip by truck rather than rail. Post War growth of supermarket chains and suburban expansion resulted in direct purchasing, further reducing business through wholesalers.

Most workers lived in the nearby Hill District and walked to work via the 17<sup>th</sup> Street Incline. The decline of the Hill and the Strip can be seen as interrelated as access and supply of Railroad related jobs declined and access to those that remained cut off.

In 1962 Mayor Joe Barr and the USDA issued a report on the deteriorated conditions in the Strip and proposed a new 100 acre facility in Chartiers to respond to the needs of trucks and suburban growth.

In 1966 the Penn Central commissioned a proposal to displace/relocate all 83 remaining businesses and buildings from 11<sup>th</sup> to 21<sup>st</sup> Street.

The 1970 bankruptcy of the Penn Central resulted in the creation of Conrail which then owned the Produce Terminal. The Buncher Company bought much of the former PRR lands around the Terminal.

In 1981 the Urban Redevelopment Authority purchased the deteriorated facility and invested \$2.5 million in its rehabilitation and modification on the North Façade to accommodate tractor/trailer docks as the rail usage diminished. The last bay of the building next to the 16<sup>th</sup> Street bridge was removed and the façade reconstructed to accommodate truck circulation. This was necessary because the Buncher Co. would not sell or lease additional roadway along the Railroad Street alignment, north of the Terminal property.

By the first decade of the 21<sup>st</sup> Century, the Terminal was occupied by a number of the original wholesalers. Some of the wholesalers began to do limited retail business due to the popularity of the adjacent Penn Avenue retail corridor. The URA terminated the long held leases of the wholesalers at the end of the decade in anticipation of new proposals for the reuse of the structure including a Public Market of up to 50,000 sf.

During this time the Buncher Company expressed the desire to have the building demolished to open access and visibility to its property along the Allegheny River. In 2006, Neighbors in the Strip supported by foundation grants, developed a plan for the Pittsburgh Public Market that would be provide for small food related businesses. A plan for 35,000 sf at the Western end of the Terminal was studied and then in 2010 a smaller lease for about 10,000 sf was constructed to the west of 17<sup>th</sup> Street.

In 2012, the Buncher Company negotiated a sales agreement to purchase the Produce Terminal and demolish the structure from 16<sup>th</sup> to 17<sup>th</sup> Street as part of its proposed River Landing Development.

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## 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: The Pennsylvania Fruit Auction & Sales Building meets nomination criteria 3, 5, 7, and 10

#3. Exemplification of an architectural type and design: The last remaining structure of its type. The 1533 foot long structure reflected the function of unloading freight trains from California and Florida, maximizing access along its entire length. The design of the façade creates a distinctive rhythm accented at each column bay with raised pilaster/parapet caps along the upper and lower parapets. Each of the parapet caps is accented with a vertical limestone accent. The light color the stone caps contrasts the continuous redbrick wall surface giving scale and rhythm to the linear façade. Below the parapet is a continuous run of industrial steel sash

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clearstories allowing natural light through out the auction platforms. The urban streetscape along Smallman Street is defined by this building and the perspective view to the skyline beyond is one of the most memorable cityscapes that define Pittsburgh travel and tourism publications.

#5. Exemplification of planning techniques: The building reflects the core function of the 20<sup>th</sup> Century Strip District as a Wholesale distribution center. Created as a pure response to needs of transportation of goods, it is a strong example of planning for railroad systems in a dense urban condition. Its length can be an asset if carefully designed for new uses and cross-connections at 17th Street.

#7. Association with significant cultural or social events: The Produce Terminal is associated with the birth of early twentieth century demand for fresh produce year round. The Terminal supported the growth of dozens of produce wholesalers. With the right management and investment it can be the anchor of future growth of unique, entrepreneurial businesses much the way it provided at its founding years.

#10. Unique location and distinctive physical appearance: Its location at the northern edge of the commercial core of the Strip supports future growth of small food related businesses. Its distinctive appearance is defined by its length.

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## 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: The integrity of the structure is good but in need of normal rehabilitation and infrastructure upgrades for a structure of its age and use. The location and design details are predominantly original on the Smallman Street façade. The doors vary in condition and design, but generally support the original appearance character of the façade. The North Façade has been modified to accommodate a saw-toothed truck loading system. This appears to be undoable or if maintained compatible with the overall appearance of the structure. The north façade is visible only from a distance (from the 16<sup>th</sup> Street Bridge). The East Façade and entrance have been modified to accommodate the old office/auction as a public gallery. The western façade was reconstructed by removing one structural bay in 1981. The original masonry and identification inscription was carefully reused. The loss of one bay does not detract from the characteristic length. Removing a third of the structure as proposed by demolition would not only adversely reduce its character of length but also the urban design and spatial character of the Strip District from 16<sup>th</sup> Street to 17<sup>th</sup> Street.

## 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.*

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*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.

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12. PHOTO LOGS: *See attached Exhibit A*

**BIBLIOGRAPHY:**

Historic and architectural survey of the Strip District, Pittsburgh, Pennsylvania / prepared by Lauren Uhl and Tracy Walther. Published by the Historical Society of Western Pennsylvania, 1994.

Post Gazette Online Archive

Pfaffmann + Associates Project Archives for NITS and URA studies, 2006 and 2008.

13. NOMINATION FORM PREPARED BY:

a. Name: Preservation Pittsburgh

b. Street: 223 Fourth Ave

c. City, State, Zip: Pittsburgh, PA 15222

d. Phone: (412) 471-2470 Email: info@preservationpittsburgh

e. Signature:



Melissa McSwigan

Secretary Preservation Pittsburgh



## **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:



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*“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;

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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.**

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**CHECKLIST: *Produce Terminal***

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- #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).**



Existing Conditions Review  
Site & Urban Design Analysis  
2006

PFAFFMANN + ASSOCIATES



**Title:** (Industry: Men Working in the Pennsylvania Railroad Terminal Market)

**Date:** 1951

**Creator:** Corsini, Harold

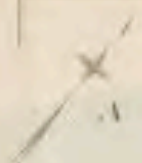
**Description:** Interior scene at the Pennsylvania Railroad Terminal Market. A worker is pictured loading a wooden crate filled with produce on to a pushcart.





Reference

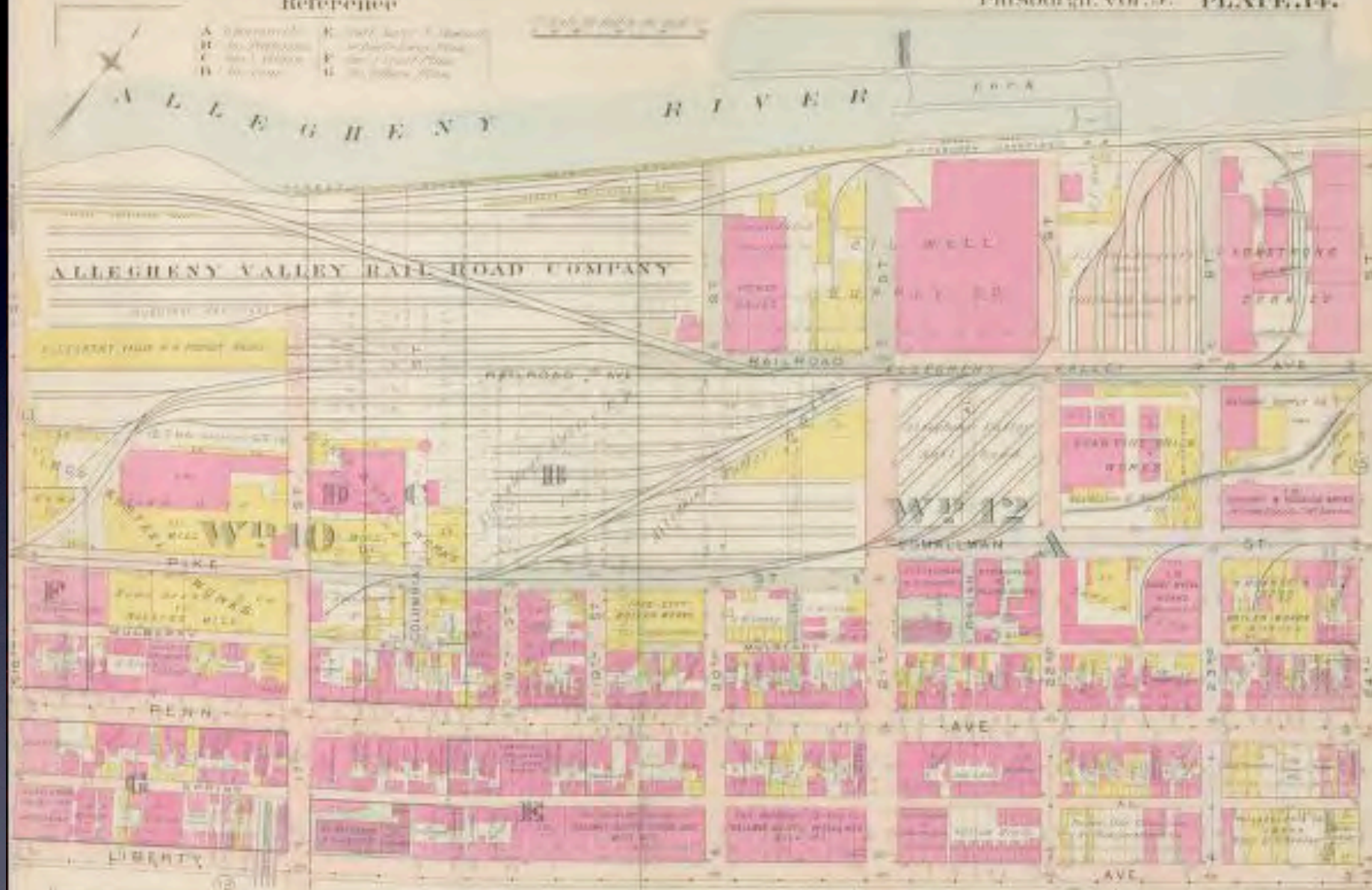
- A. Unimproved
- B. Improved
- C. Vacant
- D. Improved
- E. Vacant
- F. Improved
- G. Vacant
- H. Improved
- I. Vacant
- J. Improved
- K. Vacant



A L L E G H E N Y

R I V E R

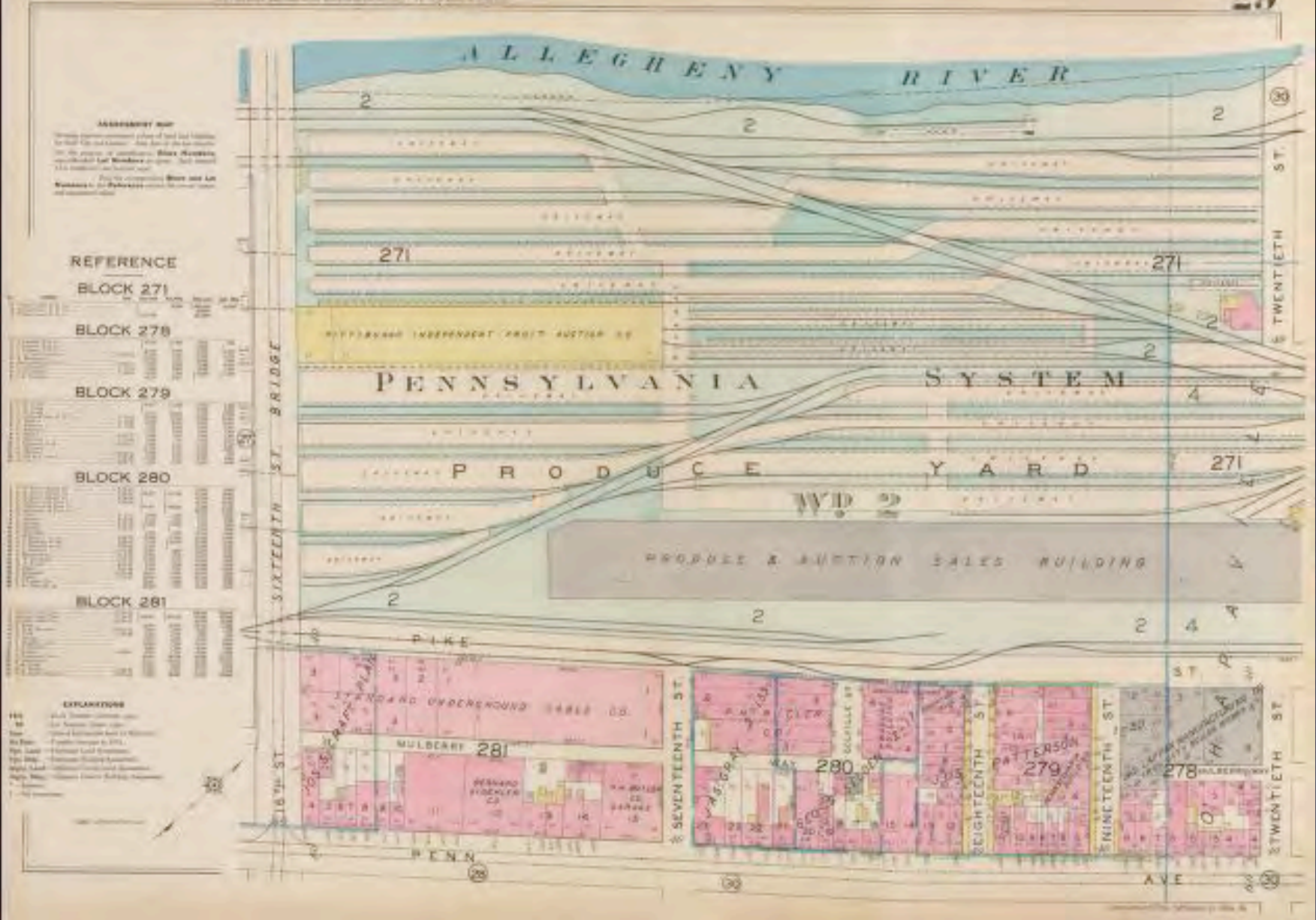
ALLEGHENY VALLEY RAILROAD COMPANY



LIBERTY

AVE



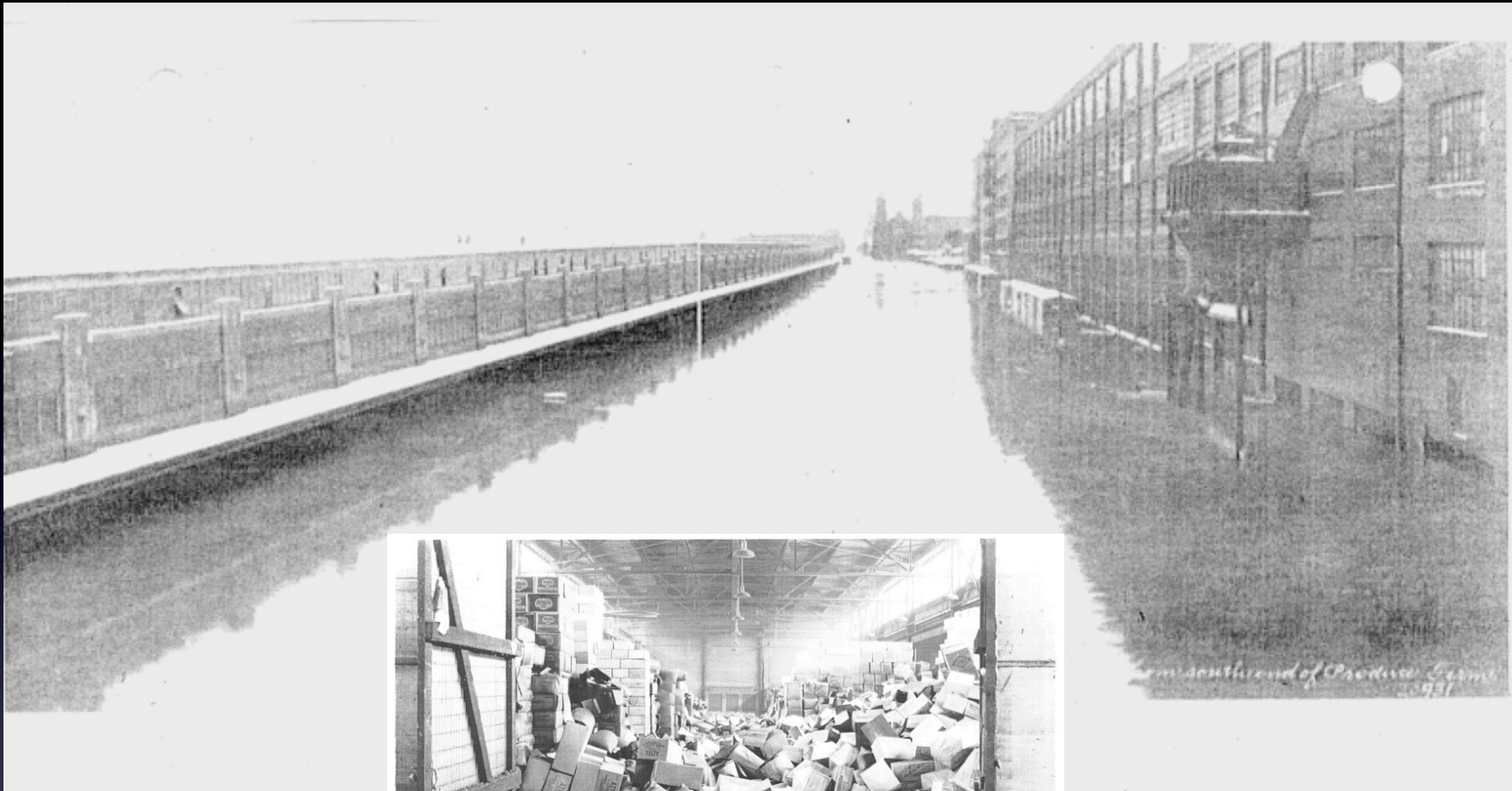


1930's Site Plan



3-18-35-11:50 A.M. - 11th St. Freight House - View W. Eastman  
50440

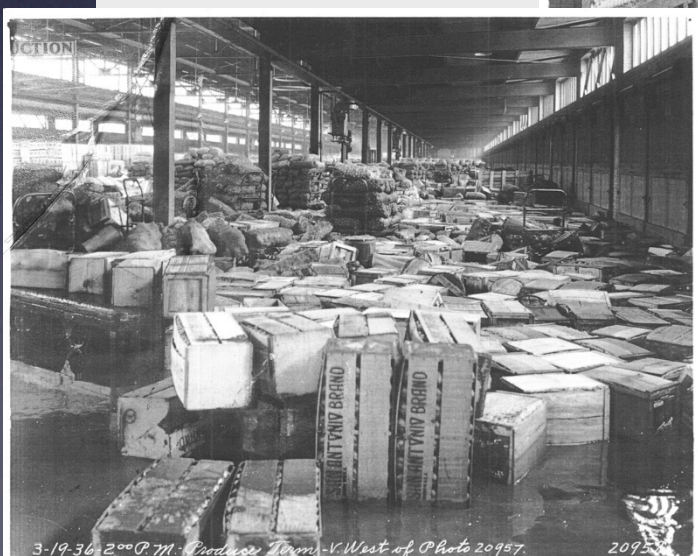




from south end of Produce Farm  
1937



20912



3-19-36 2:00 P.M. Produce Farm - West of Photo 20957. 20957

1997.0230 - already framed  
1997.0230 for exhibit

# Flood of '31



Old Plans for the Strip!















Street Bridge

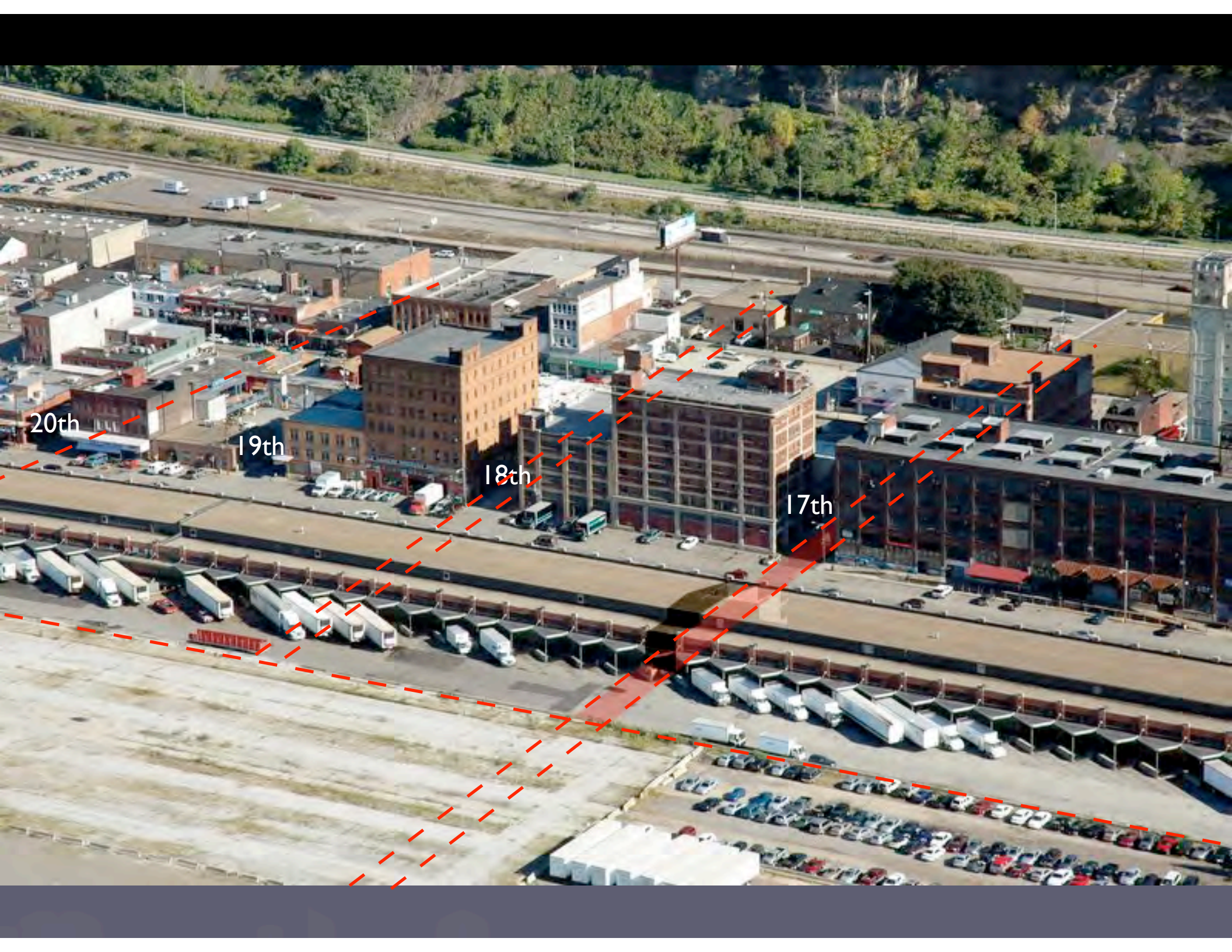


Image © 2006 Sanborn

© 2006 Google™

Pointer 40° 27'05.33"N 79° 59'08.16"W elev 740 ft Streaming ||||| 100% Eye alt 3293 ft





20th

19th

18th

17th



















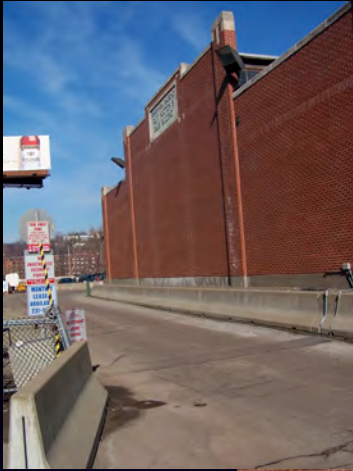






Sidewalks to the city...













lighting up not in the eyes

distance wayfinding elements

rails

embedding wayfinding elements

control joints?

Access: where and how often?





connection to the bridge?

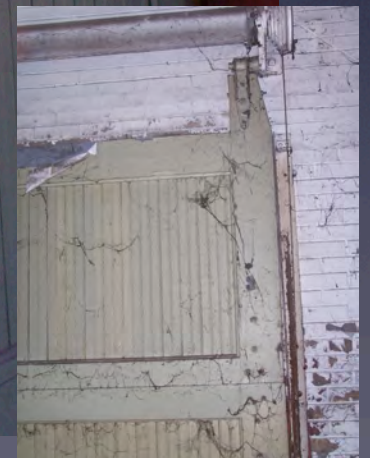




late morning shade (March)



Door issues:  
light  
character  
maintenance  
safety







MARKET

Possible ramp to bridge?

Trail Access...

# Cooler ownership options

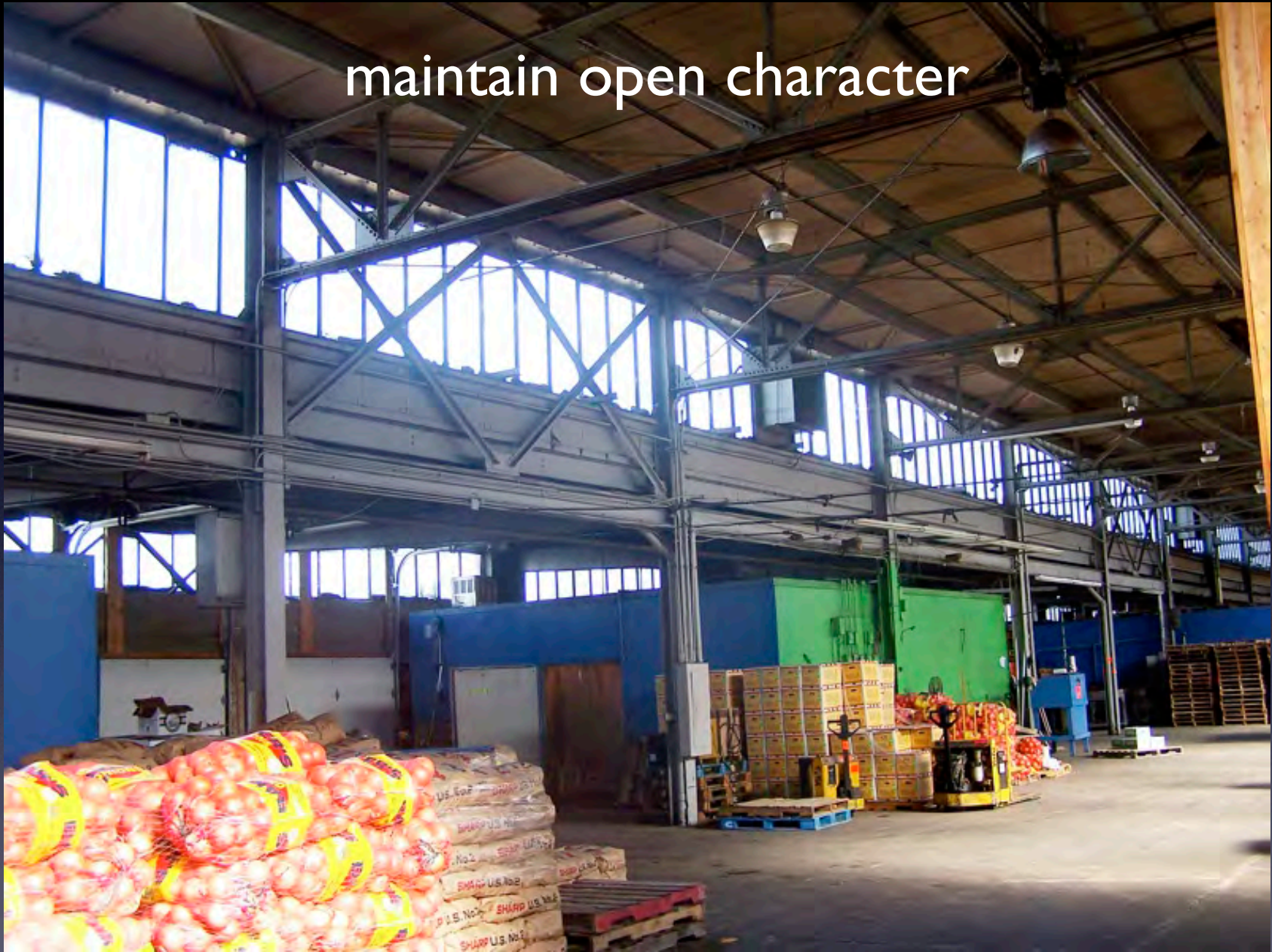








maintain open character









visual connection to the street





Future RR Street?

# Preliminary Systems Report

## RAY Engineering

### Electrical

- The building has four 400 amp 3 phase 4 wire substations located at quarter points within the building.
- Each of these substations provides power to heating equipment and a 600 amp 120/208 volt transformer.
- All of this equipment appears to be installed around 1983 and should last another 15 to 20 years.
- The amount of power within the buildings as it exists could support the building with a similar use and a minor amount of air conditioning.
- If new roadways were taken through the building the existing power distribution could still be used. Power between the buildings could be routed up high under the roof canopy.







upgrade existing electric DPs...



# Preliminary Systems Report

## RAY Engineering

### Heating

- Existing gas fired heating units appear to be in poor condition. Any renovated space should be provided with new gas fired heaters.
- Existing exhaust fans appear to be in poor condition. Any renovated space should be provided with new exhaust fans.

### Sprinklers

- Sprinklers are installed in the western portion of the building. They appear to be in good condition and can probably be reused with very little work.



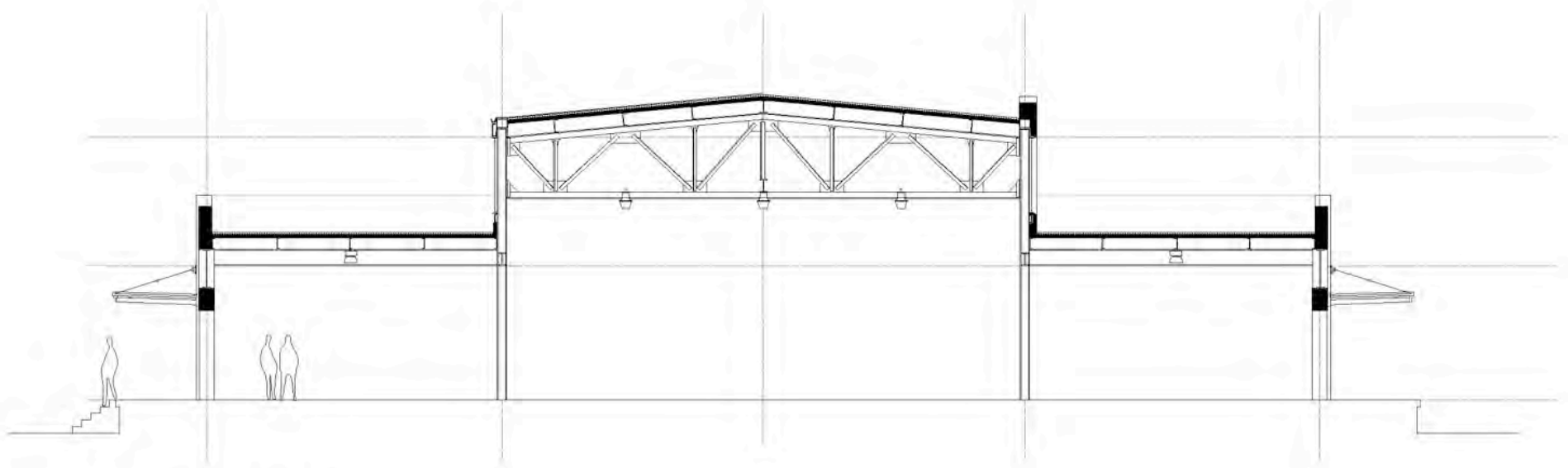


# Preliminary Systems Report

## RAY Engineering

### Plumbing

- The building has two water service entries one at each end of the building. At each service entry is a 4" domestic water line.
- At the West end of the building there is also a 6" fire line for the sprinklers in a small portion of the building.
- The water lines appear to be in satisfactory condition. The water lines could be reused even if roadways went through the building by routing the water lines below the road and back up into the next building.
- The building has a 4" gas service at each end of the building. The gas line runs along the roof of the building and reduces in size at each tenant location. The pipe appears to be in satisfactory condition. The gas lines could be reused even if roadways went through the building by routing the line up high under the roof canopy.
- The building currently has two small bathroom areas. In order to comply with code new sewer lines would have to be installed from each building created by the new roadways. We do not anticipate adding the sewer lines to be a problem.



TYPICAL CROSS SECTION