

14-16 ELOISE STREET (House)  
Pittsburgh  
Allegheny County  
Pennsylvania

HABS No. PA-6196

HABS  
PA  
2-PITBU,  
80-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
National Park Service  
Northeast Region  
Philadelphia Support Office  
U.S. Custom House  
200 Chestnut Street  
Philadelphia, P.A. 19106

HABS  
PA  
2-PITBU  
80-

HISTORIC AMERICAN BUILDINGS SURVEY

14-16 ELOISE STREET (HOUSE)

HABS No. PA-6196

Location: Pittsburgh, Allegheny County, Pennsylvania

USGS Pittsburgh West Quadrangle  
Universal Transverse Mercator Coordinates:  
17.584160.4478830

Significance: 14-16 Eloise Street is representative of the brick row housing and duplexes that were built in this section of Allegheny after a devastating fire in 1874. The pair is distinctive for its elliptical arched windows on the first floor.

Description: This symmetrical red brick duplex, measuring 32'-8" wide and 48'-3-1/2" deep overall, is set directly on the sidewalk and presents two three story, three bay facades to the street. Its roofline is concealed behind the corbelled brick cornice. The upper stories have double-hung sash windows with stone lintels and sills. The first floor of each unit features a transomed door and an elliptical arched pair of double hung sash windows. A light well separates the two rear two-story wings of the building. On the west side, the building is attached to 18 Eloise Street. On the east, evidence survives of a two-story, gable roofed structure that once adjoined 14 Eloise Street, but is now gone.

On the interior, the plan of each unit includes a side hall with a transverse stairway in the front block, and two major rooms in the rear wing. Notable interior details include corner cupboards in the dining rooms, turned balusters and incised brackets on the staircases, and simple wood mantels. Accumulated debris and unsafe conditions make photography difficult and access to the basement impossible.

History: Based on map research and confirmed by stylistic analysis, the building's construction date has been estimated at 1874-1884. Eloise Street, originally called Benton Alley and then Ellsworth Alley, has existed since property in this area of Pittsburgh was first divided into lots. It is known to date to at least 1830. The attached Day & Cramer map of 1851, however, suggests that little actual construction had taken place on the north side of Eloise in the Federal-Eloise-Reddour-Pernod Street block at this date. Most of the initial building in the block apparently occurred between 1850 and 1872, a period in Pittsburgh that is poorly represented by detailed historical mapping. By the latter year, a number of substantial brick buildings are shown on the lots fronting directly on the north side of Eloise Street east of Reddour Street. At this time, the property at 14-16 Eloise Street was owned by a Mrs. Grubb, who also owned the lot and building to the east of that address. Two brick buildings then stood on the 14-16 Eloise lot. As with most of the first buildings in this block, these buildings were probably destroyed in the devastating fire of July 4, 1874 that consumed some 199 buildings between Sampsonia Street and Eloise and from Federal Street on the east to Arch Street on the west. The southwest corner of the block had been substantially rebuilt by 1884, however, as shown by the Sanborn Insurance company map of that year, when the block included a mix of both residential and commercial buildings with at least four grocery stores and a cigar factory (at the corner of Federal and Eloise) along Federal Street. Most buildings in the block were of brick construction and either two or three stories in height. After 1884, few changes were made to the buildings in the southwest corner of the block.

The 1890-1891 G.M. Hopkins Atlas shows that in addition to the property they owned at 1207 Federal Street, Margaret Stewart et al. then owned several lots and buildings on Eloise Street, including those at 14-16 Eloise. By 1925, Mary Whalon (?) is shown as the owner of the 14-16

Eloise Street dwellings. In more recent years, this property has been owned by Roy E. Mangas, who sold it to Matthew Scaffedi in 1982. The City of Pittsburgh has owned the property since 1995, and it was acquired by the Urban Redevelopment Authority in 1996.

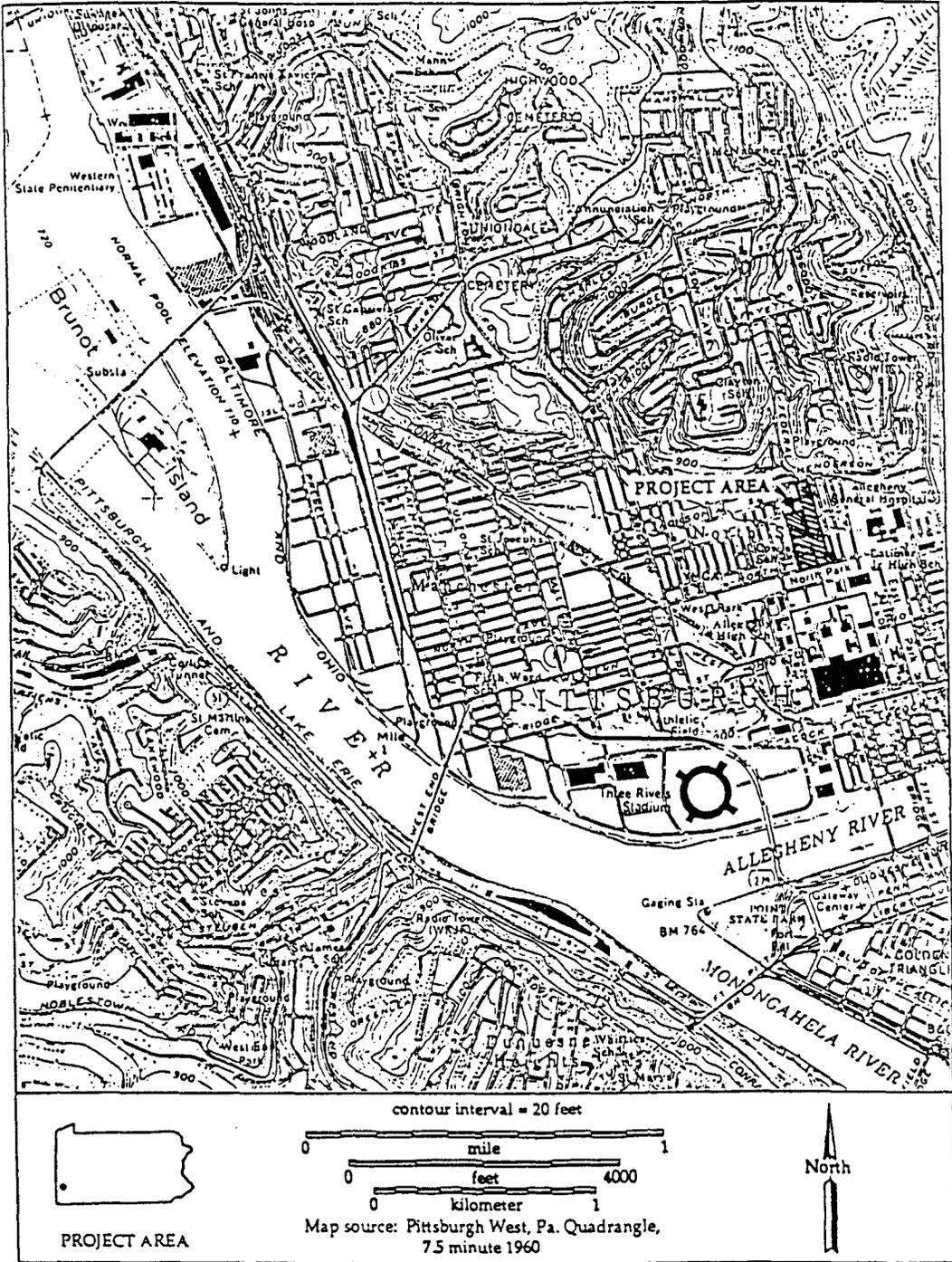
The three-block Federal North Redevelopment Area in the Central Northside Historic District of Pittsburgh, Pennsylvania, was certified in 1989. In 1995, Pittsburgh adopted a redevelopment plan for this neighborhood. In consultation with the Pennsylvania State Historic Preservation Officer (PASHPO) and the Advisory Council on Historic Preservation (ACHP), it was determined that proposed redevelopment in the Federal North neighborhood would affect National Register of Historic Places-eligible historic properties. One condition of the project's Memorandum of Agreement (MOA) provided for Historic American Building Survey (HABS) recording of 14 buildings in a portion of the redevelopment project called "Block #2." Block #2 includes the area bounded by Federal Street on the east, Eloise Street on the south, Reddour Street on the west, and Pernod Street on the north. The buildings at 14-16 Eloise Street are located in Block # 2.

Sources:

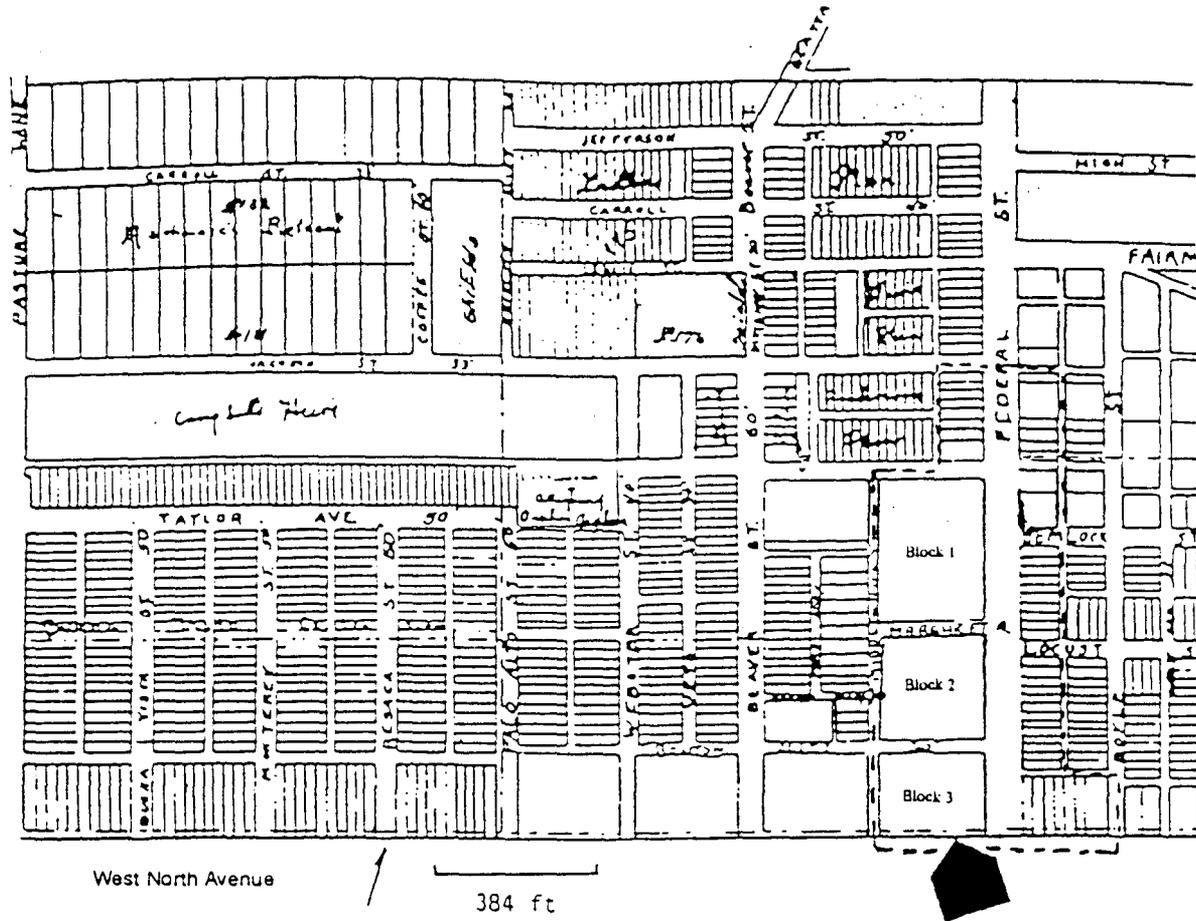
- Allegheny County, Pennsylvania, Recorder of Deed's Office  
Deed Book 6517, page 62, June 21, 1982.
- Day & Cramer. Plan of Allegheny City Surveyed in 1850 and 1851. Pittsburgh: Day & Cramer, 1851.
- Hopkins, G.M. & Company. Atlas of the Cities of Pittsburgh and Allegheny, and the Adjoining Boroughs. Philadelphia: G. M. Hopkins & Company, 1872.
- Hopkins, G.M. & Company. Atlas of the City of Allegheny from Official Records, Private Plans, and Actual Surveys. Philadelphia: G.M. Hopkins & Company, 1890-1891.
- Hopkins, G.M. & Company. *Atlas of the City of Pittsburgh*. Vol. 5. Philadelphia: G.M. Hopkins & Company, 1925.
- Sanborn Insurance Company. Sanborn Insurance Company Map of the Cities of Pittsburgh and Allegheny. New York: Sanborn Insurance Company, 1884.
- Sanborn Insurance Company. Sanborn Insurance Company Map of Pittsburgh. New York: Sanborn Insurance Company, 1926 (updated to 1940).
- Sanborn Insurance Company. Sanborn Insurance Company Map of Pittsburgh. New York: Sanborn Insurance Company, 1926 (updated to 1979).
- Carlisle, Ronald C., and Arthur B. Fox. "Visual Inspection and Land-Use History in the Federal Street/North Avenue Redevelopment Area Northside, Pittsburgh." A report prepared by the Cultural Resource Management Program, University of Pittsburgh, for the Urban Redevelopment Authority of Pittsburgh under the supervision of Ronald C. Carlisle, Ph.D., principal investigator, 1990.
- Millis, Heather. "An Archaeological Survey and Land-Use History for the Proposed Federal North Redevelopment Project, City of Pittsburgh, Allegheny County, Pennsylvania." A report prepared for the Urban Redevelopment Authority of Pittsburgh by Garrow & Associates, Inc., Thomas R. Baker, Ph.D., principal investigator, 1995.

Historians:

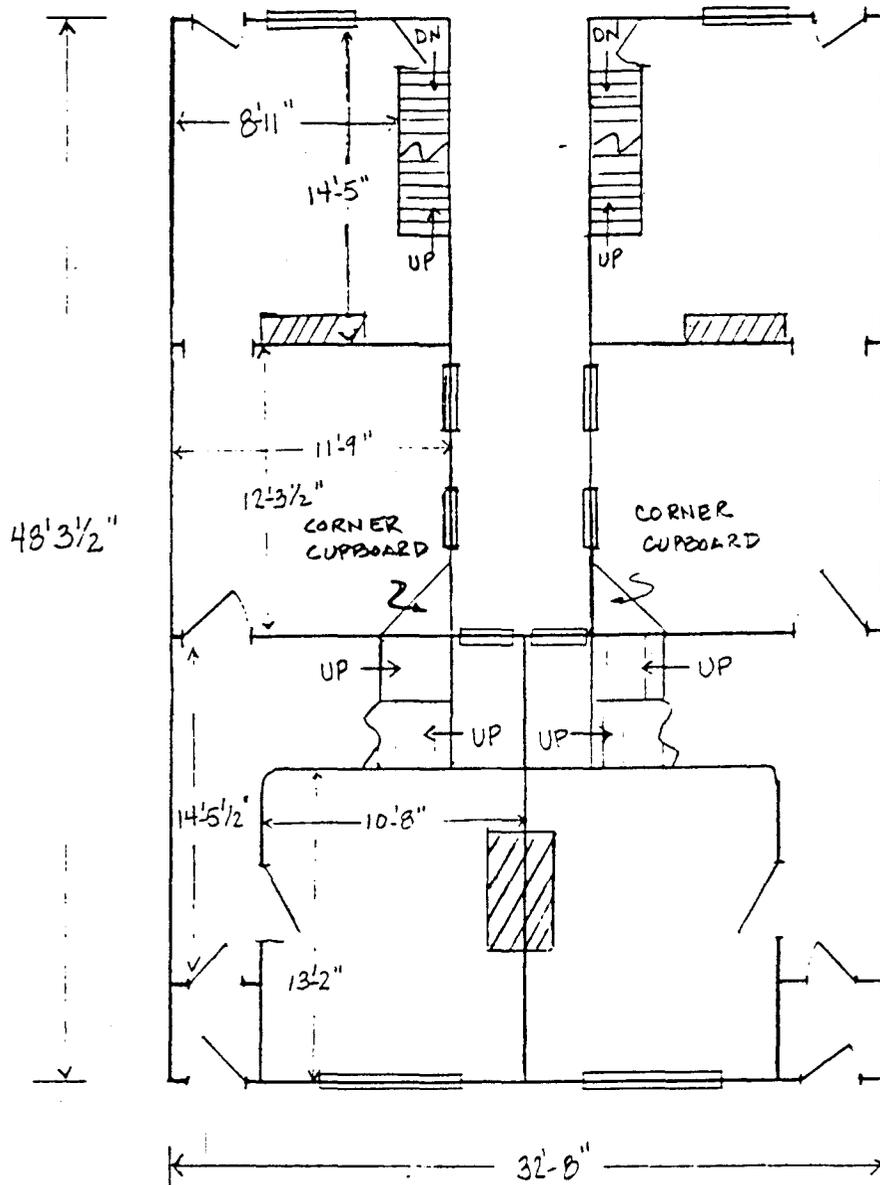
Ronald C. Carlisle, Ph.D, and Eliza Smith Brown  
Brown Carlisle & Associates, Inc.  
November 1996



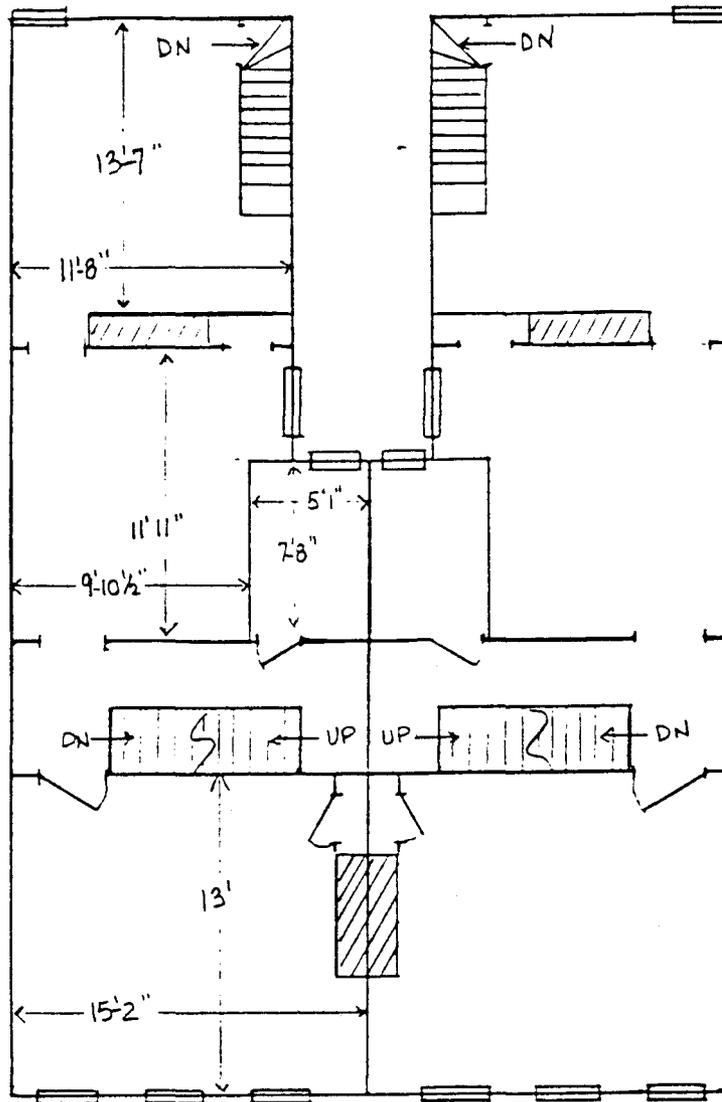
Location of the Federal North Redevelopment Area in Pittsburgh, Pennsylvania. Source: USGS Pittsburgh, West 7.5 minute quadrangle map.



The Day & Cramer 1851 map of Allegheny, Pennsylvania (today, the Northside neighborhood of Pittsburgh, Pennsylvania) showing lot divisions in and near the Federal North Redevelopment Area (arrow). Dashes outline the project area. The subject building is located in Block 2. Benton Alley is today's Eloise Street. Margaret Alley is today's Pernod Street. Middle Alley is today's Reddour Street. Federal Street has retained its name to the present.

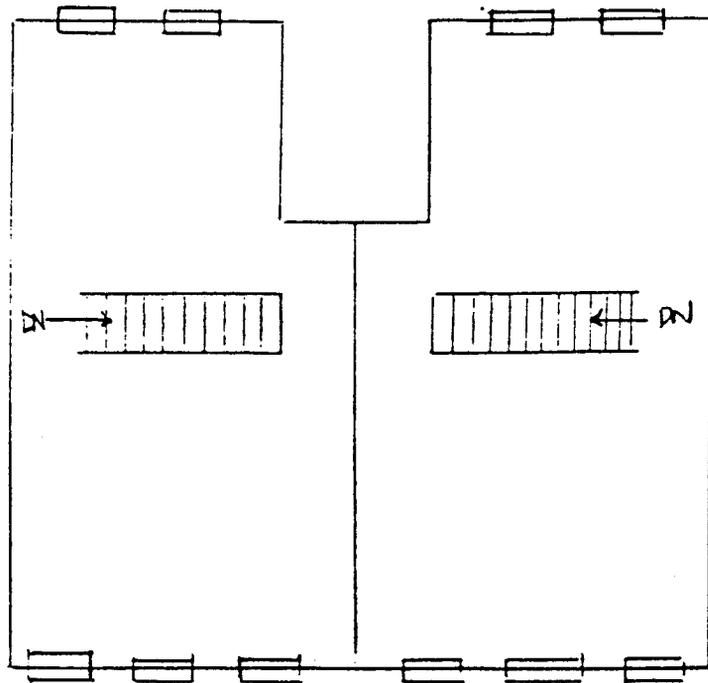


14-16 ELOISE STREET  
FIRST FLOOR



14-16 ELOISE STREET  
SECOND FLOOR

THIRD FLOOR  
UNSTABLE/  
INACCESSIBLE



14-16 ELOISE STREET  
THIRD FLOOR