

1223-²⁵~~35~~ FEDERAL STREET (House)
Pittsburgh
Allegheny County
Pennsylvania

HABS No. PA-6203

HABS
PA
2-PITGH,
84-

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

HISTORIC AMERICAN BUILDINGS SURVEY

1223-25 FEDERAL STREET (HOUSE)

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Location: Pittsburgh, Allegheny County, Pennsylvania

USGS Pittsburgh West Quadrangle
Universal Transverse Mercator Coordinates:
17.584190.4478900

Significance: 1223-25 Federal Street is representative of the commercial buildings that fronted on this section of Federal Street in Allegheny by the 1890s.

Description: This brick building consists of two two-and-a-half story, two bay row buildings set directly on the sidewalk on the west side of Federal Street and attached to the north and the south. It measures 33' 4" across. It appears to have been built as part of a trio that also included 1227 Federal Street, which retains more of its original integrity. The gable roof at 1223-25 is pierced by interior end chimneys at both north and south, as well as two gable roofed dormers with single double hung sash windows. While the sides of the structure are of red brick, the fronts were collectively refaced with yellow brick, a simple corbeled cornice, and double hung replacement sash windows with stone lintels and sills, probably c.1920-1935. The first floor commercial fronts were significantly altered at a subsequent undetermined date. At the rear (west) is a one story concrete block addition.

The first story contains commercial space, and interior stairs lead to the residential spaces above. The interior space was under renovation when the building was acquired by the Urban Redevelopment Authority of Pittsburgh, and the original plan and detailing on the first and second floors have been completely altered, including new drywall, tile, windows, and wiring. The third floor and basement are inaccessible. The rear yard is too tight to permit photography.

History: Based on map research, 1223 Federal Street is believed to have been built c.1874-1884. The Day and Cramer map of Allegheny in 1851 suggests that little actual construction then had taken place in the Federal-Eloise-Reddour and Pernod Streets block. The first period of major construction along Federal Street between today's Pernod Street (earlier called Margaret Alley, then West Pearl Street) and Eloise Street (earlier Benton, then Ellsworth Alley) was between 1850 and 1872, a time of rapid urban population growth in Pittsburgh and Allegheny. By 1872, as the G. M. Hopkins atlas shows, a nearly solid mass of buildings fronted on Federal Street. The division and orientation of lots within the block remained little changed until more recent years. One long-time owner of property in this block was Samuel B. Grove, who, by 1872, owned three residences or stores fronting on Federal Street at the corner of Federal and Pernod; one of these included a building at today's 1223-25 Federal Street. He also owned property along Pernod Street. Grove's buildings were possibly demolished by the fire of July 4, 1874 that destroyed some four acres and 199 buildings between Sampsonia Street on the north and Eloise Street on the south. The fire occasioned massive re-building in the block, and by 1884, no fewer than nine stores (including four grocery stores) and a cigar factory (near the corner of Federal Street and Eloise) fronted on Federal Street in this area of Allegheny. In addition to brick row houses and both two-story and three-story stores, lumberyards were also a feature of the urban landscape in this part of Allegheny during the 1880s. After the 1874 fire, Grove apparently rebuilt his Federal Street buildings as the 1890-1891 G.M. Hopkins atlas shows that the store at 1223-25 Federal Street (then 237-1/2 Federal) was part of his larger property holdings that then included three stores on Federal Street and four rowhouses at Nos. 9, 11, 13, and 15 Pernod Street. By 1925, the G.M. Hopkins atlas indicates that 1223-25 had been sold to another owner, named Eidewier. African-American, Italian,

and eastern European immigrants now predominated among the neighborhood's residents, and older, more established families abandoned the inner city for newer suburbs, a process facilitated by the greater availability of the personal automobile after the 1920s. Many of the new arrivals were too poor to own their own homes and thus rented property. Only 20 percent of all housing units in the Central Northside neighborhood were owner-occupied by 1940. The Urban Redevelopment Authority obtained the property in May 1996.

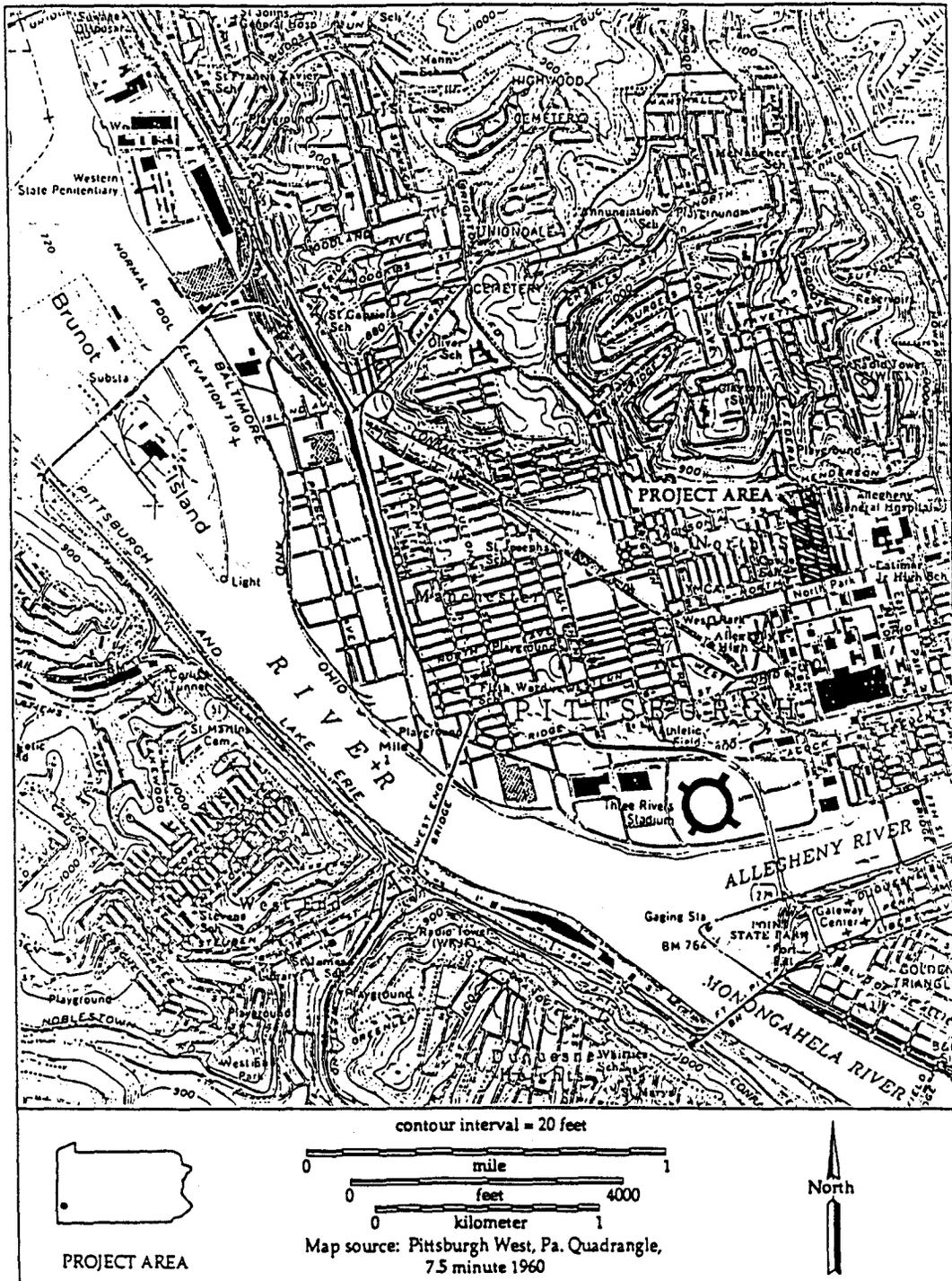
The three-block Federal North Redevelopment Area in the Central Northside Historic District of Pittsburgh, Pennsylvania, was certified in 1989. In 1995, Pittsburgh adopted a redevelopment plan for this neighborhood. In consultation with the Pennsylvania State Historic Preservation Officer (PASHPO) and 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 building at 1223-25 Federal Street is located in Block # 2.

Sources:

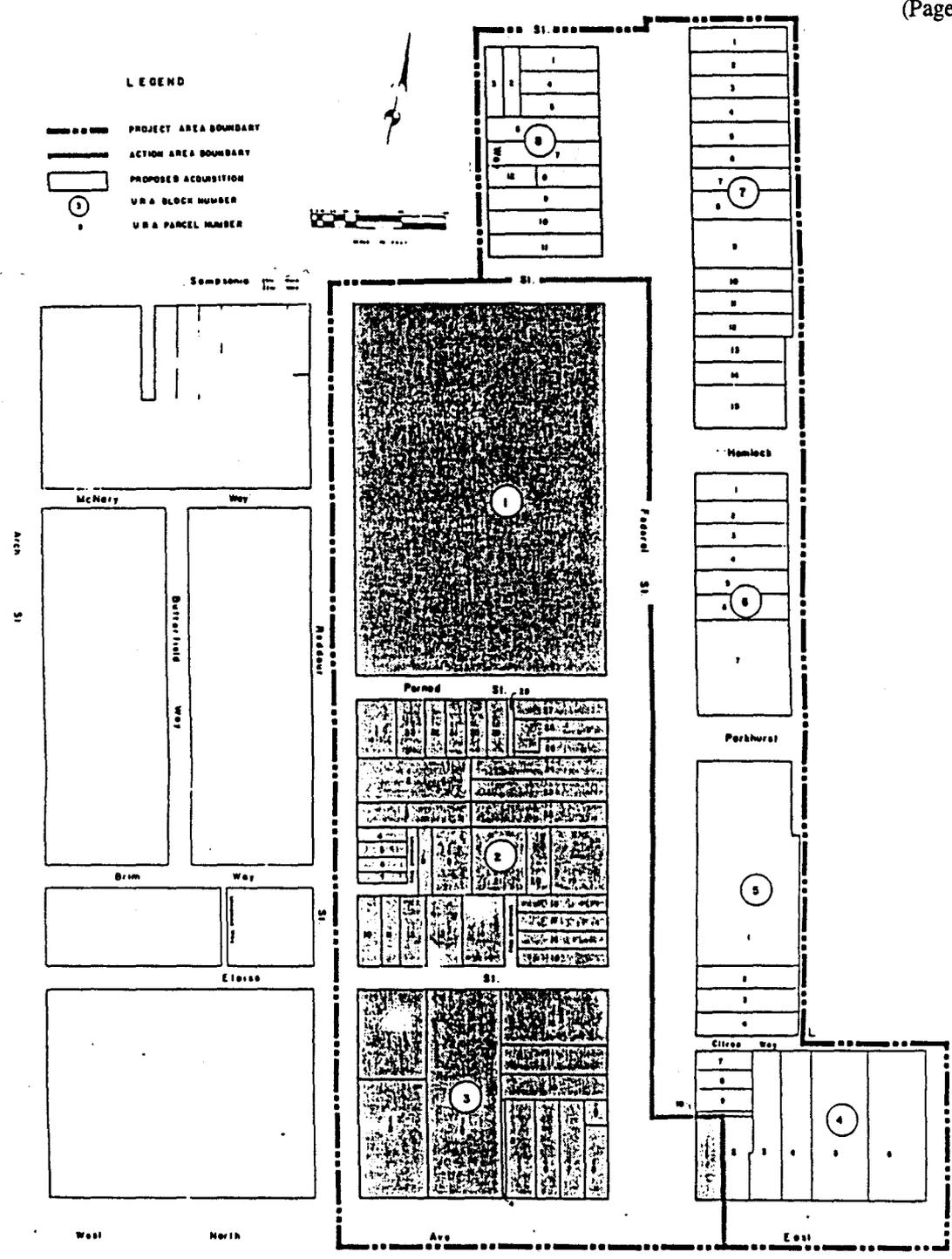
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Historians:

- Ronald C. Carlisle, Ph.D, and Eliza Smith Brown
Brown Carlisle & Associates, Inc.
March 1997



Location of the Federal North Redevelopment Area in Pittsburgh, Pennsylvania. Source: USGS Pittsburgh, West 7.5 minute quadrangle map. After Millis (1995: 2, Figure 1).



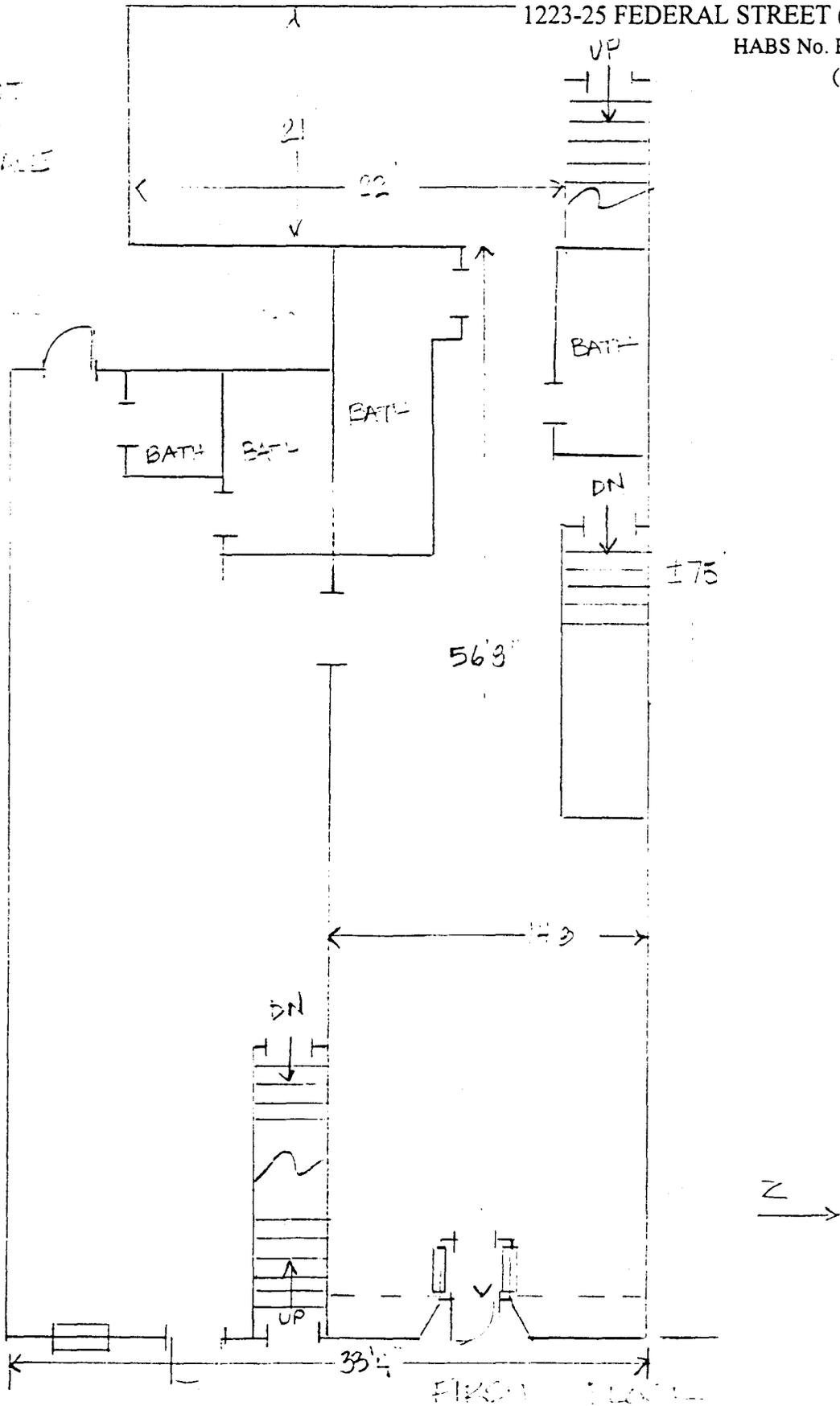
Federal North Redevelopment Area plan in the Central Northside neighborhood of the City of Pittsburgh, Pennsylvania. The subject building is located in Block 2 of the project. Source: Urban Redevelopment Authority of Pittsburgh.

1223-25 FEDERAL STREET (House)

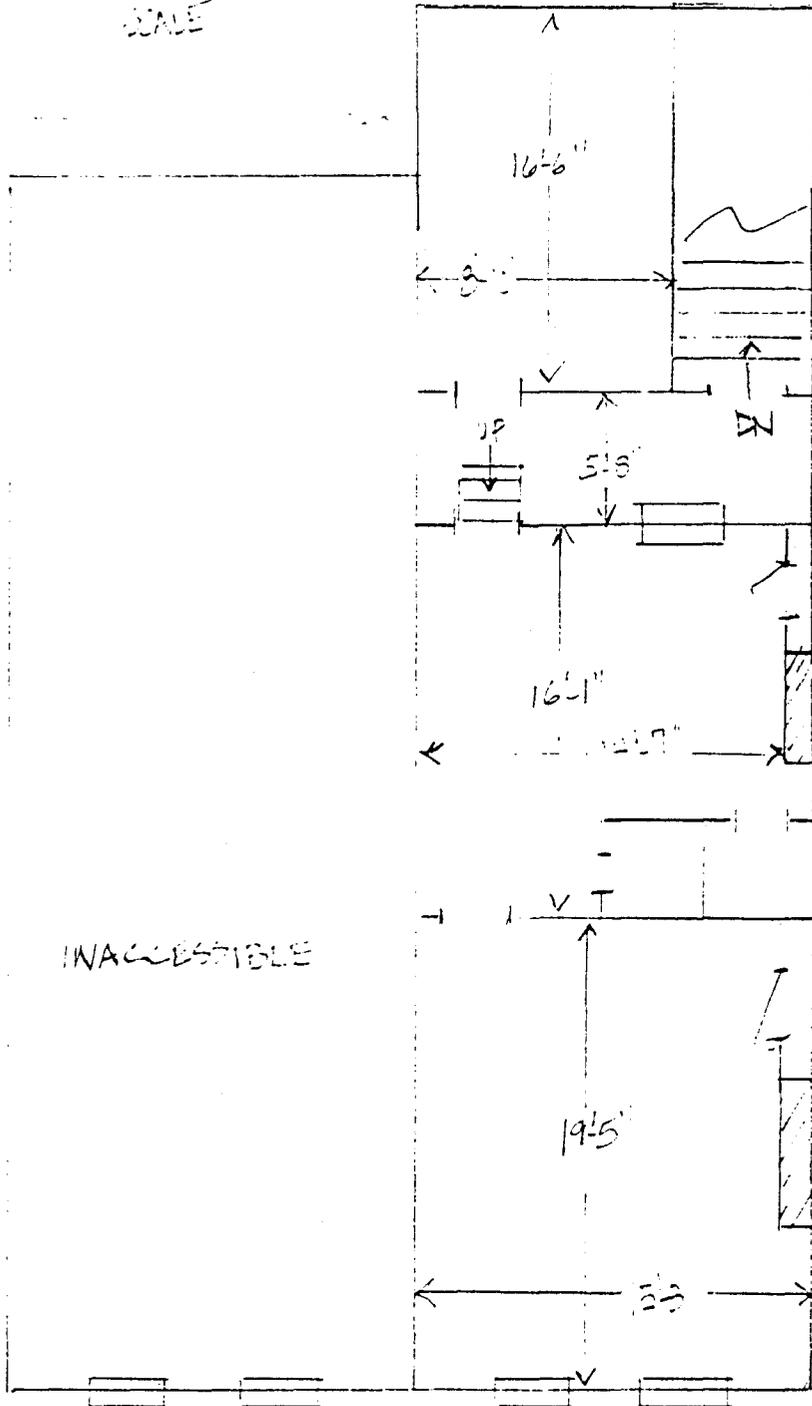
HABS No. PA-6203

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