

**NOMINATION OF THE EWALT HOUSE
TO BE DESIGNATED AS A CITY HISTORIC LANDMARK**

CITY COUNCIL REPORT



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EWALT HOUSE - HISTORIC NOMINATION STAFF REPORT

Name of Property Ewalt House
Address of Property 186 Home Street
Property Owner Erik Rupert
Nominated by:..... Keith Cochran
Date Received:..... December 3, 2019
Parcel No.: 80-P-222
Ward:..... 9th
Zoning Classification:..... R1A-VH
Neighborhood..... Lawrenceville
Council District:..... 7 – Gross

FORMAL ACTION REQUIRED BY THE HISTORIC REVIEW COMMISSION:

1. Act on the Preliminary Determination of Eligibility for Historic Designation (6 January 2020)
2. Conduct a public hearing for the Historic Designation (5 February 2020)
3. Review the Report prepared by staff for the property in question, and make a recommendation to the City Council on the Historic Designation (5 February 2020)

FORMAL ACTION REQUIRED BY THE PLANNING COMMISSION:

4. Conduct a public hearing for the Historic Designation (25 February 2020)
5. Review the recommendations of the Historic Review Commission and make a recommendation to the City Council on the Historic Designation (10 March 2020)

FORMAL ACTION REQUIRED BY THE CITY COUNCIL:

6. Conduct a public hearing
7. Review the recommendations of the Historic Review Commission and the City Planning Commission and take action on the Historic Designation

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FACTS

1. On 3 December 2019, the staff of the Historic Review Commission received an application for the nomination of the Ewalt House to be designated as a City Historic Structure.

2. **Description of the Ewalt House** (as extracted from the nomination form)

This two-story hip-roofed Greek Revival house is constructed of red brick laid up in common bond. The main façade is five bays wide and is topped with a prominent wood cornice projecting over a brick dentil course and wide brick entablature band across the width of the house. The entablature is supported by broad brick corner pilasters. Later brick infill suggests that a wood belt course molding may have formerly divided the entablature into frieze and architrave sections; also wood capitals at the tops of the pilasters appear to have been removed and replaced with flush brick infill. Brick entablature and pilasters are repeated on remaining three building elevations.

Second story front window bays are supported by simple wood lintels set flush with masonry and projecting wood sills. First story front window lintels are trimmed with simple wood molding; projecting wood sills are similar to those on second story windows. All windows have replacement sash smaller than original opening and set in flush wood infill.

The central front entrance on the first floor is protected by a later hip-roofed porch with wrought iron supports at the front corners. The entrance door and surround appear to be a later alteration. Steel half-light door is flanked by broad wood pilasters with wooden bullseye ornaments which support a Georgian-style broken pediment with modillion ornament.

The east elevation repeats framing brick entablature and pilasters from main elevation; contains a single small window on left side of first floor, which appears to be a later alteration.

The west elevation repeats framing brick entablature and pilasters from main elevation; two bays on left side of each story have window openings similar to front elevation, including later infill.

The rear elevation repeats framing brick entablature and pilasters from other elevations. Original composition appears to have been four window bays at second story with lower smaller window at central bay stair landing. Enclosed later wood rear porch obscures the first floor windows and door openings. A later concrete block garage addition at basement level is entered from the alley at Antwerp Way.

3. **History of the Ewalt House** (as extracted from the nomination form)

Samuel Ewalt received the title to a tract of 263 and 1/8 acres in what is now Central Lawrenceville by patent deed dated April 20, 1787. The tract of land extended between present day 43rd Street (known as Ewalt Street before Lawrenceville was incorporated into the city of Pittsburgh in 1868) and 47th Street, and from the bank of the Allegheny River uphill to an area in the vicinity of the present Lawrenceville-Bloomfield border.

When Ewalt acquired the property, and for the next few decades, the immediate area was a sparsely populated section of Pitt Township. The town of Lawrenceville was founded in Pitt Township in 1814, but its settled area extended along Butler Street only between 38th and 41st streets.

The mansion was built before 1840 deduced from Samuel Ewalt's last will and testament filed in 1841, "I give and bequeath to my granddaughter Anna H. Irwin, the house and three lots in Lawrenceville adjoining my meadow" and by the attached maps. While there are no concrete dates for the construction of the house, one article places the Ewalt Mansion even earlier. In *Old-Time Landmarks*, written for the Pittsburgh Dispatch in 1889, the author describes Lawrenceville's historic houses.

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“...known in olden times as the Bayard mansion, was built in the year 1806, Reuben Miller, Sr., having done the stone work. This, with the Ewalt mansion, which still stands on Forty-fifth street, near Butler,... were the principal landmarks in that section of the three-quarters of a century ago.”

The mansion's grounds extended from Butler Street to the Allegheny River. Anna H. Irwin died in Philadelphia while owning the mansion. 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 the large rear, wooden section of 186 Home Street between 1890 and 1893. In 1887, John D. McCord, surviving executor of the last will and testament of Anna H. Irwin conveyed 186 Home Street to Charles Bickel for \$5,000. The property is now four lots: 202, 203, 204, and 205.

Charles and his wife, Emma Bickel moved to Fisk Street, near Davison Street in 1890. The couple sold 186 Home Street to William J. Zahniser in 1890. William J. Zahniser was involved in local politics, sitting on Council for the 17th Ward in 1896 till moving to Oakmont, Pennsylvania in 1903.

William J. and Anna M. Zahniser conveyed 186 Home to John W. Kirker for \$9,000 which went under a Sheriff's sale to Braddock Trust Company for the interest of John W. Kirker in 1902. Harry and Eva B. Jones purchased the property in April of 1904 for \$6,500 but it seems the couple were unable to continue payment on the mortgage and under the writ of Fieri Facias, the Jones had to pay Braddock Trust in full by the first Monday of March, but “had no goods or chattels in my bailiwick to satisfy said execution.” It appears the Jones tried to supplement income by letting “large front rooms, in a mansion... at 186 Home St.”. The property was conveyed back to Braddock Trust Company in 1908. Annie Cain, wife of W.A. Cain, purchased the home in April 1906 for \$5,300. In October 1907, 186 Home Street was sold to Antonina A. Glinski for \$8,440.

Once again 186 Home was under Sheriff's sale, in December of 1917, the Sheriff conveyed the property to Anthony Smelsz for \$701.81. It appears that Mr. Smelsz did not reside in 186 Home Street but instead rented it out to Francis D. Detmer, organist. (R.L. Polk & Co. Directory of Pittsburgh 1919) The house was then sold to the Szelong in September 1923.

W.J. and W.M. Szelong held the deed until September of 1945 and the American Union Polish Brotherhood of St. Joseph purchased the property. This began many years of community groups gathering within 186 Home Street. A variety of groups used St. Joseph's Union Hall, from the VFW to the North Side Combine, a racing pigeon organization and a social club called the “Hide Away Bar”.

In May of 1975 the home was conveyed to the Alliance of Poles of America Circle No. 7 to be used as their home office, for \$8,000. The property once again became a family home being sold to George F. and Charles G. Rupert on October 19, 1977 for \$25,000 to then be conveyed on April 20, 1989 to George F. and Eric G. Rupert (father and son) for \$1.

In a historic account of another early settler, George Plumer, member of the U.S. House of Representatives from 1812 to 1815, Mr. Plumer details his father's settlement of lands along the Allegheny River, near the City of Pittsburgh, “100 feet from where the ‘old Ewalt Mansion’ now stands.” (Hon. George Plumer, The Remarkable Career of a Remarkable Man). As one of the last remaining structures built by Pittsburgh settlers, 186 Home Street is truly a landmark now as it was almost 200 years ago.

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4. Significance of the Ewalt House *(as extracted from the nomination form)*

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. The nominator is of the opinion that the Ewalt House meets several of the criteria as follows.

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;

186 Home Street was the home built for Samuel Ewalt and his wife, Anna Harris of the Harrisburg founding family, who were married in 1773 (*History of Pittsburgh and Environs*). Ewalt was born in 1750 and died in 1847, buried in the Allegheny Cemetery. Through his actions and landholdings, Mr. Ewalt was a founding figure for the City of Pittsburgh and Lawrenceville.

According to *A Traveler's Guide to Historic Western Pennsylvania*, Samuel Ewalt owned a house with a tavern on the north east corner of Market and Water Street and was one of the earliest merchants in the city district, owning a block of land on Market Street. As shown on the earliest maps of Pittsburgh pre-1787. His land holdings may also connect him with the story behind the birth of the University of Pittsburgh.

Mr. Ewalt is mentioned in the following article, recounting H.H. Brackenridge telling a story from 1787, with an article in the *Pittsburgh Weekly Gazette*. Samuel Ewalt was the landowner who relinquished his right to a Penn Land Grant called "Ewalt's Field" to house the Pittsburg Academy, now known as the University of Pittsburgh.

In the *The History of Allegheny County*, it describes the groundwork used in laying the plans for the City of Pittsburgh. The author tells of Mr. George Wood Sr., using Samuel Ewalt's house, which stood at the corner of Market and Wood, to repeatedly use it as a marker in laying out prominent city streets like Liberty, Market and Wood (*History of Allegheny County, Pennsylvania...*).

Mr. Ewalt was involved in local politics and social events. Mr. Ewalt was the first sheriff for Allegheny County from 1792-1795 (*History of Pittsburgh and Environs*, pg 35). Running as a Democratic Republican, he sat in the State House of Representatives during the early 1800s from Allegheny County. (*History of Beaver County, Pennsylvania...*pg 233). According to the *Pittsburgh Gazette* on July 19, 1836, there are accounts from a Fourth of July celebration with dignitaries speaking, the crowd gathered in a "delightful grove near Samuel Ewalt's spring" with Mr. Ewalt in attendance.

The house at 186 Home was the Ewalt homestead that, at the time, was in farmlands outside the city in the early days of Lawrenceville's development, as shown by this excerpt from *The Western Pennsylvania Historical magazine: Volume 5, Earlier Lawrenceville* by Rev. Edward M. McKeever,

"After reading or hearing such descriptions of the Lawrenceville District one can hardly help exclaiming what an attractive and desirable locality to have had a home in! Such was the spot where the map I have shows what might be called the nucleus, or beginning of Lawrenceville.

It is taken from the Warrantee Atlas, page 9, in the Recorder's Office of Allegheny County, and from W. B. Foster's Plan of Lawrenceville. They show about three hundred acres of farm

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land, divided as follows, among five holders: Conrad Winebiddle, patented “Good Liquor” in 1787. Samuel Ewalt, patented

“Belle Fontaine” (Beautiful Fountain) in 1787. ...All these farms lay east of Two Mile Run, except that of James O’Hara, part of which lay west of it; and the most of them seemed to have been north of where Butler St. is now and stretched along the Allegheny River.”

The Ewalt name was well known in Pitt Township. He provided lands during this time for burials, pre-dating the formation of Allegheny Cemetery. With 43rd Street formerly known as Ewalt Street, the main bridge over the Allegheny River during this time was called the Ewalt bridge, only to be replaced in 1924 by the Washington Crossing Bridge on 40th. Samuel Ewalt made a significant contribution to the development of Lawrenceville and the settlement of Pittsburgh.

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

The Ewalt House, one of the few remaining antebellum country houses which once lined Butler Street, is an example of Greek Revival brick domestic architecture. It is characterized by its five-bay symmetry and massively-scaled brick Doric entablature and corner pilasters. Ghost images of missing wood frieze moldings and pilaster capitals indicate that house as originally constructed (and as potentially restorable) was an architecturally sophisticated treatment of the classical orders.

The house is contemporary with, and comparable to, such significant Pittsburgh Greek

Revival structures as the Mowry House on Carnegie Street, the Croghan-Schenley Mansion “Pic-Nic” in Stanton Heights, and the Wilkins Mansion “Homewood” in Point Breeze. The latter two buildings have been demolished.

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.*

The home is associated with the settlement of the Lawrenceville neighborhood and therefore, the City of Pittsburgh. The Ewalt Mansion is one of the few remaining residential structures along Butler Street predating Lawrenceville’s annexation into the City of Pittsburgh in 1868.

Note: The 2019 Lawrenceville National Register Historic District nomination listed the Ewalt House as a contributing resource to the historic district and as a potential individually-listed National Register property.

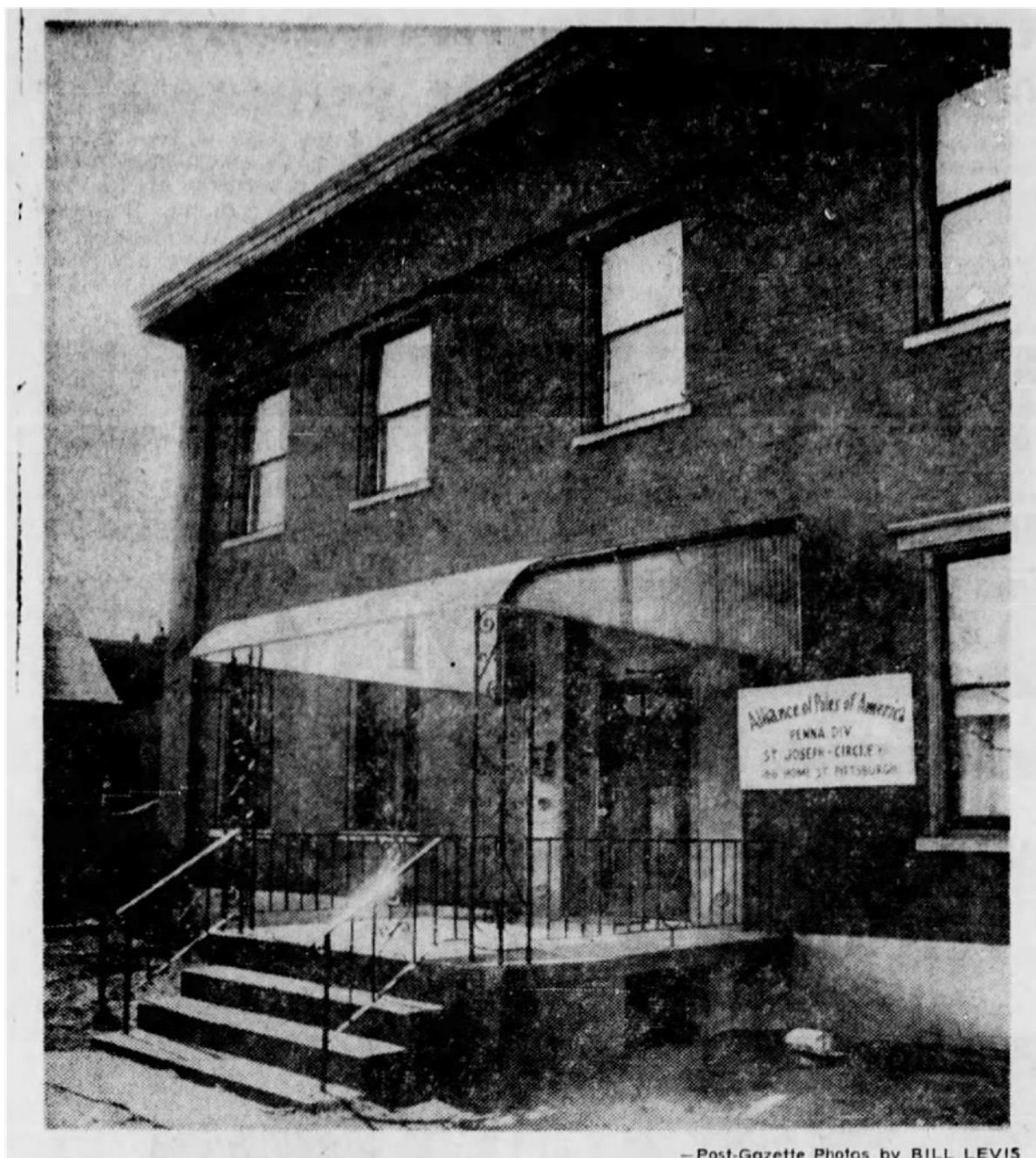
5. Integrity

The Ewalt House maintains integrity of location: it has not been moved since it was constructed, it is situated on a lot which provides landscaped front and side buffer areas which reflect its historic role as a rural estate, and portions of early cast iron fence survive at the perimeter of the property. Although the house has undergone some alterations, which are noted in the description above, it maintains substantial integrity of design, materials, and workmanship both on its exterior and interior. The original roof form and masonry are well preserved, as are most original window and door openings. Significant interior woodwork is also preserved, including the main staircase.

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6. Photos



—Post-Gazette Photos by BILL LEVIS

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7. Maps

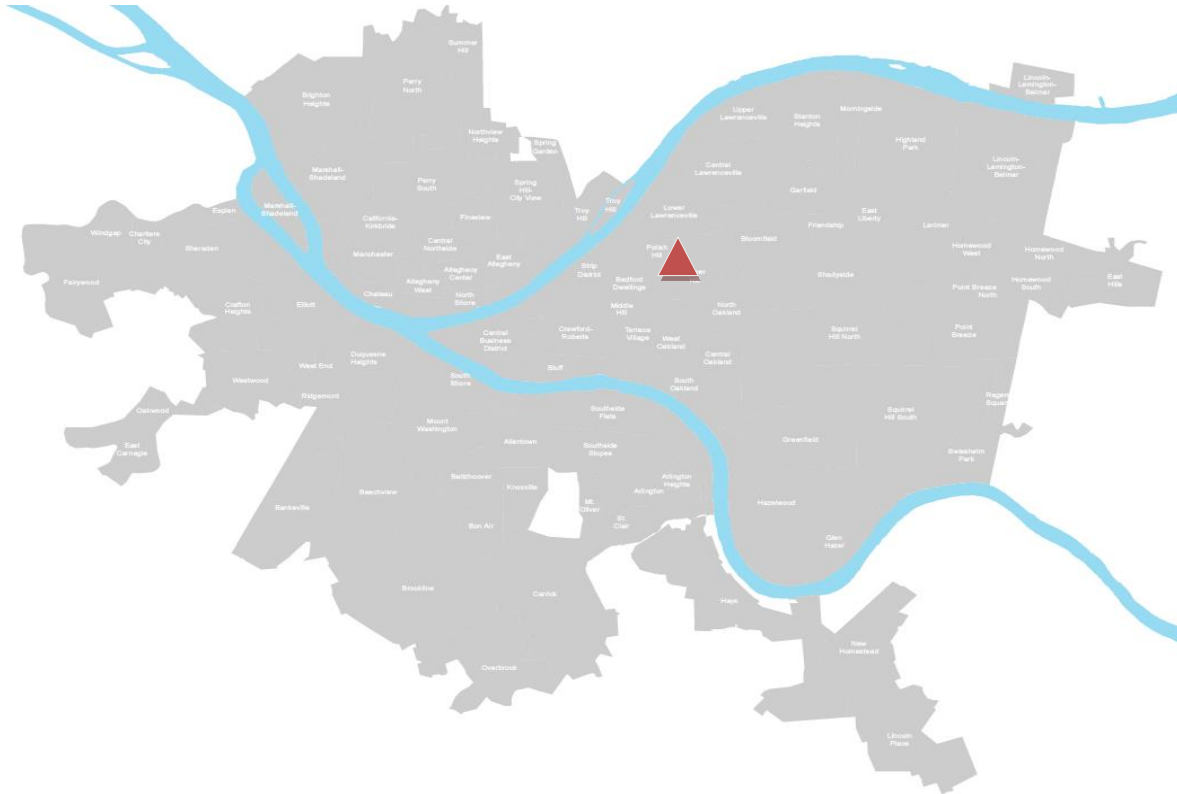


Figure 5: Samuel Ewalt Homestead Plate 9. Warrantee Atlas of Allegheny County,

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8. Recommendation of the Historic Review Commission

The Historic Review Commission held a public hearing regarding the designation of the Ewalt House. On February 5, 2020 the Commission voted to recommend to City Council that it designate the Ewalt House as historic.

9. Recommendation of the City Planning Commission

The City Planning Commission held a public hearing regarding the designation the Ewalt House. On March 10, 2020 the Commission voted to recommend to City Council that it designate the Ewalt House as historic.

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10. Meeting Minutes

HRC MINUTES – JANUARY 6, 2020 – PRELIMINARY DETERMINATION HEARING

**NOMINATION OF THE EWALT HOUSE
TO BE DESIGNATED AS A CITY HISTORIC LANDMARK**

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Pittsburgh HRC – January 6, 2020

***Ewalt House
186 Home Street***

Historic Nomination

Owner:

Erik G. Rupert
186 Home Street
Pittsburgh, Pa 15201

Ward: 9th

Lot and Block: 80-P-222

Inspector:

Nominator:

Keith Cochran
5134 Carnegie Street
Pittsburgh, Pa 15201

Council District: 7th

Nomination Received: 12/3/19

National Register Status: Listed: Eligible:

Proposed Changes: Nomination for historic designation.

Discussion:

1. Ms. Quinn shows photos and makes a short presentation on the property. She states that the nominator found that the property is significant under Criterion 2, Criterion 3, and Criterion 7. She states that staff finds that Criterion 3 and Criterion 7 do not apply based on what was provided in the nomination, although more research could have been done to support them. She states that the property does retain integrity.
 2. Ms. Aguirre asks for public comment and explains that the owner and nominator may speak as well and may be allowed more time. Other testimony will be held to three minutes.
 3. Mr. Keith Cochran steps to the podium; he is the nominator of the property. He reads a statement prepared by Lawrenceville Stakeholders, a copy of which was received by staff and distributed to the Commissioners as well. He states that the nomination does satisfy the criteria for designation and integrity as outlined in the ordinance. He also speaks about the history of the neighborhood's outreach to the owners and the owners' current opposition.
 4. Ms. Aguirre asks for testimony from the owners.
 5. Ms. Beth Rupert steps to the podium; she is the wife of Eric Rupert under whose name the house is listed. She states that although it is listed in her husband's name, he does have brothers and sisters that have a say as well. She talks about the many issues they had with finding buyers as well as the structural issues with the house especially after a severe weather event in the fall. She asks that the Commission consider the difficult position that this has put the family in.
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6. Mr. Eric Rupert steps to the podium; he is the owner of the house. He states that he was hopeful that someone would be able to restore the property, but he states that the structural issues are too severe. He states that they have provided a structural engineer's report outlining the issues.
 7. Mr. Gary Kalmeyer steps to the podium; he is the lawyer representing the owner. He speaks about the documentation provided on the structural conditions.
 8. Ms. Quinn notes that the Commissioners are only allowed to consider the ten criteria for designation as well as integrity, which is not structural integrity but historic integrity.
 9. Mr. Kalmeyer states that the house has been severely altered. He also states that he doesn't believe that Mr. Ewalt was significant enough of a historic figure to warrant the nomination.
 10. Ms. Aguirre asks for public testimony and asks that the comments be focused on the criteria for significance as much as possible.
 11. Mr. Bill Joyce steps to the podium; he is a resident of Lawrenceville and an architect who has worked on historic properties. He speaks about the significance of the architecture of the house and offers his support for the nomination.
 12. Mr. Brian Mendelsohn steps to the podium representing the Lawrenceville Historic Society. He talks about the significance of Mr. Ewalt as well as the building itself and offers the Society's support for the nomination.
 13. Mr. Falcone asks about the badges being worn by some of the attendees and it is noted that they say "Preserve Lawrenceville".
 14. Ms. Angelique Bamberg steps to the podium; she states that she was part of the team that prepared the nomination of the Lawrenceville National Register nomination. She speaks about the significance of the building as exemplifying a different era in Lawrenceville as well as an example of the Greek Revival style which is rare in Pittsburgh. She offers her support for the nomination.
 15. Mr. Eric Kukura steps to the podium. He is the owner of some of the adjoining properties and has experience with the historic review process. He states that he was interested in purchasing this property and had the financial means to do so, but his calls were not returned until two years later. He talks about the uniqueness of the house and property and the story it tells about the neighborhood. He offers his support for the nomination.
 16. Ms. Abby Rae LaCombe steps to the podium representing Councilwoman Deb Gross. She states that the Councilwoman would like the nomination to be fully investigated and a hold placed on further work, as once a house this old is gone there is no way to get it back.
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17. Ms. Jill Joyce steps to the podium, she is a resident of Lawrenceville and an architect. She agrees that it is architecturally significant and has retained integrity considering its age. She states that she did have a chance to go inside and it did not seem as structurally unsound as was stated, and she believes that the changes to the outside are reversible. She states that it is a good candidate for nomination and restoration and offers her support for the nomination.
 18. Ms. Melissa McSwigan steps to the podium representing Preservation Pittsburgh. She offers their support for the nomination.
 19. Mr. Karamagi Rujumba steps to the podium representing PHLF. He states that they believe that the house is significant, but they are also cognizant of the effect of third-party designation and issues around property rights. He states that aside from these issues they do support the nomination.
 20. Mr. John Axtell steps to the podium, he is a resident of Lawrenceville, a member of Lawrenceville Stakeholders, and an architectural historian. He talks about architectural significance and states that this building does retain significance and integrity. He offers his support for the nomination.
 21. Ms. Aguirre asks for additional public comment; there is none. She asks for comments from the Commissioners.
 22. Ms. Quinn reads the emails received in support of and against the nomination into the record.
 23. Ms. Aguirre asks for comments from the Commissioners.
 24. Mr. Green clarifies that a demolition permit has not been issued for the property; it was received and is still under review due to the historic nomination being received.
 25. Mr. Falcone asks if he can ask questions of the people that provided testimony. He asks Ms. Bamberg to speak to the integrity of the house since her testimony did touch on that specifically.
 26. Ms. Bamberg steps back to the podium and states that she believes that the house retains enough integrity to convey its significance. She states that it is common for a building of this age to have been altered, but this house has not been altered beyond recognition and still retains significant features such as its massing and window placement.
 27. Mr. Falcone asks Ms. McSwigan to speak on Anna Harris, who she mentioned in her testimony.
 28. Ms. McSwigan steps back to the podium and states that what she know is mostly based on the nomination, but Anna Harris was married to Samuel Ewalt and part of the founding family of Harrisburg.
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29. Mr. Hill is interested to know what her relationship is to that family.
 30. Ms. Rupert states that she can also provide the house history that her family has, which contradicts some of the testimony that was given.
 31. Mr. Falcone asks Ms. Quinn to go over what the Commission is able to look at and what their responsibility is today.
 32. Ms. Aguirre states that the purpose of the meeting is just to determine nomination viability, and she thanks everyone that spoke and has noted the overwhelming passion for the property in the room as well as the concerns that were raised. She believes that enough information has been provided to continue the review of the property.
 33. Ms. Quinn reads from the ordinance outlining what the Commission's task is today and what the results of the vote will be. She states that either way they vote, the property can't be demolished.
 34. Ms. Rupert raises concerns that they filed for a demolition permit before the historic nomination was filed.
 35. Ms. Loysen states that the issue for her is if the nomination dooms the building as much as a demolition permit would. She is concerned that if no one steps up to restore it as it should be, it will disintegrate.
 36. Mr. Snipe agrees and states that they have examples of that happening. He states that the nomination may have an adverse effect on the value of the property.
 37. Ms. Aguirre states that the possibility is not theirs to decide today. She states that the main question is if there is enough information to accept the nomination and continue to research. She states that once the building is gone it can't be brought back. She also states that she has issues with questioning the importance of Mr. Ewalt himself, as we all build history and it is important to recognize the people that built the communities we live in. She states that she is curious to learn more about the history and about Anna Harris.
 38. Mr. Falcone agrees that there is potential and he states that Criterion 2 is the strongest. He would also like to learn about Ms. Harris as well as more information about the other criteria.
 39. Ms. Quinn reminds the Commissioners that City Council will make the ultimate decision, and what they are doing is making a recommendation.
 40. Mr. Hill states that he feels they need a bit more time to review what was said today and do more research.
 41. Ms. Aguirre states that this is a challenge but hopefully can also be an opportunity. She asks for a motion.
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Motion:

1. Mr. Falcone moves to accept the nomination on the basis that there is enough information presented to do so.
 2. Ms. Loysen seconds.
 3. Ms. Aguirre asks for a vote; Ms. Aguirre, Ms. Loysen, Mr. Hill, and Mr. Falcone are in favor, Mr. Snipe is opposed, and Mr. Green abstains. Motion carries.
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HRC MINUTES – FEBRUARY 6, 2020 RECOMMENDATION

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Pittsburgh HRC – February 5, 2020

***Ewalt House
186 Home Street***

Historic Nomination

Owner:

Erik G. Rupert
186 Home Street
Pittsburgh, Pa 15201

Ward: 9th

Lot and Block: 80-P-222

Inspector:

Nominator:

Keith Cochran
5134 Carnegie Street
Pittsburgh, Pa 15201

Council District: 7th

Nomination Received: 12/3/19

National Register Status: Listed: Eligible:

Proposed Changes: Nomination for historic designation.

Discussion:

42. Ms. Spooner makes a short presentation on the property. She states that the nominator found that the property is significant under Criterion 2, identification with significant person or persons, Criterion 3, exemplification of a distinguished architectural type, style, or design, and Criterion 7, association with important aspects or events in cultural or social history, and that the property does retain integrity.

43. Ms. Aguirre asks for comment from the nominators.

44. Mr. Bill Joyce steps to the podium representing Lawrenceville Stakeholders and the nominator Keith Cochran. He speaks about the history of the property and its owners. He speaks about the criteria for designation and the retention of integrity. He addresses the structural survey and states that structural issues and feasibility of restoration are not issues that should be addressed today. He states that this nomination represents a unique opportunity for Lawrenceville to celebrate its history.

45. Ms. Aguirre asks for comment from the owners.

46. Ms. Beth Rupert steps to the podium; she is the owner of the property. She states that there is no proof that Mr. Ewalt owned the house or what the construction date was. She also states that the estate was divided and they only own a few lots out of that original estate. She also questions the significance of Mr. Ewalt as a historical figure. She states that the condition of the house is a serious safety concern and has been turned down by buyers because of the poor condition.

47. Mr. Keith Cochran states for the record that they did speak to the former owner

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before he passed away.

48. Ms. Aguirre asks for public comment.

49. Ms. Anne Davis steps to the podium; she is a resident of Lawrenceville. She presents a rendering of the house as it would look restored and states that it would be recognizable to these people of the past if they were alive today. She also presents comments from Ms. Lynn Lewandowski who was unable to attend. Her comments address the importance of the building to the Polish American community. Both offer their support for the nomination.

50. Ms. Jill Joyce steps to the podium; she is a resident of Lawrenceville and an architect. She speaks to the expertise of the architects interested in preserving this house as well as the marketability of the house. She offers her support for the nomination. She also reads a letter of support for the nomination from William Barron who was unable to attend.

51. Mr. Matt Stuckey steps to the podium; he is part of the group that was under contract to buy the property. He states that when they went before the Zoning Board, the neighborhood opposed the specific plans but not the demolition itself, so he questions the timing of the nomination.

52. Ms. Angelique Bamberg steps to the podium. She speaks about her experience on the State Preservation Board and feels that this property can stand with other nominated properties across the state. She speaks about the National Register nomination for Lawrenceville and the findings on this property. She states that this hearing should be confined to the historical and architectural merits of the building, and she will keep her comments to those criteria. She speaks about the history and significance of the property especially as paired with the Mowry House. She offers her support for the nomination.

53. Ms. Melissa McSwigan steps to the podium. She speaks about the importance of Mr. Ewalt as well as his wife Anna Harris and offers her support for the nomination. She also presents a letter of support for the nomination from Lawrenceville United.

54. Mr. Falcone moves to adjourn for 5 minutes.

55. Mr. Green seconds.

56. All are in favor and meeting is adjourned.

57. Ms. Aguirre calls the meeting back to order.

58. Ms. Mary Coleman steps to the podium. She states that she was at the Zoning and clarifies that Lawrenceville Stakeholders never supported demolition.

59. Mr. Joe Casey steps to the podium. He gives more detail about the Zoning hearing.

60. Ms. Aguirre closes public testimony. She asks for comments and questions from

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the Commissioners.

61.Ms. Quinn suggests that they start with the ten criteria.

62.Mr. Green asks if they have copies of the information that Ms. Rupert provided.

63.Ms. Aguirre states that they do have the history.

64.Ms. Quinn states that based on what she found at the Recorder of Deeds, the history that Carol Peterson and Ms. Bamberg seems correct.

65.Mr. Falcone restates that the Commission's purview is limited to the ten criteria and integrity, and although there is a lot going on, there will be more hearings and more bodies reviewing the nomination that will be able to look at other issues.

66.Mr. Hill clarifies that City Council will have the final say.

67.Mr. Falcone reads from the criteria from the nomination. He states that he generally agrees with the nomination and feels that Criterion 2 is strong and Criterion 3 is the strongest. He states that based on the testimony other criteria could possibly be considered, but they don't have enough information to do that today. He talks about some of the history from the nomination.

68.Ms. Aguirre comments on the fact the he said Criterion 7 had not been fully met.

69.Mr. Falcone elaborates on his reasoning.

70.Ms. Loysen comments that Criterion 7 could be related to the building's significance in the Polish community, although it was not in the nomination.

71.Mr. Falcone states that he feels that that connection could be developed.

72.Mr. Hill states that he feels that Criterion 3 is the strongest of the criteria.

73.Ms. Loysen states the Criterion 2 and 3 seem strong.

74.Ms. Aguirre states that she reviewed everything that was said and received and states that although there has been some emotional testimony, the Commission should just look at just the facts and what has been presented. She states that cost can't be taken into consideration today. She states that Criteria 2 and 3 are the strongest. She states that she is torn about Criteria 7.

75.Mr. Hill states that he thinks Criterion 3 is strong enough that it overrides the divided feelings on Criterion 2.

**NOMINATION OF THE EWALT HOUSE
TO BE DESIGNATED AS A CITY HISTORIC LANDMARK**

CITY COUNCIL REPORT

Motion:

4. Mr. Falcone moves to make a positive recommendation based on Criterion 2 and Criterion 3, with a particular emphasis on Criterion 3.
 5. Ms. Loysen seconds.
 6. Ms. Aguirre asks for a vote; Ms. Loysen, Ms. Aguirre, Mr. Falcone, and Mr. Hill are in favor and Mr. Green abstains. Motion carries.
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**NOMINATION OF THE EWALT HOUSE
TO BE DESIGNATED AS A CITY HISTORIC LANDMARK**

CITY COUNCIL REPORT

PLANNING COMMISSION MINUTES –MARCH 10, 2020 - DRAFT

**NOMINATION OF THE EWALT HOUSE
TO BE DESIGNATED AS A CITY HISTORIC LANDMARK**

CITY COUNCIL REPORT

3 .DCP-HN-2019-00594 Historic Nomination 186 Home Street

Ms. Quinn presented 186 Home Street nomination in accordance with the attached staff report. She reported that the subject house was built in 1840. She also described the history of ownership, materials built from, and other house characteristics.

Ms. Quinn reported that house meets the criteria for designation and recommended to approve the nomination.

Ms. Bridget Kalmeyer, counsel for the owner said that law has to protect homeowners property, and the owner has a right to sell it or demolish. She reported that subject house was built in 1840, does not have antic elements, common for historic structures. She presented pictures of the structure, and explained her vision of used construction materials, flooring, windows design, roofing lines. Ms .Kalmeyer said that house has no columns, situated hidden from the street, front porch was a later alteration to the building. She reported from her analysis the subject house does not meet the criteria of nomination as a historicpreservation structure, current house condition is completely unsafe to any renovation work, and has to be demolish.

Mr. John Axhell from Lawrenceville State Holders supported the nomination.

Ms. Beth Rupert, property owner, stated that no bank would give money for house restoration because of current unsaved condition, they were trying to sell it for many years with no result.

Ms. Jill Joyce, a member of Lawrenceville State Holdings reported that this house was previously nominated a few years ago, and now the process started again. She requested to approve the nomination.

Ms. Melisa McSwigen supported nomination both houses listed on PC agenda and reported that houses characteristics meet criteria for historic preservation.

Mr. Bill Joyce, a resident, stated that he is also an experience architect, and neighborhood architects want to preserve a house, they started a fundraising, and have intention to buy it and restore.

Ms. Mary Coleman presented letters to support nomination.

Mr. Rupert, house owner, said that structure is very dangerous to public, neighbors, roof is coming down, house has to be demolish.

There being no more comments from the Public, the Chairwoman called for questions and comments from the Commissioners.

Ms. Burton-Faulk asked for more details from the structural report.

There being no more comments from the Commissioners, the Chairwoman called for the motion.

MOTION:

That the Planning Commission of the City of Pittsburgh finds that the nominations submitted for the Ewalt House meets the required criteria and integrity standards for listing as city-designated historic structures That the Planning Commission of the City of Pittsburgh make City Council a positive recommendation for historic designation.

MOVED BY: Ms. Burton-Faulk SECONDED BY: Ms. Blackwell

IN FAVOR: Mondor, Askey, Dick

OPPOSED: None

MOTION CARRIED