

Triumphant Terracotta! Facades Return to Penn Avenue

The atmosphere in East Liberty is electric. New buildings, new shops, and new restaurants abound. A recent boom in construction has filled long-vacant lots. People fill the sidewalks. There's a palpable air of optimism as this 200 year old community heads into the 21^{st} century.

East Liberty welcomes progress. But progress takes many forms. Historic preservation and progress are not mutually exclusive. *Preservation is progress.* They can and should work together.

During the Urban Renewal Era of the 1960s and 70s, East Liberty lost an incredible amount of built fabric. Its character was fundamentally altered. And still, even in these times of rapid redevelopment, we look upon vacant lots that were once teeming neighborhoods. As such, we must ask what happens when new construction is planned for our historic core. What happens when the buildings slated for demolition are listed on the National Register of Historic Places?

That exact scenario presented itself in Summer 2014. Three buildings at 6012-6018 Penn Avenue were faced with demolition. The plan was for a new, six story apartment building, intended to compliment the adaptive reuse of the D.H. Burnham & Company-designed Highland Building.

For many years, several plans had been proposed for this site. East Liberty Development, Inc. had even funded a study for the rehabilitation of 6012–6018 Penn Avenue. However, nothing from that plan came to fruition.

These historic buildings, small and varied in their design, had long anchored East Liberty's central business district. With dates ranging from 1887 to 1923, all three were designated, contributing structures to the East Liberty National Historic Commercial District. They were not, however, City Designated Historic Landmarks.

Contrary to popular belief, National Historic Designation does not protect buildings against privately funded alteration or demolition.



Photo: Justin Greenawalt 6012-6018 Penn Avenue, Prior to Demolition, 2014

Partnering with Preservation Pittsburgh and the Young Preservationists Association of Pittsburgh, the East Liberty Valley Historical Society met with East Liberty Development, Inc. and the new developer, Walnut Capital, in August 2014 to voice concerns about the future of these three buildings. The meetings left us cautiously optimistic for a positive outcome.

In November 2014, all three buildings were honored as one of the Pittsburgh Region's *Top-Ten Preservation Opportunities*, an annual list compiled by the Young Preservationists Association of Pittsburgh. Then, in January 2015, Preservation Pennsylvania highlighted the buildings in its publication *Pennsylvania At-Risk*.

Despite the positive publicity, the fate of these buildings hung in the balance. Those involved in the project were all but certain that they would be lost in totality. After meetings with the City of Pittsburgh Planning Commission and pleas to the upper echelons of City government, the Urban Redevelopment Authority emerged with a grant to assist with the disassembly, storage, rehabilitation, and reinstallation of two terracotta facades.

Strada, the architectural firm, debuted a new design incorporating two of the facades shortly thereafter.

Of the three historic buildings, the oldest, 6016 Penn Avenue, was not to be saved.



Reinstallation of 6012-6014 and 6018 Penn Avenue Facades, May 2016

Façade-only preservation is not a recognized or appropriate historic preservation tool. However, in this one instance, we are pleased that—at the very least—two of three Nationally Designated Historic Structures were able to be preserved in some capacity.

The facades of 6012-6014 and 6018 Penn Avenue were reinstalled in Summer 2016. Since then, work has been proceeding steadily. At the time of this article's publication, some shops have already opened.

Profile. The Buildings at 6012-6018 Penn

The buildings at 6012–6018 Penn Avenue were critically important to the character of the East Liberty core. They bore witness to East Liberty's rise, its fall, its redevelopment, and its renaissance. And although the facades of two of these three buildings remain, the buildings themselves are lost to the ages. As such, their respective histories are worth documenting.

6012-6014 Penn Avenue

The façade of 6012–6014 Penn Avenue is one of two examples of early 20th century commercial Gothic Revival architecture in East Liberty; the other being 6018 Penn Avenue.

In Pittsburgh, commercial Gothic Revival architecture is somewhat rare (not to be confused with institutional Gothic, e.g. Cathedral of Learning or East Liberty Presbyterian Church). The crockets, ribbing, and vegetative details often served as a collector of soot and grime. Still, it's in good company with the likes of the Union Trust Building Downtown and the Allegheny County Health Department in Oakland.

The terracotta façade of 6012–6014 Penn Avenue dates to c.1923, but during demolition, two wood-frame buildings emerged from behind. With different floor levels and different styles of construction, this implies that the building (now lost) may have been considerably older than its façade. Historic maps indicate that wood frame buildings occupied this site as early as the 1880s.



Photo: Justin Greenawalt 6012-6014 Penn Avenue, Prior to Demolition, 2014

6016 Penn Avenue

Of these three historic buildings, 6016 Penn Avenue is the one building that was not saved in any capacity. It was however, distinctive, being among the oldest structures in the East Liberty commercial core.

Built c. 1887, 6016 Penn Avenue was one of only six known, extant buildings in the commercial core to have been originally designed as a single family townhouse.

First mention of 6016 Penn Avenue is in the 1887–88 City Directory. The building was built as the private residence and office of Dr. James Cooper, D.D.S. Dr. Cooper maintained his office and residence at this address until c. 1901.

The building was restrained in its ornamentation and simple in its design. Although the building had been altered at street level during its conversion and subsequent use as a commercial space, the building was significant as one of the only remaining examples of **O**ueen Anne Victorian architecture left in the East Liberty Commercial District. Its red brick, slate mansard roof, and rough-hewn sandstone details set it apart from any other building currently standing in the commercial core; truly a handsome building.



Photo: Justin Greenawalt 6016 Penn Avenue, Prior to demolition c. 2012



Photo: Justin Greenawalt 6018 Penn Avenue, Prior to Demolition, 2014

Looking Toward the Future

6018 Penn Avenue

Like 6012-6014 Penn Avenue, the façade of 6018 Penn Avenue is yet another noteworthy example of small-scale Gothic Revival commercial architecture. 6018 Penn Avenue factors heavily into the collective memory of life-long area residents.

Dating to c. 1917, the building has, over the course of its life, been home to three major Pittsburgh confectioners. Reymer Brothers, Dimmling's, and Bolan's Candies and Restaurant. The façade was constructed by Reymer Brothers and is believed to have been an update to an existing building.

For many years, this location served as one of Reymer's flagship tearooms, serving light fare, candies, and the company's trademark Lemon Blennd.

After being briefly acquired by Dimmling's, Bolan's Candies and Restaurant assumed ownership of the property in the 1960s and remained in the building until the early 2000s. Bolan's has been recalled by area residents as one of the most noteworthy and enduring institutions in the East End.

It is without question that the Society is pleased that the facades of 6012-6014 and 6018 Penn Avenue were salvaged and reused. The East Liberty Valley Historical Society would like to thank the efforts of all involved. Preservation Pittsburgh, Young Preservationists Association of Pittsburgh, the City of Pittsburgh, Urban Redevelopment Authority, East Liberty Development, Inc., and the developer, Walnut Capital, for their work in helping this vision to come to fruition. However, we do wish to reiterate that façade-only preservation is not a recognized or appropriate historic preservation tool. Whereas the facades remain, the buildings—along with the collective memory of a community—are gone forever.

Future efforts must be made to identify and protect those buildings that impart character and a sense of place to East Liberty. The protection of the East Liberty National Historic Commercial District is paramount. The pursuit of a local historic district is absolutely necessary and warranted.

It is through the respect of our inherited architectural legacy that East Liberty will not only continue to grow, but to flourish, to thrive, and to prosper.





Photos: Justin Greenawalt Facades of 6012-6014 and 6018 Penn Avenue, As Reinstalled, August 2017

Howe Springs Eternal

Matthew W.C. Falcone

On February 7, 2017 a public hearing was held on the designation of Howe Spring, accompanied by the Catahecassa Spring in Schenley Park and the Voegtly Spring in Spring Hill. The decision to designate the springs as City Historic Landmarks was unanimous. In designating these landmarks, Pittsburgh became the first metropolitan city in America to landmark its natural springs.

Pittsburgh has a rich history of utilizing the bountiful springs that proliferate throughout the region. The origin and original name of the spring that would become known as Howe Spring, however, is unknown. Its history spans beyond that which we recognize today.

When excavations for the original spring structure began in October 1896, a Pittsburgh Press article was published stating that this particular spring had once been home to a Native American settlement. The site of that settlement would be later named "Greystone" by General Howe (1808–1877) upon building his hilltop manse. But Howe Spring would not make its debut until after the tragedy of the Johnstown Flood in 1889. Citing the condition of the rivers, polluted with the debris of the flood, the Howe family connected the spring on their property to Fifth Avenue, making the clean water accessible and free to all.

The first recorded structure on the site was designed by one of the nation's most prominent architectural firms, Alden & Harlow. It was constructed by John Shreiner of Allegheny City for a sum of \$5,000.

Described by the Pittsburgh Press.

The fountain will be in the form of a semi-circular polished granite wall, 20 feet in diameter and nine feet high, with the end of the wall flush with the pavement on Fifth Avenue. In the center of the fountain and rising somewhat higher than the rest of the wall is a square tower-like well, which contains the fountain proper. On the entablature beneath the curved cornice appears the inscription "Howe spring, erected to the memory of Thomas M. Howe." Beneath this is an elliptical niche, four feet high and 1 foot deep, in the center of which, carved in bas relief, is a swimming dolphin. From its open mouth the water will issue. A broad granite basin will be place beneath it to catch the water.

Howe Spring immediately became the place to gather on Fifth Avenue for workmen, sport enthusiasts, and neighbors alike.

Howe's wife, Mrs. Mary A. Howe, was largely responsible for the creation of the Alden & Harlow iteration of the spring. In an effort to honor her husband's memory, and to ensure that the spring would forever provide water to the public, she offered the spring and the surrounding land to the City along with an endowment of \$75,000 managed by a board of trustees.

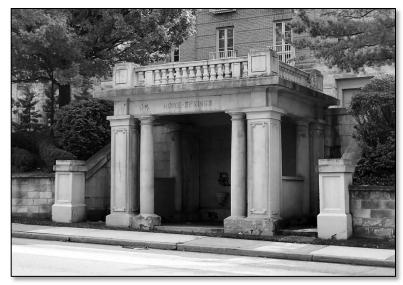


Photo: Justin Greenawalt Howe Spring, W.H. Van Tine Design

For reasons unknown, Mrs. Howe's plan failed to materialize. The city never accepted the spring, the land, or the endowment. But it is clear that the Howe Family wished that the spring would continue to be accessible to the public.

After Mrs. Howe's death, the Howe heirs decided to sell the Greystone Estate in 1910 to Michael Benedum. Included in the sale was the Howe Spring. In doing so, however, they included a broad clause in the deed, which would ensure that the spring remain free, accessible, and open to the public.

It states:

The Grantee above named her heirs and assigns shall have the possession and control of said property and shall keep the same in good order and repair and maintain the fountain as it now is but shall do no act which will injuriously affect said spring. She shall allow the public the free use of the water from said spring at the said fountain as long as the water continues to be fit for drinking purposes. Should the spring hereafter fail or become permanently unfit for drinking purposes, the same shall be closed, and this condition shall therefor cease.

After the deed was signed, circumstances arose that would directly test the resolve of these stipulations and the Howe heirs. On April 5, 1911 the Pittsburgh Daily Post reported that after the water in Howe Spring was tested and found to be impure by the City Water Bureau, city workers – perhaps inadvertently or on purpose – destroyed the spring house that fed the spring. Howe's descendants, who "in refusing substantial offers for the strip of ground, which has a frontage of 100 feet in Fifth avenue, to insure the public of perpetual access to this source of a pure natural water supply..." quickly took action against the City and the current owner.

By April 6, the architect working on constructing the new Benedum Estate, W.H. Van Tine, had proposed a design for the spring house, averting further crisis. On April 7, it was reported that in addition to the replacement of the spring house, plans were made for the construction of a new spring on Fifth Avenue and that these plans already had the approval of the public works department.

By January of 1912, the new structure – and access to the springs – was nearly complete. The new spring was heralded as the perfect marriage of classical design and modern building materials (namely, concrete). The Daily Post goes so far as to equate the new structure to the ancient Greek Oracle at Delphi.

Finally on Saturday, June 15, 1912 Howe Springs was once again open to the public and the improvements to the spring, including the new structure of Fifth Avenue, a 4,000 barrel-of-watercapacity reservoir, and a state-of-the-art filtration system were all heralded by the public. This new plan for Howe Spring would not again make the headlines until August 16, 1916 when the Supt. Charles Findley of the Bureau of Water "admitted with a whole lot of pride that the water from city mains that tasted so good to a lot of aqua pura connoisseurs." Although it does not state exactly when Howe Spring was converted to City Water, the description of the sequence of events that followed the 1911 destruction of the Alden & Harlow spring would seem to fit.

The Benedum property, including Howe Springs, was gifted to Chatham University in 1962 and while extensive work was done to convert the Greystone mansion to serve as a dormitory, an extensive search of university archives provided no evidence that any alterations or extensive repairs were completed during the university's stewardship. Members of college staff and academics also recounted that water flowed from the three basins in the portico into the mid–1980s when the property was sold and developed into town homes, which remain today.

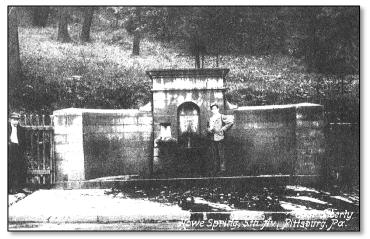


Image: East Liberty Valley Historical Society, Postcard Collection Howe Spring, Original Alden & Harlow Design

Mystery Photo



Do you recognize this handsome East End mansion?

The first three respondents who correctly identify this house *and* its approximate location will win a free 2018 membership to the East Liberty Valley Historical Society.

Please email all responses to **eastlibertyvalley@gmail.com**. Responses will be accepted until October 1, 2017. The answer and winners will be revealed in the next *East Ender* issue.

Your Membership Matters!

The 2018 Membership Year of the East Liberty Valley Historical Society is fast approaching.

We would like to take this opportunity to thank you for your support in 2017.

Please consider renewing your support or joining the Society for 2018.

Your membership helps the East Liberty Valley Historical Society to continue its acclaimed programming, its commitment to high caliber research, its periodic publications, and its unwavering advocacy for the historic assets of the East End.

> Suggested Membership Donation: Student: \$10.00 Individual: \$20.00 Business: \$35.00 and up

Membership Donations may be mailed to. East Liberty Valley Historical Society P.O. Box 4922, Pittsburgh, PA 15206 Questions? Write us. eastlibertyvalley@gmail.com

What's Next for the Broad Street Plaza?



Photo: Justin Greenawalt Last remnant of the Broad Street Mall, August 2017

Full disclosure: I enjoy mid-century modern architecture and urban planning.

I know, I know. Not typically something heard from an Historic Preservationist. But not all Preservationists are fixated on gewgaws and gingerbread. Now, don't get me wrong. I like a good Queen Anne Victorian pile as much as the next person, but there's a certain allure in the optimism of mid-century design; a belief that, through architecture and urban planning, the American city and its people could be reshaped—for a better tomorrow.

Whether architects and planners actually did reshape the American city and its people for the better is certainly up for debate. But today, one thing is clear in East Liberty: we are left with the remains of their grand plans.

Fifty years later, the Urban Renewal Era in East Liberty is still a difficult, and often derisive, topic to discuss. And naturally so. What had been conceived as the saving grace of Pittsburgh's second largest commercial district resulted in demolition and displacement. A community was left bereft. The bright, shining tomorrow that had been promised was a bit overcast.

And so, we now enter a new era. But similar to the renewal of fifty years ago, the pace of demolition has quickened amidst all the frenzied construction; opening new wounds while others heal.

My lunch-time stroll usually takes me to one of the oft-overlooked, and (in my opinion) sorely underappreciated breathing spots in East Liberty. It's green and shady. In the autumn, the sweetgum trees erupt in a kaleidoscope of vibrant reds, oranges, and yellows. The emerald green of the now cracked and broken pavement compliments the gray shimmer of the Belgian block used in the raised planting beds. The 1960s lollipop lights are holding on, but just barely. I'm talking, of course, about the plaza at Broad Street and North Highland Avenue.

To my knowledge, this plaza doesn't really have a name; not any more at least. I once saw it referred to as Friendship Plaza; named for the Friendship Federal Savings Bank that fronted onto it. I do know, however, that it is the last vestigial fragment of the Broad Street Pedestrian Mall.

Those familiar with the mid-century renewal in East Liberty will recall that Penn Avenue, Highland Avenue, and Broad Street were once closed to traffic; given over completely to the pedestrian (and a PAT bus or two). Designed by the Nationally renowned landscape architecture firm of Simmonds & Simmonds, much of mid-century East Liberty once looked like this.

Pedestrian malls were a national urban planning anomaly. Hundreds of cities implemented this type of development in their downtown cores. They were an attempt to tame the automobile and appeal to the more suburban sensibilities of city dwellers. They also tended to fail... often catastrophically.

It just didn't work in East Liberty.

The un-malling of East Liberty came in the mid-1980s, the malls converted back to streets, fountains relocated or destroyed entirely, the plantings removed, and the street furniture presumably relegated to the dumpster. The resulting concrete desert did little to help. But somehow, this little plaza—along with its wiry though endearing charm—endured.

In a neighborhood with decidedly few incidental green spaces, this is a welcoming place. I would like to imagine that Jane Jacobs, had she been writing in 1960s East Liberty instead of Greenwich Village, would have commented favorably.

As I stroll through, escaping the noise of North Highland Avenue, I tend to wonder what will become of the plaza. The Urban Redevelopment Authority has owned the land on which the plaza sits since 1965. But with development pressures seemingly closing in from all sides, can it persist?

For the sake of a vibrant, revitalized East Liberty, I'd like to hope so.

Justin Greenawalt President



Photo: Pittsburgh History & Landmarks Foundation Broad Street Plaza, 1971

Introducing the 2017 Executive Officers of the East Liberty Valley Historical Society



Justin Greenawalt President

Justin joined the Board of Directors in January 2013, bringing his passion for research, historic preservation, and architectural history to the East Liberty Valley Historical Society.

During his time as a Director, he has twice contributed to the Society's acclaimed Lecture Series, written for the Society's Bit-of-History publication, spearheaded the effort to preserve the facades of 6012-6018 Penn Avenue, and developed an undergraduate internship program to document historic East End buildings.

Professionally, Justin is the Leasing Department Manager of Franklin West, Inc., a family-owned property management company specializing in the adaptive reuse of historic East End homes. He is also a licensed REALTOR® with Howard Hanna Real Estate Services. In addition to his activities with the Society, Justin serves on the Board of Directors of Preservation Pittsburgh, where he assisted in the Landmark Designation of the former Albright United Methodist Church. He holds a Bachelor of Arts in Architectural Studies from the University of Pittsburgh and a Master of Science in Historic Preservation from Columbia University in the City of New York.

Justin believes the future success of the East Liberty Valley Historical Society is dependent upon the participation of its membership. He encourages you to contact him directly at *eastlibertyvalley@gmail.com*.



George Clark Vice President

Learning about the history of Pittsburgh in particular, the history of the East Liberty area—has been a life-long pursuit for George. He has always been drawn to stories,

pictures, and buildings from the past. George and his family lived with his widowed grandmother in the old family home. He grew up hearing stories and seeing things from long ago made a real impression on him as a child.

As he got older he started researching his family history and found some ancestors lived in the area for over 200 years. Research on his family invariably became research on East Liberty. The more he delved, the more interested he became in this area's history.

George also identifies the loss of prominent landmarks as having a defining impact on his life. The demolition of two such buildings, Joyce McClement's bakery and restaurant and the Hotel Rittenhouse, figure prominently in his memory. George believes that once buildings are gone, there is no going back. The street scape and fabric of the neighborhood is forever changed. As such he believes that it is crucial to document the stories of the people, places, and events that happened in East Liberty.

Recently retired, George was employed for 18 years at PNC Bank in the Consumer Loan Department, Prior to this, he worked at the Joseph Horne Co. department store in various capacities.

To George, East Liberty is home. He is proud of it and works to preserve and document its past, even as it continues to reinvent itself with its current renaissance!

Introducing the 2017 Executive Officers of the East Liberty Valley Historical Society



Marilyn Evert Secretary

Marilyn is among the 2002 founding Board members of the East Liberty Valley Historical Society steered by Franklin West, Charles Honeywell, and Eugene Myers. Her educational

background is in Art History, Anthropology and History in which she received her degree from the University of Pittsburgh.

She has been an educational consultant for the Pittsburgh Board of Education developing instructional modules for interdisciplinary learning in the Middle School and for gifted 6th and 7th graders. She collaborated with KDKA in television presentations for children on the Eskimo and Indians of the Southwest. For many years she was at the Carnegie Museum of Art and Museum of Natural History where she developed interdisciplinary and specialized tours in art and science, trained docents for the North American Indian exhibits, and catalogued a large Native American collection at the museum's Section of Man.

Mrs. Evert has lectured at symposia and conferences on architecture, sculpture and cemetery art and the preservation of these works and sites, and has published several articles on these subjects. Her definitive book, *Discovering Pittsburgh's Sculpture*, was published in 1983.

Recently retired, she was Director of Development for The Homewood Cemetery Historical Fund and Archivist and Historian at the historically designated Homewood Cemetery. She is Archivist and Historian at St. Andrew's Episcopal Church in Highland Park and was appointed by the Episcopal Bishop of Pittsburgh to the Episcopal Diocesan Archives and Historical Commission. She served the Society as Treasurer for fifteen years before her current position as Secretary.



Alfred Mann Treasurer

Al joined the Board of Directors in 2006, bringing a passion for oil and natural gas history to the East Liberty Valley Historical Society. After serving as

President of the Society for nearly a decade, he currently holds the position of Treasurer.

Originally from Cincinnati, Ohio, Al's ties to the East Liberty Valley began in the 1960s when he relocated to Pittsburgh from California, taking a position with Gulf Research and Development Company. He worked for Gulf from 1957 to 1983. From 1991 to 2006, Al worked for the U. S. Department of Energy in Pittsburgh, focusing on the development of clean coal energy.

As an author of several articles on oil history, his interests lie in the Pittsburgh region's immense contribution to energy history. It was through his leadership that the American Chemical Society (ACS) installed two historical plaques related to the history of the oil industry, in Downtown Pittsburgh and in Titusville, Pennsylvania.

Al has lived in Highland Park since 1965. He is a long term member of St. Andrew's Episcopal Church and of the Highland Park Community Council, having served on the Boards of those organizations. His wife Genevieve Mann shares a common ancestor with Thomas M. Howe in Colonial New England. She is also distantly related to Edward M. Bigelow, Father of the Pittsburgh City Parks.

Al is also the author of a forthcoming book entitled *Petroleum Pioneers of Pittsburgh.* He is also a co-author, along with Marilyn Evert, George Clark, and Charles Honeywell, of *Pittsburgh's East Liberty Valley*, published in 2008.



Pittsburgh's East Liberty Valley

Few places in Pittsburgh can claim the historical significance that is found in the East Liberty Valley; even fewer can claim the resiliency to constantly adapt and reinvent.

Over the past 200 years, the only constant in the Valley has been change. From farm community, to railroad hub, to commercial and industrial center, to urban renewal experiment, to pioneer in urban renaissance, the East Liberty Valley has boldly endured.

The East Liberty Valley Historical Society. Who we are.

The East Liberty Valley Historical Society is a 501(c)(3) non-profit organization dedicated to preserving the unique history of the Greater East Liberty Valley.

Through the preservation of our history and the education of the public, we aim to enhance a sense of self and place within the residents of the East End; to encourage community esteem. We work to develop a renewed awareness of the area's significant sites, historical events, and momentous contributions. But most importantly, we strive to foster future growth and development through a broad understanding of our past.





What you can do.

As someone who cares about the history of your community, your membership is critical to the preservation and promotion of the East Liberty Valley. We welcome your participation; as a member, as a donor, as a committee member, or as a contributor to our various publications. It is through **your** participation that we are able to accomplish our mission.

If you have any additional questions, please write us at P.O. Box 4922, Pittsburgh, PA 15206 or email us at eastlibertyvalley@gmail.com.

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Introducing

THE EAST LIBERTY VALLEY HISTORICAL SOCIETY

2017 SPEAKER SERIES FIRST FRIDAYS THIS FALL/WINTER*

SEPTEMBER 8*

Public Places Private Spaces: The cul de sacs of the East End

*Friday after Labor Day

ROBERT JUCHA

Ph.D. American Studies; PHLF Docent; Instructor, OSHER Program, CMU

NOVEMBER 3

The Forsythe Log House: The Mystery of an East End Landmark

GEORGE CLARK

Vice-President, East Liberty Valley Historical Society; East Liberty/East End History Enthusiast

OCTOBER 6

Allegheny Valley: Its Industry and Its Railroads

KENNETH KOBUS

Author, Steel and Railroad History; Photographer

DECEMBER 1

In Plain Sight Redux: More Fragments of a Vanished East End

JUSTIN GREENAWALT

M.S. Historic Preservation; President East Liberty Valley Historical Society; Board of Directors, Preservation Pittsburgh

EAST LIBERTY PRESBYTERIAN CHURCH 116 HIGHLAND AVENUE EACH TALK BEGINS AT 7:30PM AND IS FREE TO THE PUBLIC