

TROY HILL HOUSE TOUR



MAY 20, 2017
1 - 4 pm





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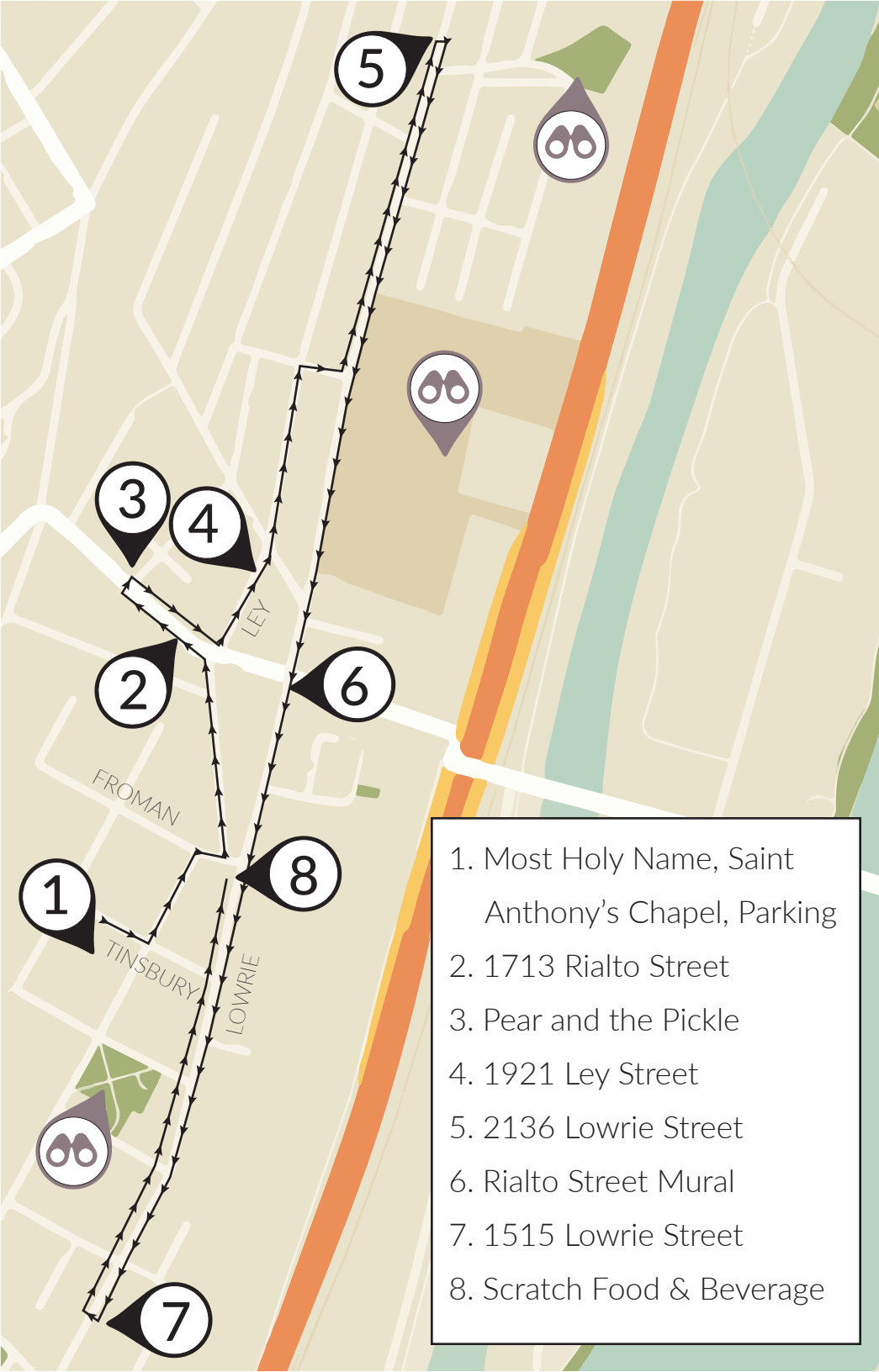
Troy Hill: History

Troy Hill is an active community that values its historical roots and that seeks opportunities to meet challenges with creative and sustainable solutions. As you will see on the 2017 House Tour, Troy Hill is endowed with an incredible history and architectural significance. German immigrants originally settled the area in the early 1800's, along with scores of Bohemians. Most Holy Name Church, the starting point of the tour, was originally established in 1868, as both a school and a church, for the Troy Hill community. Soon afterwards construction commenced on other neighborhood churches: Troy Hill Presbyterian, Grace Lutheran, and in 1880, St. Anthony's Chapel. The former Troy Hill Incline, built in 1888, was one of the few funiculars on the North Side and helped transport workers to the factories at the riverfront and on Herr's Island.

To provide housing for these workers, one successful Swiss immigrant, Adam Reinemann, built upwards of 700 homes. During the 1860s and 1870s, he purchased large swaths of land that constitute Troy Hill's boundaries today. His former residence at 1525-27 Lowrie Street is a perfect example of the architecture dated to this time period. Troy Hill has retained many of these homes, with more than 86% of homes being built prior to 1930.

Troy Hill also has a long legacy of firefighters in the city. Erected in 1901, the fire station at the corner of Ley and Froman Street is the oldest fire station in the city of Pittsburgh. This was the home to Engine Company No. 39, which was comprised of dozens of families from Troy Hill throughout the years. Three memorials, on Wicklines Lane, Troy Hill Road, and in Voegltz Cemetery commemorate the service of Engine No. 39 and other firefighters from Western Pennsylvania.

Another trademark of Troy Hill is Rialto Street, sometimes referred to as "Pig Hill." The 24% graded street is the third steepest in the city and allows for a quick high five to cars passing in the opposite direction. In the late 1800s, Herr's Island became occupied with some of the largest stockyards in the country. Pigs were driven up Rialto Street and over Troy Hill to be slaughtered in Spring Garden.



1. Most Holy Name, Saint Anthony's Chapel, Parking
2. 1713 Rialto Street
3. Pear and the Pickle
4. 1921 Ley Street
5. 2136 Lowrie Street
6. Rialto Street Mural
7. 1515 Lowrie Street
8. Scratch Food & Beverage

About Troy Hill, continued

Today, Troy Hill actively looks to improve itself, while maintaining the culture and significance of its past. During the past year, the neighborhood resumed the tradition of installing Christmas lights, hung along Troy Hill Road, Lowrie Street, and Rialto Street, during November and December. To ensure Christmas comes more than once a year, the neighborhood hosts Christmas in July, with food, fun, and entertainment. This year's Christmas in July will be July 22nd. The beautification of Rialto Street has led to an impressive mural, new flower beds, and a painted railing. The new sign at the bottom Troy Hill Road welcomes residents and visitors to the neighborhood.

Troy Hill has attracted new businesses in recent years, with Pear and the Pickle Café and Market, and Scratch Food and Beverage. Neighbors also love the classic spots in the area, such as Penn Brewery, Hilltoppers, Darbea's and Uncle Bills, just to name a few. The neighborhood community looks forward to welcoming future residents, businesses, and office tenants to the area.

If you are interested in moving to Troy Hill, or are already a resident and want to get involved, connect with us at troyhillpittsburgh@gmail.com.



St. Anthony's Chapel

November 11th, one day before we opened. Major improvements have included the installation of an ADA compliant restroom and the expansion of the kitchen. Additionally, all tables, chairs, the bar, and all the woodwork in the space have been built from repurposed materials.

With a mission to create a space “where friendly paths intersect,” Scratch is dedicated to recognizing its place in the community. Thus, we source all of our product as responsibly and locally as we can. Also, we partner with area non-profits to raise funds for missions that align with ours. Lastly, we are dedicated to creating a more equitable work environment by developing new ways to address wage disparity between the front and back of the house, and to champion women's rights.

House Tour Participants: Scratch will open at 4 pm, just for you! Show this tour booklet at Scratch and receive a free beer with the purchase of any small plate. Limit one per person, single use. Not valid at any other time.

Other Points of Interest



Lookout Park

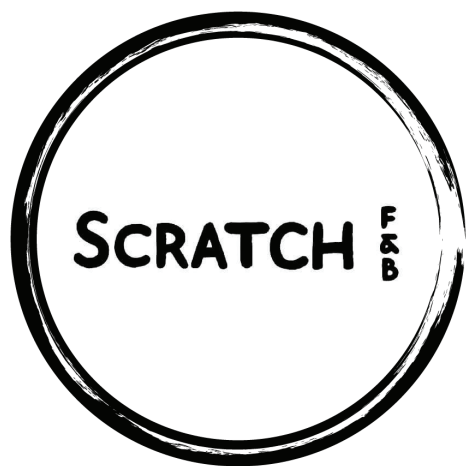
This neighborhood park features a playground, half basketball court, and the Troy Hill Community Garden.

Voegtly Cemetery

Voegtly Church Cemetery is not to be missed. The Church was located on East Ohio Street, and when the church yard filled up, they purchased the property in Troy Hill in 1859. Just inside the main entrance is the Memorial for all Firemen and Women of Western Pennsylvania.

Troy Hill Citizens Park

As many neighbors will tell you, the Troy Hill Citizens Park is very popular. It features benches, a community bulletin board, gardens, the Tiny Library, and hosts events like Christmas in July and Movies in the Park.



Scratch Food & Beverage

May 20th Hours: 4 pm to 2 am

Formerly a department store (Michaels), and a shoe store, the building at 1720 Lowrie Street is actually two separate lots. Bill purchased both lots and began the process of transforming the space in 1979. Billy's Troy Hill Bistro opened in 1984, with some calling card features like a sunken bar, something that was all the rage way back then. Billy's expanded its footprint to include the space where the bar is currently, and changed ownership in 1989 when Jim Bougher purchased the property from his uncle. Scratch Food & Beverage took control of the property in August of 2015 and began a remodel that concluded on

Saint Anthony's Chapel 1704 Harpster



St. Anthony's Chapel is home to over 5,000 religious relics, which is the largest collection of relics in the world outside of the Vatican. This magnificent house of worship was personally financed by the first pastor of near-by Most Holy Name of Jesus Church, Fr. Suitbert G. Mollinger, who also was responsible for acquisition of the contents for the Chapel.

Construction began in 1880, and the Chapel's dedication took place on June 13, 1883, the feast day of St. Anthony. Having later acquired a set of 14 life-size Stations of the Cross carved of wood, Fr. Mollinger also commissioned an addition built to the Chapel to house these priceless, inspirational works of art. The

entire structure as seen today was rededicated on June 13, 1892, 125 years ago.

With the passing of time, the Chapel fell into a sad state of disrepair. From 1972 to 1977, funds were raised through generous contributions of the faithful, and full restoration was completed in November, 1977. In 1983, across the street from the Chapel, a religious gift shop and museum with artifacts and memorabilia of Fr. Mollinger was established. Proceeds from the gift shop further assist with much needed financial support to maintain the Chapel.

In recent years, major improvements have been undertaken, including refurbishing the organ and sound quality of its pipes, and just recently, via the "Let There Be Light" campaign still in progress, new LED lighting has been installed to further heighten the prayerful ambiance and splendor of St. Anthony's Chapel.

On June 13, 2017, the 125th Anniversary of St. Anthony's Chapel will be celebrated with a dinner at Most Holy Name School Hall and a mass to follow at the Chapel. Anyone interested in attending the dinner can contact Carole Brueckner at 412-999-4401 for ticket information.

1713 Rialto

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1713 Rialto was built around 1890, and was first owned by Joseph Widdish. His name can still be seen on the side of the door when you are entering the house. Joseph was a butcher by trade. Many people who are familiar with Troy Hill's history will know that this was an excellent neighborhood for a butcher.

Taylor Shephard, an 8th grade teacher, purchased the row home at 1713 Rialto in May 2016. He wanted to buy a home, and he saw a lot of potential in the Troy

1515 Lowrie Street, continued

which allowed for servants to circulate between the three floors. What now serves as a walk-in china closet originally had a pass-through to the kitchen for the delivery and serving of dinner.

The kitchen reflects some work done in the earlier part of the 20th century and some work done in the 1990s but is in need of a complete renovation. The outside of the house is currently in the end stage of an exterior painting project and a gutter relining project to better protect the structure from the weather and help it last for another 142 years.

Victorian homes were not particularly colorful when originally built partly because there was a limited color palette of mostly mineral earthy-colors and a few metal-based colors. Today we have a virtually infinite number of colors to choose from, so that the color choice for the painting project although not historic, is an attempt to bring the Reineman house into the 21st century by picking out some of the remaining architectural details while maintaining its stately character.

For more information on the Reinemanns and Troy Hill see:

<http://troyhillpittsburgh.com/troy-hill-history/> and scroll down to The Reinemanns of Troy Hill.

For more information on the Second Empire style of architecture see:

<https://www.thoughtco.com/second-empire-architecture-history-and-photos-178044>

built around 1875 by Adam Reinemann as a duplex without a porch but with a clock tower on the roof; the porch was added and the clock tower was removed by Adam Reinemann, himself, sometime before his death in 1899. Adam lived in the 1517 Lowrie St. side of the duplex; the 1515 Lowrie St. side was a wedding present for his son, Augustus. The house is a clear example of Second Empire architecture. It shares its exterior appearance with the rectory of Most Holy Name parish, Philadelphia's City Hall and the Old Executive Office Building in Washington, D.C.. The prime characteristic of this style is a roof tipped to an almost vertical position with dormer windows, and then covered by a flat or hip roof. This created a usable living space on the upper floor in place of a small cramped attic. This style was very common in 19th century construction in Pittsburgh and can be seen all around the city in both larger and smaller homes.

The floor plan of the Reinemann house is a very traditional layout for duplexes and townhouses; a long hallway on one side of the house runs from the front of the house toward the kitchen in the back and rooms are off of that hallway. In this house there are, in all, twelve rooms across three floors. A marble-lined foyer leads to the hallway and staircase. The hallway walls are faux-painted in the manner of theater set painting to imitate the effect of raised panels on the wall. The large rectangular parlor retains its twelve-foot high ceiling and plaster cornice moldings as well as the original marble fireplace and mantel.. The shallow firebox was likely never intended for coal or wood fires, but probably for a free-standing gas heater in each room since the home was originally built and plumbed for gas lighting as well.

Separated from the parlor by large pocket doors is a second, slightly smaller room more square than rectangular with a marble fireplace and painted ceiling which both match the first parlor. Like the hallway panels, the elaborate ceiling painting created the illusion of three-dimensions by painting highlights and shadows on the flat surface. The painting you see was redone in the restoration of the 1990s but the corner medallions, that is the carved stone foliage in quarter-circles on the corners, are original from 1875. The double-hung windows in these two parlors with upper and lower sashes and interior shutters are also original to the house.

Down the hallway past the two parlors is a small space converted to a powder room. This exterior wall was originally a door providing family access to the side yard; the family would use the front and side doors to access the outside, the servants would have entered and exited through the kitchen door.

Walking further one enters the dining room. The ceilings in this part of the house are lower, about ten feet, and the room ends on the side in an octagonal bay. The original double-swing door separates the dining room from the kitchen and also a second set of stairs, narrower and steeper than the main staircase,

Hill neighborhood. The house at 1713 needed a lot of work, but it gave him a chance to re-imagine the space while school was out for the summer. Taylor's mom documented every corner of the house pre-renovation, and the changes are dramatic.

He embarked on an ambitious renovation of the house, with the help of friends and family. The house was given a big modern update, while retaining the specific charms of a century-old row home. For instance, note the antique butcher's tools on the wall between the living room and dining room, hung as a testament to the original owner. The dining room table is one of a kind—Taylor's mom made it specifically for his space.

One of the biggest changes was opening up the living room to the dining room. The kitchen presented a unique challenge in terms of square footage, but Taylor completely re-did the kitchen and used every available space, while keeping it from feeling cluttered. Other significant things to note include heated flooring in the bathroom upstairs, a mini-split system for central air, and beautifully refinished original flooring. Most recently, Taylor and his girlfriend Steph finished the third floor into a bright, clean living space. They added to this space by enlarging windows and doing custom builds for the room.

As anyone who owns a home knows, the work doesn't stop there. Taylor has plans for his back yard, including a gorgeous patio area that is just off the kitchen. The space has big potential and Taylor already has ideas.



1515 Lowrie Street



The Reinemann family from Switzerland was one of the early families to migrate to Troy Hill. They were active as importers, they were part owners of a watch and jewelry store and essentially plied most any trade that allowed them to earn a living. As an early settler to the neighborhood, Adam Reinemann acquired much of the then-vacant land on which he built at least 700 houses for local workers who were employed by the stockyards on Herr's Island (now Washington's landing) and the slaughterhouses and tanneries in Spring Garden.

The original Adam Reinemann house, built sometime around, or shortly before the civil war, sat on this spot, but as the Reinemann family increased its wealth, its social standing and the size of its family, the house proved too small. To make room for a new house at 1517-1515 Lowrie St. the original house was moved to its present location (1527-1525 Lowrie St.). The new Reinemann house was



Pear and the Pickle is located in a renovated turn of the century mom-and-pop that once was home to a neighborhood corner grocery. The building was remodeled to house a commercial kitchen and rooftop patio, without compromising historic details like a beadboard ceiling, school house light fixtures, storefront windows, and a built-in china cabinet. During construction many original features were incorporated into the new design, such as transoms that were relocated to create the stairway to the rooftop. Hand-painted, gold-gilded window signs, and tables constructed from Singer sewing machines and flour carts from the former Nabisco factory compliment the interior and enhance the nostalgia of yesteryear.

Pear and the Pickle is a community-oriented café and market that provides visitors and Troy Hill neighbors with breakfast, lunch, Stumptown coffee, and a variety of prepared foods and sundries. The name is a nod to the fruit orchards that once covered Troy Hill and to the many residents that were pickle-packers at the neighboring H.J. Heinz plant. Owners Bobby Stockard and Alexis Tragos reside in the neighborhood with their twin boys and are committed to providing a destination that fosters social vitality for their diverse customers.

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2136 Lowrie Street, continued

and has worked very closely with contractors for unique electrical, plumbing and HVAC solutions to complement the aesthetic he had in mind (Admittedly, they sometimes thought his request was crazy, until they see the finished work, and then admire it).

Some of the unseen work lies in the amount of excavation, waterproofing including sump pump, and new walls and floor to create the great kitchen space. Part of the leveling required in the kitchen leant itself to a further excavation in the back yard, which created a larger patio space. The wood planks on the second and third floor ceilings were all cut individually to create a unique look that wasn't just another drywall finished attic.

For Aaron, it's important to show what is possible with the houses in Troy Hill. An unassuming exterior may reveal a wonderful space when you look closer. He's excited to be near the end of this renovation, and he will hopefully find someone to live in this thoughtfully redone home.

Rialto Mural

The Rialto Street mural is part of an ongoing effort to revitalize and beautify the Rialto Street corridor. Rialto street is a main artery into Troy Hill and provides access for pedestrians and bicyclists to the river trails. The mural, along with other beautification efforts, including the handrail painting and landscaping of upper Rialto were made possible by a generous Sprout Fund grant.

Artist Phil Seth's mural design was chosen for its strong aesthetic design and historical reference of Troy Hill's own short-lived incline (1888 - 1898). Ten different artists initially responded to Troy Hill Citizen's Request for Proposal. The RFP requested a design styled after the brick-painted advertisements that were commonplace in cities during the mid-20th century. The signs are now often called "ghost signs" due to their faded appearance or discovery when an adjoining building is demolished.

Phil Seth is a Pittsburgh-based artist whose work can also be seen around town at the Arsenal Cider House, and on Full-Pint Brewing Co.'s beer labels.



1921 Ley Street



1921 Ley Street was built around 1930, and was the family home of the Stidle family. Leonard and Katherine Stidle lived in the house for over five decades, from 1953 until their passing in the mid-2000s. They raised three boys, two of whom lived in the bedroom facing Ley St and eventually sold the house to Patrick. Katherine was from the South Side Flats, and Leonard was a third- or fourth-generation Northside German, his family having slowly moved from the area that is now Allegheny Center in the mid-1800s to the veritable suburb that was Troy Hill by the 1930s. Today, their grandson Matt lives in the adjoining duplex with his wife and son.

When Patrick Duffey bought the house in 2011, it was mostly move-in ready, albeit with a very dated bathroom and built-ins. The house reflects the traditional craftsman style, and features original stained glass windows, hardwood floors, beautiful woodwork and of course the traditional Pittsburgh coal shoot. These features can be found in many Troy Hill and Northside houses. The house has the added bonus of a two-car internal garage, which is rare for Troy Hill.

Patrick continues to work on the house and has many projects going in his spare time. Since purchasing the house, he renovated the basement, added a new water heater and furnace, completed painting, exposed brick and removed built-ins in a bedroom, and did a total bathroom renovation on the second floor.

1921 Ley Street, continued

Projects for the future include the kitchen, with the potential to open a wall and build out a bar and counter space for entertaining. When you exit through the basement, you'll see another project—a 1982 VW Vanagon Westfalia camper van. In the front and rear of the house, you may also notice the various water barrels and composters which Patrick uses for his gardens.

As you tour the house, be sure to check out all the original art and décor. Patrick travels widely for work, and he's decorated his house with art from around the world. The majority of the work comes from Turkey, Japan, Australia, and Korea, among others. Other pieces are crafted, thrifted or found at Construction Junction in the east end.

2136 Lowrie Street



Aaron Bubenheim bought 2136 Lowrie in the spring of 2105 for \$13,000. Every radiator in the house was beyond repair. Water flowing from these radiators and a separate roof leak caused massive damage. Despite all this, Aaron saw potential. 2136 Lowrie Street has been thoughtfully remodeled from top to bottom with attention given to every detail to create an inviting and open space with plenty of custom industrial style.

The first floor has a large living/dining area for entertaining that flows directly into the large kitchen with ample storage on the industrial shelves. Upstairs is direct access to a back patio, as well as a bedroom and bathroom with integral laundry. A custom storage shelf turned vanity and exposed copper pipe keeps the industrial theme flowing throughout the space. Aaron worked hard to create unique elements on the second floor by removing the ceiling to expose partially vaulted spaces with custom reclaimed wood paneling.

In the hallway, these spaces continue up to the third floor, which is a large open space with plenty of natural light creating a wonderful second bedroom, office or studio.

The process has been a labor of love. Aaron has constantly revisited parts of his design along the way to achieve the finished look he wanted. He has done a large amount of the work himself where possible,

