



Greater Hill District Cultural Legacy & Historic Preservation

Community Action Team
Dec 13, 2021

Overview for Tonight

Meeting Focus: Build Upon the African American Cultural Legacy

5:30 – 5:40: Recap

5:40 – 6:30: Cultural Legacy






>Discussion/Q&A

6:35 – 7:00: Historic Preservation

>Discussion/Q&A

Recap

Planning Process

-  **Organize**
Summer 2020 - Winter 2021
Prepare for the planning process.
-  **Visualize**
Winter 2021 - Summer 2021
Identify issues & opportunities not addressed by previous plans.
-  **Strategize**
Summer 2021 - Winter 2022
Develop projects & programs.
-  **Formalize**
Winter 2022 - Spring 2022
Assemble, review, & adopt the plan.
-  **Realize**
Next 10 Years
Implement the plan's actions.

Community Action Team Meeting Topics

Introduction and Housing - October

Community Resilience -November

Cultural Heritage and Historic Preservation-
December

Public Health and Safety – January 2022

Existing Conditions: How are We Doing?

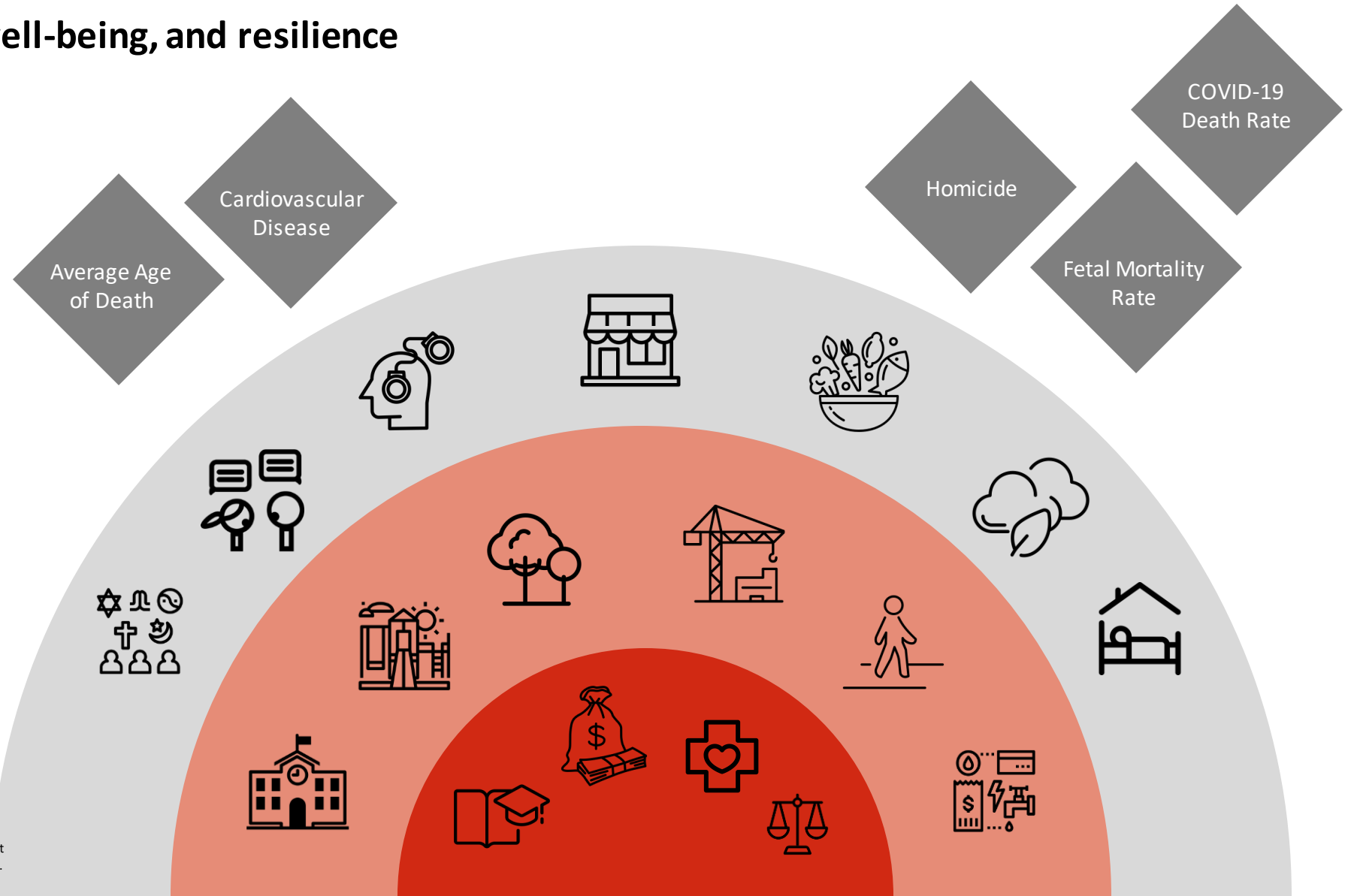
Outcomes are our health, well-being, and resilience

Root Causes whether Stressors or Change Agents can be chronic, or sudden...and happen at different levels.

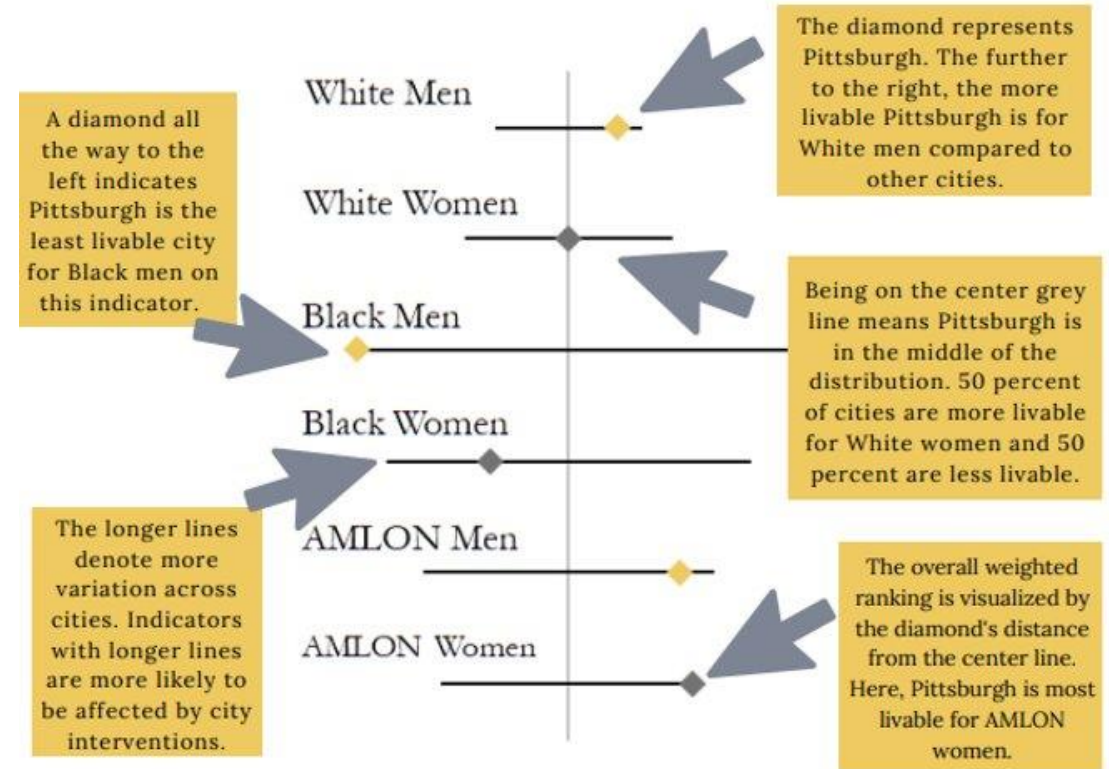
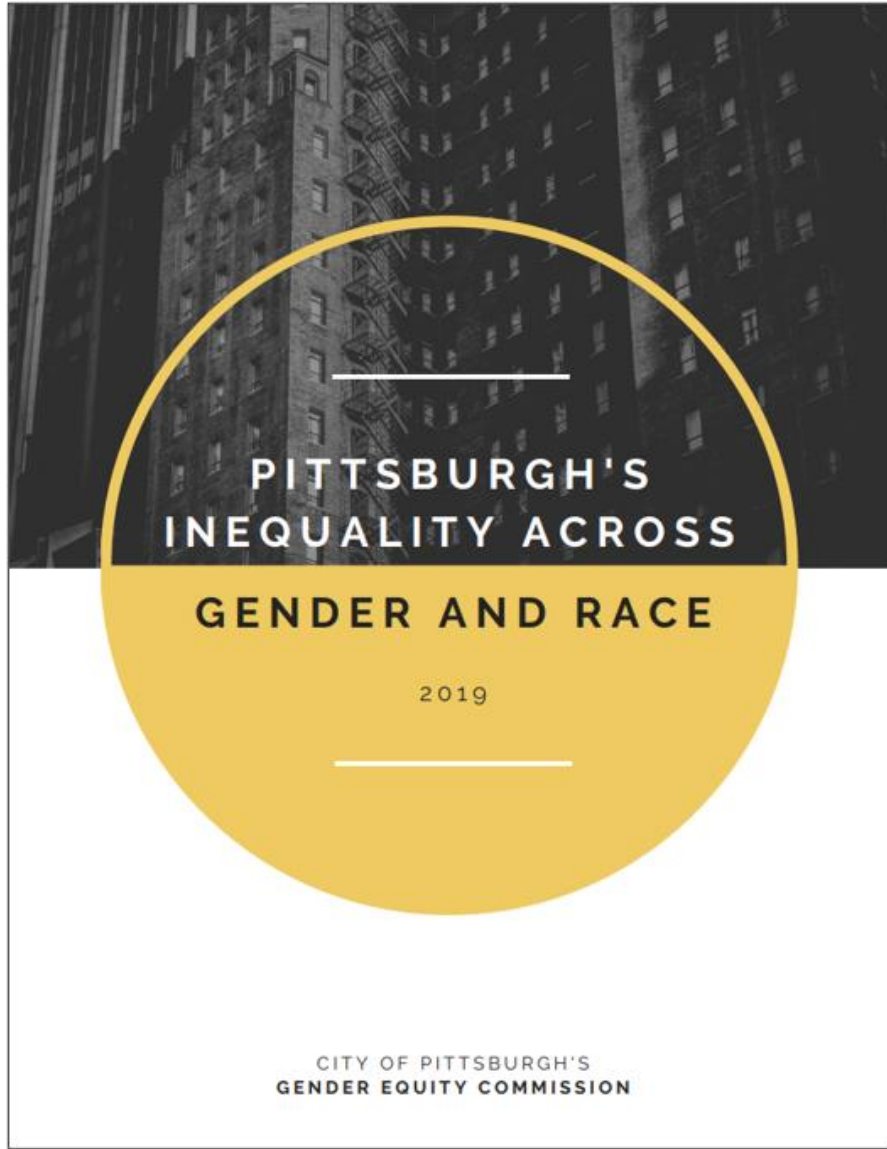
Individual
cooperation and inclusion
in fundamental resources

Communal
connectedness
to infrastructure and
living environment

Structural
capacity within
policies and systems



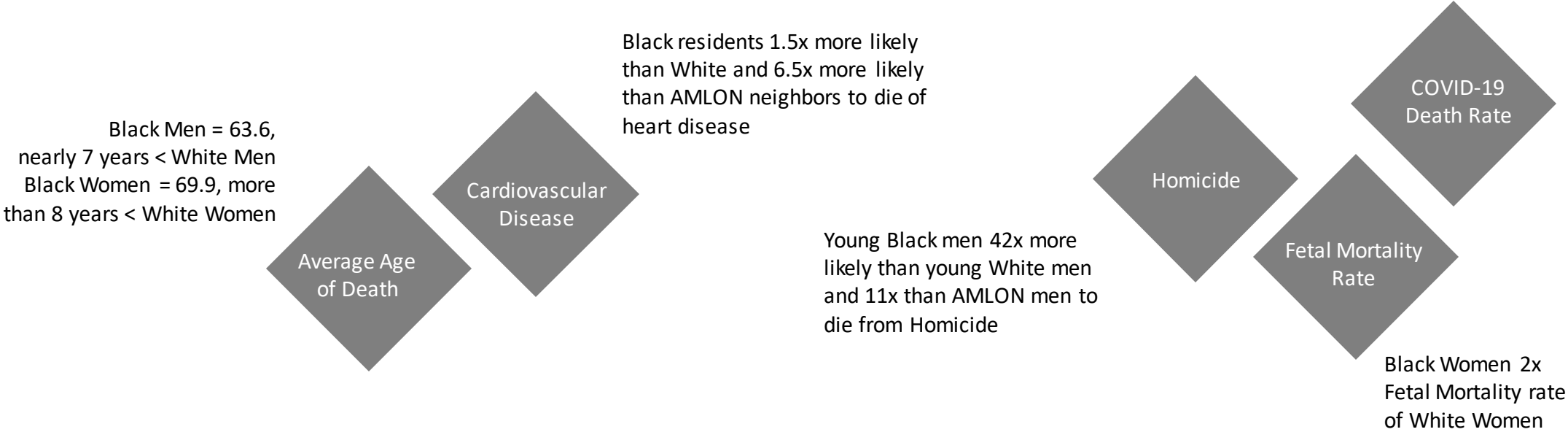
Racism is a public health crisis.



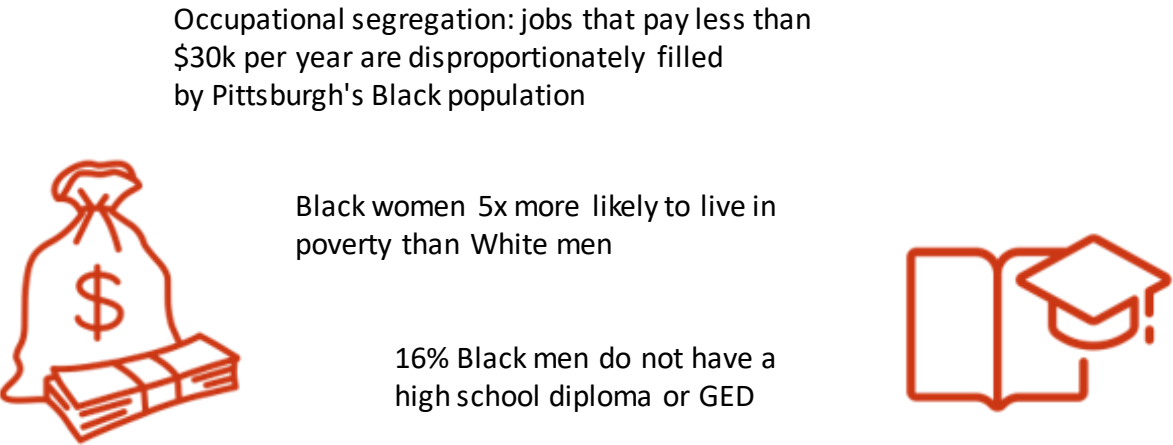
Outcomes are consistently different based on dimensions of identity: race/ethnicity, gender, language, immigration status, age, and ability.

How are We Doing as a City?

Outcomes



Root Causes



Community Goals

Community goals for the master plan were created based upon all previous planning efforts and revised to include additional community input. With these goals as a guide, a great variety of decisions can be made over time to create a vibrant neighborhood, while still ensuring a shared vision of the overall outcome.

BUILD UPON THE AFRICAN AMERICAN CULTURAL LEGACY

The Hill District has been a setting for Black history-making from the 18th century to the present. Thus, the Hill will position itself as Pittsburgh's oldest African American neighborhood and retain its cultural and historical personality, which should not be lost due to market pressures and gentrification.

- Honor the historic and cultural legacy of African Americans in the Hill District with emphasis on the Lower Hill
- Include 'right of return' preferences for displaced individuals, families, organizations and businesses
- Use existing neighborhood resources first in revitalization
- Advance existing and create new relationships to move the Hill District forward
- Ensure that Hill District residents are empowered in planning for the community revitalization

FAMILY FRIENDLY HOUSING DEVELOPMENT WITHOUT DISPLACEMENT

Housing developments must include an appropriate level of family housing including rental and for sale units affordable to various income levels in order to prevent displacement.

- Establish a target housing mix for new projects including appropriate levels of family-friendly housing
- Provide quality rental and ownership housing opportunities for a broad range of family sizes and incomes
- Use housing development as a catalyst for economic and community development
- New housing developments will prevent displacement of existing residents and businesses
- Family housing developments will include play spaces in close proximity to housing developments
- Housing developments will consider the impact of new developments on children and population density for local schools

ECONOMIC EMPOWERMENT AND COMMERCIAL DEVELOPMENT

Community residents, organizations, and businesses will gain social and economic benefit from neighborhood revitalization efforts.

- Support economic activity that directly benefits Hill District residents and existing businesses.
- Ensure jobs for community members, the retention of current businesses, new opportunities for entrepreneurship and equity stakes for Hill District organizations
- Restore commercial vibrancy and strength by concentrating market demand and resources to:
- Renew Centre Avenue as a great "main street"
- Redevelop the Lower Hill as a mixed-use neighborhood
- Leverage Uptown's proximity to Oakland and Downtown
- Encourage live-work and at-home innovation projects

MAKE THE HILL DISTRICT A GREEN AND WELL-DESIGNED COMMUNITY

The Hill District will have a comprehensive strategy for sustainability and quality design.

- Create a comprehensive strategy for vacant land including urban gardening
- Leverage the Hill District's natural features as an economic asset for neighborhood development
- Use Hill District trails as green connections with a larger city network
- Establish high-quality recreation and open spaces

MOBILITY, TRANSPORTATION, AND PARKING

Ensure viable and affordable transportation access to all members of the community.

- Improve transportation networks and services to the city and within the Hill District
- New infrastructure should promote walkability, street accessibility for the disabled, and access to work, retail, and social amenities
- Create a well-planned parking strategy that supports new development while minimizing negative impacts on residents

What's in your Original Plan (Initiatives)

Build capacity

- Quality Education Initiative
- Hill district Arts Plan
- Neighborhood Safety*
- Hill History Center**
- Hill District Homeowner/Tenant Support

Increase connectedness

- Neighborhood Safety*
- Housing Innovation Zone
- Hill District Workforce Development
- Hill District Business Incubator
- Play Spaces
- Ride To Work
- StreetScape improvement
- Comprehensive Parking
- Strategy
- Complete Streets Pilot

Foster cooperation

- Neighborhood Safety*



Foundations of a Resilient Community

- People
- Systems Thinking
- Adaptable
- Transformable
- Livable
- Co-powerment



Tonight's Discussion: Cultural Legacy & Historic Preservation

What's in your Original Plan (Cultural Legacy Initiatives)

BUILD UPON THE AFRICAN AMERICAN CULTURAL LEGACY

- District Identity
 - Signage and Wayfinding*
 - Weekly Publication*
- The Hill History Center
 - "Past, Present & Future" Trail*
- Historic Preservation
 - Hill District Preservation Plan*
- Quality Education Initiative
 - Lifelong Education*
 - Urban Fellows*
 - Youth Safe Haven*
 - Youth Arts Education*
- Hill District Arts Plan
- Neighborhood Safety
 - Neighborhood Watch*

What's in your Original Plan (Historic Preservation detail)

HISTORIC PRESERVATION

The Hill is home to a number of historic landmarks—the August Wilson House, the Centre Avenue YMCA, Fifth Avenue High School, John Wesley A.M.E. Zion Church, Madison Elementary School (Minersville Public School) and the New Granada Theater are all city-designated historic properties, and the New Granada Theater was added to the National Historic Register in December 2010. Uptown's Fifth Avenue High School and Paramount Film Exchange are also structures of note. Beyond buildings, the Hill's rich history as a center of African-American culture needs to be remembered and continued.

Historic preservation in the Hill is already well underway with the efforts of numerous organizations including the Historic Hill Institute, the Hill Community Development Corporation, and others who are committed to historic preservation of existing assets. Their work needs to be supported and additional opportunities for preservation identified as the Hill continues to develop and change.

Goals

Preserve the Hill District's history as a center of African-American culture. Preserve and commemorate notable historic buildings in the Hill. Engage community members of all ages in learning about their neighborhood. Bring visitors to the Hill.

Local Programs & Resources

- Historic Hill Institute (includes a Youth Leadership Intern Program) (<http://historichill.org>)
- Hill Community Development Corporation (www.hilldistrict.org)
- Pittsburgh History and Landmark Foundation (www.phlf.org)

- The Young Preservationist Association
www.youngpreservationists.org
- Preservation Pittsburgh
(www.preservationpittsburgh.org)

Potential Programs

HILL DISTRICT PRESERVATION PLAN

- Preparing a preservation plan for the neighborhood is an important step towards protecting historic assets. The plan would identify neighborhood buildings to be preserved and identify appropriate strategies for undertaking their preservation. Having this information in place is likely to help in future attempts to secure preservation funding.

Target Area

Throughout the Hill.



Quality Education Initiative: As one of three public elementary schools in the Hill District, the Miller African-Centered Academy can serve as a center for multiple education initiatives

Cultural Legacy

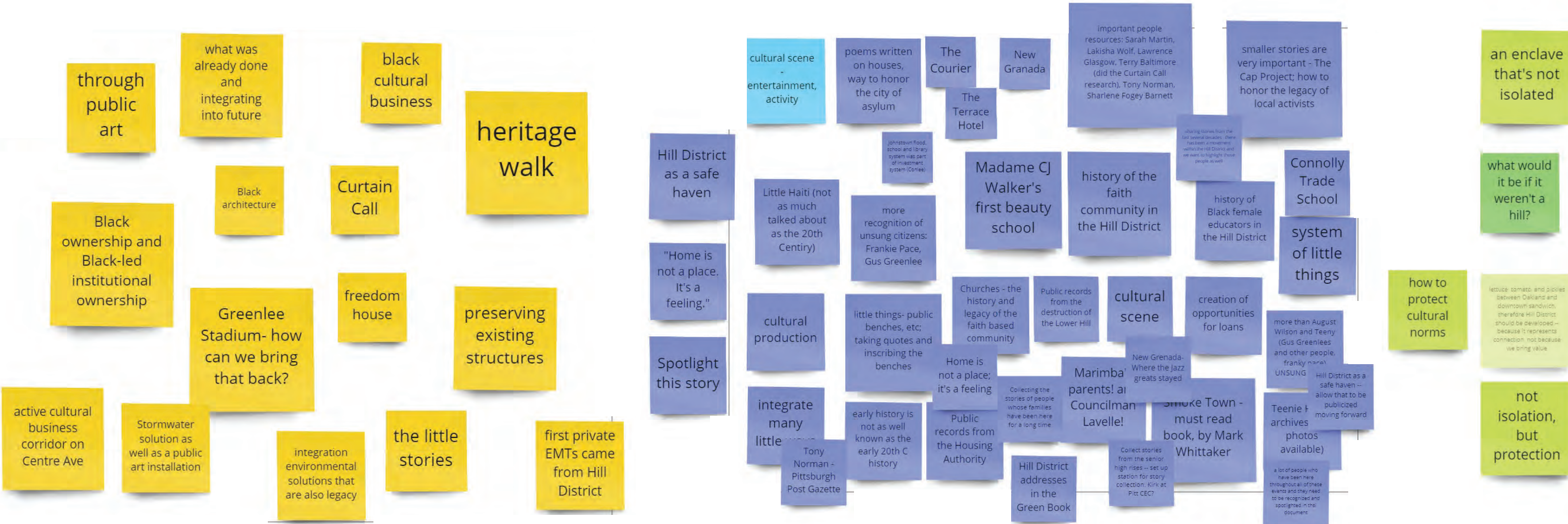
DECEMBER 13, 2021

Greater Hill District Master Plan

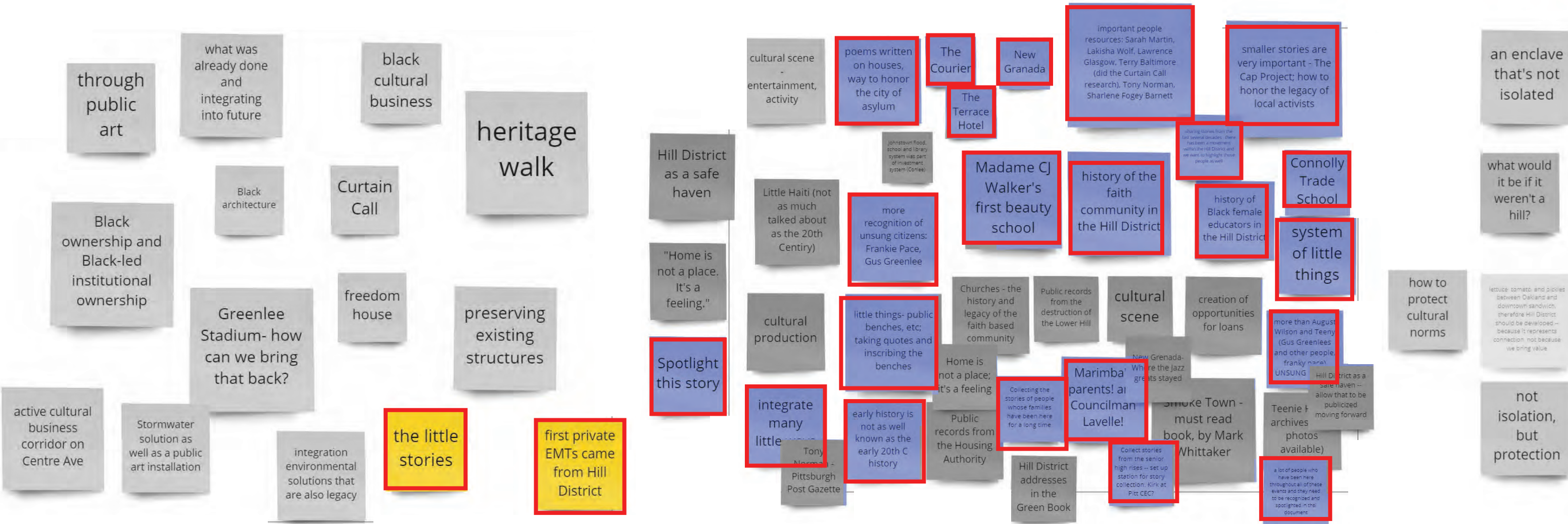
Cultural Legacy Assessment

studio
zewde

Small Group Meeting Notes 8/20/21



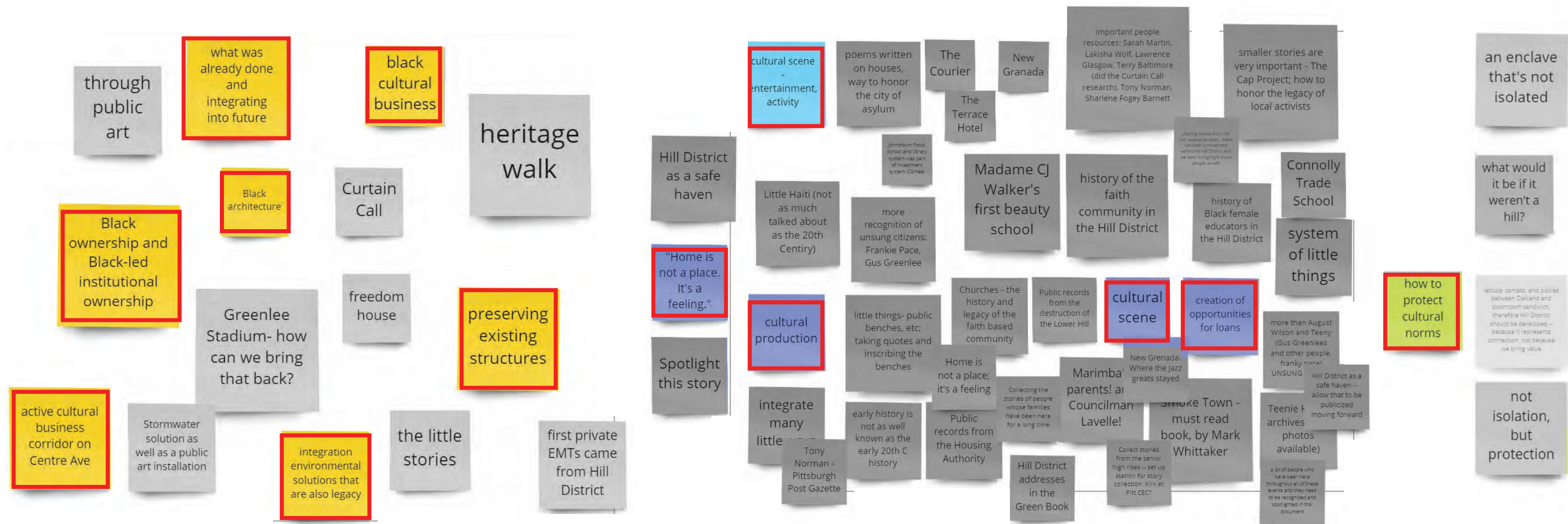
Theme 1: “Small Moments” & “Little Stories”



Theme 2: “Connected but Protected”



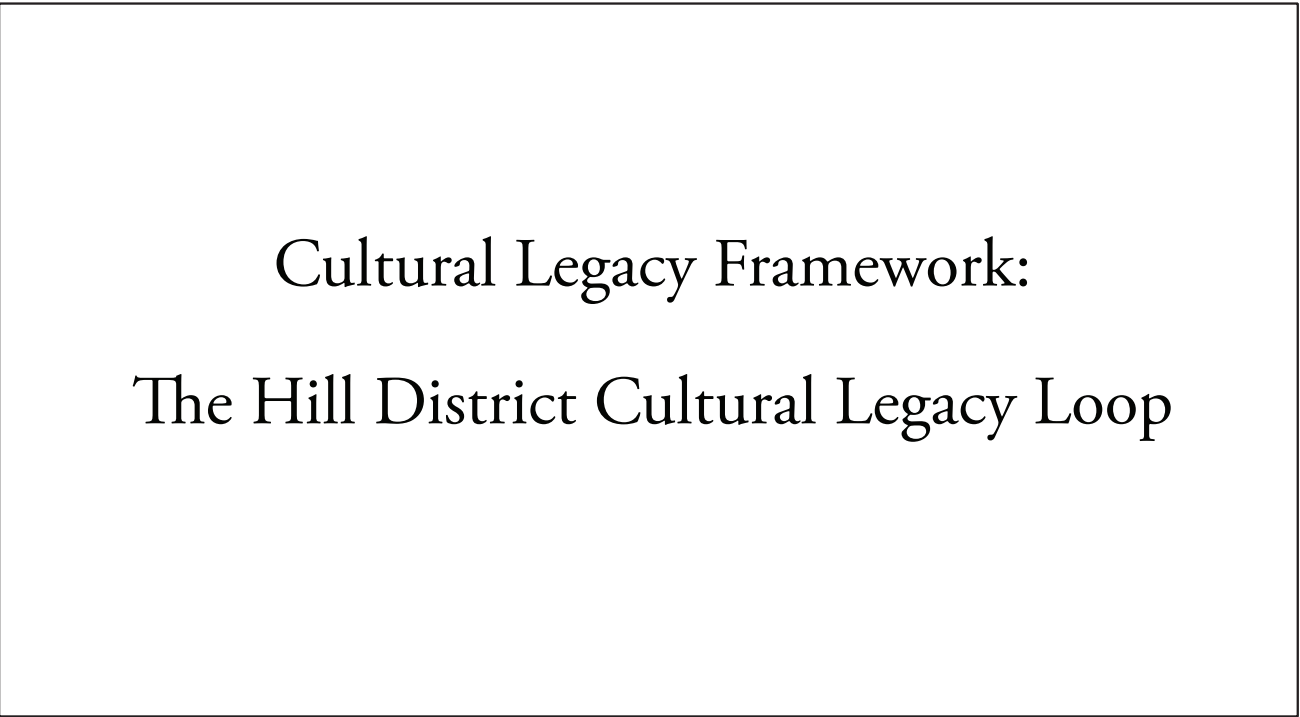
Theme 3: Activate Cultural Legacy into the Future



Theme 1: “Small Moments” & “Little Stories” →

Theme 2: “Connected but Protected” →

Theme 3: Activate Current and Future Cultural Legacy →



The Hill District Cultural Legacy Loop

Historic Businesses + Community Centers



LEGEND

- 1 Thelma Lovette YMCA
- 2 Connelley Tech Institute
- 3 August Wilson House
- 4 "Crossroads of the World"
- 5 Crawford Grill
- 6 The Ellis Hotel
- 7 New Grenada Theater + Pythian Temple
- 8 Central Park
- 9 Madam CJ Walker's House
- 10 Greenlee Field
- 11 Carnegie Library Hill District Branch
- 12 McKelvy School and Ballfield
- 13 Halfway Art Gallery
- 14 Greenlee Field
- 15 Elk's Lodge
- 16 Flamingo Hotel
- 17 Robert E Williams Memorial Park

LEGEND, CONT.

- 18 Freedom Corner
- 19 Preacher's Row
- 20 Westbrook Jitney Station
- 21 NAACP Offices
- 22 Big Tom's Barber Shop
- 23 Centre-Heldman Plaza
- 24 Irene Kaufmann Center
- 25 Pittsburgh Courier Plant
- 26 Roosevelt Theatre
- 27 Jay Drug Store
- 28 Fireman's Dept. Store
- 29 Bella's Market
- 30 Letsche Elementary
- 31 Gordon's Shoes
- 32 Johnson Studio
- 33 Lee's Florist
- 34 Nesbit's Pie Shop & Restaurant
- 35 Bayless Chop House
- 36 Dwelling House Savings & Loan Assoc.
- 37 Goode's Pharmacy
- 38 Hendrickson, Tailor
- 39 Pernell's Printing Shop
- 40 Owl Cab Company
- 41 Ruffles Bar Restaurant
- 42 Speck's Market
- 43 Rexall Drug Store
- 44 Bell Shop Neighborhood Store
- 45 Gulf Station
- 46 Hord Letter Press
- 47 Castle Bar
- 48 Village Grocery & Fruit Store
- 49 Chicken Shack
- 50 Peter Pan Shop
- 51 Bud's Variety Store
- 52 Herron Super Market
- 53 WHOD Radio Station/ Dee's Studios
- 54 Birdie's Guest House
- 55 Elmore Hotel
- 56 Palace Hotel
- 57 McEvoy Jewelry Store
- 58 Crystal Barbershop
- 59 Lasalle's Salon

3000 ft

Religious Institutions

LEGEND

1

St Benedict the Moor Catholic Church

2

Ebenezer Baptist Church

3

Olivet Baptist Church

4

Central Baptist Church

5

Cavalry Baptist Church

6

Trinity AME Church

7

The Church of the Living God

8

Grace Presbyterian

9

Macedonia Church of Pittsburgh

10

First Church of God

11

St. Luke Baptist Church

12

38 Miller Street

13

AME Zion Church Center

14

John Wesley AME Zion

15

Epiphany Catholic Church

16

Hillcrest Seventh Day Adventist

17

Church of the Living God

18

First Muslim Mosque of Pittsburgh



Jazz Institutions + Landmarks

LEGEND

- 1 Collins Inn/Paramount Club/Musician's
- 2 Leader House/Crawford Grill 1
- 3 Crystal Barber Shop
- 4 Anderson's
- 5 Star Theatre
- 6 The Ritz/Bamboola Club
- 7 Blue Note Cafe/Kelly's Bar
- 8 Stanley's Bar
- 9 Derby Dan's
- 10 Bobby Hinton's
- 11 Washington Club
- 12 Loendi Social Club
- 13 Hurricane Bar & Grill
- 14 B & M Restaurant
- 15 Melody Bar
- 16 Harlem Casino
- 17 Granville Hotel
- 18 Pythian Temple/New Granada Theatre
- 19 88 Bar
- 20 Ellis Hotel
- 21 Teenie Harris Studios
- 22 Crawford Grill 2
- 23 Perry Hotel
- 24 Mutt's Hutt
- 25 Flamingo Hotel
- 26 Elmore Theatre/Savoy Ballroom
- 27 Pittsburgh Courier

At the Crossroads:
History Loop

LEGEND

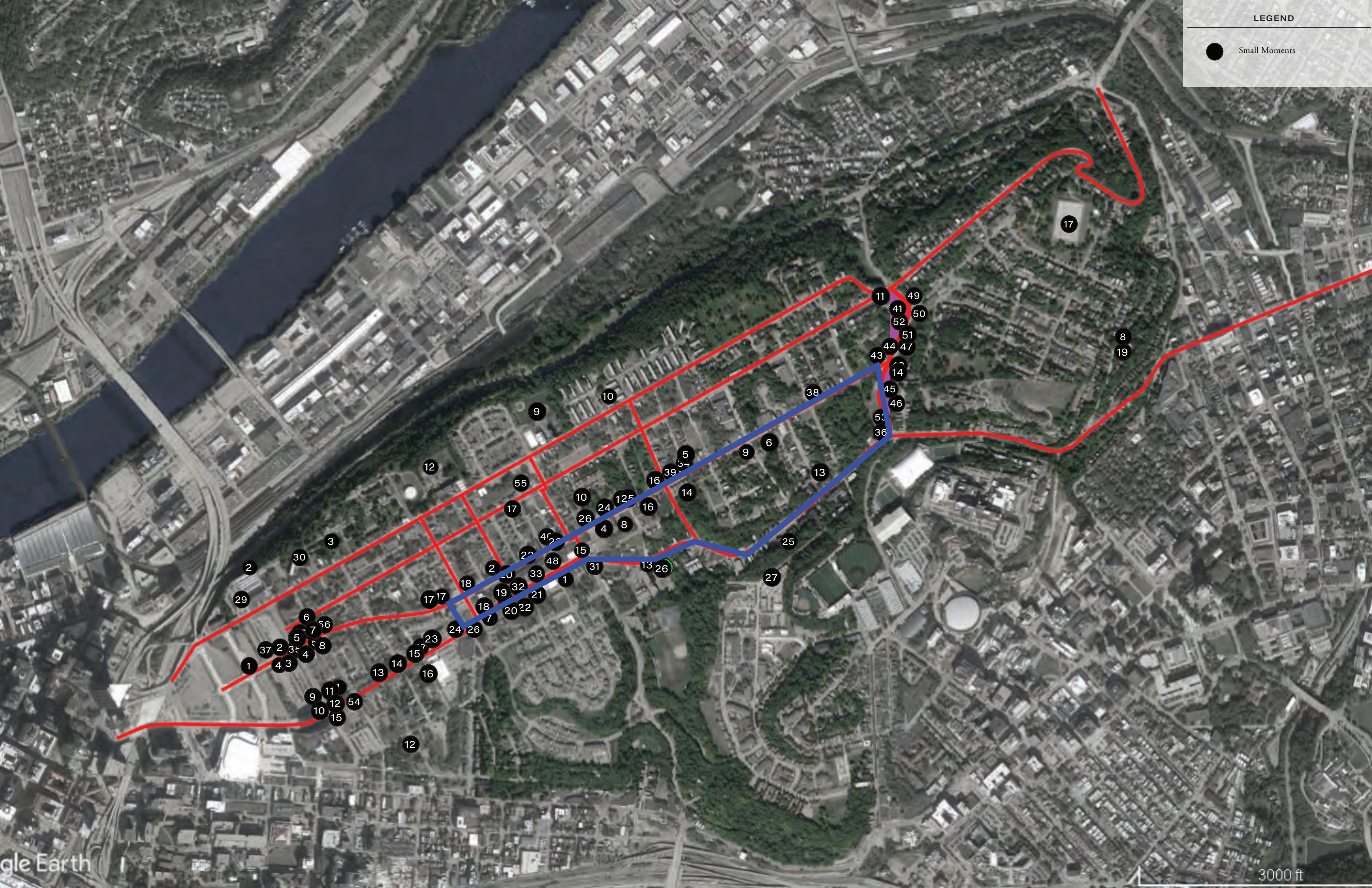
Businesses

Religious Institutions

Jazz Institutions

History Loop





LEGEND

● Small Moments

At the Crossroads: A Cultural Legacy Loop

LEGEND

●

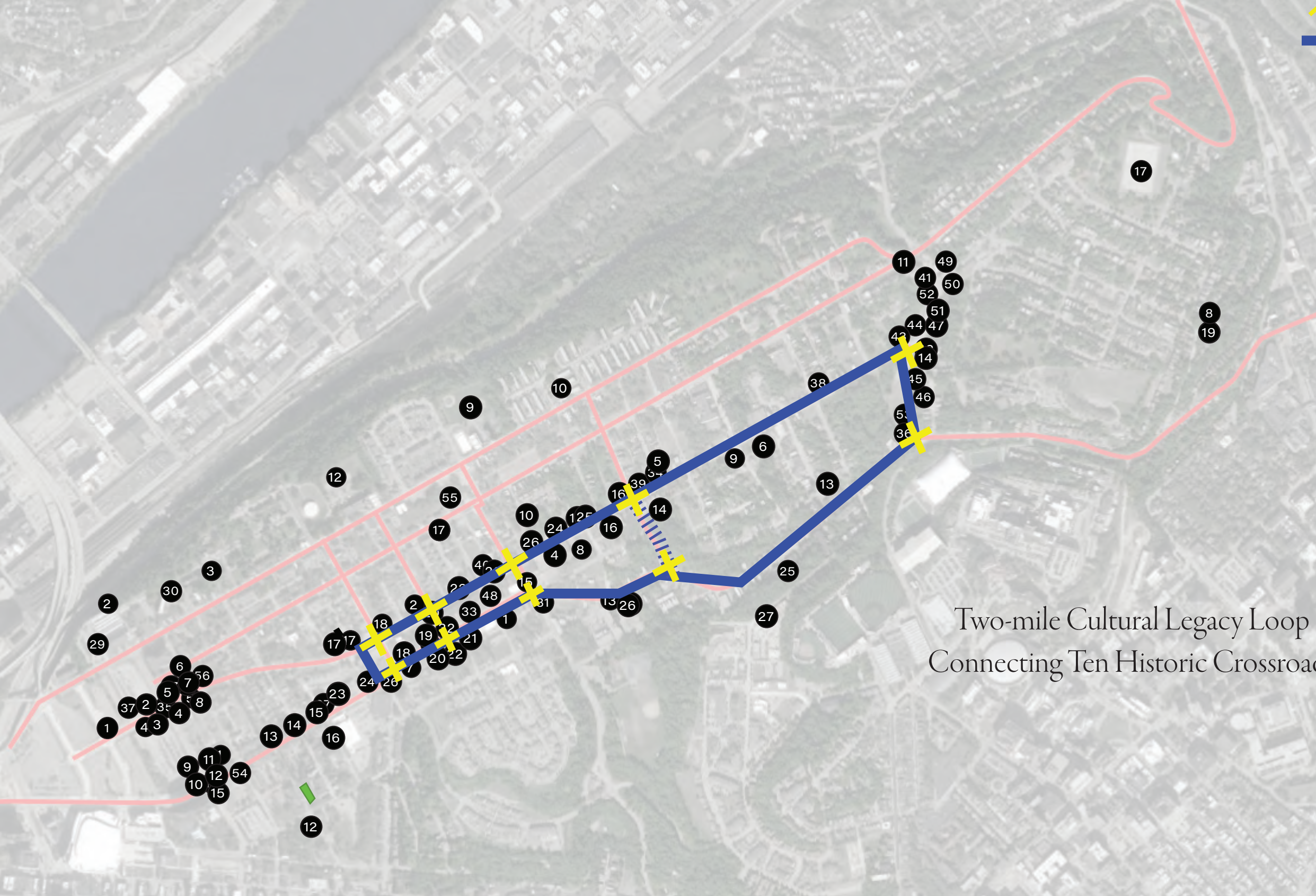
Historic Businesses, Institutions, and Community Centers

✕

Crossroads

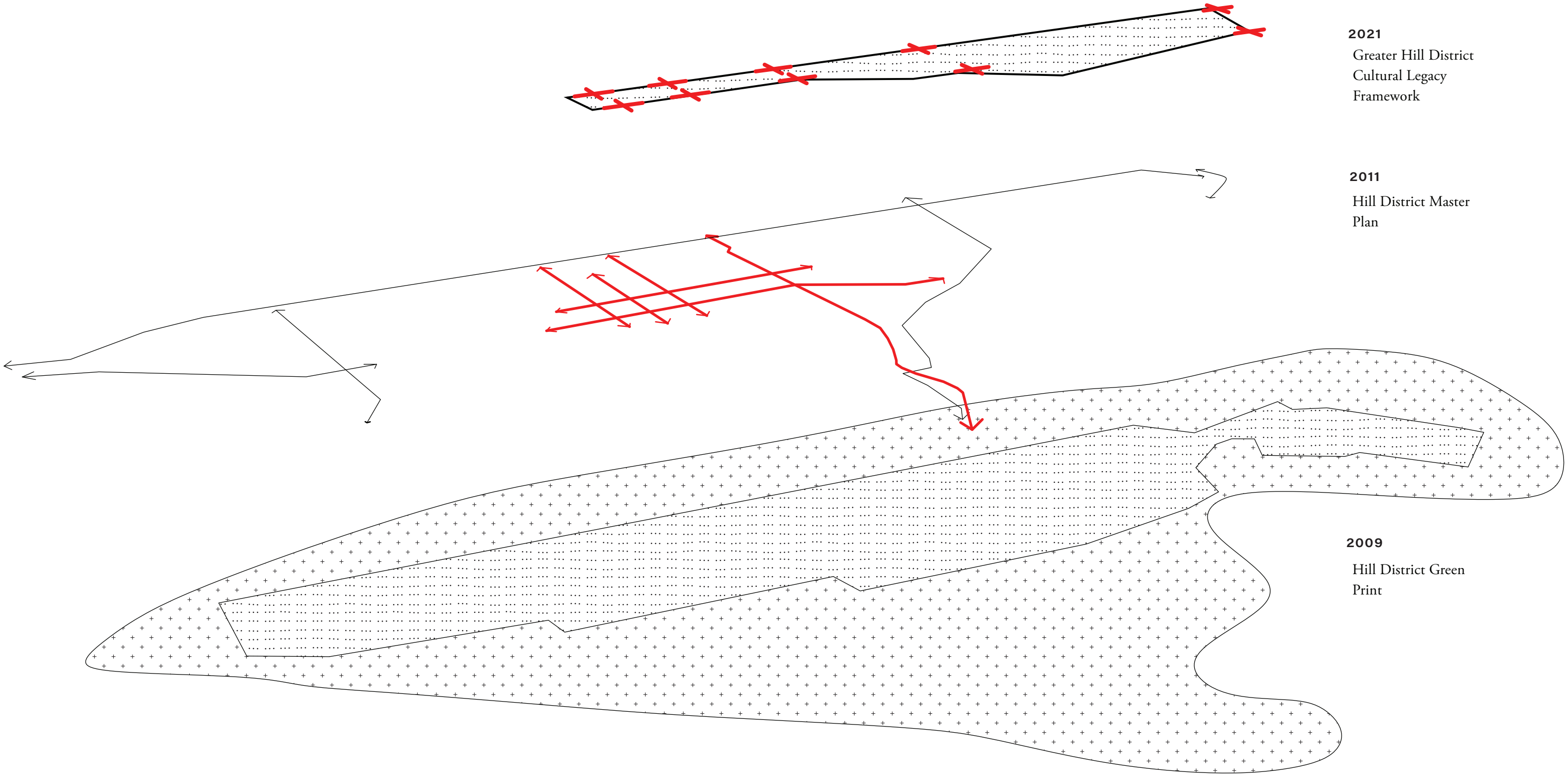
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History Loop



Two-mile Cultural Legacy Loop
Connecting Ten Historic Crossroads

Reinforcing Strategies: Protected but Connected



The Crossroads

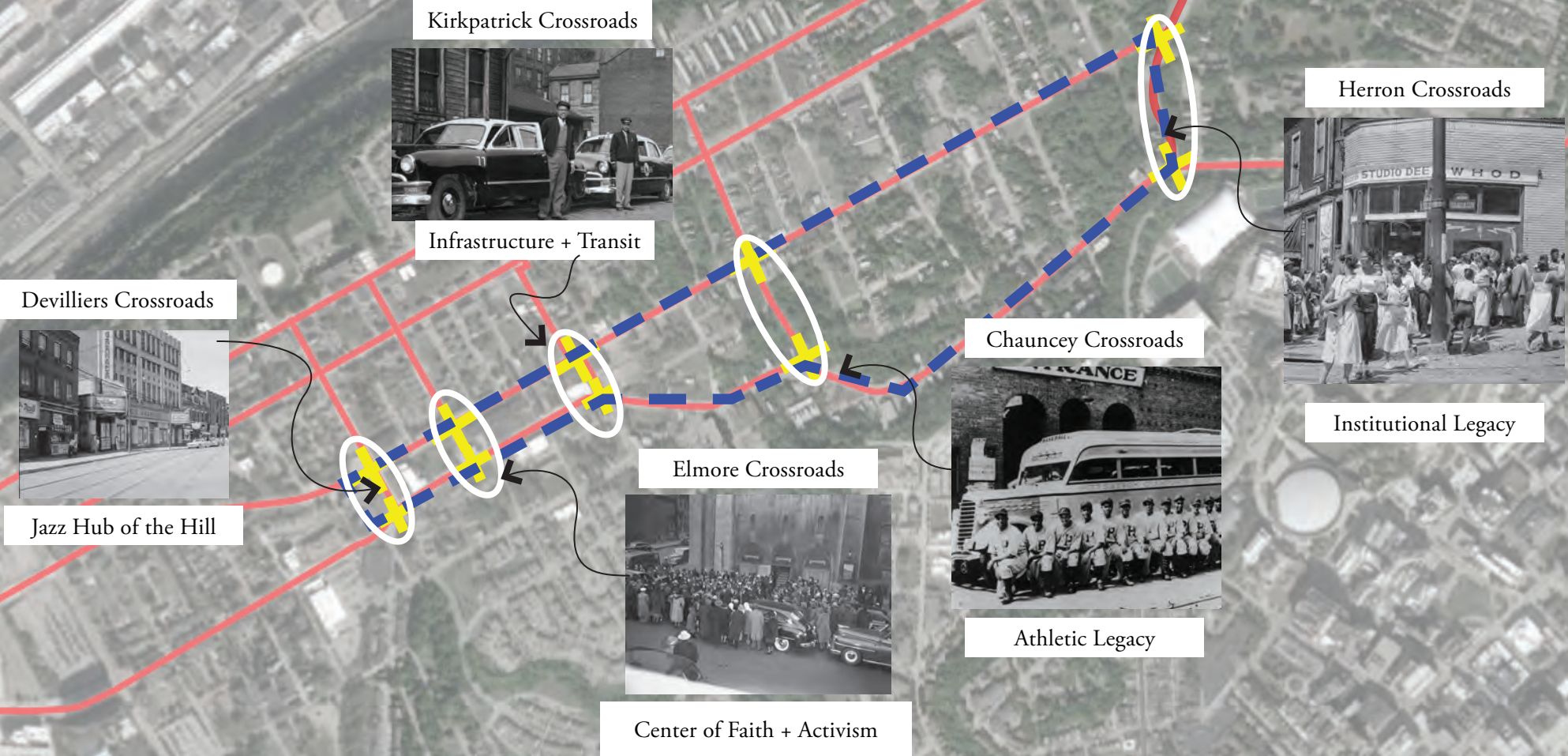
“Crossroads of the World”: Fullerton x Wylie Avenue



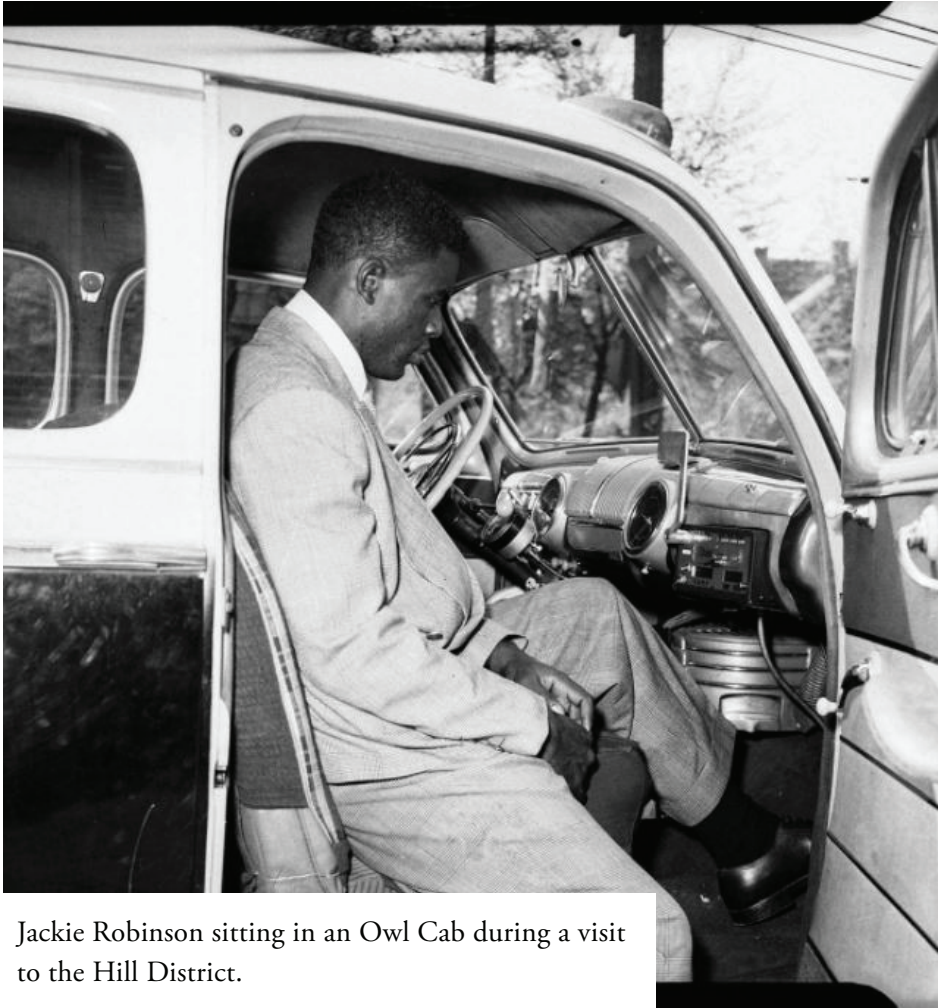
The label “crossroads of the world” speaks to the perseverance of the neighborhood’s ever growing African American population to shape a strong community within a segregated society. The lower Hill—particularly the intersection of Wylie and Fullerton—represented for the majority of white society a place of poverty, vice, violence, and crime. For this area to be embraced publicly by black print and radio media as a symbol of the neighborhood’s identity demonstrates the ability of the Hill’s African American community to construct understandings of black lives, social spaces, and places that reflected the black cultural autonomy from white society.

*- The Crossroads of the World:
A Social and Cultural History of Jazz in Pittsburgh’s Hill District, 1920-1970*

At the Crossroads: A History Loop



Kirkpatrick Street Crossroads: Hill District Infrastructure and Independence



Jackie Robinson sitting in an Owl Cab during a visit to the Hill District.



The Elk Lodge parade down Wylie Avenue

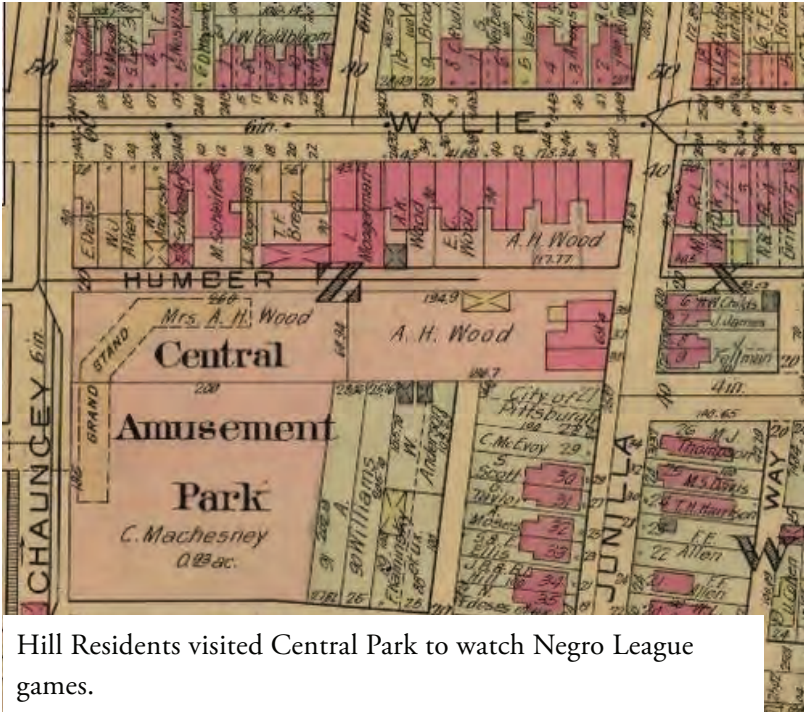


Owl Cab drivers.

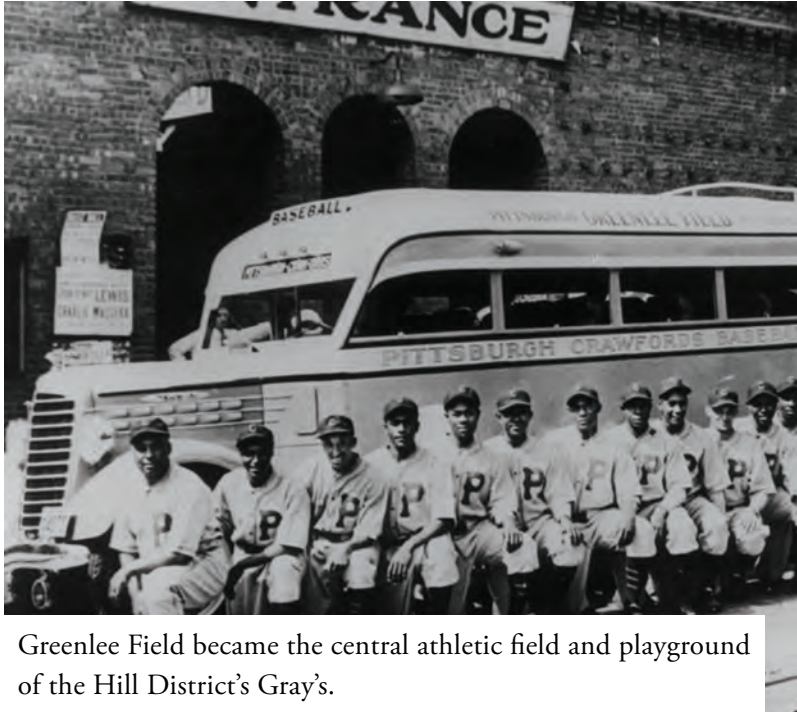


The Perry Hotel

Chauncey Street Crossroads: Family Establishments and Athletic Legacies



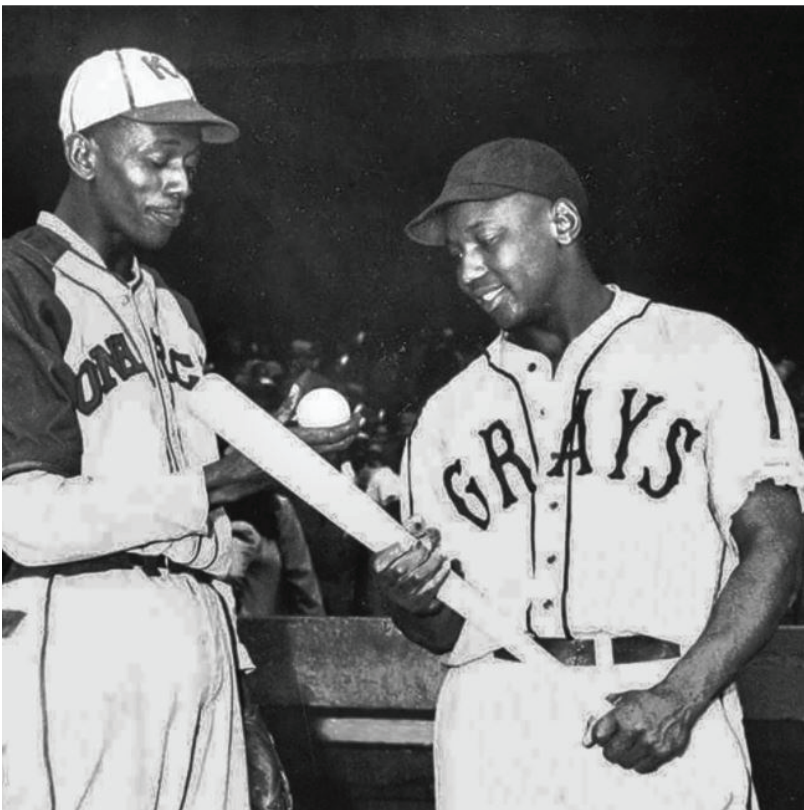
Hill Residents visited Central Park to watch Negro League games.



Greenlee Field became the central athletic field and playground of the Hill District's Gray's.



Gus Greenlee owned and operated the largest numbers game on the Hill; his business fueled much of the local economy.

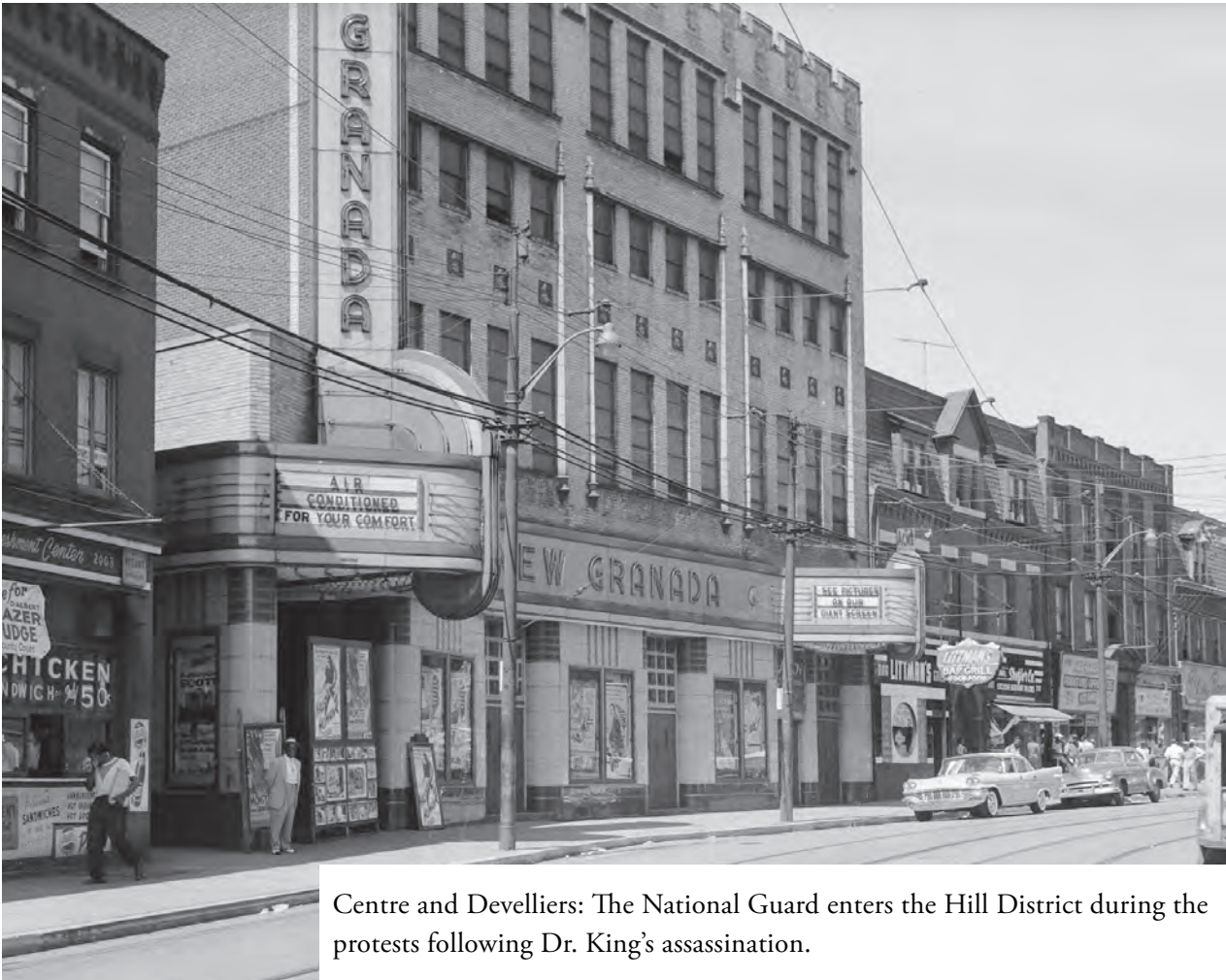


George Nesbit (left) owned Nesbit's Pie Shop, which became the Hill District's premium, high-end restaurant.

Develliers Street Crossroads: Jazz Center of the Hill



The Pythian Temple was designed by architect Louis Bellinger; the social club also housed the Savoy Ballroom, where jazz greats played for decades.



Centre and Develliers: The National Guard enters the Hill District during the protests following Dr. King's assassination.



The Savoy Ballroom



The New Granada Theatre became the jazz mecca of the Hill District.



Sell Hall was Pittsburgh's first Black club promoter; he was responsible for bringing Duke Ellington and other greats to the Hill District establishments.

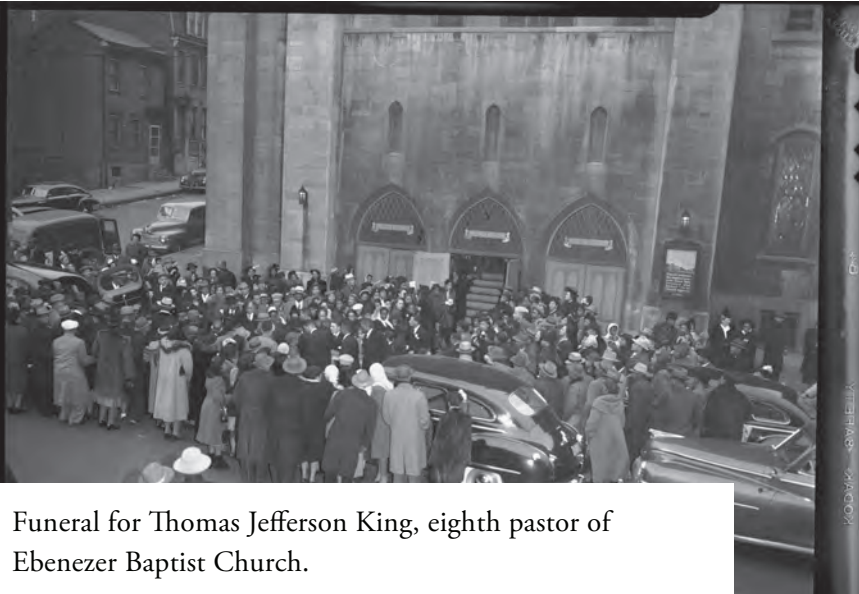


Architect Louis Bellinger designed the Pythian Temple and New Granada Theatre, among other Hill District institutions. He was one of the nation's first registered Black architects.

Elmore Street Crossroads: A History of Faith and Activism



Stokley Carmichael (Kwame Ture) speaking at the Ebenezer Baptist Church.



Funeral for Thomas Jefferson King, eighth pastor of Ebenezer Baptist Church.



Johnson Studio was the Hill District's portrait studio, owned by the Johnson family (left).



Mr. Johnson founded Johnson Studios.

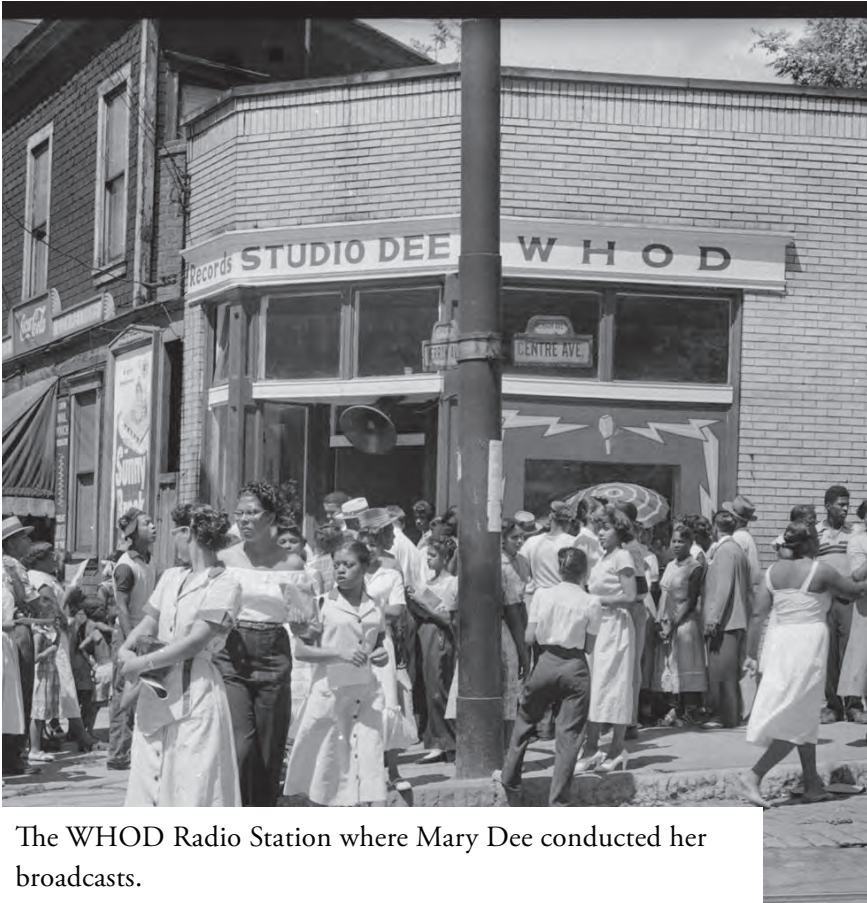


The 88 Bar was a popular club and jazz venue.



Adam Clayton Powell Jr. at the Ellis Hotel

Centre x Herron: Institutional History



The WHOD Radio Station where Mary Dee conducted her broadcasts.



Mary Dee in the studio.



Lavelle Real Estate business.

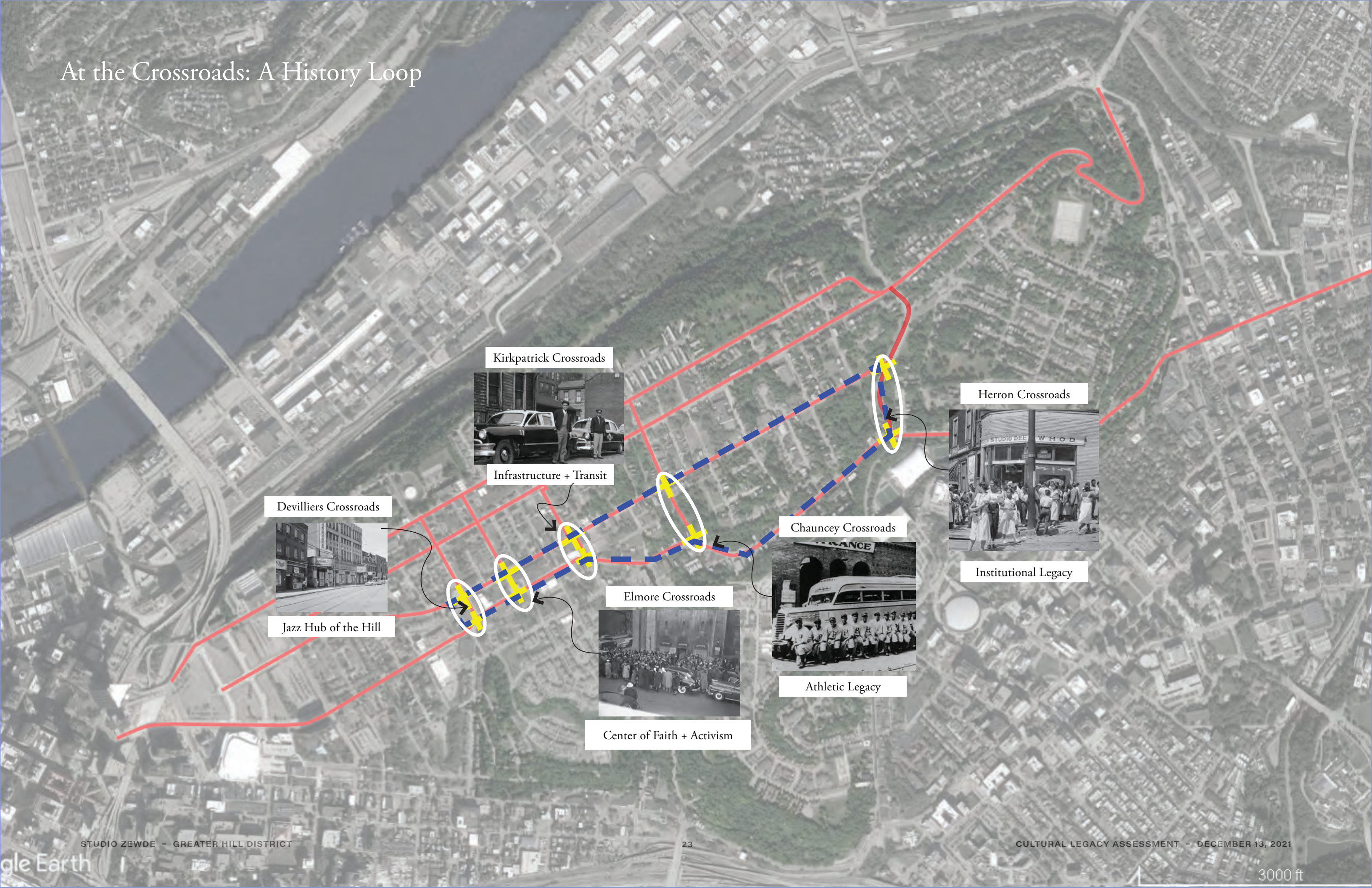


Robert Lavelle.



Lavelle Real Estate offices.

At the Crossroads: A History Loop



Kirkpatrick Crossroads



Infrastructure + Transit

Herron Crossroads



Institutional Legacy

Devilliers Crossroads



Jazz Hub of the Hill

Chauncey Crossroads



Athletic Legacy

Elmore Crossroads



Center of Faith + Activism

Design Strategy for Loop and Crossroads

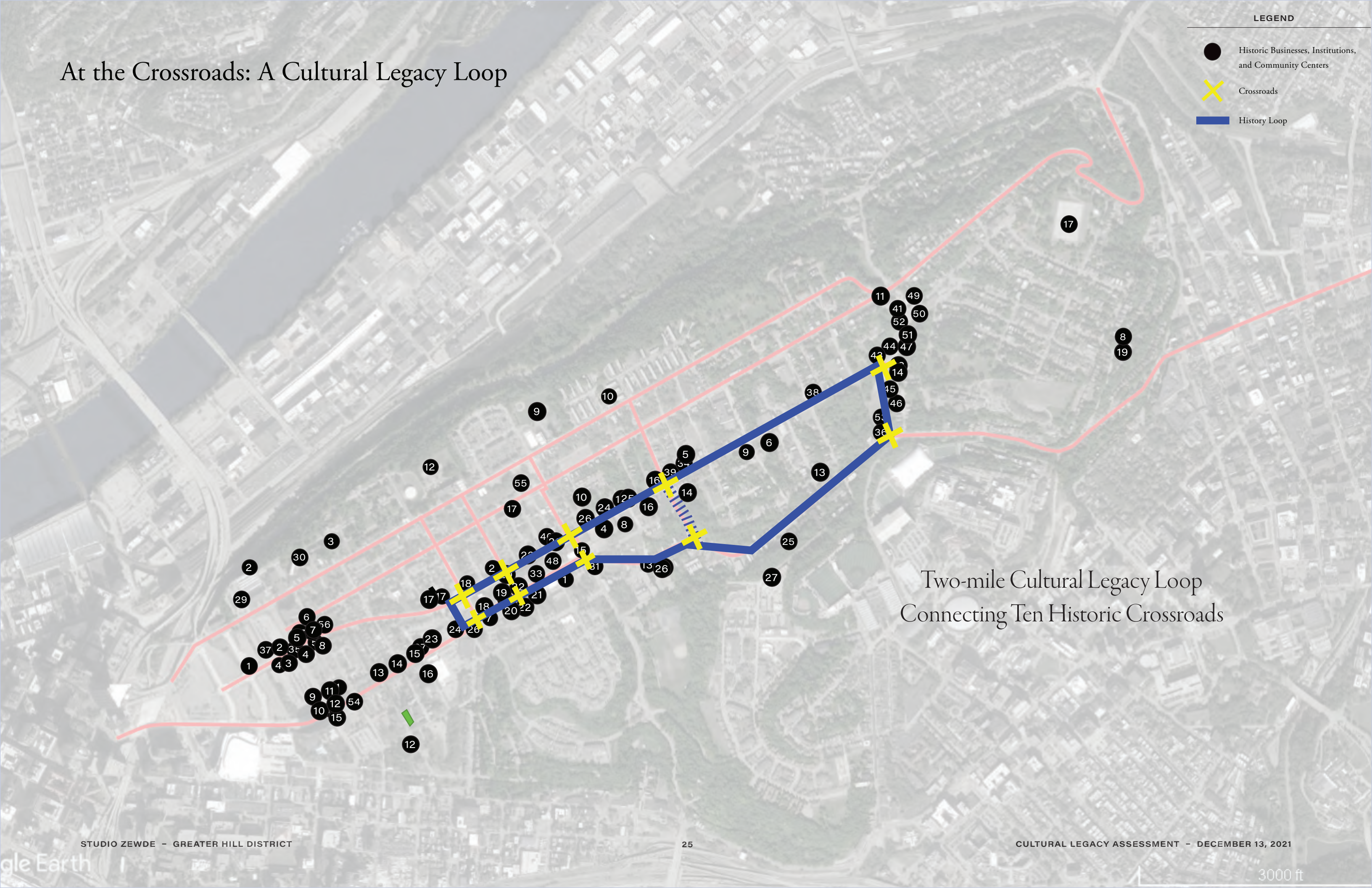
At the Crossroads: A Cultural Legacy Loop

LEGEND

Historic Businesses, Institutions, and Community Centers

Crossroads

History Loop

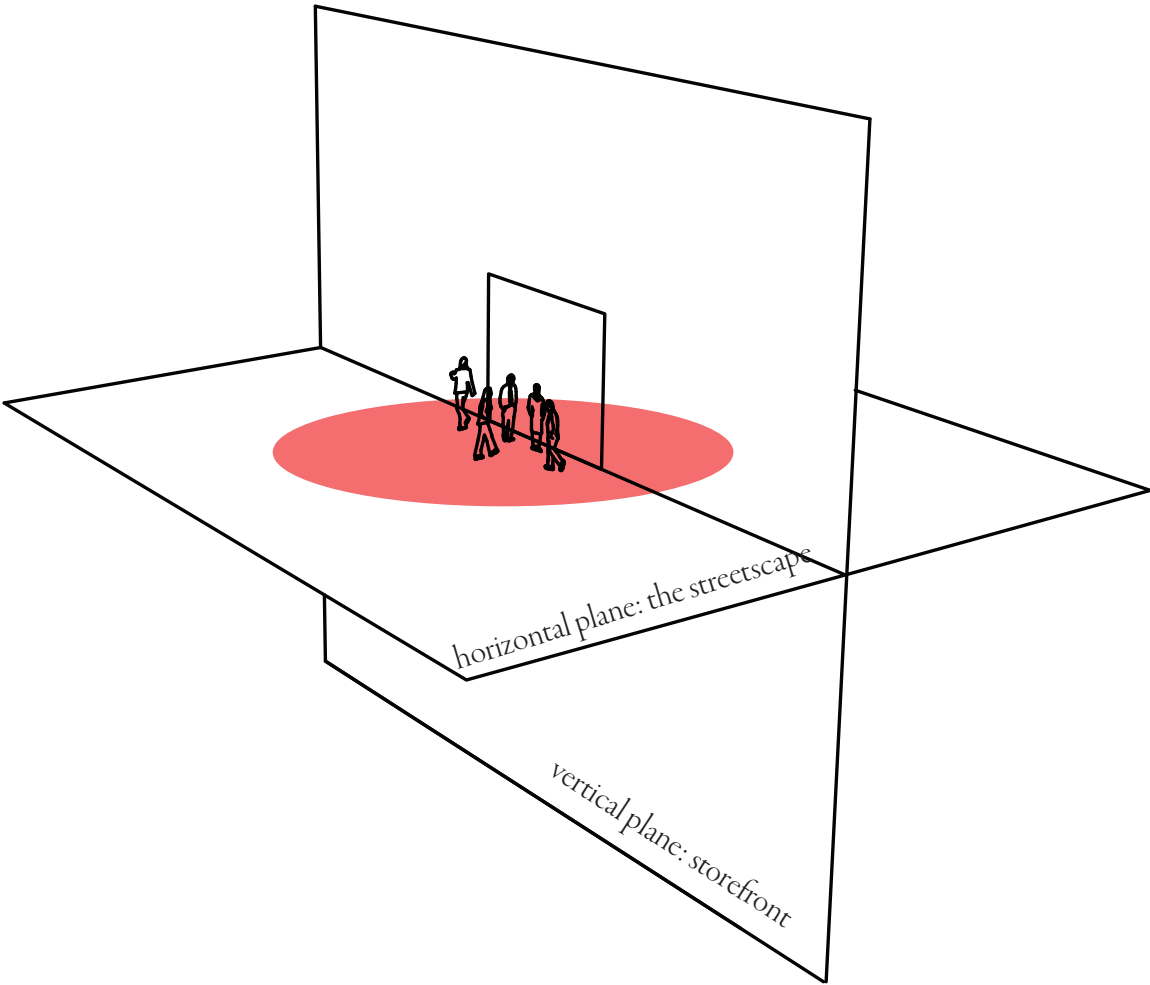


Two-mile Cultural Legacy Loop
Connecting Ten Historic Crossroads

At the Crossroads: History of Streetscape as the Stage



At the Crossroads: History of Streetscape as the Stage





At the Crossroads: Streetscape as Set Design

The floor shows where there was a meat locker at one time. The history of that room is everywhere. It never got cleaned up, with layers of stuff on layers of stuff on layers of stuff. I just keep adding layers of details aged to different eras, using different markers and different kinds of scotch tape to show how long it had been there.

The only new thing is the calendar, whose page would be the current month.”

“In my mind, the set is rather abstract -- a sort of living collage.”

- David Gallo, set designer for August Wilson’s original productions of the Pittsburgh Cycle



Existing Paving Typologies



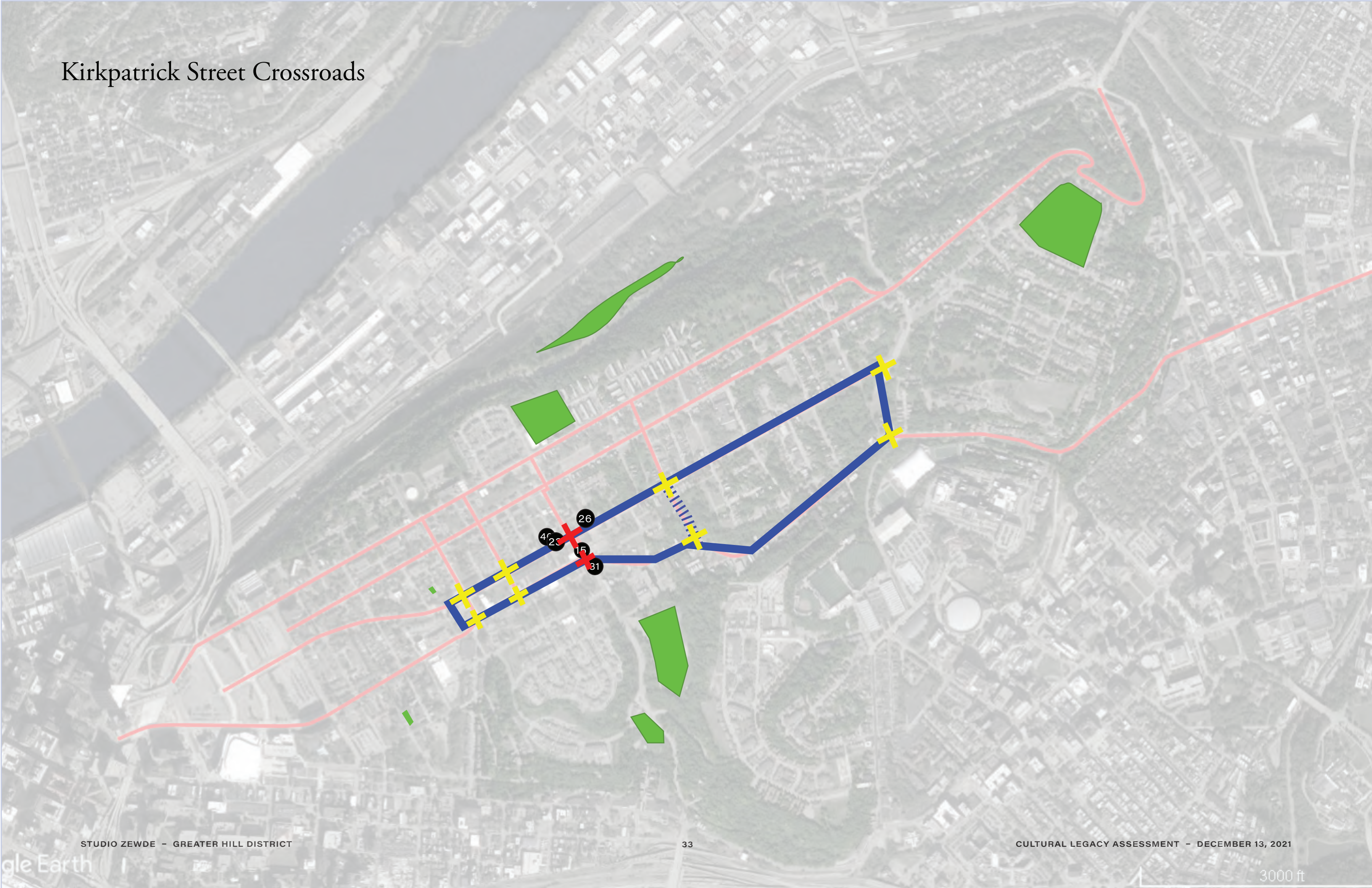
The Crossroads

stay

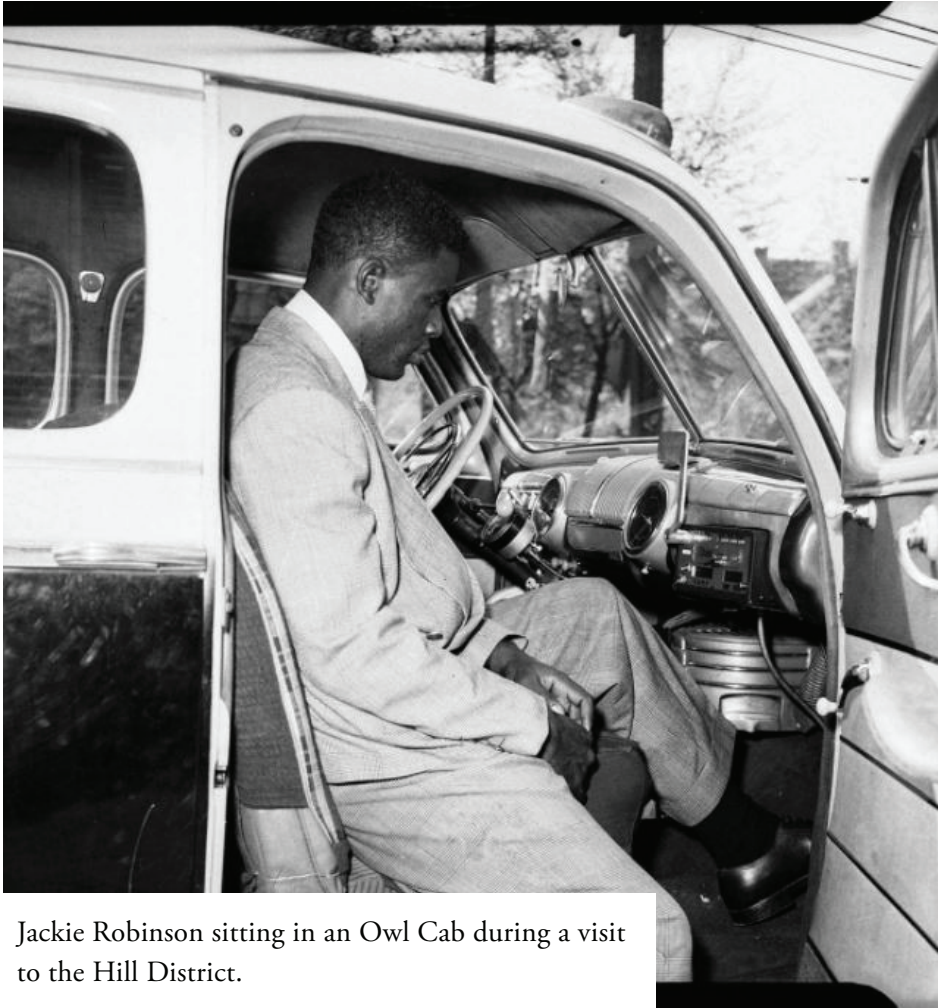


collage paving & inscriptions
trees
furnishings
focused economic development

Kirkpatrick Street Crossroads



Kirkpatrick Street Crossroads: Hill District Infrastructure and Independence



Jackie Robinson sitting in an Owl Cab during a visit to the Hill District.



The Elk Lodge parade down Wylie Avenue



Owl Cab drivers.



The Perry Hotel

Kirkpatrick Street Crossroads: Existing Land Uses

LEGEND

Civic

Vacant Parcel (Owned by URA)

Vacant Parcel (Privately Owned)

Existing and Potential First Floor Retail

Parking Lot



WYLIE AVENUE

CENTRE AVENUE

KIRKPATRICK ST

Kirkpatrick Street Crossroads: Idealized Crossroads

LEGEND

Civic

Vacant Parcel (Owned by URA)

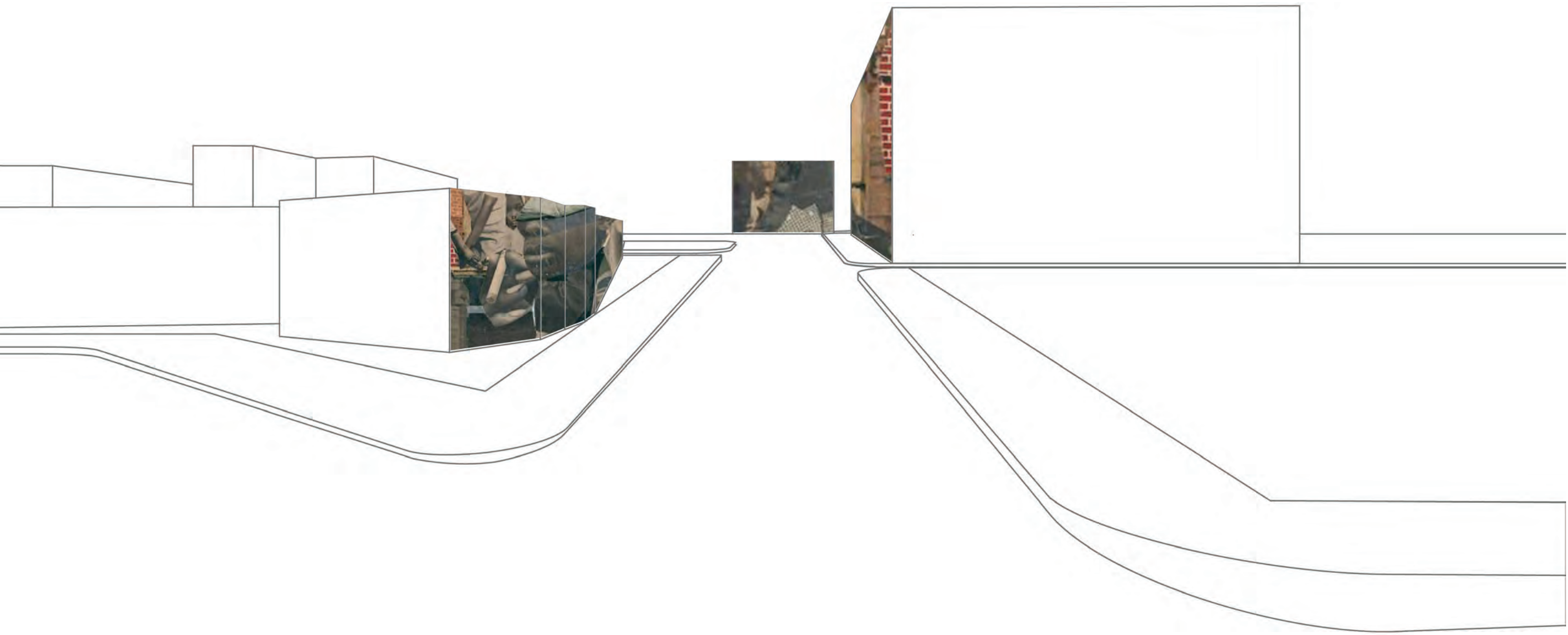
Vacant Parcel (Privately Owned)

Existing and Potential First Floor Retail

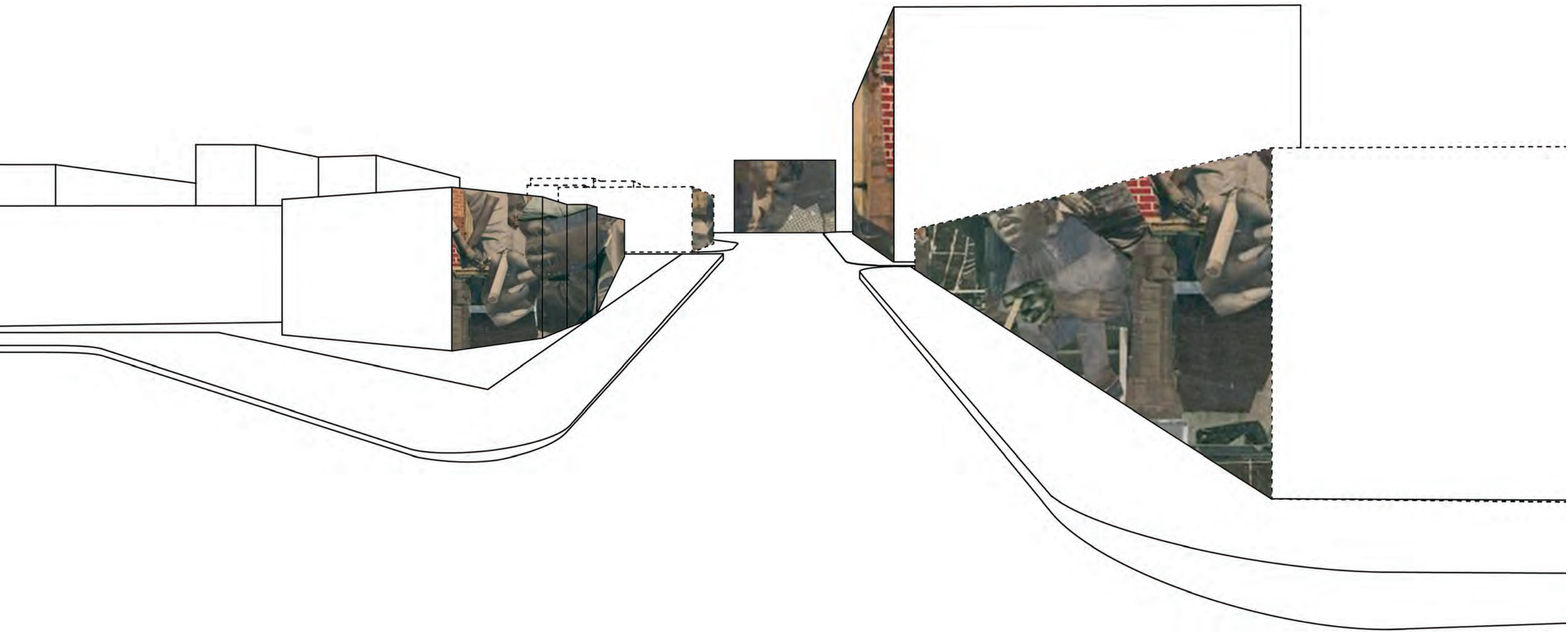
Parking Lot



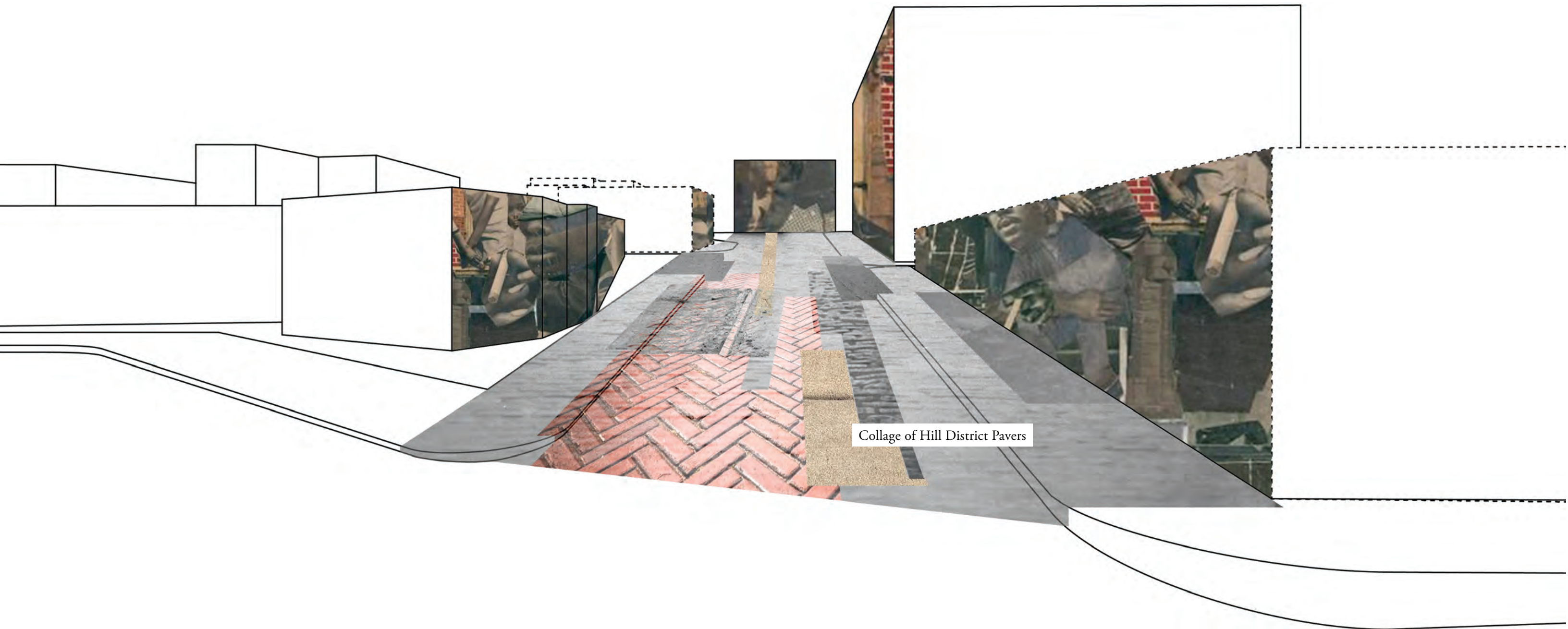
Existing Condition



Proposed Facade Activation

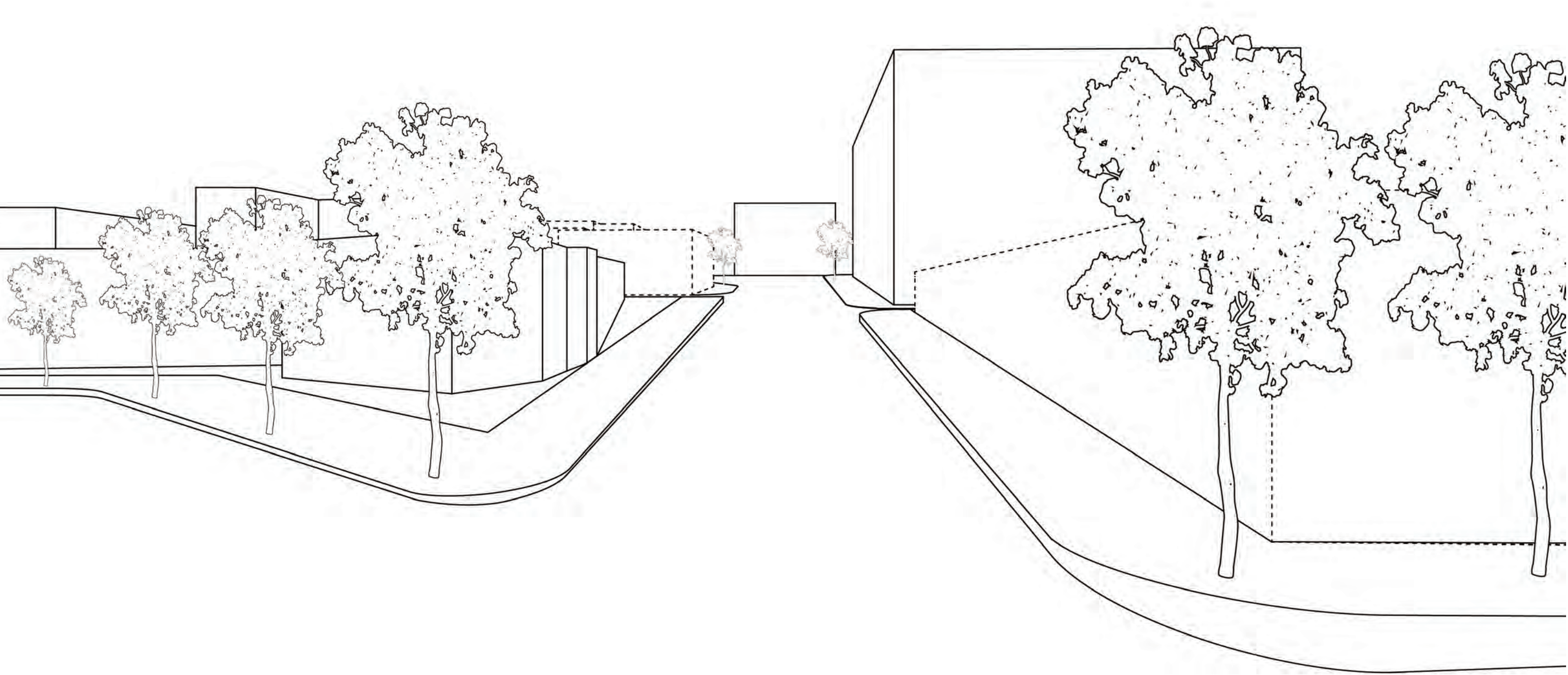


Proposed Paving Strategy

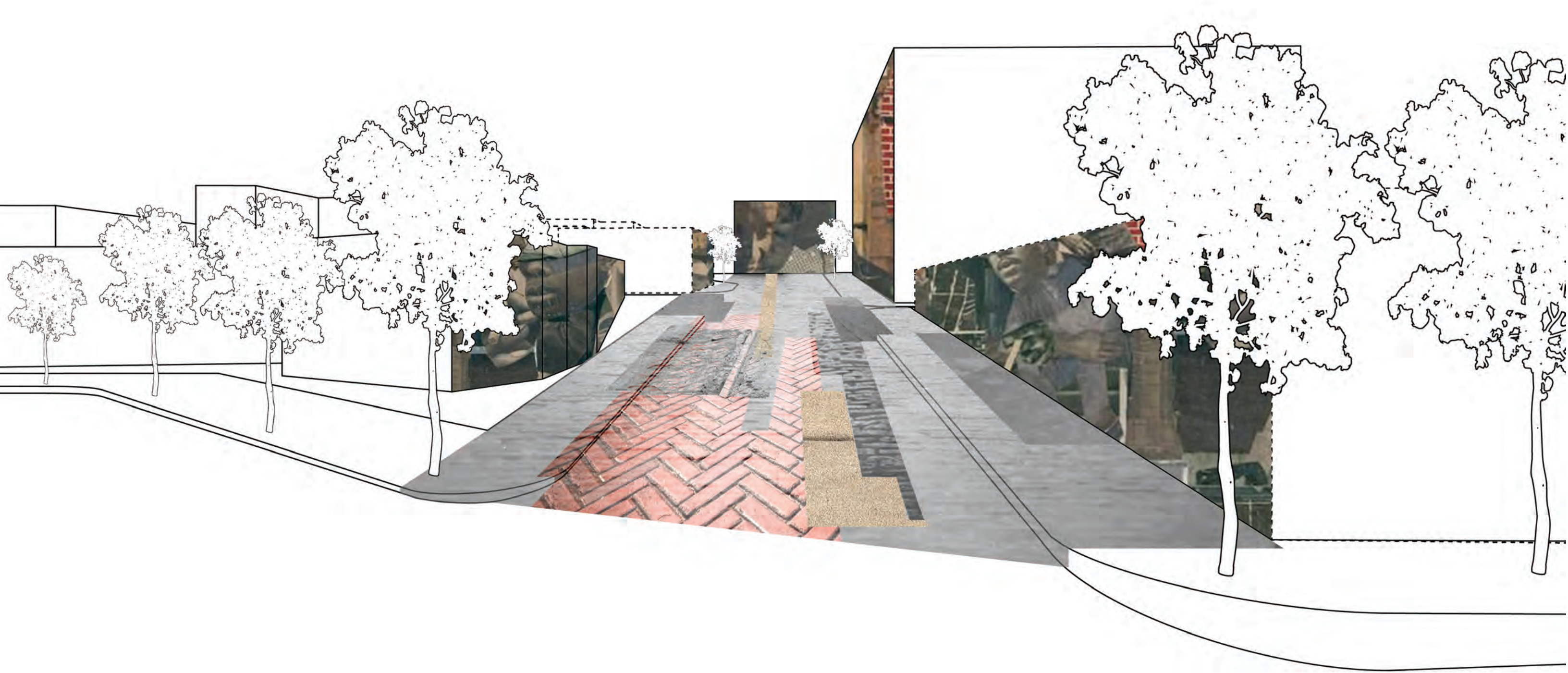


Collage of Hill District Pavers

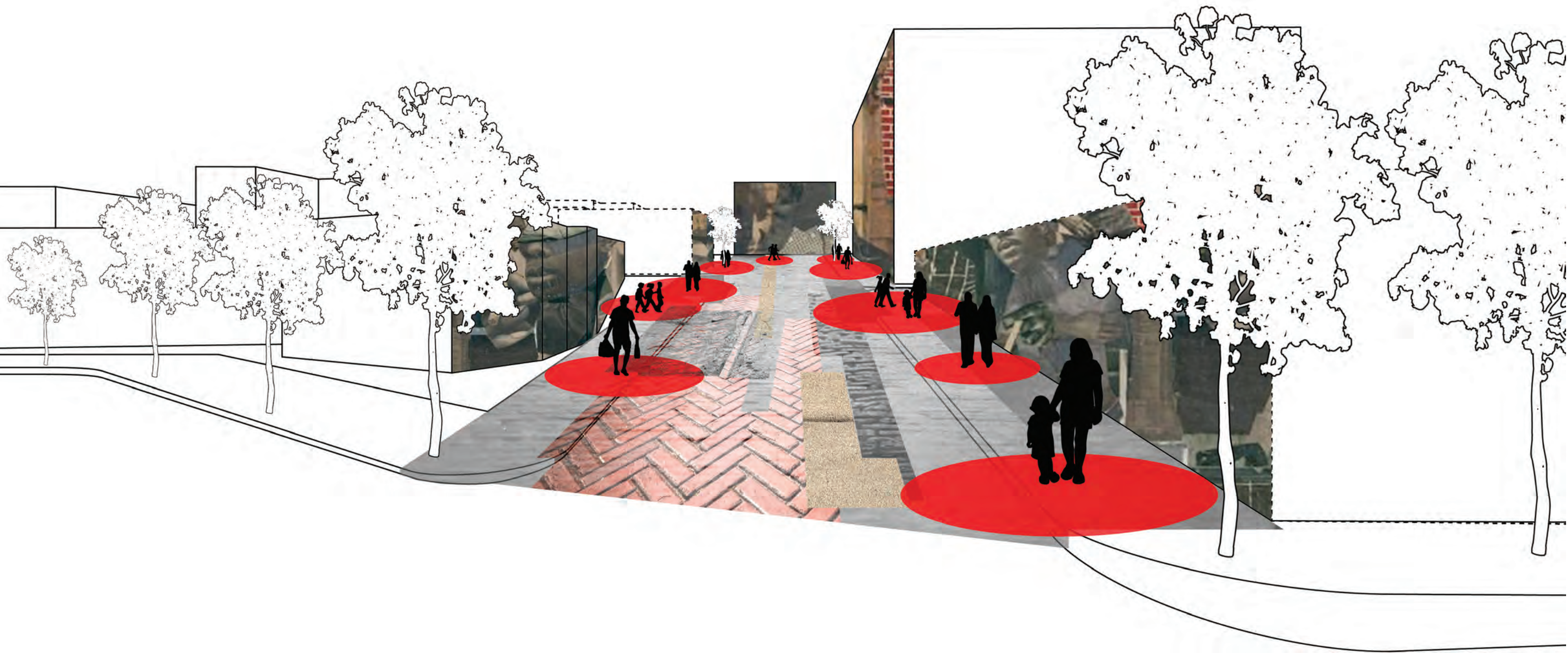
Proposed Street Planting Along Wylie and Centre



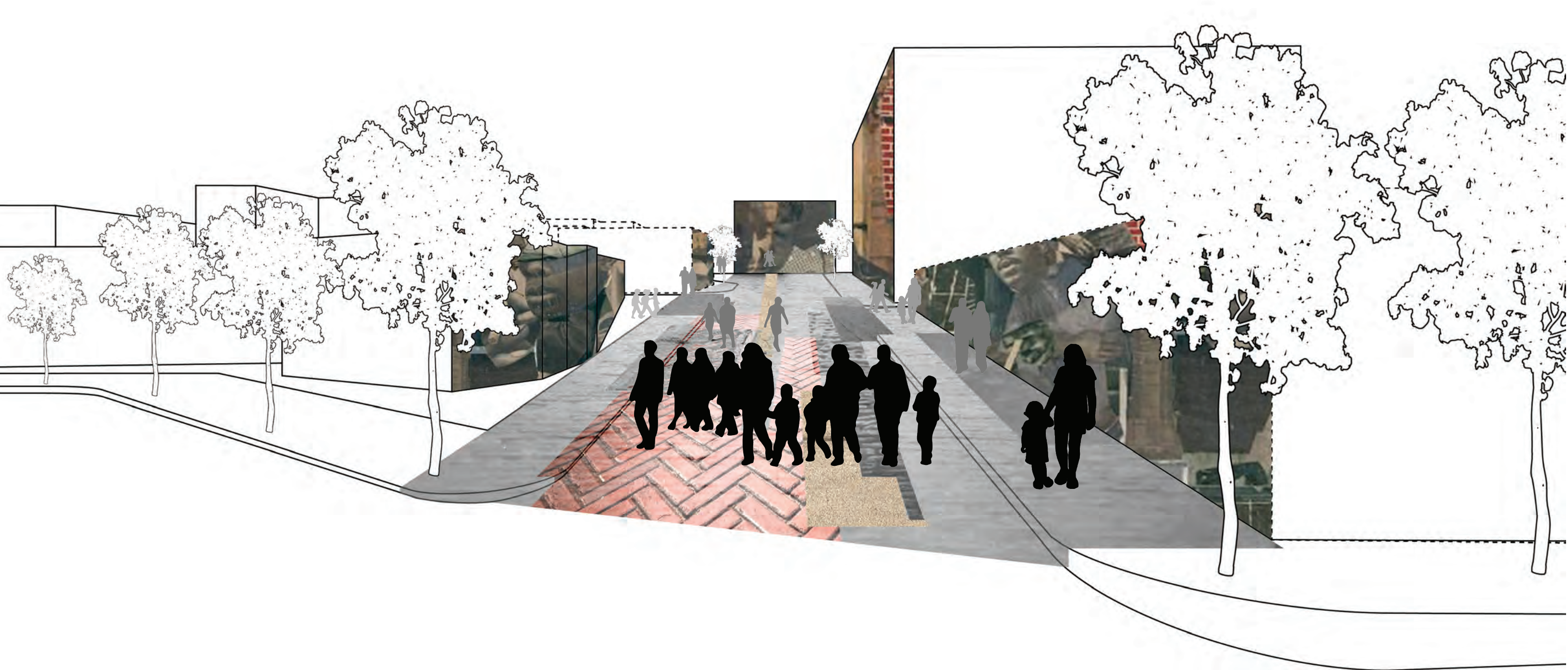
Proposed Crossroads Strategy: Collage Paving Pattern, Inscriptions, and Place Based Economic Development



Street as Stage



Proposed Crossroads Strategy





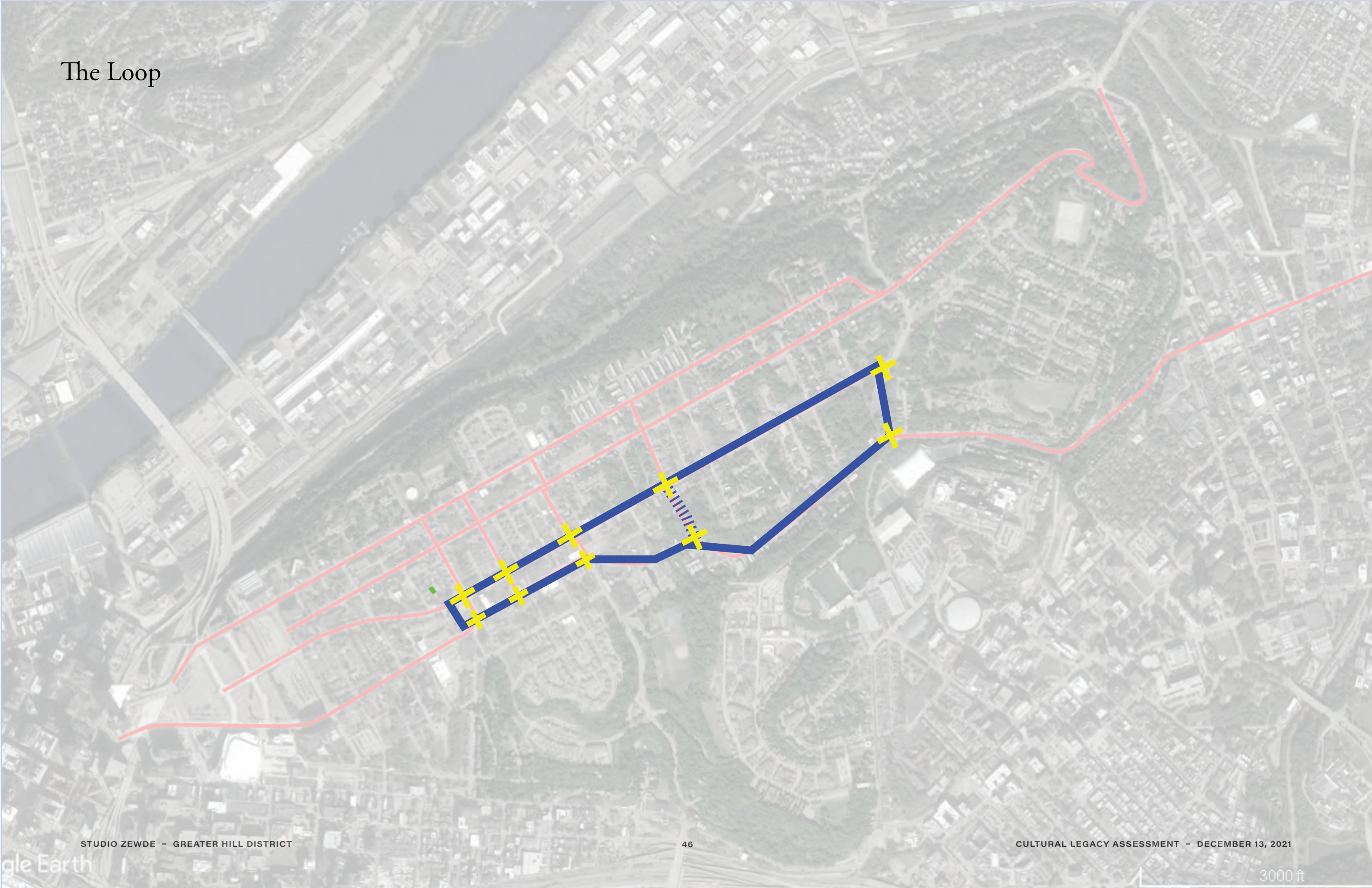
The Loop

walk
navigate
orient

{

**inscriptions
trees
green space
art**

The Loop



Hill District Existing Street Trees

LEGEND

● Street Trees



Proposed Street Planting Along Centre Avenue

LEGEND

● Street Trees



URA-Owned Vacant Properties

- LEGEND
- URA-Owned Vacancy

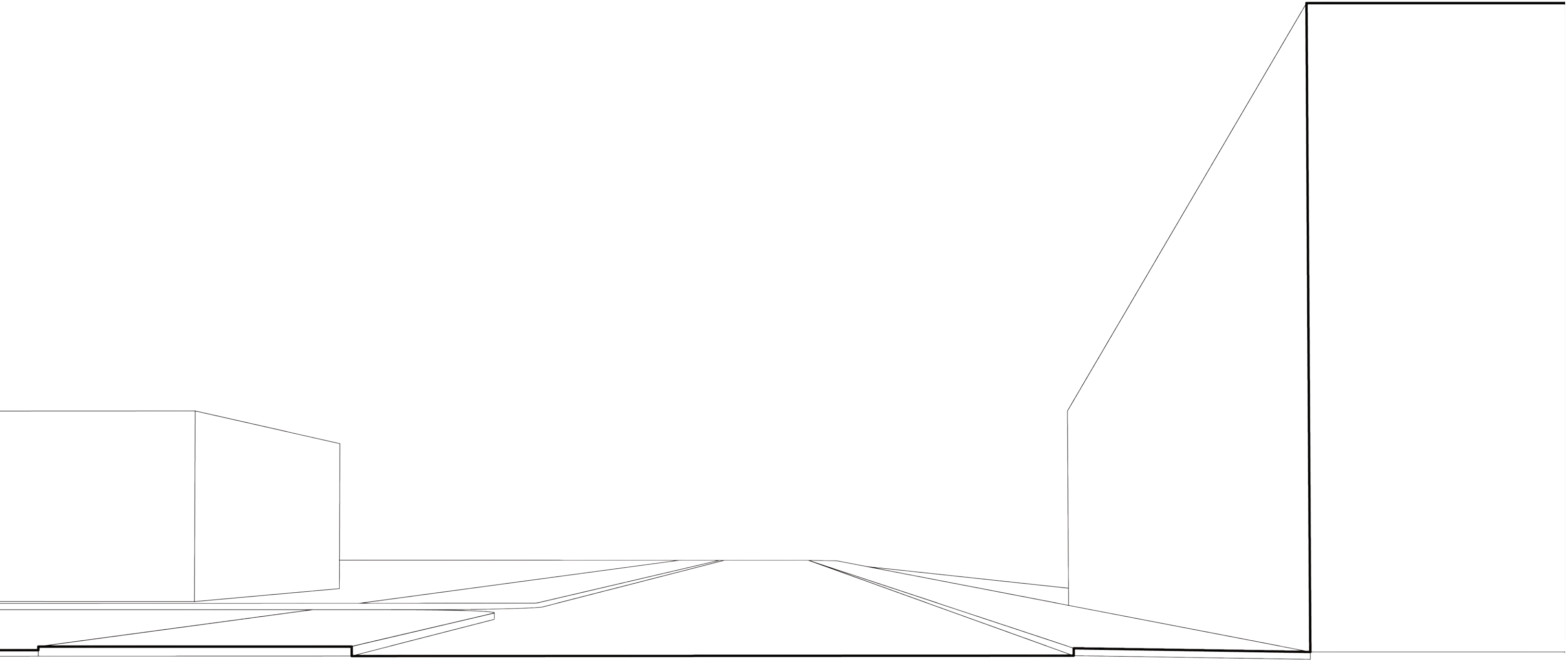
Crossroads

Loop

Crossroad Zones



Existing Loop Section



Proposed Loop Section: Inscriptions, Trees, and Green Space



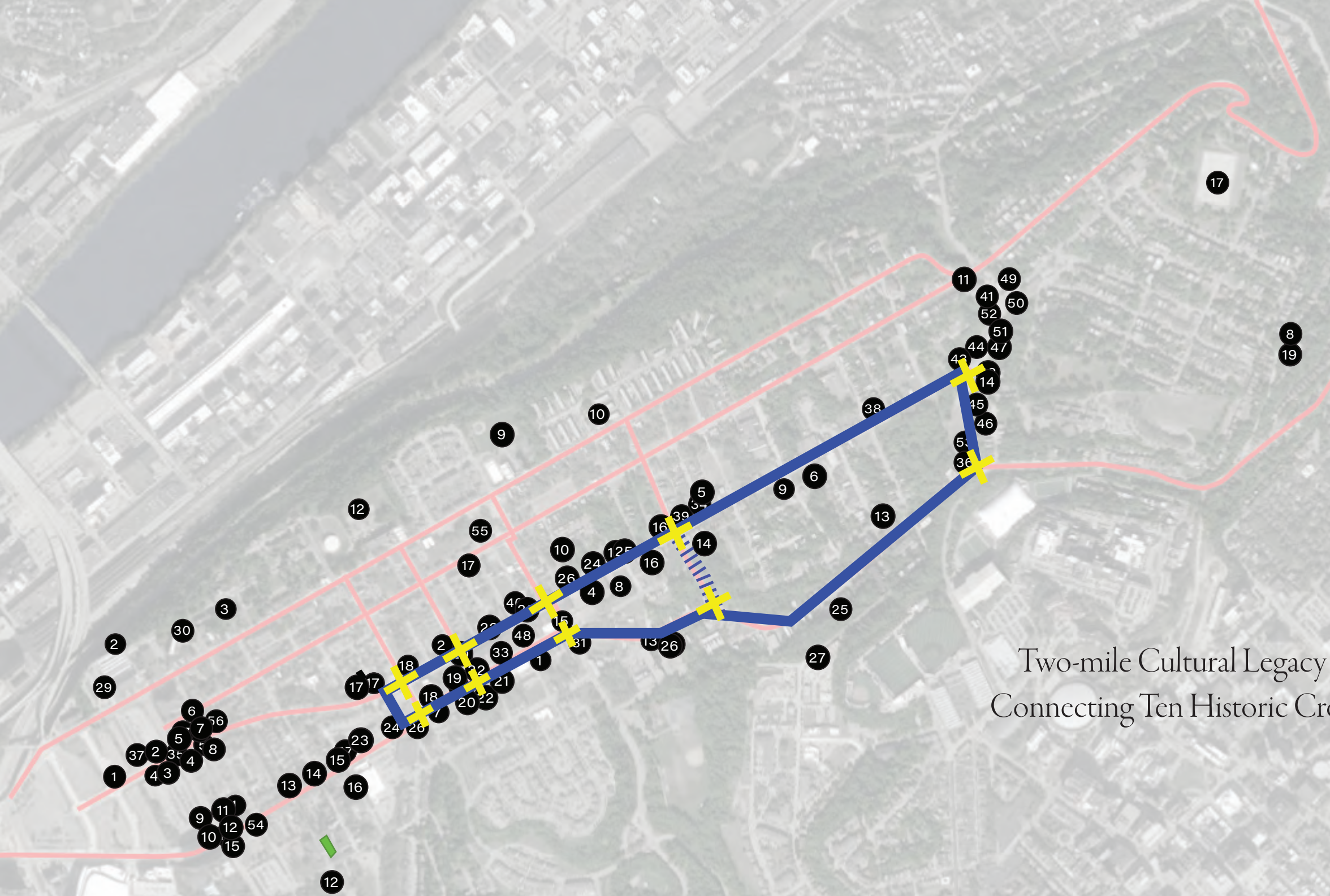
At the Crossroads: A Cultural Legacy Loop

LEGEND

Historic Businesses, Institutions, and Community Centers

Crossroads

History Loop



Two-mile Cultural Legacy Loop
Connecting Ten Historic Crossroads

brainstorming

temporary activations

a BID

a Land Trust

ordinance overlays

percent discounts on art and culture produced in area of the loop

a facade renew program

a revolving loan fund

a “Main Streets” program or organization

an annual parade

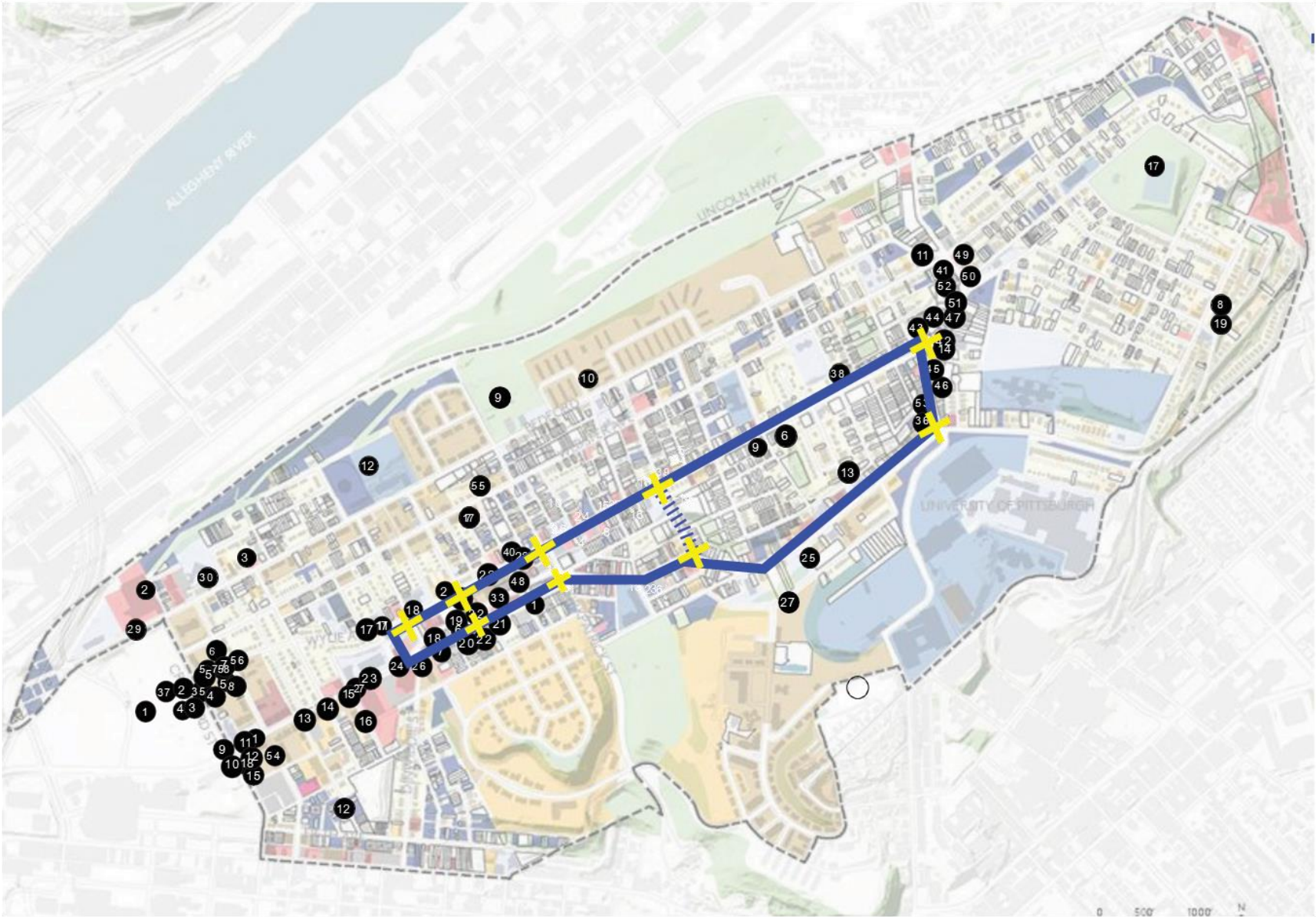
Discussion

Q&A

**Ideas for changes or possible new actions for
Cultural Legacy and Historic Preservation?**

Historic Preservation

At the Crossroads: A Cultural Legacy Loop

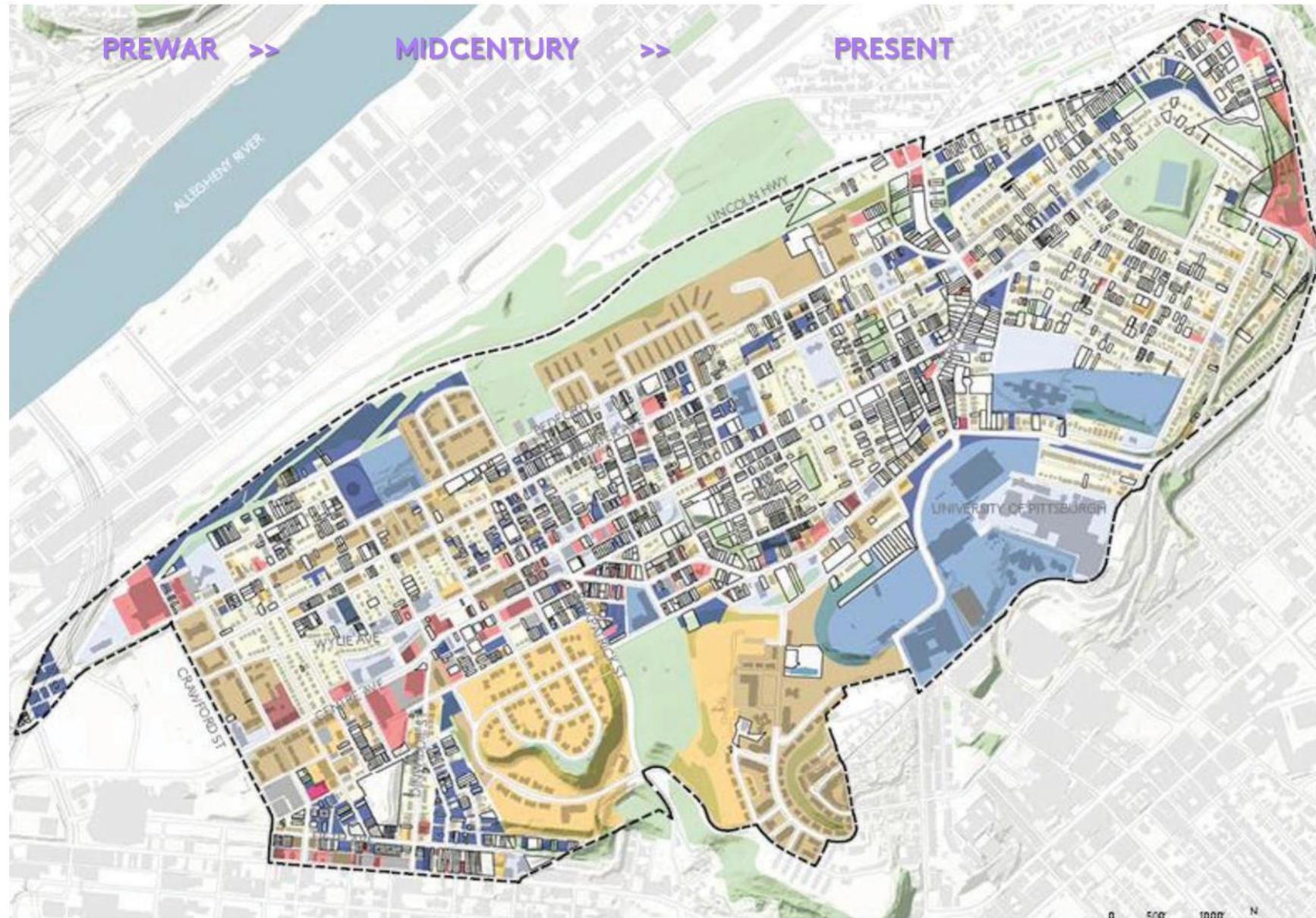


LEGEND

- Historic Businesses, Institutions, and Community Centers
- ✕ Crossroads
- History Loop

Neighborhood Fabric: Legacy through the eras

Building types over history, construction eras and their role



Neighborhood Fabric

Housing Types: Single Family

TYPICAL CONSTRUCTION ERAS



PREWAR
COMMON ATTRIBUTES INCLUDE PORCHES AND STOOPS, STREET OR REAR ACCESS PARKING, AND OFTEN NARROW SIDE SETBACKS.



MIDCENTURY
TYPICALLY CONSTRUCTED DURING OR FOLLOWING URBAN RENEWAL, THIS DEVELOPMENT REFLECTS THE AUTO-ORIENTED ERA WITH PROMINENT FRONT-LOADED GARAGES.



RECENT
MOST RECENT SINGLE FAMILY CONSTRUCTION HAS BEEN CREATED THROUGH PUBLIC HOUSING PROGRAMS, AND REFLECTS A MIX OF PREWAR MATERIALS AND FORM COMBINED WITH FRONT-LOADED GARAGE ACCESS.

HISTORICAL ROLE



SINGLE FAMILY HOUSES WERE A TOOL FOR BUILDING AND SHOWING WEALTH AS PART OF THE GREAT MIGRATION

SETBACKS AND PUBLIC REALM



NARROW SIDELOTS, ALIGNED PORCHES AND 2-3 STORY HOMES



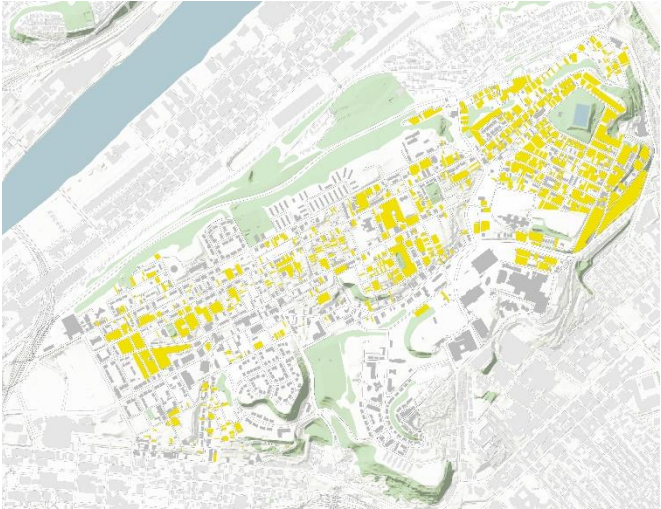
UPPER HILL HOMES WITH DEEP SETBACKS AND SMALLER PORCHES



NEWER HOMES WITH SUBSTANTIAL SETBACKS AND PROMINENT GARAGES



NEW HOUSING THAT INTEGRATES SMALLER LOTS, PORCHES, AND GARAGES



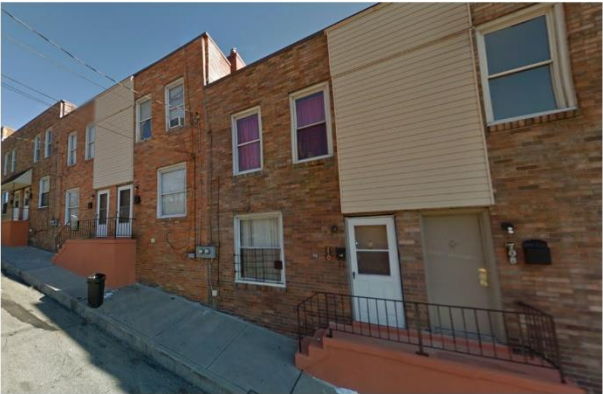
Neighborhood Fabric

Housing Types: Rowhouses/ Attached Single Family

TYPICAL CONSTRUCTION ERAS



PREWAR
COMMON ATTRIBUTES INCLUDE BRICK, SMALL STOOPS, AND CLUSTERS THAT FOLLOW TOPOGRAPHY



MIDCENTURY
TYPICALLY LESS ORNATE, FOCUS ON EFFICIENT SITE UTILIZATION, OFTEN IN POORER CONDITION TODAY



RECENT
DRAWS HEAVILY ON SINGLE FAMILY ELEMENTS LIKE GABLES, COVERED PORCHES AND LANDSCAPED SETBACKS.

HISTORICAL ROLE



ATTACHED ROWHOUSES WERE A COMMON AND MORE AFFORDABLE HOUSING TYPE IN THE MIDDLE HILL

SETBACKS AND PUBLIC REALM



UNIFORM PORCHES CREATE A RELATIONSHIP ALONG THE BLOCK FRONTAGE



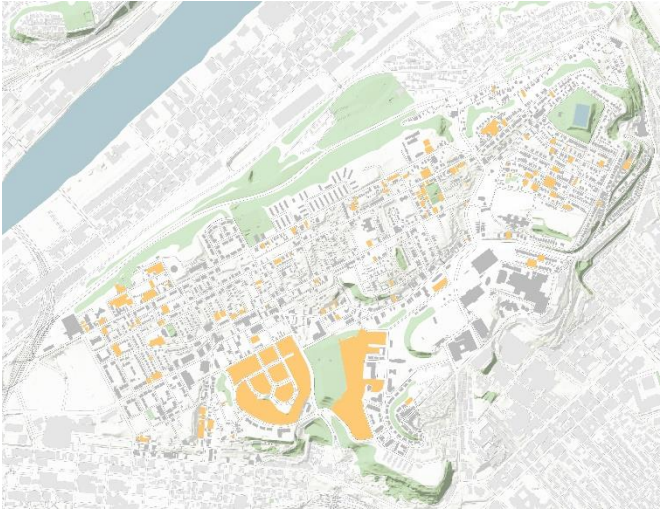
RECENT DEVELOPMENT WITH LANDSCAPED SETBACKS AND NO PORCHES



PAIRED ENTRIES, WIDER SIDEWALKS, AND NARROW ORNAMENTAL SETBACK



TERRACED LANDSCAPE AND STEPPED DEVELOPMENT ALONG TOPOGRAPHY



Neighborhood Fabric

Housing Types:

Duplex-Fourplex

TYPICAL CONSTRUCTION ERAS



PREWAR
OFTEN SHARE PUBLIC REALM ELEMENTS LIKE STAIRS AND PORCHES, TYPICALLY BRICK.



MIDCENTURY
RELATIVELY RARE, GENERALLY DUPLEXES FOCUSED ON EFFICIENT SITE LAYOUT



RECENT
MOSTLY FOUND IN PUBLIC HOUSING SITES, DRAWS ON TRADITIONAL ELEMENTS FROM SINGLE FAMILY BUILDINGS LIKE PITCHED ROOFS, COVERED ENTRIES AND CONSOLIDATED PARKING.

HISTORICAL ROLE



INTEGRATED INTO COMMERCIAL STREETS IN THE LOWER HILL

SCALE AND PUBLIC REALM



MODEST STOOP AND ZERO LOT LINE



SINGLE FAMILY PROPORTIONS AND TERRACED SETBACK



STACKED FLATS WITH ZERO LOT LINE



SIDE BY SIDE DUPLEX WITH COMBINED STAIRWAY



Neighborhood Fabric

Housing Types:

Apartments

TYPICAL CONSTRUCTION ERAS



PREWAR
COMMON ATTRIBUTES INCLUDE PORCHES AND STOOPS, STREET OR REAR ACCESS PARKING, AND OFTEN NARROW SIDE SETBACKS.



MIDCENTURY
TYPICALLY CONSTRUCTED DURING OR FOLLOWING URBAN RENEWAL, THIS DEVELOPMENT REFLECTS THE AUTO-ORIENTED ERA WITH PROMINENT FRONT-LOADED GARAGES.



RECENT
MOST RECENT SINGLE FAMILY CONSTRUCTION HAS BEEN CREATED THROUGH PUBLIC HOUSING PROGRAMS, AND REFLECTS A MIX OF PREWAR MATERIALS AND FORM COMBINED WITH FRONT-LOADED GARAGE ACCESS.

HISTORICAL ROLE



FOCUSED ALONG MAJOR COMMERCIAL CORRIDORS OR CROSSROADS, PROVIDED FOR AFFORDABLE RENTALS

SETBACKS AND PUBLIC REALM



MIDCENTURY WITH INTERNALIZED OPEN SPACE AND FENCED SETBACK



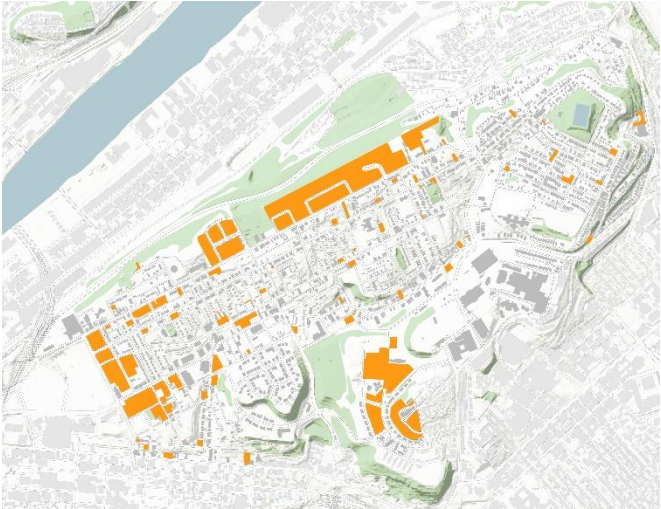
MIDCENTURY WITH LANDSCAPED SETBACKS



CONTEMPORARY WITH CENTRALIZED LOBBY AND SHALLOW SETBACK



PREWAR WITH ZERO LOT LINE



Neighborhood Fabric

Building Types:

Commercial & Mixed Use

TYPICAL CONSTRUCTION ERAS



PREWAR
PREDOMINANTLY 3-5 STORY BRICK WITH RESIDENTIAL ABOVE, BUILT TO THE LOT LINE.



MIDCENTURY
RARE IN THE DISTRICT, USUALLY CONCRETE OR STONE AND PULLED BACK FROM STREET WITH OFF-STREET PARKING.



RECENT
MORE RECENT BUILDINGS RETURN TO PREWAR CONCEPTS OF ZERO LOT LINES, BRICK CONSTRUCTION AND LIMITED OFF-STREET PARKING. LARGER RETAIL BUILDINGS REFLECT AUTO-ORIENTED FEATURERS LIKE OFF-STREET PARKING LOTS AND DEEPER SETBACKS.

HISTORICAL ROLE



FOCUSED ALONG MAJOR COMMERCIAL CORRIDORS OR CROSSROADS, PROVIDED FOR AFFORDABLE RENTALS

SETBACKS AND PUBLIC REALM



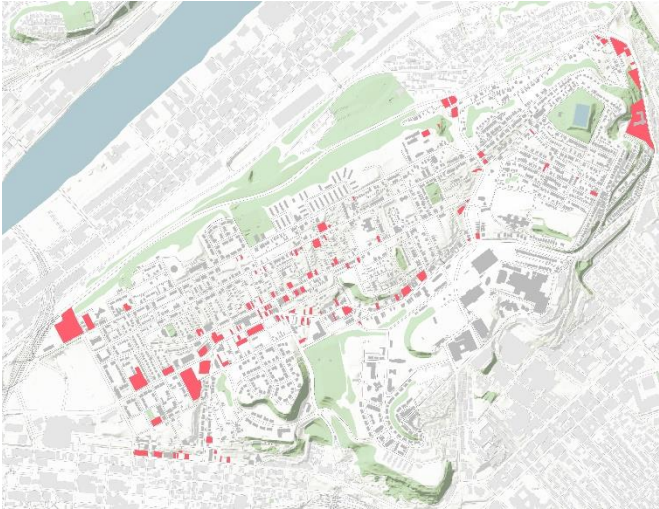
COMMERCIAL BUILDINGS OFTEN ANCHOR INTERSECTIONS WITH SIGNIFICANT TOPOGRAPHY, CREATING OPPORTUNITIES FOR GATEWAYS



ZERO LOT LINES AND WIDER SIDEWALKS

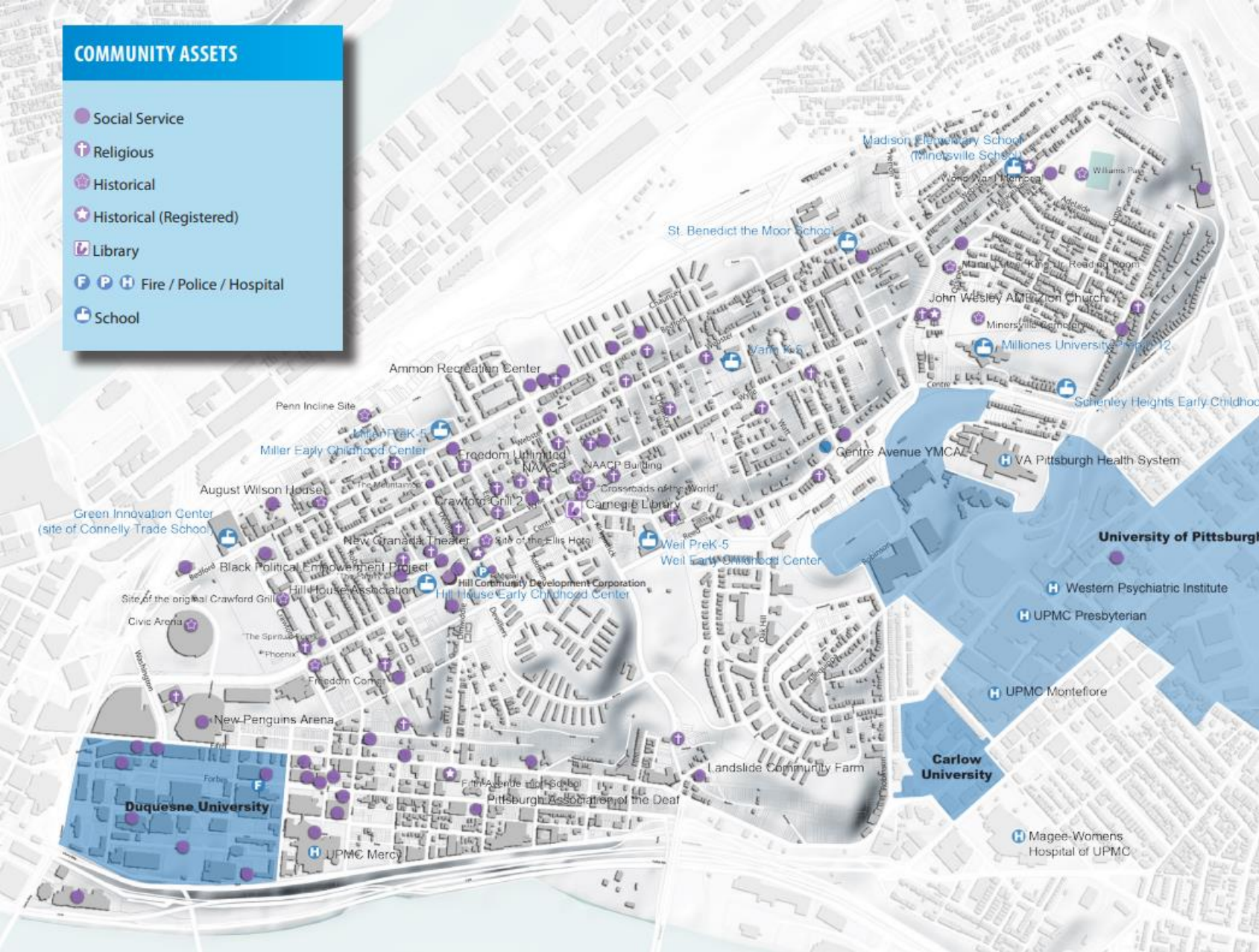


DISCONNECTED FRONTAGES WITH GRADE SEPARATION, SETBACKS, AND PARKING LOTS



COMMUNITY ASSETS

- Social Service
- ✚ Religious
- ✳ Historical
- ★ Historical (Registered)
- 📖 Library
- 🚒 🚓 🏥 Fire / Police / Hospital
- 🎓 School



HISTORIC PRESERVATION

The Hill is home to a number of historic landmarks—the August Wilson House, the Centre Avenue YMCA, Fifth Avenue High School, John Wesley A.M.E. Zion Church, Madison Elementary School (Minersville Public School) and the New Granada Theater are all city-designated historic properties, and the New Granada Theater was added to the National Historic Register in December 2010.

Daisy Lamkin House
Crawford Grill
All places from SZ's crossroads
Wylie x Fullerton??
PHLF
Frankie Bolton marker
Where courier's office used to be
Greenleaf Hill

"Cultural Preservation" - national trust initiative
instead of "Historic Preservation"

Discussion

Q&A

**Ideas for changes or possible new actions for
Cultural Legacy and Historic Preservation?**