

AWCC General Membership Meeting Agenda  
July 10, 2012

- I. READING OF JUNE 2012 MINUTES
- II. REPORTS OF OFFICERS
  - A. Treasurer's Report
- III. REPORTS OF STANDING COMMITTEES
  - A. Housing & Planning/N Avenue Committees
    - 1. North Avenue Project/ Stables Building/ VAF Building
      - a. Stables Building
      - b. Value Added Foods Building
      - c. Galveston Lots
    - 2. Western Avenue Project
      - a. Electrical Moves
      - b. Western Avenue Gateway Project
    - 3. Light of Life Relocation/Expansion
    - 4. North Shore Event Parking
    - 5. Grievance Sub-committee
    - 6. Consultant on Zoning Enforcement Issues
  - B. Membership
    - 1. AW Neighborhood Mixer – July 13
    - 2. Summer Bocce
  - C. Property
    - 1. Realtor report
    - 2. Sale of 806 Western
    - 3. Sale of 814 Western
  - D. Ways & Means
  - E. Friends of Allegheny West
    - 1. Neighborhood Clean-up July 21
  - F. Communications
- IV. NORTHSIDE LEADERSHIP CONFERENCE REPORT
- V. UNFINISHED BUSINESS
- VI. NEW BUSINESS
- VII. ANNOUNCEMENTS

**IF ANYONE'S GOING TO LOSE SLEEP, IT'LL BE US.**



Our 24-hour service means that you can rest assured. Because whenever you need help with your furnace, air conditioner or heat pump, we'll get it to you.  
Whatever it takes.

**Eugene Beck Co., Inc.**  
Heating, Air Conditioning, Roofing, Duct Cleaning  
924 Western Ave.  
Pittsburgh, PA 15233  
412-321-3356 or 412-635-8424 (24/7 emergency)

**LeClaire, Griewahn & Scott, LLC**  
Attorneys-At-Law  
835 Western Avenue  
Pittsburgh, PA 15233

Email: [Coordinator@lg-law.com](mailto:Coordinator@lg-law.com)  
Phone: 412-321-9300

Estate Planning  
Real Estate \* Taxes  
General Business \* Collections

Notary Service by Appointment  
Free Initial Consultation

**K.S. KENNEDY**

DISTINCTIVE  
• Floral 412  
• Gift 322  
• Gourmet ROSE

Signature Style Delivered Worldwide

**Kerry S. Kennedy**  
[www.kskennedy.bravehost.com](http://www.kskennedy.bravehost.com)  
412-322-ROSE  
848 Western Ave. Pittsburgh, PA 15233

**ALLEGHENY WEST GAZETTE**

July 2012

**W North Avenue Master Plan Implementation**

Timothy Zinn, President

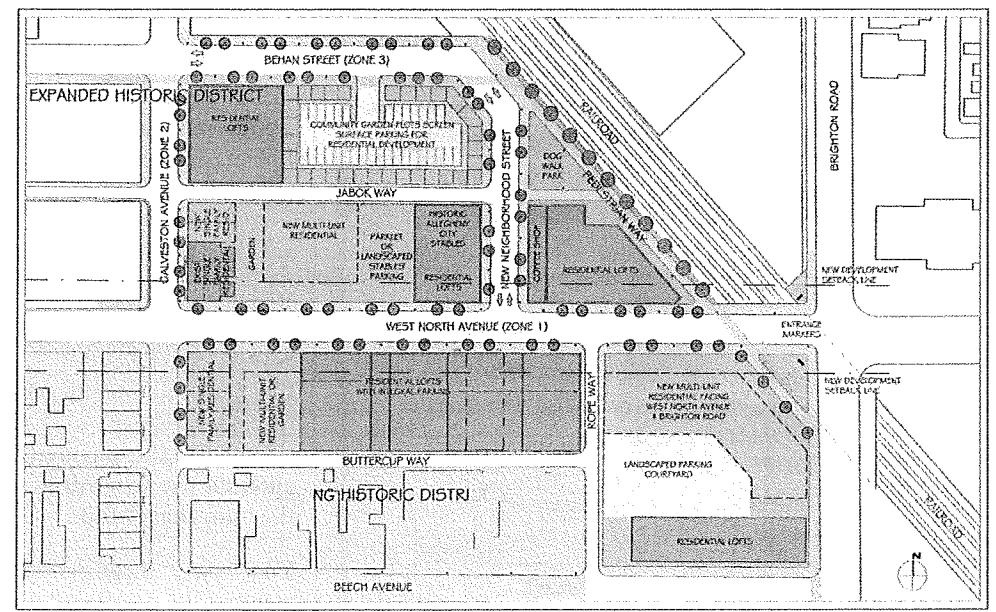
When the overhead power lines come down later this year marking the completion of the Western Avenue project, the Allegheny West Civic Council (AWCC) will be pursuing the next major neighborhood project—the implementation of the W. North Avenue Master Plan. The 800 block of this street contains an amazing collection of late-nineteenth and early-twentieth century commercial and industrial buildings, along with some of the neighborhood's only remaining vacant land available for new construction. The plan, completed in 2007, envisions this area as a "Loft District" by converting many of the large industrial/commercial buildings to new residential uses. The neighborhood's proximity to downtown, sports stadiums, entertainment and cultural venues, and two new T-stops makes this area prime for new residential development. This exciting proposal could provide, under a full build-out, over 100 new residential spaces, which would attract new families to our neighborhood or provide long-time residents with the opportunity to down-size to a smaller, one-floor unit.

Converting a former industrial area to residential purposes is no easy task and will be accomplished through a series of improvements. The master plan promotes the sensitive conversion of existing historic buildings; compatible new construction; zoning enforcement; infrastructure improvements, including sidewalks, street trees, and street lighting; and amenities such as a dog-walk parklet and a community garden plot.

What some of you may not realize, however, is that since 2007, this plan has not been gathering dust. Many important components have been accomplished or are currently underway. In the intervening years, AWCC has purchased three vacant, buildable lots, and two pivotal buildings in the district, the former Value Added Foods Building on the corner of Galveston Avenue and Behan Street, and the former Allegheny Stables Building at 836 W. North Avenue. All of these properties are currently on the market and AWCC is aggressively searching for a developer who will develop these properties in accordance with the master plan. In addition, five historic buildings comprising the former Hipwell Manufacturing Company are being privately developed into residential spaces with integral parking and one space dedicated to office use. These buildings are nearing completion and some of the units should be available later this year. Plans are also in the making for new residential construction on the street.

The implementation of the W. North Avenue Master Plan, as well as other neighborhood development projects, is the work of AWCC's Housing and Planning Committee, which meets the third Tuesday of every month. The committee also provides progress updates on all projects at the AWCC general membership meeting held on the second Tuesday of the month. To learn more about this project and other important neighborhood developments and to take an active role in the future of our neighborhood, consider attending these meetings, which are open to all AWCC members.

One of the proposed design schemes for the 800 Block of W. North Avenue can be found to the right.



**AWCC**  
**July/August Calendar**  
AWCC General Membership Meeting  
Calvary United Methodist Church  
(Beech Avenue Entrance)  
Tuesday, July 10 @ 7:30 pm  
Tuesday, August 14 @ 7:30 pm

---

Combined Housing & Planning and  
North Avenue Committees Meeting  
857 Western Avenue  
Tuesday, July 17 @ 7:30pm  
Tuesday, August 21 @ 7:30 pm

---

AWCC Executive Committee Meeting  
812 Western Avenue  
Tuesday, July 31 @ 7:30 pm  
Tuesday, August 28 @ 7:30 pm

**THE GAZETTE**  
The monthly newsletter of the Allegheny West Civic Council  
Editor: *Gloria Rayman*. Layout: *Holly Sisk*  
Letters, Submissions, Advertising, and other notices: [GAZETTE@ALLEGHENYWEST.ORG](mailto:GAZETTE@ALLEGHENYWEST.ORG)  
or call 412-323-8884. Submission does not guarantee publication.

Ad rates: \$10 – 1/8 page, \$20 – 1/4 page, \$40 – 1/2 page

I appreciate the opportunity to serve the Allegheny West neighborhood. I am always available and look forward to receiving your comments, at [tjzinn106@msn.com](mailto:tjzinn106@msn.com).

## A Tour and Tasting, a Successful Event

Thank you all for making our wine tour one of the best fundraising events that we've had. We learned a long time ago that a successful fundraiser should promote the neighborhood to outsiders, raise funds, and instill neighborhood volunteerism. This tour accomplished all three. Our guests, whether they were visiting us for the first time or repeat visitors, got a glimpse of life in our small community. We raised some money to add to the AWCC coffers. And, we had an amazing amount of neighbors, friends, relatives, and co-workers who came out to help us.

From the homeowners, who opened their homes and gardens for the tour; to the food preparation people, who prepared the hors d'oeuvres; to the tour guides, who acted as hosts to our guests; to the house greeters, who poured the wine and served the food; this was one of the most dedicated and hard working groups of neighbors that I have had the opportunity to work with. Thank you all for the time and effort that you put in to make this event a success. We hosted a total of 150 guests on Friday and Saturday nights. Tour groups were small, 12-14 people. Guests were able to spend 20-25 minutes in each house or garden lingering to enjoy the wine, food, and conversation. By the end of the evening, guests had visited 7 homes and tried 7 different wines and hors d'oeuvres. By the last stop, our guests were very pleased with their experience here. Many indicated that they will return at Christmas. Which brings me to the next subject... Allegheny West homeowners, start thinking "Christmas" now. We will need homes to tour, and there will be many tasks to be done! Whatever your skill or expertise, we will need your help.

--Carole Malakoff

**Allegheny West Neighborhood Mixer**  
**Friday, July 13, 2012 -- 6pm**  
**Join us at The Modern Café**



**862 Western Avenue**

Kudos to the owner and manager of our neighborhood Subway sandwich shop, who joined the rest of our fast food restaurants in putting an end to litter and beautifying their property with some professional landscaping. We North Siders have long awaited these improvements and wish Subway continued success.

Allegheny Avenue from Ridge to Western avenues now has four fast food franchises: McDonalds, Wendys, Taco Bell and Subway that feature not only good food but terrific landscaping that makes each an inviting destination. Please, when you use these restaurants, take the time to compliment each about how nice they look and how well they serve our community.

--Holly Pultz

*Editor's note: Holly and her small band of volunteers plant and tend "the triangle" garden area at the intersection of W North Avenue and Brighton Road. Keeping the garden looking beautiful is a big job that Holly continues to do year after year. Thank you!*

The Allegheny Branch of the Carnegie Library of Pittsburgh has many FREE programs available for children, teens and adults. To find out what's happening in July, email [Allegheny@carnegielibrary.org](mailto:Allegheny@carnegielibrary.org) or stop by in person at 1230 Federal Street.

**SAVE THE DATE!** The second annual CLP-Allegheny wine tasting will take place on Friday evening, September 28, 7:00 PM. Net proceeds will be used for programming on the North Side. More details will be included in the August *Gazette*.

### AWCC Membership Join Today!

To become an AWCC member, send your Name, Address, Phone Number and email address to:

Allegheny West Civic Council - Membership Chair  
812 Western Avenue  
Pittsburgh, PA 15233

Annual Dues are \$3 and Lifetime Dues are \$45. Checks should be made payable to AWCC.

**Pay for your membership online with your credit card! Go to [www.alleghenywest.org](http://www.alleghenywest.org), click on the "Tours" button (it is set up to take payments for our Christmas tour) and then click on the Christmas Tour logo. Scroll to the bottom for the "purchase" link.**

Your paid membership enables you to vote at monthly membership meetings.

## Pittsburgh Gazette Times article July 2, 1916

*(Part 2 in an ongoing series of historical articles. Reprinted with permission from the Pittsburgh Post-Gazette)*

OLD ALLEGHENY FAMILIES ARE HONORED  
PIONEER ROPE MAKERS' NAME GIVEN  
TO PROMINENT NORTH SIDE STREET *(cont.)*

### *Some Costly Fires*

The pushing and enterprising firm (The Irwin Rope Works) had had several serious reverses, due to the "fire fiend" principally. In 1836 the works were entirely destroyed. Immediately rebuilt they were again entirely destroyed within one month after work was resumed, but again rebuilt and business carried on as before until 1858, when rope manufacturing on this site was abandoned.

John Irwin had a son, John, who was known as John Irwin, Jr. The junior applied to the father in this article is to distinguish him from his father, Col. John Irwin, the original ropemaker. When the third John was admitted to the firm in 1847, the firm name was changed to John Irwin & Sons.

The elder Irwin had other business interests. He was a member of the firm Fulton, Bollman & Co. which dealt largely in rope. In 1862 this firm succeeded the firm of John Irwin & co., and commenced the erection of new works on what was left of Smokey Island above the present approaches to the new Point Bridge to the North Side, known as the Manchester Bridge.

To this site the machinery from the Irwin Avenue works was removed. The new works had a brief existence. They were hardly well under operation when they were entirely destroyed by fire, and with this calamity John Irwin, the senior, retired from the business.

Subsequently A. M. Marshall, for many years prominent in the manufacture of flour in Pittsburgh, became associated with Messrs. Fulton and Bollman, and the works under their control were removed to McKeesport.

### *Hand-Power Machines*

The new works were on a much more extensive scale than in Allegheny, and they were operated profitably until fire again devastated them, and then they were not rebuilt.

It is evident that during the early operations of rope-making in Pittsburgh the machinery was of a primitive pattern, and, such as it was, operated by hand. Labor horse power was substituted, a notable improvement. Modern machinery and steam power tended to the successful operation of a really great industry here for a long term of

years by one family.

The manufacture of cordage in Pittsburgh was prompted by the best of reasons. Easy accessibility to the help-growing regions and the facilities for distributing the manufactured product, the necessity of this product on the rivers and Great Lakes, were prime incentives. It was a progressive industry and a profitable one despite the numerous fires, yet today rope-making, although still carried on by one firm, is not considered as of much moment among Pittsburgh's diverse industries.

John Irwin, the son of Col. John Irwin, married Miss Hanna Taylor, daughter of the Rev. John Taylor, pastor of the "Round Church," the original Episcopal church of Pittsburgh, the building on the triangular lot at Liberty, Sixth and Wood street. The Rev. Joseph Stockton performed the ceremony sometime in 1810. Mrs. Irwin died in 1844.

In 1847 John Irwin remarried his second wife, Mrs. Abigail Paul, being the daughter of the Rev. Elisha McCurdy.

John Irwin was a man of fine personal appearance. He was born in Pittsburgh in 1787 and died at his home in Sewickley, Pa. June 30, 1863. He was a man of strict integrity, courteous and affable, a member of the First Presbyterian Church of Allegheny for many years.

### *Original Street Names*

The original street names on the North Side had a rural significance. Western Avenue we have noted as Water Lane. There are several well-known streets that were once designated lanes and several whose original names have long since been dropped for the present designations.

Irwin Avenue was first known as Pasture lane and reasonably enough. It marked the western boundary of the common pasturage on the "Commons" distinctly set apart in the survey of the Reserve Tract opposite Pittsburgh, for that purpose.

Bank Lane has long since been South Avenue. Washington Avenue was originally Island Lane. This was in Manchester, the street later called Washington avenue, now Columbus avenue. It was called Island lane because it came out on the Ohio opposite Brunot's Island, first known as Chartiers Island and then as Aliquippa Island.

Beaver avenue that we know today was once Ferry Lane. The there was East lane in another part of the city, now East street. Ohio street was Ohio lane.

Arch street was once Beaver street; Greenwood street, Manchester, later in the old Sixth Ward of Allegheny, was once Walnut street, the change being made necessary because of a Walnut street in the old Fourth Ward.

Sherman avenue's first designation was Webster street. Later there was a Webster street in the old Second Ward. Park way was first called Water alley.