

History of The Willock House

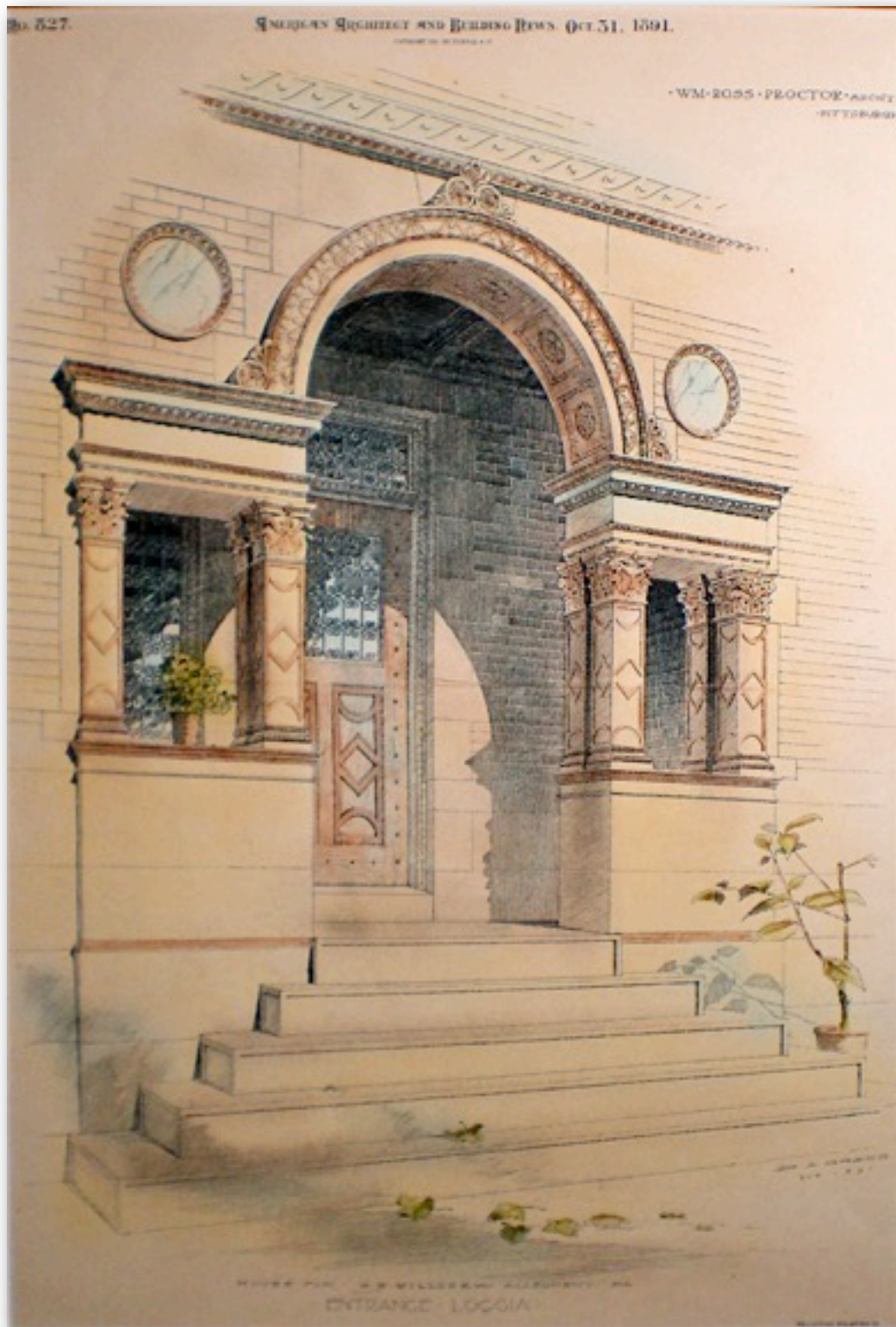
705 Brighton Road, Pittsburgh, PA

October 2014

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Architectural rendering of the entrance loggia (or open entry porch with columns) of the Willock House prior to construction of the existing front porch (from the October 31, 1891 edition of *American Architect and Building News*). The illustration identifies William Ross Proctor as the architect and W.W. Willock as the owner.

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Project Background



Project Team

Client

705 Brighton Road Associates
Matt Quigley
Doug Duerr
Rick Belloli

Project Team

Pfaffmann + Associates
Rob Pfaffmann, AIA, AICP, Principal
Jeff Slack, AICP, Associate

Acknowledgments

The project teams extends its appreciation to the client for the opportunity to work on this significant historic resource and for the positive collaborative relationship that existed throughout the project.

A special thank you is extended to former owners Joe and Heidi Lawrence for sharing their extensive first-hand knowledge and expertise.

Additionally, the team thanks Dr. Paniti Sukumvanich and his wife Heather for opening their home in Shadyside for a benchmarking visit.

Purpose / Methodology



705 Brighton Road Associates selected Pfaffmann + Associates (P+A) to develop this house history for 705 Brighton Road (the historic Willock House) in July 2014. The P+A team was led by Rob Pfaffmann, AIA, AICP, Principal, and Jeff Slack, AICP, Associate.

Statement of Purpose

The purpose of this house history is to provide an effective tool to enable the owner to plan for future renovations within a proper historic context.

Methodology

In preparation for this report, Pfaffmann + Associates reviewed the house history created by Carol Peterson in May 2001 (see Appendix I, page 37). Her document was then supplemented with additional historical background research. Former owner Joe Lawrence was interviewed to establish the scope of renovations during his family's ownership of the house (2004-10).

A site visit was made to the house at 653 Morewood Avenue in Pittsburgh, which was designed by William Ross Proctor at approximately the same time he designed the Willock House. While stylistically different, this benchmark house provided important indications about what missing architectural elements at the Willock House might have looked like.

With initial research and assessments completed, the project team then met with the ownership team in a series of workshops to review findings and develop consensus regarding desired upgrades and enhancements to the property.

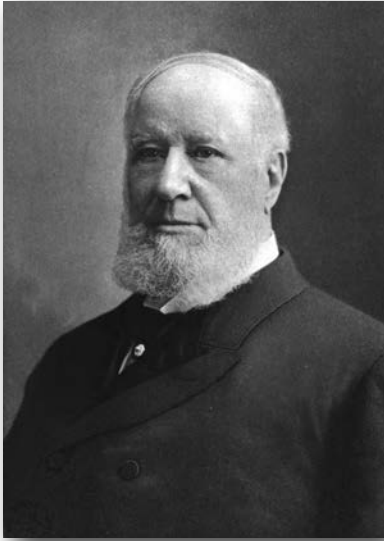
General Building Information

Historic Overview:	Pittsburgh industrialist Benjamin Franklin Jones, Sr. commissioned construction of 705 Brighton Road around 1891 as a gift to his recently married son-in-law and daughter, William W. Willock and Alice Jones Willock. The house was designed by architect William Ross Proctor in the Chateausque style. It took the place of an earlier house that had stood on the lot since the middle of the nineteenth century. A three-story brick carriage house was constructed at the rear of the property in 1898. The couple lived in the house for just over a decade before moving to Sewickley, but retained ownership until their deaths in 1939.
Location:	705 Brighton Road (former Irwin Avenue), Ward 22, Pittsburgh, Allegheny County, Pennsylvania.
Original Use:	Single-family residence with rear carriage house
Current Use:	Single-family residence with single-family apartment in carriage house
Dates Constructed:	Ca. 1891 (house); ca. 1898 (carriage house)
Major Alterations:	Many architectural details were removed from the house ca. 1980. From 2004 to 2010, Joe and Heidi Lawrence undertook a complete renovation. Many of the missing elements were restored or replaced with similar details. Historic photographs from ca. 1950-60 guided much of their work.
Architect/Builder:	House: Designed by William Ross Proctor, architect; contractor unknown Carriage house: Architect unknown; W & S Wilson, contractor
Architectural Style:	Chateausque
Number of Stories:	Three, plus basement (house); three (carriage house)
Building Area:	Approx. 8,750 GSF (house, including basement); approx. 2,840 GSF (carriage house)
Structural System:	House: Masonry bearing walls (brick and stone) with wood floor joists and rafters; a steel post and beam in the basement supports the floor of the reception hall Carriage house: Masonry bearing walls (brick and stone) with wood floor joists; three steel beams support the gambrel roof structure
Roof:	House: Ecostar faux red slate; Carriage house: Ecostar faux gray slate (both ca. 2005)
MEP Systems:	Four split system furnace units serve the main house; two serve the carriage house. Plumbing was upgraded ca. 2005 to ABS piping in both the house and carriage house. At the same time, electrical service was upgraded in both buildings using Type NM (Romex) wiring.
Site:	The Willock House sits on a narrow urban lot that measures 25 feet wide by 198 feet deep. The three-story house, which measures approximately 22 x 100 feet is set back from Brighton Road approximately 24 feet. The carriage house is located at the rear of the property and measures 25 x 40 feet. Part of the house directly abuts Jones Hall (the former 42-room mansion of B. F. Jones, Jr.) on the south. Its north facade is fully exposed (unlike many other city houses of its time). A brick wall, owned by the William Penn Association, extends the depth of the north property line.
Significance	The Willock House is significant for its association with the history of the Willock and Jones families, architect William Ross Proctor, and the Chateausque style.
Preservation Designations:	1977, listed as a contributing resource in the Allegheny West National Register Historic District (NRHP Reference #78002334). 1990, listed as a contributing resource in the Allegheny West City Designated Historic District.

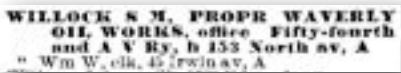
Historic Data



Historic Overview



Historic image of Benjamin Franklin Jones, Sr.



1893-94 city directory listing—
showing the Willocks residing at 45
Irwin Avenue for the first time.

Benjamin Franklin Jones, Sr., Pittsburgh industrialist and co-founder of the Jones and Laughlin Steel Company, commissioned construction of 705 Brighton Road around 1891. Denoted at the time as 45 Irwin Avenue, the house was a gift to his daughter, Alice Jones, and her new husband, William Walter Willock. The couple had recently been married at her parents' house a block away on April 16, 1889.

The house was designed by architect William Ross Proctor in the Chateausque style. It took the place of an earlier house that had stood on the lot since the middle of the nineteenth century. A three-story brick carriage house was constructed at the rear of the property ca. 1898. The couple lived in the house for just about a decade before moving to Sewickley, but retained ownership until their deaths in 1939.

The ca. 1891 date for construction of the house has been established by the following information:

1) B.F. Jones, Sr. purchased the house from the Nettie McKee Graham estate in January 1891 (see Chain of Title, next page).

2) An article in the September 13, 1891 edition of *The Pittsburgh Dispatch* references "the porch of the new Willock house in Allegheny" and indicates that it is being constructed of buff sandstone .

3) Proctor's design for the "Entrance Loggia," or front porch, of the Willock House appears as a color rendering in the October 31, 1891 edition of *American Architect and Building News* (see illustration above on Page 2).

4) The McKee Graham House, with its smaller footprint, appears on the 1890 edition of historic Sanborn Fire Insurance maps. The larger footprint of the Willock House first appears on Sanborn maps in 1893 (see Map Chronology, page 15).

5) The Willocks first appear on Irwin Avenue in the 1893-94 edition of J.F. Diffenbacher's *Directory of Pittsburgh and Allegheny Cities*.

Archival building permit records for Allegheny City are unavailable for dates prior to 1894. Therefore, this source can not be used to further refine the date of construction. However, a building permit for the Willock's carriage house is available, allowing it's date of construction to be dated to ca. 1898.

Note: The Historic Data section of this report is intended to build upon the house history written by Carol Peterson in 2001 (see Appendix below). Therefore, it is recommended that her account be read first. This way, the considerable amount of new documentation uncovered by the the project team and presented below can be understood within a sound historical context.



One of the earliest known images of the Willock House (to the right of the horse's head), dated 1917 (Historic Pittsburgh Image Collection).

Chain of Title



Scaffolding erected during the Costa's ownership.

Pre-Construction

- 1858 John and Abigail Irwin convey Lots 1, 2 and 3 in John Irwin's Rope Walk Plan to Samuel P. Shriver
- 1867 Thomas Dawson
- 1882 Mrs. Nettie McKee Graham
- 1889 In Trust for Nettie McKee Graham
- 1891 Benjamin Franklin Jones, Sr.

Post-Construction

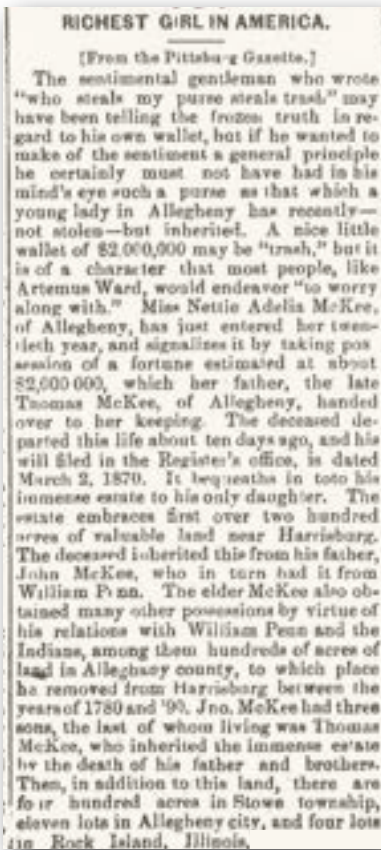
- 1894 Alice Willock Jones (\$1)
- 1907 Allegheny City becomes part of Pittsburgh
- 1939 William and Alice Willock deceased
- 1944 Annie L. Brooks
- 1953 Estate to daughter Gloria Colleen Brooks
- 1956 Muriel Brooks Jennings
- 1980 James V. and Margaret Costa
- 2004 Joe and Heidi Lawrence
- 2010 Citimortgage
- 2012 Homefinders, Inc.
- 2014 705 Brighton Road Associates, LP

(Information, in part, from Peterson, *History of 705 Brighton Road*).

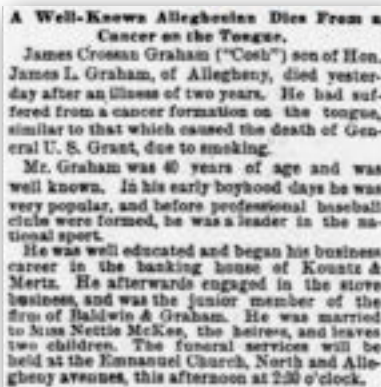


The state of the reception hall shortly after the house was purchased by Joe and Heidi Lawrence.

A Note on Cosh and Nettie McKee Graham



Nettie McKee Graham, who owned the former house at 45 Irwin Avenue was "the richest girl in the world" in 1873 at the age of twenty (*Fort Wayne Gazette*, August 5, 1873).



Cosh Graham's obituary (*Pittsburgh Dispatch*, June 22, 1889, page 2).

The house that occupied the lot at 45 Irwin Avenue prior to construction of the Willock House was owned by Nettie McKee Graham. Graham was the widow of James Crossan "Cosh" Graham, son of the Honorable James L. Graham (who owned the property to the north at 46 Irwin Avenue). Cosh Graham was a noted local baseball player. Among his accomplishments was playing center field for the Enterprise Base Ball Club, Champions of Allegheny County in 1866-67. Graham died of cancer in June 1889 at the age of forty.

Nettie McKee Graham reportedly became "The Richest Girl in America" in 1873 when, at the age of twenty, she inherited the fortune of her father, Thomas McKee.

While definitive proof has not been established, historic maps and physical evidence suggest the possibility that some part of the McKee Graham house was incorporated into the design of the Willock House. This was not an unheard of practice at the time, especially when the existing house was of quality construction—which the McKee Graham House apparently was, as indicated by its \$23,500 sale price to B.F. Jones, Sr. (a value conservatively estimated at over \$500,000 today). A remarkably similar benchmark in Pittsburgh is "Clayton," the mansion of Henry Clay Frick, which began as an 1860s 11-room Italianate House and was transformed in 1891 into a 23-room Chateausque mansion (see more on Clayton and the Chateausque style of architecture below).



In 1892, Graham was one of over fifty millionaires living in Allegheny City (*Pittsburgh Dispatch*, May 23, 1892, page 6).



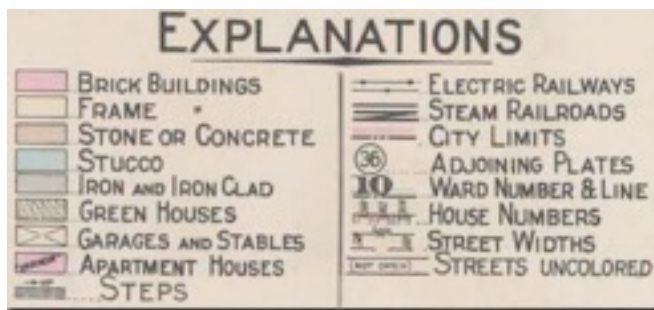
Undated photo of Nettie McKee Graham (Virginia Campbell Boykin, Ancestry.com)

Map Chronology

The maps assembled on the following pages illustrate the development of the neighborhood and help to establish dates of construction for the Willock House. They are derived from two sources:

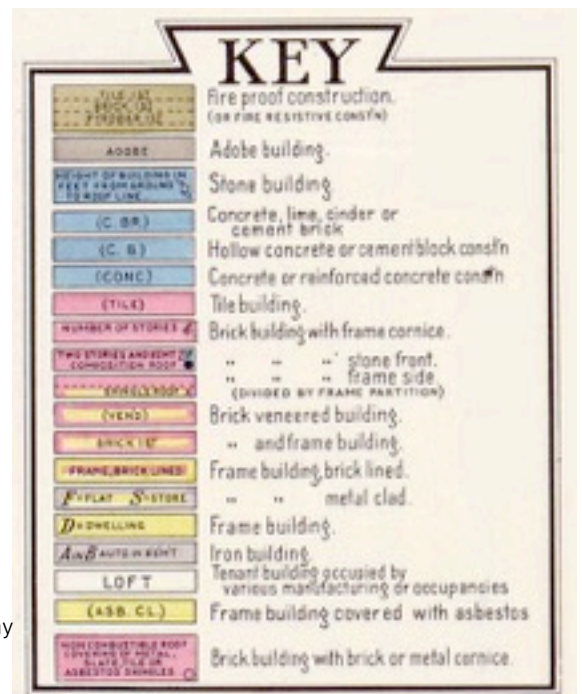
1) G.M. Hopkins Maps. The majority of maps come from atlases published by the G.M. Hopkins Company. Between 1870 and 1940, the company produced over 175 atlases and real estate plat maps that primarily covered the Eastern seaboard, including cities, counties, and townships in 18 different states and the District of Columbia. In the early years, the company produced county atlases, but gradually focused on city plans and atlases. They were among the first publishers to create a cadastral atlas, a cross between a fire insurance plat and a county atlas prevalent in the 1860s-1870s. These real estate or land ownership maps (also known as plat maps) not only depict property owners, but show lot and block numbers, dimensions, street widths, and other buildings and landmarks, including churches, cemeteries, mills, schools, roads, railroads, lakes, ponds, rivers, and streams. Forty-seven plat map volumes and atlases of Pittsburgh between are known to have been published ("About the G.M. Hopkins Maps," Historic Pittsburgh, University of Pittsburgh, <http://digital.library.pitt.edu/abouthp/#hopkins>).

2) Sanborn Fire Insurance Company Maps. The remaining maps were published by the Sanborn Fire Insurance Company. Sanborn maps consists of a uniform series of large-scale maps, dating from 1867 to the present that depict commercial, industrial, and residential sections of some twelve thousand cities and towns in the United States, Canada, and Mexico. The maps were designed to assist fire insurance agents in determining the degree of hazard associated with a particular property and therefore show the size, shape, and construction of dwellings, commercial buildings, and factories as well as fire walls, locations of windows and doors, sprinkler systems, and types of roofs. The maps also indicate widths and names of streets, property boundaries, building use, and house and block numbers ("Introduction to the Sanborn Map Collection," Library of Congress, www.loc.gov/rr/geogmap/sanborn/san4a1.html)

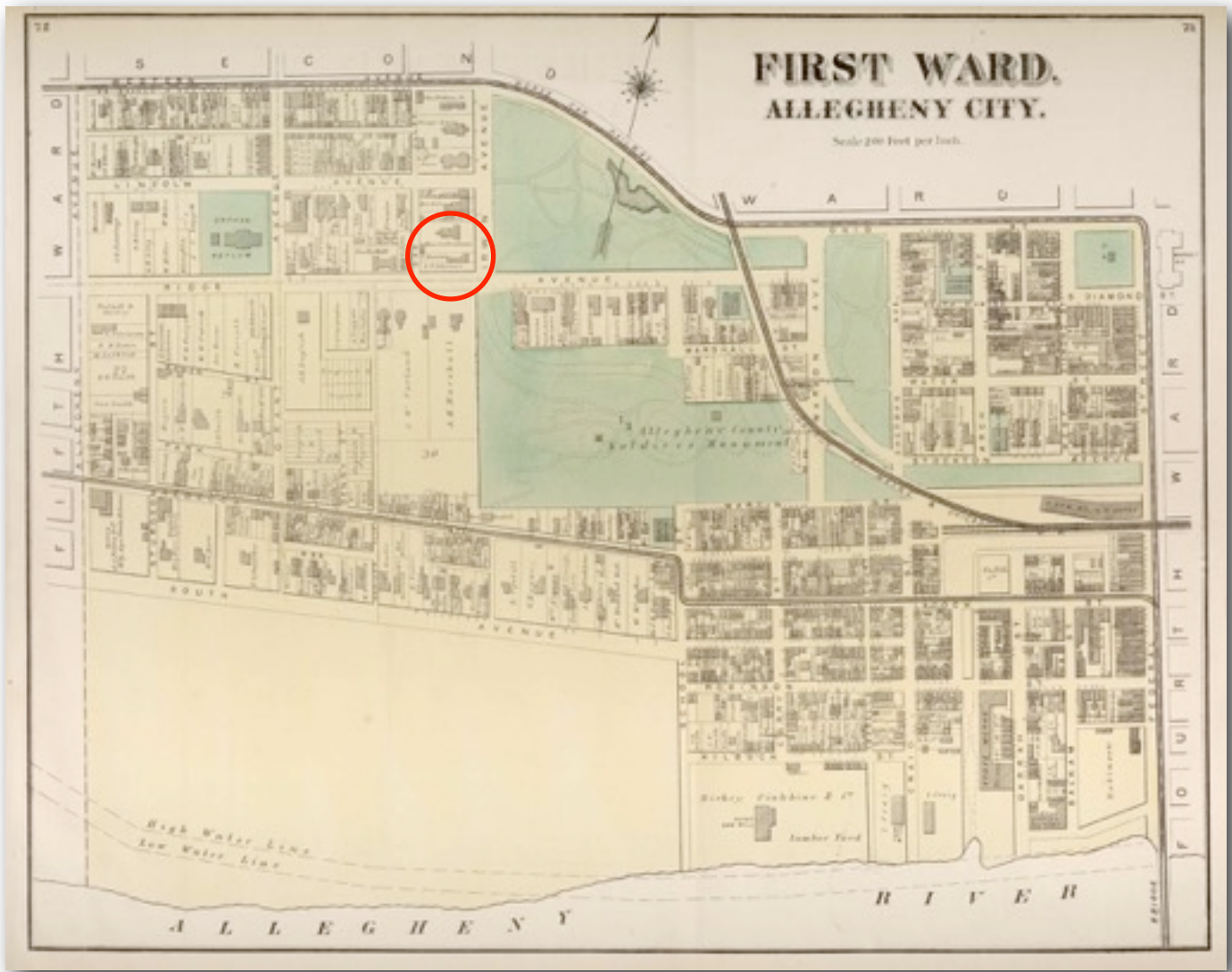


G.M. Hopkins Company

The legends that accompany the historic maps provide a wealth of information about the construction of historic buildings.



Sanborn Fire Insurance Company

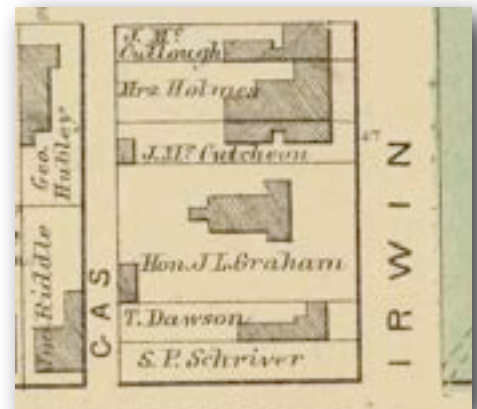


(G.M. Hopkins Company)

1872

Much of Allegheny City's First Ward had been divided into lots and developed by 1872, with two major exceptions: A broad swath of land along the Allegheny River and the parkland east of Irwin Avenue. The neighborhood was served by a Horse Car Railway, that ran along Ohio Street and Western Avenue.

The detail map (at right) shows (from bottom to top): An empty lot on the corner of Ridge and Irwin Avenues; a house on the current site of the Willock House owned by Thomas Dawson; and the home of the Honorable J. L. Graham (father of Cosh Graham). Note that the thoroughfare at the rear of the house is designated as Gas Alley.



(G.M. Hopkins Company)



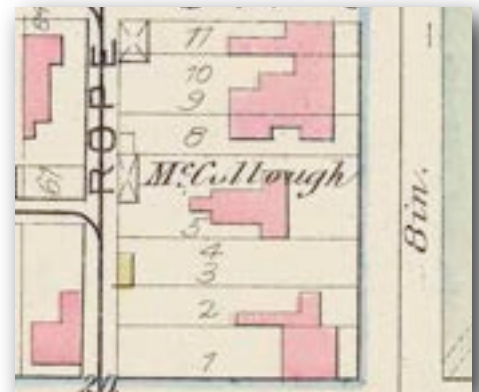
(G.M. Hopkins Company)

1882

Along with continued residential development, two major changes to the neighborhood are present by 1882: Construction of Western Penitentiary in the park east of Irwin Avenue and the Exhibition Ground along the river.

Just north of the red circle, on the northwest corner of Lincoln and Irwin Avenues, is the house of Benjamin Franklin Jones, Sr. The green circle marks the home at 905 (then 44) Beech Avenue, where W.W. Willock lived with his parents prior to getting married.

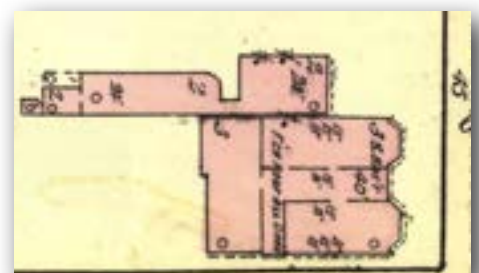
The detail map (at right) shows that a large house had been built on the corner and that the alley is now designated as Rope Alley.



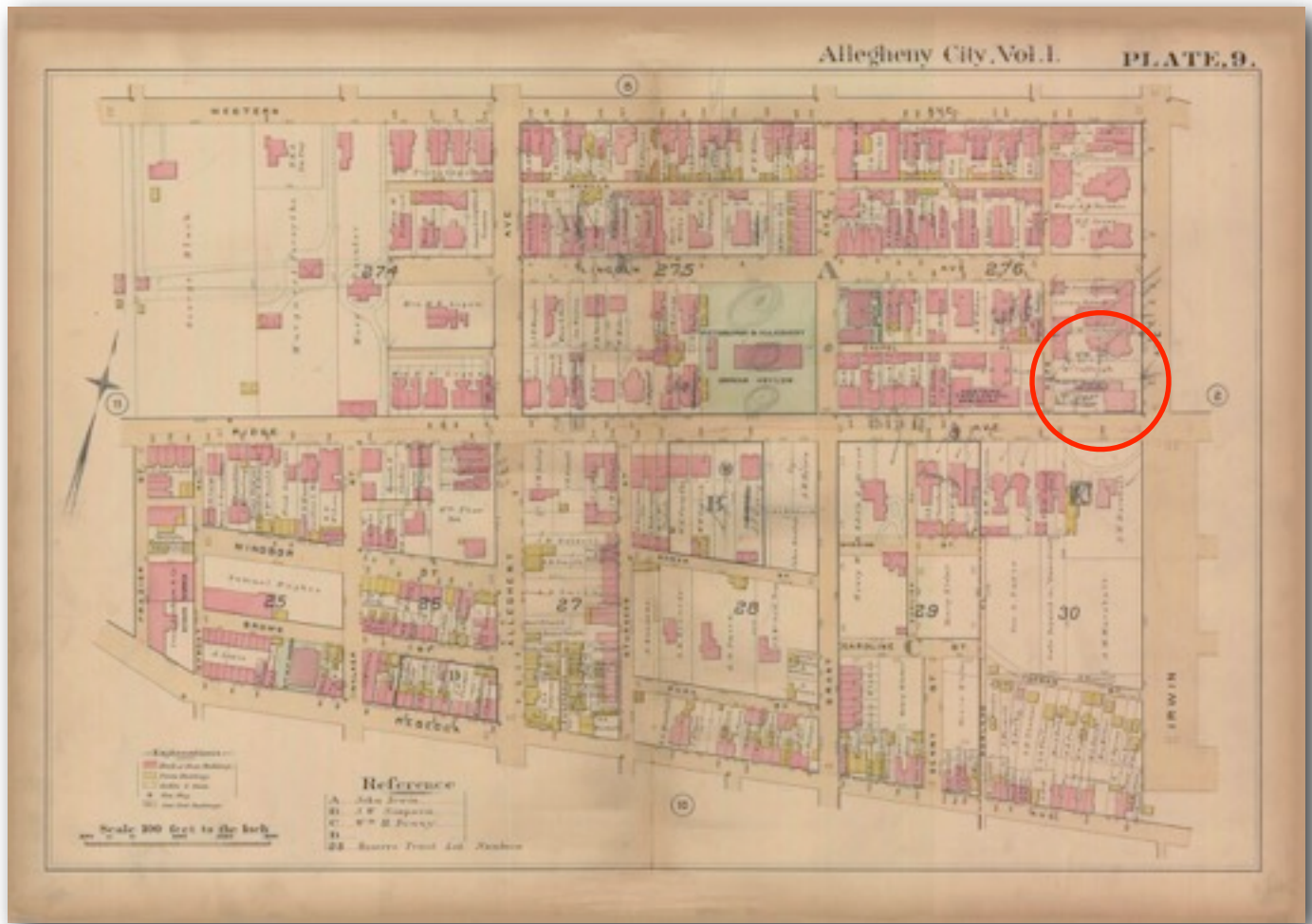
(G.M. Hopkins Company)

1884

The detail map (at right) shows the recently constructed house of Henry Phipps, Jr. on the corner and the McKee Graham House to its north. Phipps was the wealthy business partner of Andrew Carnegie in the Carnegie Steel Company and donor of the original Phipps Conservatory (the present Pittsburgh Aviary) in the park across Irwin Avenue.



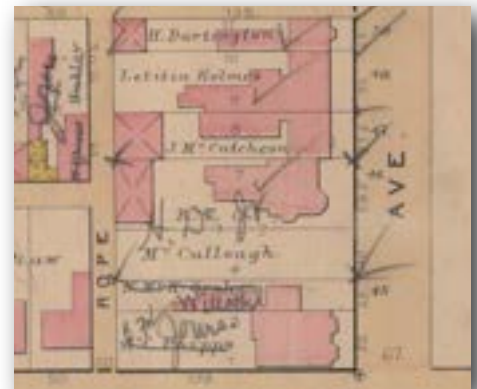
(Sanborn Fire Insurance Company)



(G.M. Hopkins Company)

1890

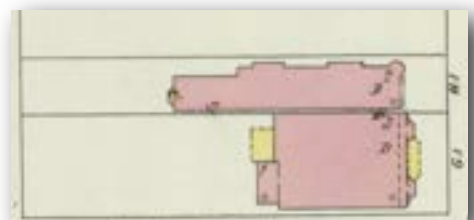
The 1890 map is interesting for the hand-written notations that have been added at some point in the map's history. On the corner of Ridge and Irwin Avenues, "A.C. Phipps" (Anne Childs Phipps, wife of Henry Phipps, Jr.) has been replaced by "B.F. Jones [Jr.]" and "N. McK Graham" (Nettie McKee Graham) has been overwritten with "Willock."



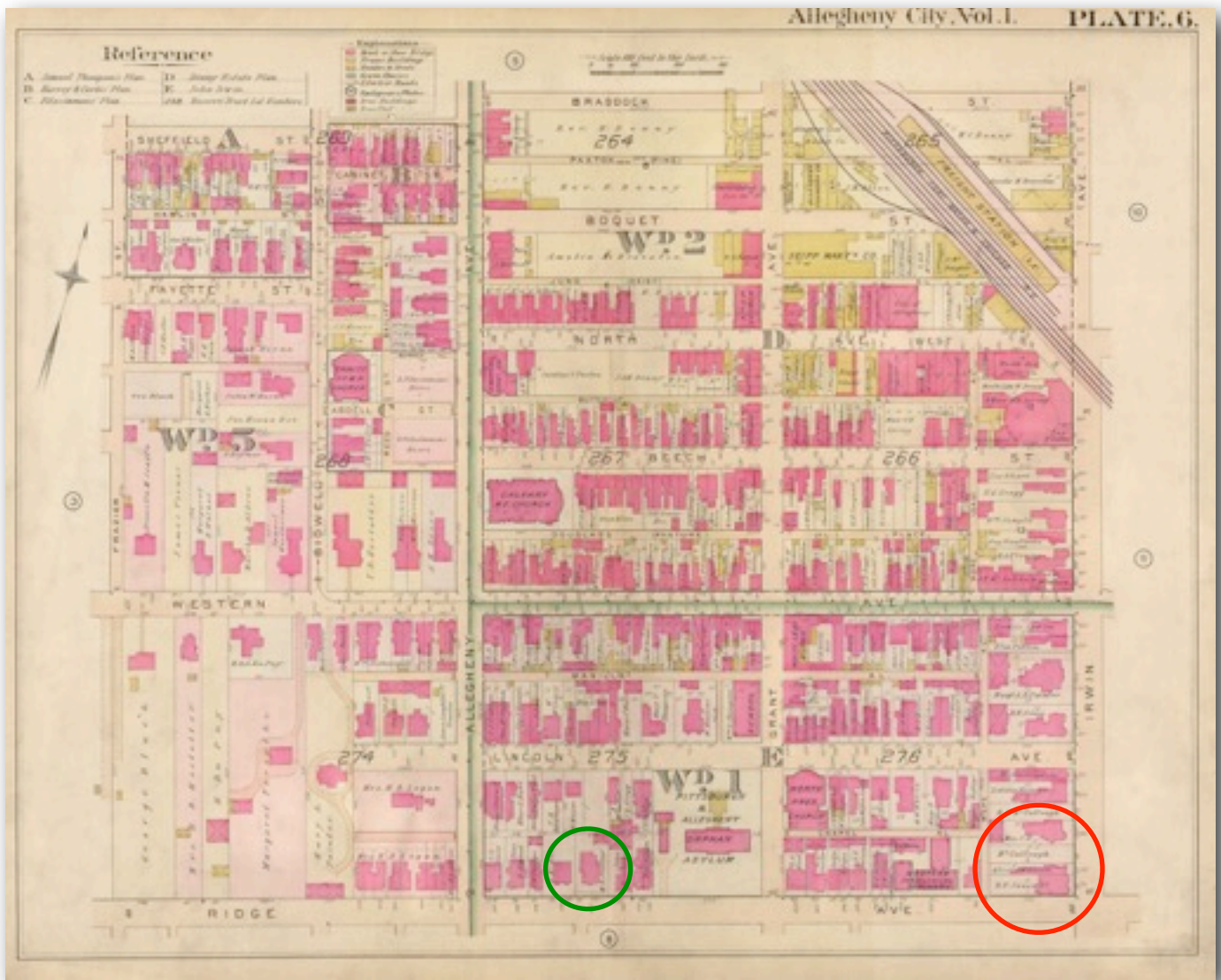
(G.M. Hopkins Company)

1893

The 1893 Sanborn Map (at right) is the first known map to show the current footprint of the Willock House. Note that the front porch is not yet present (reportedly due to a debate with the Phipps family concerning proper setback from the street) and neither is the carriage house.



(Sanborn Fire Insurance Company)

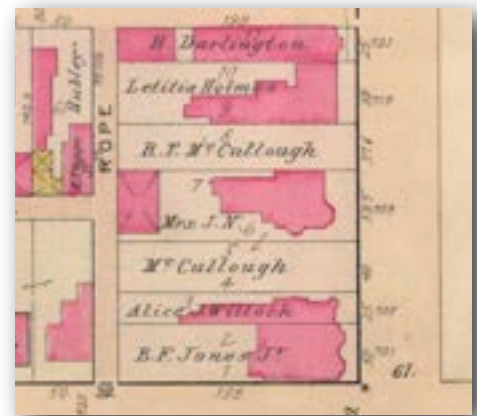


(G.M. Hopkins Company)

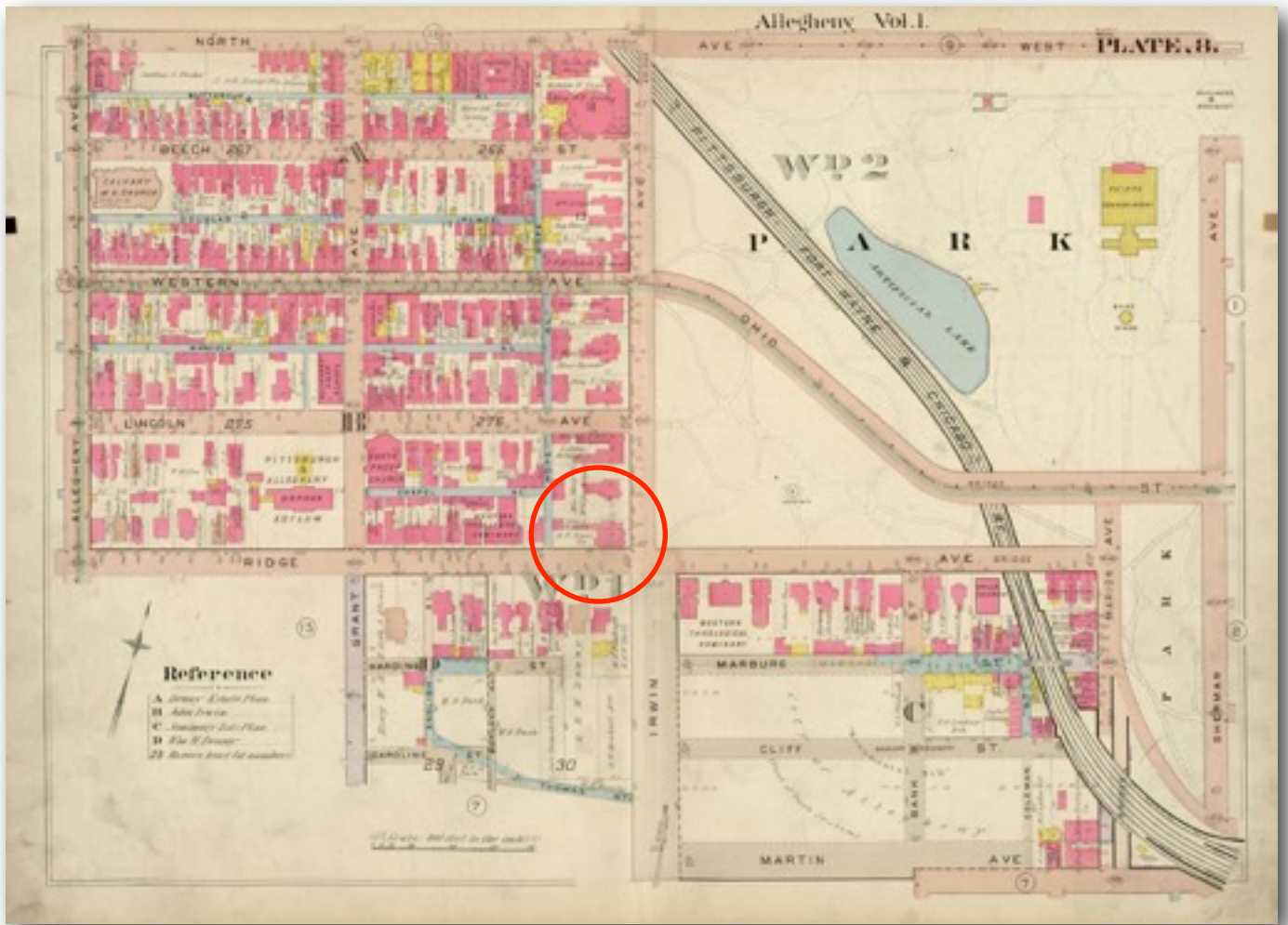
1901

The 1901 map is the first to designate the street address as 705 Brighton Road (see detail at right). The house is shown under Alice Willock's name. The map also shows that architect William Ross Proctor lived around the corner at 934 Ridge Avenue (see green circle above).

Although the building permit for the carriage house was issued in 1898, the structure is not shown here. This is likely due to a delay in construction or a delay in updating the maps.



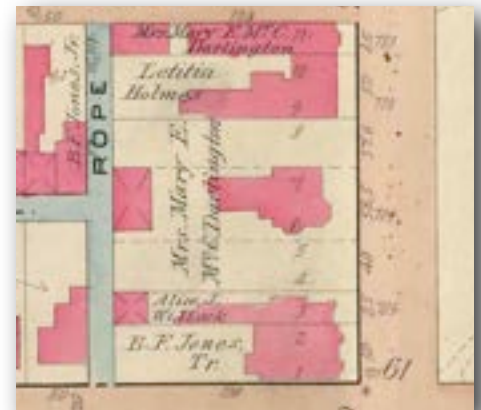
(G.M. Hopkins Company)



(G.M. Hopkins Company)

1907

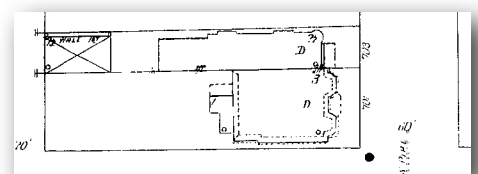
This map, from the year that Allegheny City became part of Pittsburgh, shows the presence of the carriage house at the rear of the lot (see detail at right). The larger map (above) shows Phipps Conservatory in yellow on the eastern edge of the park (constructed twenty years prior, in 1887).



(G.M. Hopkins Company)

1906

This map from 1906 is important as the first known map to show both the carriage house and the present front porch.



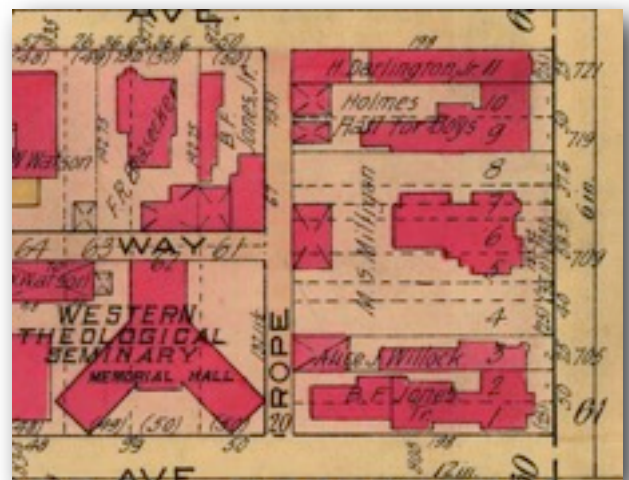
(Sanborn Fire Insurance Company)



(G.M. Hopkins Company)

1925

This final map in the chronology shows many of the buildings that neighbor the Willock House today, including the ca. 1910 B.F.Jones, Jr. 42-room mansion on the corner, which is the present-day Jones Hall of the Community College of Allegheny County.



(G.M. Hopkins Company)

The Jones-Willock Wedding

The wedding of Alice Jones and W. W. Willock in 1889 was covered not only by the local press, but also by prominent newspapers such as the *New York Times*—a commentary on the social standing of the Jones family. The wedding took place at the home of the bride's parents on Irwin Avenue. Over 300 invitations had been issued, but due to the recent death of the bride's uncle, T. M. Jones, only family was in attendance.

THE PITTSBURG DISPATCH, WEDNESDAY, APRIL 17, 1889.

WEDDED AMID ROSES.

The Private but Very Beautiful Jones-Willock Nuptials

IN A MANSION FULL OF FLOWERS.

The Daughter of Hon. B. F. Jones Fittingly Launched for Life.

AN EVENT FOR THE RELATIVES ONLY

The marriage of Miss Alice Jones, daughter of Hon. B. F. Jones, to Mr. W. W. Willock, took place last night at the residence of the bride's parents, corner of Lincoln and Irwin avenues, Allegheny.

Owing to the death of Mr. T. M. Jones, the ceremony was very private, only the nearest relatives of the bride and groom being present.

The bridal party consisted of Miss Mary Watson, Miss Maud Byers, Miss Harriet Watson and Miss Sue Daisell. Mr. James H. Willock attended his brother as best man. The ushers were Mr. Frank P. Sproul, Mr. J. D. Lyon, Mr. W. J. Patton and Mr. Harry Singer.

The ceremony took place in the parlor at 8 o'clock, the bride being accompanied by six maids of honor. The floral decorations throughout the lower part of the house were of unusual magnificence, and their artistic design made an exquisite effect.

Upon entering the front hall a beautiful screen of smilax dotted at different places with bunches of roses, was noticeable. This screen made a division in the vestibule, behind which the Torgue Orchestra was placed. Along the walls at each end of the screen stood enormous pots filled with tropical plants of various species. A very large vase of Jacques and bride roses had also been placed in the hall.

The parlor where the ceremony was solemnized was a perfect revelation of floral decorative art. The bay window, in front of which the bride and groom stood, was a bower of the most exquisite floral treasures. There were two curtains made of smilax and mermet roses, with hoops of bride roses. The lower part of the center pane was covered with a short curtain of smilax and pink roses, with a centerpiece of lilacs. The top border was backed with Saracenus Hochschild and Marechal Niel roses. From the middle of this bank garlands of pink roses were stretched across to the wall, and from above a light was suspended with a pink shade. The reflection from this light, as it fell all around the mass of floral beauties, made everything appear in a hue of soft exquisite pink, which rendered the scene wonderfully effective.

All the other rooms, the library and the dining room, were correspondingly beautiful. These decorations were the work of Mr. Dall, of John H. & A. Mardock.

The New York Times

THE JONES-WILLOCK WEDDING.

PITTSBURG, Penn., April 16.—Mr. Walter W. Willock of Howe, Brown & Co., iron manufacturers, this city, was this evening married to Miss Alice Jones, daughter of B. F. Jones, the well-known millionaire and Republican leader. Owing to the recent death of Mr. Thomas M. Jones, the bride's uncle, over 300 invitations had been recalled, but all the other details of the wedding were carried out as previously outlined on a scale of considerable elegance. The ceremony was performed by the Rev. George T. Purves of the First Presbyterian Church. The bridesmaids were Miss Mary Watson, Miss Maud Byers, Miss Harriet Watson, and Miss Sue Daisell, and the groom's brother, Mr. James H. Willock, was the best man. The ushers were Messrs. Frank P. Sproul, J. D. Lyon, W. J. Patton, and Harry Singer. The bridal pair left on a Southern tour to-night.

Allegheny: The City of Millionaires

At the time Alice and W.W. Willock moved into their new home on Irwin Avenue, their neighborhood possessed an unprecedented concentration of wealth and was one of the richest communities in the country (Rooney and Peterson, 6). As mentioned above, *The New York Tribune* identified fifty-four millionaires in Allegheny City in 1892, with the vast majority living in the Allegheny West neighborhood.

The Willocks were surrounded by wealth as well as family. Between 1870 and the 1930s three generations of the Jones and Laughlin families built and occupied six of the neighborhood's most spectacular houses (Rooney and Peterson, 67). The Jones and Laughlin families were united in business when Benjamin Franklin Jones, Sr. and James H. Laughlin formed the steel company that bore their names in 1861. The families were united by marriage when Alexander Laughlin, Jr. (1844-1881; nephew of James H. Laughlin) married Mary Franklin Jones (1851-1931; eldest daughter of B.F. Jones) in the 1860s (Sewickley Valley Historical Society).



The mansion of B.F. Jones, Sr., on the northwest corner of Lincoln and Irwin Avenues, where daughter Alice Jones married W.W. Willock in 1889 (Carnegie Library of Pittsburgh, in Rooney and Peterson, 69)

Life on Irwin Avenue

The Willock and Jones families lived in considerable comfort and were supported by numerous servants who lived on-site at each estate. *The Social Mirror*, an 1888 account of high society in Pittsburgh and Allegheny indicated that "The Joneses live elegantly on Irwin Avenue, and go into society and entertain on a handsome scale. Mr. Jones is one of the leading iron millionaires. Mrs. Laughlin, widow of Alexander Laughlin, a daughter, lives with her parents. Miss Alice Jones, the only unmarried daughter, is one of the *fiancées* of the season, W.W. Willock, a Pittsburg [*sic.*] club man, being the fortunate man (Nevin, 82-3).

Census records show that the Jones family had eight live-in household staff members in 1900 and eleven in 1910 (Rooney and Peterson, 112). William and Alice Willock and their child, Franklin Jones, were attended to by five servants and two coachmen in 1900 (the latter, presumably, living in the new carriage house).

1-2006

TWELFTH CENSUS OF THE UNITED STATES.

SCHEDULE No. 1.—POPULATION.

State Pennsylvania County Allegheny Supervisor's District No. 18 Sheet No. 70 A

Township or other division of county Allegheny City Name of Institution Robert Ogden Taylor of Pittsburgh and Allegheny Census 1900

Name of incorporated city, town, or village, within the three-named division Allegheny City Enumerated by me on the 7th day of June, 1900. Samuel C. Orr Enumerator

LOCALITY	NAME	RELATION	PERSONAL DESCRIPTION			NATIVITY			CITIZENSHIP	OCCUPATION, TRADE, OR PROFESSION	EDUCATION	SPEECH & SIGHT	
			SEX	AGE	COLORED	Place of Birth	Place of Birth of Father	Place of Birth of Mother					
705 Irwin Ave	Willock, William H.	Head	W	M	37	1915	PA	PA	PA	Railroad Manager	High School	A	
	-----, Alice Jones	Wife	W	F	33	1915	PA	PA	PA	Housewife	High School	H	
	-----, Franklin Jones	Son	W	M	9	1915	PA	PA	PA	None	None	H	
	Fick, Juliane W.	Servant	W	F	37	1915	N	N	N	Cook	None	H	
	Neale, James W.	Servant	W	M	40	1915	E	E	E	Butler	None	H	
	Carney, Marie	Servant	W	F	23	1915	I	I	I	Laundress	None	H	
	McBride, Winnie	Servant	W	F	18	1915	I	I	I	Chambermaid	None	H	
	Hastings, Hannah	Servant	W	F	30	1915	WV	WV	WV	Nurse	None	H	
	-----, [unclear]	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	-----, [unclear]	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

The 1900 Census listing for 705 Irwin Avenue shows three Willock family members supported by five live-in servants:

Name	Relationship	Age	Birthplace	Occupation
Willock, William H. [<i>sic.</i>]	Head of house	37	Pennsylvania	Railroad Manager
-----, Alice Jones	Wife	33	Pennsylvania	
-----, Franklin Jones	Son	9	Pennsylvania	
Fick, Juliane W.	Servant	37	Norway	Cook
Neale, James W.	Servant	40	England	Butler
Carney, Marie	Servant	23	Ireland	Laundress
McBride, Winnie	Servant	18	Ireland	Chambermaid
Hastings, Hannah	Servant	30	West Virginia	Nurse

The Willock's second and last child, William W. Willock, Jr., was born in 1900 sometime after the Census enumerator's visit.

The Lure of Sewickley

The first man to recognize the fact that Allegheny before many years would no longer be a desirable place of residence was Mr. B. Franklin Jones and the beautiful hilltop overlooking Sewickley, the Ohio River and the surrounding country for miles, was purchased by him, and upon it Mr. Jones erected four magnificent country houses, 'Franklin Farm,' occupied by himself, and the others he presented to his three children, Mr. B. Franklin Jones, Jr., Mrs. Elisabeth Horne, and Mrs. William W. Willock."

The Pittsburgh Index, July 19, 1902.

By the close of the nineteenth century, an increasing number of Allegheny families had established summer homes near Sewickley Heights. This trend was driven in part by the desire to escape increasing levels of pollution in the city and by the advent of the Pittsburgh, Fort Wayne & Chicago Railroad, which ran along the north shore of the Ohio River. The trend was further accelerated in the 1890s when members of the Jones family began to develop expansive summer estates on adjoining farm tracts (Rooney and Peterson, 128-9). Soon, many families, including the Willocks, would consider the Sewickley area not just a summer home, but their permanent home.

Listings for the Willocks in social directories from this time illustrate a not-uncommon pattern:

1895: The Willock home is listed in Allegheny.

1904: The Willocks have a summer home, Gladmore Farm, in Sewickley Heights, but the family home remains in Allegheny.

1911: In addition to the family's official address at "705 Irwin Ave., N[orth] S[ide]" the summer home is listed in Sewickley Heights along with a winter home in Lakewood, New Jersey. Shortly after the 1911 publication, the Willocks completed construction of a new home in Syosset on Long Island (see page 26).

The Sewickley Valley Horse Show Association held its first outdoor meeting in September. The membership of this organization is recruited from the Allegheny Country Club, one of the most unique and attractive institutions in the country. Five years ago Sewickley Heights, fourteen miles below Pittsburg, and a mile and a half from the Ohio River, was a succession of cultivated and uncultivated farms. In this short time about twenty beautiful, modern country homes have been built by the leaders of Pittsburg society. It was they who showed their horses, many being blue ribbon winners at the greatest shows in the country. William Walter Willock is the first president of the association, and under his able and enthusiastic management great results may be expected.

By 1904 the Willocks were becoming more and more a part of Sewickley Valley society as seen in this article, which hails W.W. Willock as the "able and enthusiastic" first president of the Sewickley Valley Horse Show (The Burr McIntosh Monthly, v. 6, Dec. 1904 - Mar. 1905).

Life for the family centered around their new country estates, including Franklin Farm the new home of B.F. Jones, Sr. (right) designed in 1899 by Rutan & Russell, and "Gladmore Farm" (below) the new home of the Willock family.



The Jones family did not abandon Allegheny entirely, however. In 1903, B.F. Jones, Sr. died at home on Irwin Avenue; and in 1908, his son, B.F. Jones, Jr., had Rutan & Russell design a 42-room mansion (right) on the site of the former Phipps House. The Willock House can be seen on the right side of the image, dwarfed by the new construction (Graphite, Dec. 1909, v. 11, p. 2084).

PALACE OF STEEL AND FIREPROOF MATERIAL Mr. Jones' new home is larger than his summer residence in Sewickley Heights, and will be used as the family's home during the winter months. Rutan & Russell, the architects.

W.W. Willock and the Monongahela Connecting Railroad

As detailed in Carol Peterson's house history, W.W. Willock was born in Allegheny and, after completing his education, worked as a clerk at Third National Bank Downtown before getting married.

In 1895, Willock accepted the position of general manager of the Monongahela Connecting Railroad. The Railroad, a subsidiary of the Jones & Laughlin Steel Company, crossed the Monongahela River on the Hot Metal Bridge near South 29th Street, connecting Jones & Laughlin's Soho Iron Works and its Hazelwood operations on the northern side of the river with its American Iron and Steel Works on the South Side (Peterson, House History). Willock became the railroad's vice president in 1901 and joined the board of directors of Jones & Laughlin in 1902—a position he retained until his death in 1939.



W.W. Willock is shown seated at far right in this 1895 meeting of Jones & Laughlin managers (Historical Society of Western Pennsylvania).



Willock with a team of horses in Sewickley Heights, (*The Pittsburgh Index*, May 13, 1905).

Mr. W. W. Willock, of Allegheny, Pa., has been appointed general manager of the Monongahela Connecting Railroad, with headquarters at Pittsburgh, Pa., to succeed Mr. W. C. Quincy, deceased.

1895 announcement of Willock as general manager of the Monongahela Connecting Railroad (Railway and Locomotive Engineering, v. 8, 1895, p. 219).



M.C.R.R. locomotives face off on a company roundtable (Historic Society of Western Pennsylvania).

GOODS TRUCKS THAT CARRY 100 AMERICAN TONS!

The largest and strongest freight cars in the world have just been built in Pittsburg for a Pittsburg corporation, for use within the limits of Pittsburg. They mark what is believed to be the latest advance in railroad rolling stock construction; and how great that advance is may be gathered from the fact that one of these open freight cars, empty, weighs about the same as the average American locomotive of thirty years ago; while one of these cars, weighted with the full load that it is intended to carry, 200,000lbs., or 100 tons, would have been unable to pass safely over the bridges and trestles of any railroad in the country at that time. They are the property of the Monongahela Connecting Railroad, which is operated by the Jones and Laughlins Steel Company. They were designed according to the specifications prepared by W. W. Willock, general superintendent of the railroad company, and of Frank McCune, its general manager, who desired cars suited to the peculiar needs of their business. These cars will be used to transport ore, coal, pig or scrap iron, billets or other materials, to and from the various departments and mills belonging to the company. Hauling iron and steel is heavy work and requires heavy cars to do it economically. The cars which have just been delivered weigh 40,600 and 40,700lb.

1903 account of an innovative rail car design by W.W. Willock and Frank McCune (The Railway Magazine, v. 12, 1903, p. 75).



The Monongahela Connecting Railroad Bridge being constructed in 1877 (subsequently redesigned and known today as the Hot Metal Bridge).

**MONONGAHELA CONNECTING RAILROAD.
W. W. WILLOCK, Gen. Manager, Pittsburgh, Pa.**

Located at Pittsburgh, Pa., and connects the Pennsylvania, Pittsburgh & Lake Erie and Baltimore & Ohio Railroads, and through them with all railroads entering Pittsburgh.

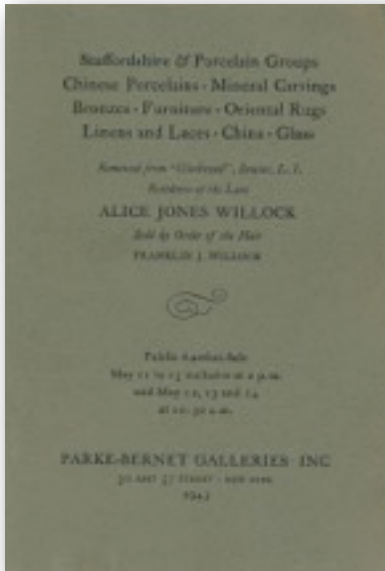
1896 listing of the Monongahela Connecting Railroad in *The Official Railway Equipment Guide*.

The Passing of Alice and W.W.Willock

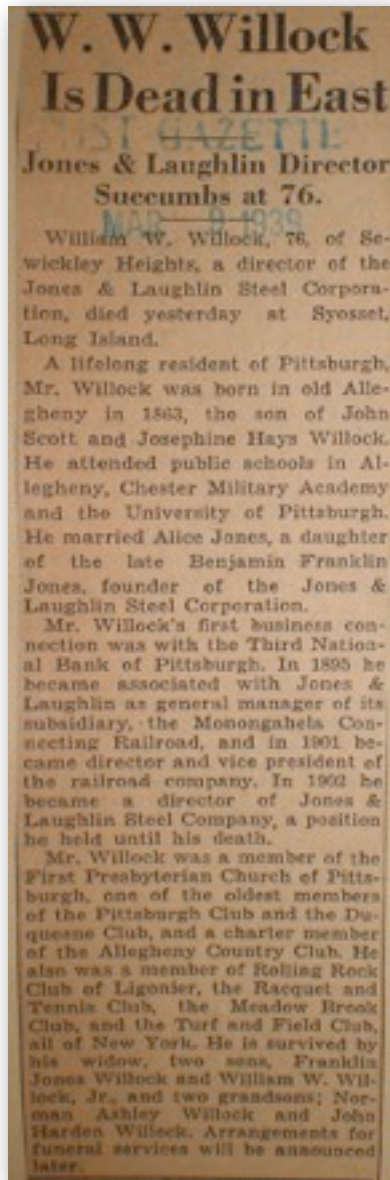


"Gladwood," the Willock's house in Syosset (*The Suburbanite*, 1911, pp. 149-50)

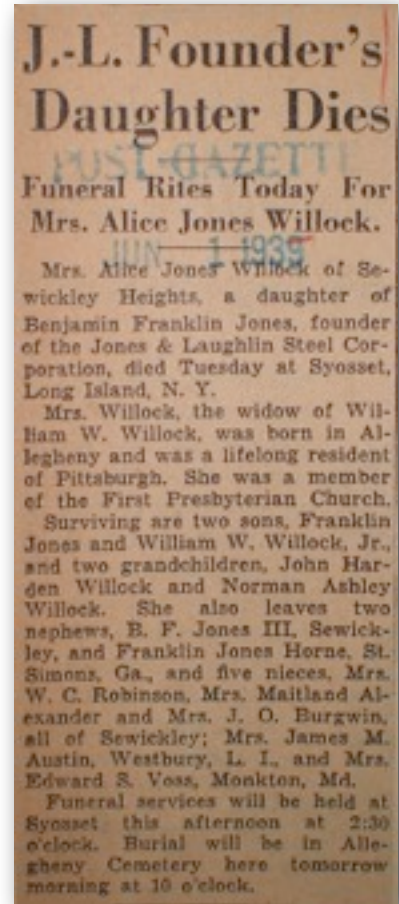
W.W. Willock and Alice Jones Willock died within three months of one another in 1939—on March 8 and May 29, respectively. Obituary notices listed Syosset, Long Island as their place of death and Sewickley Heights as their home. The couple was survived by their two children, Franklin Jones Willock and William W. Willock, Jr. The old family home on Brighton Road remained in the family until 1944 when executors and trustees conveyed the property to Annie L. Brooks of Pittsburgh.



As part of the disposition of the estate of Alice Jones Willock, a large collection of porcelain, glass and other antiques were auctioned in 1943, as indicated by this auction catalogue.



(*Pittsburgh Post-Gazette*, Thursday, March 9, 1939; Carnegie Library of Pittsburgh).



(*Pittsburgh Post-Gazette*, Thursday, June 1, 1939; Carnegie Library of Pittsburgh).

Architect William Ross Proctor



Undated photo of a young William Ross Proctor (sandpond.org).

William Ross Proctor was born April 5, 1863 in New York City. He was one of three children of William Fash Proctor (1826-1902) and Vouletti Theresa Singer (1840-1913). His siblings were Charles Edward and Ada Olive. His mother was one of the children of Isaac Merritt Singer (1811-75), founder of the Singer Sewing Machine Company.

Proctor graduated from the Columbia College School of Mines in 1884 with an engineering degree and moved to Pittsburgh in December of the same year. Shortly thereafter, he began the practice of architecture and also met Elizabeth Singer to whom he was married June 9, 1886. The wedding took place in the grand Allegheny home of the bride's parents, William Henry and Hester Laird Singer.

While little has been written about Proctor's architecture career, he appears to have had a successful practice. Research suggests that he was adept in an eclectic array of building types, including residential, commercial, ecclesiastical and public works. He was also skilled in the design of ornamental iron and bronze architectural elements. More than once he beat out a number of more prominent architects for important commissions, including the North Presbyterian Church (1896) and Western Pennsylvania Hospital (1897, unbuilt). The former once stood a block from the Willock House on the southeast corner of Lincoln and Galveston Streets. Other important designs include The Stevenson Building in East Liberty and the Pumping Station on the Allegheny River (off Freeport Road near the Waterworks Mall).

Proctor lived in Allegheny near many of his wealthy clients at 934 Ridge Avenue. For a time he had partners in his practice, with certain commissions being attributed to Proctor & Wass and others to Proctor, Wass & Tufts. For a time, he was also associated with Thorsten E. Billquist, who designed the Allegheny Observatory (1900). Proctor is known to have had offices at various times in the Hamilton Building, the Stevenson Building and at 341 Sixth Avenue.



Mr. W. ROSS PROCTOR, the well-known architect of this city, was born in New York in 1863, his father is Mr. Wm. F. Proctor, Vice-President of the Singer Mfg. Co., of New York. Mr. Proctor was graduated from the Columbia College School of Mines, (N. Y.), in 1884, with the degree of E. M., and took up his abode in Pittsburgh, December of the same year. In 1886 he married Elizabeth, daughter of Mr. Wm. H. Singer, and in 1887, commenced his unusually successful career as an architect. Buildings of his designing portrayed and described elsewhere speak eloquently for the attainments and talent of Mr. Proctor, and are fine examples of the best of his style and character of his work. This had been largely

domestic up to about a year ago when he was induced to undertake the ecclesiastical, commercial and public work in which he has earned such signal success. Perhaps the most important of his efforts have been the Pumping Station to be built for the New Allegheny Water Works, at Montrose Station on the Allegheny River; and the North Presbyterian Church, Allegheny, in which latter work there was some very earnest rivalry, the award being made to Mr. Proctor in the face of sharp competition by some of the best known architects in the city and elsewhere.

1896 photo and biography of Proctor (*Greater Pittsburgh: The Iron City, Illustrated*).

After his father's death in 1902, Proctor retired from the architecture profession to take charge of the family estate in New York. He later became a stock broker and special partner in the New York Stock Exchange firm of Barbour & Co. In 1915 he became a special partner in the firm Abbott, Hoppin & Co.

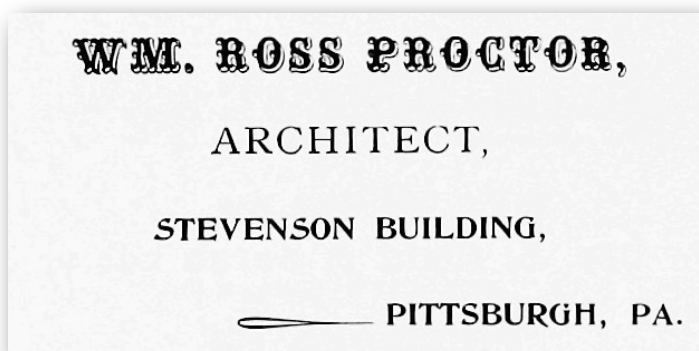
He held memberships in over thirty clubs and societies, among which were the Metropolitan Museum of Art, the Architectural League of New York, the Union League Club, the Society of Colonial Wars in the United States and the New England Genealogical Society. He was Vice President of the New York Genealogical and Biographical Society where he was instrumental in overseeing the construction of their new building in 1929. He died at Harbor Hospital in New York on February 6, 1930 from pneumonia.

For more detailed biographical information about William Ross Proctor, including family trees and historic photographs, see sandpond.org (the source of much of the biographical information above).

The website chronicles the Proctor family and life at their summer estates of Sand Pond and Loch Ada in Glen Spey, New York.



1888 advertisement.



1896 advertisement (*Greater Pittsburgh: The Iron City, Illustrated*).

Proctor's obituary (*New York Times*, February 7, 1930)

**WILLIAM R. PROCTOR,
BROKER, DIES AT 66**

Remarried After 1927 Divorce,
It Is Revealed, but Family
Refuses Name of Wife.

HE WAS GENEALOGY EXPERT

Descendant of English Soldier Who
Fought Indians at Sudbury, He
Began as an Architect.

William Ross Proctor, wealthy stock broker and genealogical authority, died of pneumonia yesterday morning in Harbor Hospital after a week's illness. He lived at the Park Lane Hotel and at 141 South Mountain Avenue, Montclair, N. J. He was 66 years old.

Mr. Proctor had been divorced by Mrs. Elizabeth Singer Proctor in Paris in March, 1927, on grounds of desertion, and his death yesterday disclosed that he had remarried. His son, William Ross Proctor Jr. of Hewlett, L. I., and other members of the family declined to disclose the second wife's name. One member of the family said that Mr. Proctor had been married "last winter."

Born in New York on April 5, 1863, the son of William Fash Proctor and Vouletti Theresa Singer Proctor, Mr. Proctor was the ninth in direct descent from Captain Samuel Wadsworth, an English soldier who died fighting the Indians in King Philip's War at Sudbury, Mass., in 1676. Mr. Proctor was graduated from Columbia University in 1884 with a degree in architecture.

After practicing architecture for several years Mr. Proctor became a broker and was associated at first with Barber & Co. In 1915, when the Stock Exchange firm of Abbott, Hoppin & Co., 120 Broadway, was formed, he became a special partner, retaining that position until his death.

Mr. Proctor had for years been an active member of the New York Genealogical and Biographical Society. At his death he was the society's first vice president. He gave \$11,000 toward the fund for building the society's new headquarters at 122-4-6 East Fifty-eighth Street and was chairman of the building committee. At the building's dedication last Dec. 11, at which time former President Coolidge became an honorary member of the society, Mr. Proctor formally turned the edifice over to the trustees.

Private funeral services will be held tomorrow at the Park Lane.

A Portfolio of Projects by William Ross Proctor



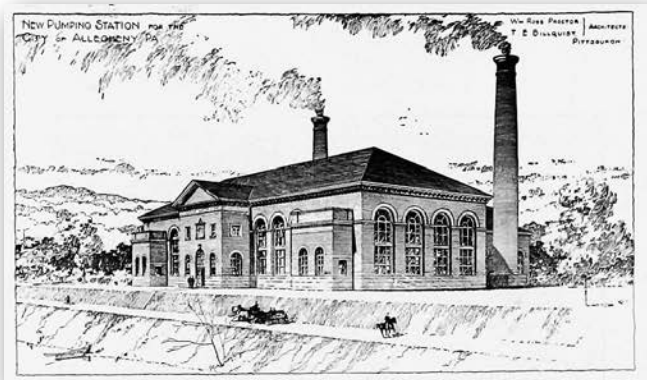
Stable for W. F. Proctor, New York, NY (*American Architect and Building News*, January 1, 1889). The turret is not unlike the one on the Willock House.



The Stevenson Building, South Highland and Penn Avenues, East Liberty, 1896. Built for local grocer, the George K. Stevenson Co.



411 State Street, Albany, New York, 1900, built as the residence of Charles Manning van Heusen and his wife Ada Olive (Proctor's sister).



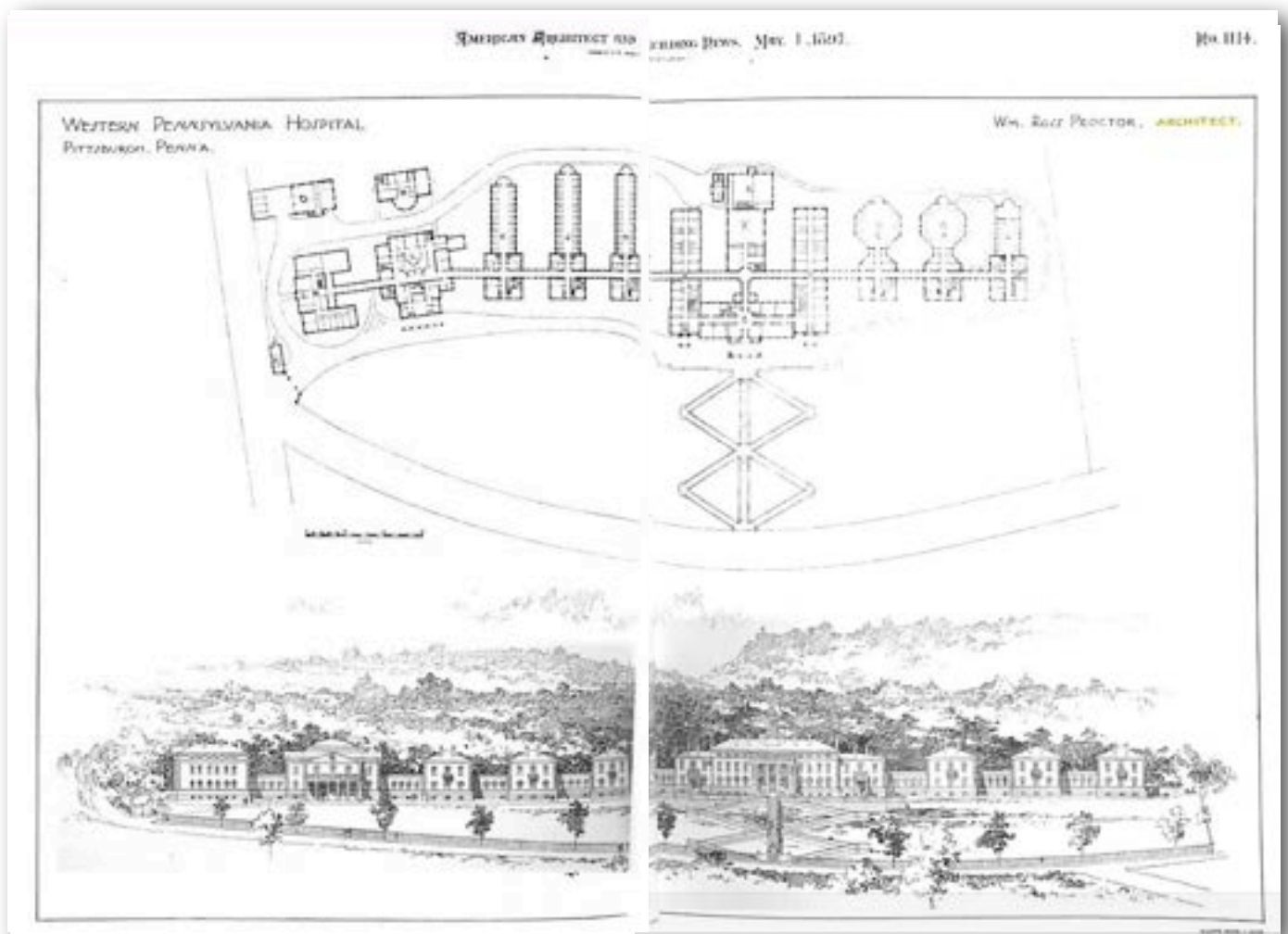
Allegheny Pumping Station, ca. 1896.



Allegheny Country Club, Sewickley Heights, 1902



The Colonial Building, 428 Penn Avenue (*Architecture*, v. 2, July 15, 1900, p. 263).



Proposed plan for a new campus for Western Pennsylvania Hospital (*American Architect and Building News*, May 1, 1897). This was an important commission for Proctor, however, the project was never built. The campus was to have replaced the Hospital's small grouping of buildings that stood on eight acres at the top of 28th Street, on the hillside above the Pennsylvania Railroad roundhouse—the present site of the athletic field of the West Penn Recreation Center in Polish Hill (*American Architect and Building News*, May 1, 1897).



Stable and Water Tower for William H. Singer, Sr. (Proctor's father-in-law), Edgeworth, PA, 1900 (Kidney, *Pittsburgh's Landmark Architecture*, 561).



Henry Rea Residence, Sewickley Heights, 1900 (*Inland Architect and News Record*).



Renovations to Peoples National Bank, Wood Street, Pittsburgh, ca. 1901. Proctor received the commission in 1899. Work included both exterior renovations (left) and interior renovations (above) (*Photographs and Sketches of Ornamental Iron and Bronze Executed by the Winslow Bros. Company, 1901*).



Entrance Gates at Sewickley, PA, William Ross proctor, Architect, H.L. Wass, Associate (Pittsburgh Architectural Club, *Catalogue of the Annual Exhibition, 1900*).

A Proctor-Designed Benchmark: The Childs House at 653 Morewood Avenue

Around the time that William Ross Proctor was designing the Willock House, he was also designing a home for Mrs. L.B. Childs, which stands today at 653 Morewood Avenue in Shadyside. While somewhat different in design, the Childs House possesses many similar details to the Willock House and can serve as a basis for design when specifying missing architectural elements.



"House for Mrs. L.B. Childs, Morewood Ave., Shadyside," architectural rendering (*American Architect and Building News*, July 4, 1891).



The first story of the Childs House is clad in stone. The second story is clad in slate that has been painted gray. Dormers on the south side are clad in red slate—the same material believed to have originally been used on the Willock roof. The tripartite window of the dining room closely resembles windows on the first story of the Willock House.



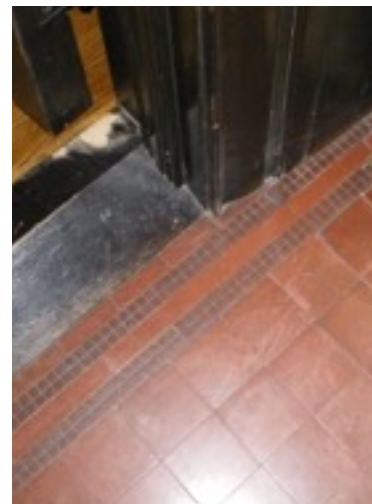
The stained glass transoms in the Childs House are good benchmarks for the Willock House—especially the curved transoms of the turret (above left).



Work areas and former servant spaces in the Willock House would likely have contained vertical, tongue-and-groove, wood wainscoting like that seen in a third floor bathroom at the Childs House (above left) and a back bathroom on the second floor (above right).



While more ornate than at the Willock House, the balustrade at the Childs House illustrates Proctor's attention to detail and repeated use of carved rope twist balusters.



The tile in the vestibule at the Childs House is similar to that at the Willock House.



One architectural detail that is virtually absent from the Willock House is historically appropriate tile for fireplace surrounds and hearths. The Childs House provides numerous examples in a variety of colors and shapes.

The Chateausque Style, 1860-1910

William Ross Proctor selected the Chateausque architectural style when he designed the Willock House in the early 1890s. The style is loosely based on monumental 16th-century chateaus of France, which combined earlier Gothic elements with that century's increasingly fashionable trend toward Renaissance detailing. The style was popularized in the United States by Richard Morris Hunt, the first American architect to study at France's prestigious Ecole des Beaux-Arts. Upon Hunt's return, he advocated similar buildings for his wealthy clients. Among these were the Vanderbilts, for whom he designed several Chateausque houses, culminating in Biltmore, George W. Vanderbilt's North Carolina country house completed in 1895. The Chateausque style was almost always architect-designed and was intended to impress. It featured massive masonry construction and elaborate, expensive detailing (adapted from McAlester and McAlester, *A Field Guide to American Houses*, 373-4).

Not surprisingly, a number of Chateausque style houses were built in Pittsburgh, with the most famous perhaps being Clayton, the home of industrialist Henry Clay Frick. Like the Willock House, Clayton was originally a smaller, mid-nineteenth century, Italianate house that was later enlarged. Initial renovations were designed by architect Andrew Peebles shortly after Frick married Adelaide Howard Childs in 1881; further remodeling of the house was done by Frederick J. Osterling in 1892.

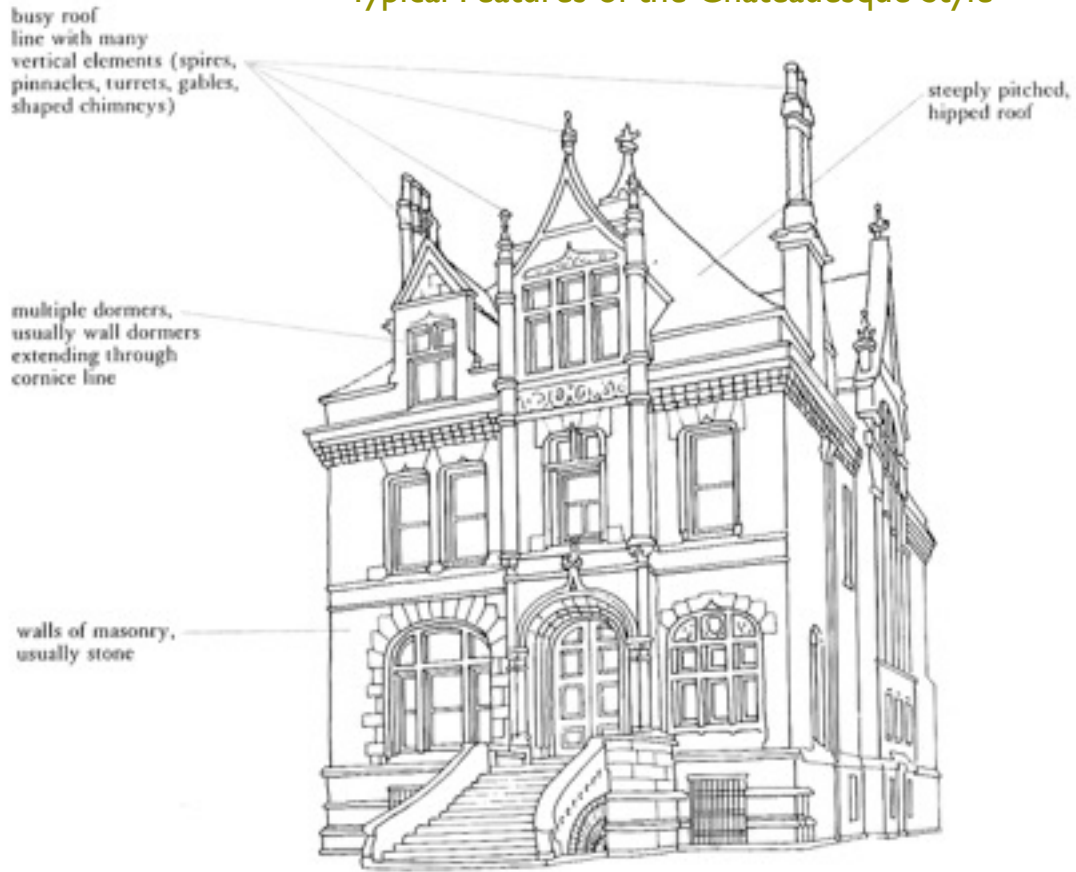


Biltmore, designed by Richard Morris Hunt for the Vanderbilts, 1895.

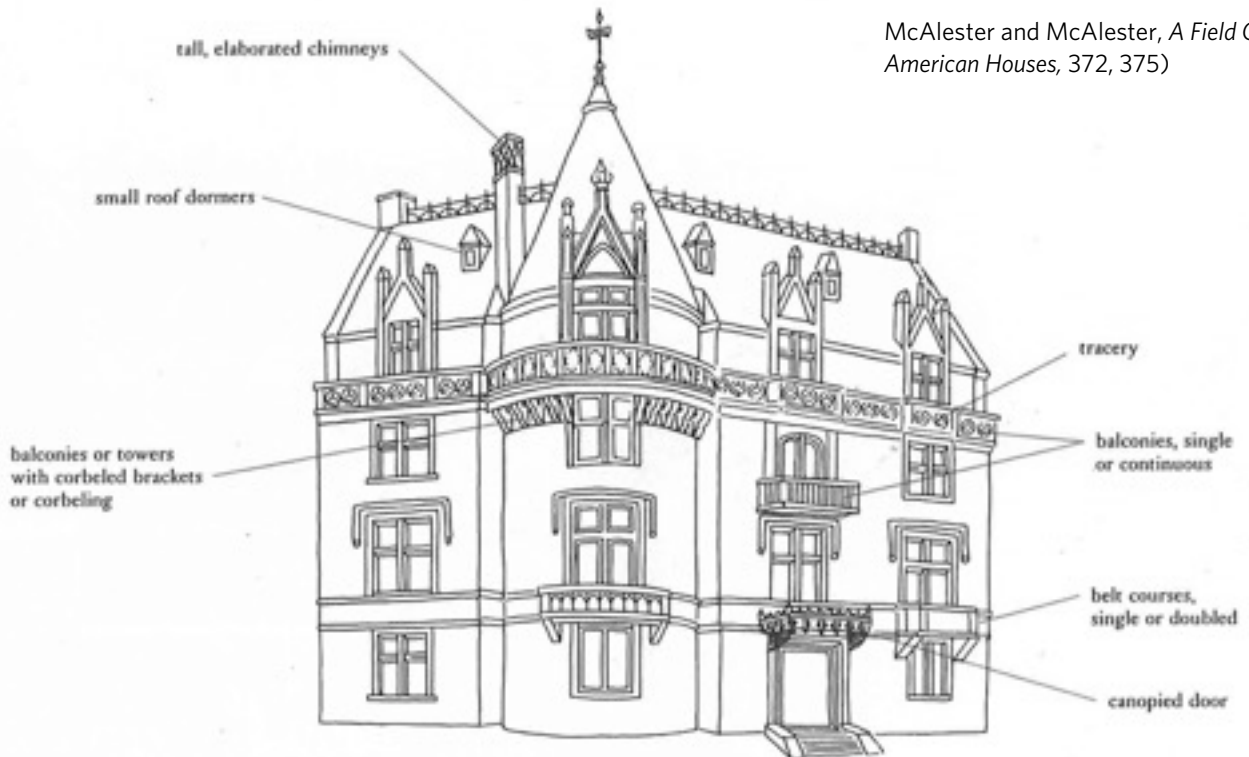


Clayton, on the corner of Homewood and Penn Avenues in the East End.

Typical Features of the Chateausque Style



McAlester and McAlester, *A Field Guide to American Houses*, 372, 375)



Appendix I

“History of 705 Brighton Road”

by Carol J. Peterson

May 2001

HISTORY OF 705 BRIGHTON ROAD

Pittsburgh iron and steel manufacturer B.F. Jones commissioned construction of 705 Brighton Road in 1892 or 1893 as a home for his son-in-law and daughter, William W. and Alice Jones Willock. The house was built in the Chateausque style. It took the place of an earlier house that had stood on the lot since the late 1850s or 1860s. A three-story brick stable was constructed at the rear of the property in 1898.

William and Alice Jones Willock began living at 705 Brighton Road after construction was completed in 1892-1893. In 1894, B.F. Jones transferred title to the new house to the Willocks. The couple lived at 705 Brighton Road for more than a decade, and owned the house until they died in 1939.

William W. Willock was a clerk when he began living at 705 Brighton Road. In about 1894, Willock became the manager of the Monongahela Connecting Railroad, a subsidiary of the Jones & Laughlin Steel Company, in which his father-in-law was a founding partner. Willock became vice-president of the railroad in 1901. He joined the board of directors of Jones & Laughlin in 1902, and remained on the board for the rest of his life.

William and Alice Willock had two children: Franklin Jones Willock and William Willock Jr. Records of the 1900 census show that the family employed five servants who lived at 705 Brighton Road. In addition, two coachmen lived in the stable at the rear of the property.

In the early twentieth century, the Willock family moved their primary residence from 705 Brighton Road to Gladmore Farm in Sewickley Heights. The family had a house in Lakewood, New Jersey, and later maintained homes in Manhattan and in Syosset, Long Island. At some point in or before the late 1910s, the Willocks began to use 705 Brighton Road as a single-family rental property. The house became a rooming house in the 1920s. It remained a rooming house throughout the Willock ownership of the property, which ended in 1944.

Detailed information on the history of 705 Brighton Road is contained in the following report.

**Prepared by Carol J. Peterson
412-687-0342
May 2001**

OWNERSHIP

Pre-construction

June 11, 1858 (Allegheny County Deed Book 139: 366): John and Abigail Irwin of Allegheny City conveyed property that included the present site of 705 Brighton Road to Samuel P. Shriver of Allegheny City for \$5250. The property that was conveyed was located at the northwestern corner of Ridge Avenue and Brighton Road (then Irwin Avenue). The property measured 75' wide along Brighton Road by 198' deep along Ridge Avenue to Rope Way. It was known as Lots 1, 2, and 3 in John Irwin's Rope Walk Plan.

October 7, 1867 (Deed Book 224: 245): Samuel P. and Rachel D. Shriver of Allegheny City conveyed the present site of 705 Brighton Road to Thomas Dawson of Allegheny City for \$8000. The lot that was conveyed measured 25' wide along Brighton Road by 198' deep to Rope Way. The lot was known as Lot 3 in John Irwin's Rope Walk Plan.

February 16, 1882 (Deed Book 441: 13): Thomas and Eliza Dawson of the borough of West Bellevue conveyed the present site of 705 Brighton Road to Mrs. Nettie McKee Graham of Allegheny City for \$16,000. The lot that was conveyed measured 25' wide along Brighton Road by 198' deep to Rope Way. The lot contained an earlier house that occupied part of the present site of 705 Brighton Road.

May 29, 1889 (Deed Book 646: 470): James C. and Nettie McKee Graham of Allegheny County conveyed title to the present site of 705 Brighton Road to the Fidelity Title and Trust Company and Christopher L. Magee, as trustees. The lot that was conveyed measured 25' wide along Brighton Road by 198' deep to Rope Way. The lot contained an earlier house that occupied part of the present site of 705 Brighton Road.

January 20, 1891 (Deed Book 728: 504): The Fidelity Title and Trust Company and Christopher L. Magee, as trustees for Nettie McKee Graham, widow, of Allegheny City, conveyed the present site of 705 Brighton Road to Benjamin F. Jones of Allegheny City for \$23,500. This deed and subsequent deeds conveyed an irregularly shaped lot that consisted of all of Lot 3 and part of Lot 2 in John Irwin's Rope Walk Plan. The lot was described as beginning on the western side of Irwin Avenue (now Brighton Road), 50' north of Ridge Avenue, and running west 40.35'; south toward Ridge Avenue 4.33"; west along a line almost parallel with Ridge Avenue, 95.5'; north 4.75"; west along a line parallel with Ridge Avenue 62.60' to Rope Way; north 25' along Rope Way; east, along a line parallel with Ridge Avenue, 198' to Brighton Road; and south along Brighton Road 25' to the place of beginning. The lot contained an earlier house that occupied part of the present site of 705 Brighton Road.

Post-Construction

May 29, 1894 (Deed Book 883: 2): Benjamin F. and Mary McM. Jones of Allegheny City conveyed 705 Brighton Road (then known as 45 Irwin Avenue) to Alice Jones Willock, their daughter, of Allegheny City, for \$1.

Allegheny City became part of the city of Pittsburgh in 1907.

Alice Jones Willock died on May 30, 1939. In her will she left her residuary estate to William W. Willock, her husband, and William W. Willock Jr., Dickson C. Shaw Jr. and the Union National Bank, as executors and trustees. William W. Willock predeceased Alice Jones Willock on March 8, 1939. William W. Willock Jr. renounced his right to act as executor and trustee, leaving Dickson C. Shaw Jr. and the Union National Bank as executors and trustees.

August 16, 1944 (Deed Book 2804: 522): Dickson C. Shaw Jr. and the Union National Bank of Pittsburgh, executors and trustees under the will of Alice Jones Willock, conveyed 705 Brighton Road to Annie L. Brooks of Pittsburgh for \$10,000.

Annie L. Brooks died on May 12, 1953. She left all of her estate to Gloria Colleen Brooks.

August 1, 1956 (Deed Book 3639: 205): Gloria Colleen Brooks (also known as Gloria Brooks Compliment, also known as Gloria Brooks Murray) and her husband, William Compliment (also known as William Murray) conveyed 705 Brighton Road to Muriel Brooks Jennings of Pittsburgh for \$1.

July 20, 1970 (Deed Book 4858: 369): Muriel Brooks Jennings of Pittsburgh conveyed part-interest in 705 Brighton Road to Charles Brooks Jennings of Pittsburgh for \$1.

October 29, 1980 (Deed Book 6316: 31): Charles Brooks and Nancy S. Jennings of Allegheny County conveyed the interest of Charles Brooks Jennings in 705 Brighton Road to Muriel Brooks Jennings for \$1.

November 15, 1983 (Deed Book 6768: 580): Muriel Brooks Jennings of Allegheny County conveyed 705 Brighton Road to James V. Costa of Allegheny County for \$51,800.

AGE OF 705 BRIGHTON ROAD

Construction

B.F. Jones commissioned construction of 705 Brighton Road for his daughter and son-in-law, Alice Jones Willock and William W. Willock, in 1892 or 1893.

Plat maps of the area around 705 Brighton Road published in 1872 and 1890, and an 1884 fire insurance map, show that 705 Brighton Road had not yet been built. These maps show that an earlier house occupied the site of 705 Brighton Road. The earlier house had a smaller footprint than the present house on the property and was set back approximately 50' from Brighton Road.

B.F. Jones, a Pittsburgh iron and steel manufacturer, purchased the property for \$23,500 on January 20, 1891. The purchase price appears consistent with the size of the earlier house on the property.

An 1893 fire insurance map shows that 705 Brighton Road had been built. The 1893 Pittsburgh directory listed William W. Willock as living at 45 Irwin Avenue (now 705 Brighton Road) for the first time. William W. and Alice Jones Willock had previously lived with the Jones family at the northwest corner of Brighton Road and North Lincoln Avenue.

Allegheny City building permit docket are available beginning in 1894, and therefore contain no information on construction of 705 Brighton Road.

The architect: William Ross Proctor

B.F. Jones hired William Ross Proctor to design 705 Brighton Road. Proctor was a New York City native who married Elizabeth Singer, a member of a prominent Pittsburgh family who lived on Western Avenue in Allegheny West. In 1892, Proctor's office was on Sixth Avenue in Downtown Pittsburgh. He and Elizabeth Singer Proctor lived at Western and Allegheny avenues in Allegheny West.

Other work by William Ross Proctor included the design of:

- a mansion at 411 State Street, Albany, New York, 1900
- the Allegheny Country Club club house, Sewickley Heights, 1902
- a summer mansion for George Harton Singer, his brother-in-law, Sewickley Heights, 1902
- West Penn Hospital, Bloomfield, 1908

Architectural style

Proctor designed 705 Brighton Road in the Chateausque style. Architectural features of the house that are representative of the Chateausque style include the house's large size and masonry construction; its fairly steep roof; its complex roofline, with multiple dormers and

chimneys, finials at roof crests and dormer peaks; and the round corner tower with a conical roof.

The Chateausque style was used in the United States, particularly in the northeast and midwest, in the late nineteenth and early twentieth centuries. The style was generally limited to large houses built for wealthy families, and was therefore used much less frequently than contemporaneous styles such as Queen Anne and Colonial Revival. The best-known Chateausque house in western Pennsylvania is probably Clayton at Penn and Homewood Avenues in Point Breeze, created in 1891-1892 for Henry Clay Frick as a remodeling and expansion of a smaller house.

Stable construction

Allegheny City building permit dockets show that on August 11, 1898, William W. Willock received a permit for construction of a three-story brick stable at what was then 45 Irwin Avenue. The building was to measure 25' wide by 40' deep. The 1900 census enumerated two coachmen living at 705 Rope Way. A 1906 fire insurance map also confirms that the stable had been built.

Construction cost

The estimated construction cost of the stable at 705 Brighton Road was \$4500. Costs of other buildings constructed in Allegheny City within a few years of 1898 included:

- 4017 Northminster Street, Brighton Heights, \$3200, 1895
- 3504 Perrysville Avenue, Observatory Hill, \$3650, 1897
- 1235 Page Street, Manchester, \$5000, 1898
- 1623 Rhine Street, Spring Hill, \$5000, 1897
- 930 West North Avenue, Allegheny West, \$5317, 1895
- 2014 Osgood Street, Fineview, \$5400, 1894
- 3344 Perrysville Avenue, Observatory Hill, \$8400, 1896
- 940 West North Avenue, Allegheny West, \$10,000, 1895
- 920 North Lincoln Avenue, Allegheny West, \$35,500, 1903
- the Byers-Lyons House at 901 Ridge Avenue, \$80,000, 1898

The contractor: A & S Wilson

B.F. Jones hired the firm of A&S Wilson to construct the carriage house at 705 Brighton Road. A&S Wilson was one of the most prominent contracting firms in Pittsburgh between the 1880s and the 1920s, and built houses for a number of families who were prominent in social and manufacturing circles. The firm was located at 541-551 Third Avenue, Downtown. It was a partnership of Adam Wilson of 318 North Neville Street, Oakland, J. Charles Wilson of 320 North Neville Street, and W.P. Clyde of 147 Auburn Street in East Liberty.

Other work by A & S Wilson included construction of:

- Downtown: the headquarters of the Jones & Laughlin Steel Company at 200 Ross Street
- Squirrel Hill: houses at 1130 Shady Avenue and 1405, 1415, and 1427 Squirrel Hill Avenue
- Shadyside: the Spencer House at 719 Amberson Avenue; houses at 5131 Ellsworth Avenue, 653 Morewood Avenue, 5131 Pembroke Place, and 512-514 Shady Avenue; and a carriage house at 400 Devonshire Street
- Highland Park: a house at 5655 Stanton Avenue

Residential development in Allegheny West

Residential development of Allegheny West began by the middle of the nineteenth century. An 1852 map shows that a number of houses stood on both sides of present Western Avenue between Brighton Road and Allegheny Avenue. A few buildings had been constructed along Brighton Road between Ridge and Western Avenues, on what was then the grounds of the Rope Walk.

Development of Allegheny West accelerated after the Civil War. Many of the houses that stand on Brighton Road and Beech, Western, North Lincoln, and Galveston avenues were built between the late 1860s and 1873, a period of prosperity. After an economic depression in the mid-1870s, home construction increased again in the 1880s.

Allegheny West became a genteel alternative to sections of Allegheny City like the East and South Commons and the Anderson Street area, which were crowded and contained mixed residential, commercial and industrial uses by 1870. The neighborhood's residents included wealthy families who resided on "Millionaire's Row" along Brighton Road and Ridge Avenue and middle-class families on Beech and Galveston Avenues. North Lincoln and Western Avenues attracted a mixture of wealthy and middle-class families.

In the late 1880s, when "streetcar suburbs" such as Friendship and Shadyside in Pittsburgh's East End began to develop, many middle-class Allegheny West residents moved to these neighborhoods. By 1900, property values fell, and many homes in the neighborhood were rented as single-family dwellings to families who were not quite as well-off as their predecessors.

Many of the wealthy residents of Allegheny West stayed in the neighborhood until the early 1920s, then moved to the Sewickley area. By that time, the majority of the homes in the neighborhood were either divided into apartments or used as rooming houses.

WILLIAM W. AND ALICE JONES WILLOCK

Pittsburgh city directories, U.S. census records, biographical materials, and obituaries provide information on William W. and Alice Jones Willock.

William Walter Willock was born in Allegheny City (now the North Side of Pittsburgh) on March 9, 1863. He was one of at least four children of John S. Willock, a coal merchant, and Josephine Hays Willock, born in Pennsylvania to American-born parents. When William W. Willock was born, his family lived in a house that John and Josephine Willock owned at 73 Isabella Street in Allegheny City. The Willock home was near the present site of the Andy Warhol Museum, and was directly across a narrow alley from the Eagle Cotton Mills, which occupied an entire city block.

In 1873-1874, the Willock family moved from Isabella Street to 905 (then 44) Beech Avenue in what is now Allegheny West. The family's move was part of a post-Civil War movement of middle-class and wealthy families from neighborhoods with commercial and industrial components, such as Downtown Pittsburgh and lower Allegheny City, to neighborhoods or streets that were at least generally residential. William W. Willock lived at 905 Beech Avenue until he was married.

William Willock, according to his obituary, attended Allegheny City public schools, the Chester Military Academy (predecessor of Widener University in Chester, Pennsylvania), and the Western University of Pennsylvania (predecessor of the University of Pittsburgh). In the early 1880s, Willock began working for the Third National Bank of Pittsburgh on Wood Street at Virgin Way, Downtown, as a messenger. He advanced to a position as a clerk in about 1884 and held that job for over a decade.

On April 16, 1889, William Willock, 26, married Alice B. Jones, 23. Alice Jones was born on April 18, 1866 in Downtown Pittsburgh. Her parents were Benjamin Franklin Jones, a prominent iron and steel manufacturer, and Mary McMasters Jones. B.F. Jones was a founder of Jones & Laughlin (later the Jones & Laughlin Steel Company; later the Jones & Laughlin Steel Corporation), which operated iron and steel mills in and near Pittsburgh. During approximately the last three decades of the nineteenth century and the early twentieth century, the Jones family lived in a mansion at the northwestern corner of Brighton and North Lincoln Avenues.

William and Alice Jones Willock lived with the Jones family for approximately the first four years after they were married. Their first child, Franklin Jones Willock, was born in January 1891. The Willocks moved from the Jones residence to their newly constructed house at 705 Brighton Road in 1892 or 1893.

William Willock worked as a clerk until about 1894, when he became the general manager of the Monongahela Connecting Railroad. The Monongahela Connecting Railroad was a subsidiary of the Jones & Laughlin Steel Company, and was headquartered in the parent company's offices at Third Avenue and Try Street, Downtown. The railroad crossed the

Monongahela River on the Hot Metal Bridge near South 29th Street, connecting Jones & Laughlin's Soho Iron Works and its Hazelwood operations on the northern side of the river with its American Iron and Steel Works on the South Side.

The 1900 census was the first census of population taken following construction of 705 Brighton Road. The census enumerated William Willock, 37, as a railroad manager. Alice Jones Willock, 33, had no occupation. Franklin Jones Willock, nine, attended school.

In 1900, according to census records, the Willock family employed five household staff persons who lived at 705 Brighton Road. They were:

- Juliane W. Ficke, 37, a cook. She was born in Norway to parents born in Germany and Norway, and came to the United States in 1890.
- James W. Neale, 40, a butler. He had immigrated from England in 1899.
- Marie Carney, 23, a laundress who had come to the United States from Ireland in 1897.
- Winnie McBride, 18, a chambermaid. She was born in Ireland, and immigrated in 1897.
- Hannah Hastings, 30, a nurse, born in West Virginia to parents born in West Virginia and Wales.

The family also employed two coachmen who lived in their recently constructed stable along Rope Way, at the rear of the property. Frank Lamb, 34, was the older of the coachmen. He had been born in Scotland, and came to the United States in 1880. John Biggins, 27, had been born in Ohio to immigrants from England.

William W. Willock Jr., the Willocks' second and last child, was born in the early 1900s.

William Willock was the general manager of the Monongahela Connecting Railroad until 1901, when he became its vice president. He joined the board of directors of the Jones & Laughlin Steel Company in 1902.

The Willocks became the owners of a summer home, Gladmore Farm in Sewickley Heights, in about 1901. In about 1905, they began using Gladmore Farm as their primary residence. The Willocks continued to own 705 Brighton Road. The 1910 census did not enumerate any residents of 705 Brighton Road, suggesting the possibility that the Willock family then used the house as a secondary residence.

A 1912 social directory listed three addresses for the Willocks: their Pittsburgh residence at 705 Brighton Road, their summer home at Gladmore Farm, and a winter home called Billswood on Forest Avenue in Lakewood, New Jersey. Although the 1912 social directory listed 705 Brighton Road as the family's first address, Pittsburgh and Sewickley directories published after 1906 consistently listed William Willock's home as Sewickley Heights. Willock was listed in Pittsburgh directories sporadically after 1910, suggesting that he may have been semi-retired or that he spent much of his time at the family's Lakewood, New Jersey home. The Willocks later had a second home at 998 Fifth Avenue in Manhattan and a summer home in Syosset, Long Island.

The Willock family began to rent 705 Irwin Avenue to tenants at some point between 1912 and 1919. Their first known tenants at 705 Brighton Road were Charles F. Patterson, an attorney, and his family. The house remained a single-family home through at least 1923. It became a rooming house by 1927-1928, when the Willocks rented it to Anna E. Barbe, an established North Side rooming house operator. Anna Barbe lived at 705 Brighton Road and used the property as a rooming house until the early 1940s.

Pittsburgh directories show that William Willock maintained an office in room 1926 of the Oliver Building, Downtown, in the 1920s and 1930s.

William Willock served on the board of directors of the Jones & Laughlin Steel Corporation until he died on March 8, 1939. Willock died at age 76 in Syosset, Long Island, at or near his summer home there.

Alice Jones Willock survived her husband by less than three months. She died on May 30, 1939, at age 73. Her executors sold 705 Brighton Road in 1944.

OCCUPANTS IN 1920

In 1920, according to census records, 705 Brighton Road was rented to attorney Charles Forsyth Patterson and his family.

Charles F. Patterson, 46, had been born in New Jersey to parents born in Ohio and Pennsylvania. His wife, Elizabeth L., 36, had been born in Maryland. Her parents were born in New York State and Ohio.

The Pattersons had a daughter and son who lived at 705 Brighton Road in 1920. They were Forsyth, 16, and Charles L., 14.

Two servants lived with the Patterson family at 705 Brighton Road. They were Loretta Kenney, 26, who had immigrated from Ireland in 1913, and Jean Evans, 36, who had come to the United States from England in 1912. Both were single.

Pittsburgh directories indicate that Charles F. Patterson and his family lived at 705 Brighton Road between approximately 1919 and 1923. Patterson's law office was on the eighth floor of the Frick Building Annex, Downtown, during that time. In about 1923, the Patterson family moved to Sewickley.

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