

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Kaufmann's Department Store Warehouse
other names/site number Forbes Med-Tech Center, Forbes-Stevenson Building

2. Location

street & number 1401 Forbes Avenue n/a not for publication
city or town Pittsburgh n/a vicinity
state PA code PA county Allegheny code 003 zip code 15219

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60 in my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____
State of Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting official/Title _____ Date _____
State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	Signature of the Keeper _____	Date of Action _____
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain): _____	_____	_____

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed
in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

commerce/trade warehouse

Current Functions
(Enter categories from instructions)

commerce/trade business

7. Description

Architectural Classification
(Enter categories from instructions)

Renaissance Revival

Materials
(Enter categories from instructions)

foundation stone/sandstone
brick

walls

roof asphalt/rubber

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

The former Kaufmann's Warehouse occupies approximately one quarter of a city block in the Uptown area, six blocks west of Pittsburgh's downtown. The building is part of a neighborhood dominated by Mercy Hospital across the street and Duquesne University on "The Bluff" to the southwest. It is surrounded variously by remaining warehouses, some small storefronts, and a variety of parking lots and buildings in a generally low-rise neighborhood. Constructed in 1901, the building is four stories tall, and 14 bays long by 5 bays wide, or 210 by 90 feet. Located at the northeast corner of Forbes and Stevenson streets, its long facade faces Forbes Avenue. The building is designed in the Renaissance Revival style and constructed of steel-reinforced concrete with brick facing. It has regular intercolumnations supporting open

Kaufmann's Department Store Warehouse
Name of Property

Allegheny County, Pennsylvania
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

commerce
architecture

Period of Significance

1901-1946

Significant Dates

1901

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Crisman, D. H. (builder)

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Kaufmann's Department Store Warehouse
Name of Property

Allegheny County, Pennsylvania
County and State

10. Geographical Data

Acreeage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>17</u>	<u>585940</u>	<u>4476670</u>
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Charles L. Rosenblum

organization _____ date January 3, 1997

street & number P.O. Box 3773 telephone 804/984-6108

city or town Charlottesville state VA zip code 22903

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Boulevard Building, Inc. attn: Peter Smerd

street & number 401 Bingham St. telephone 412/431-8200

city or town Pittsburgh state PA zip code 15203

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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floor spaces. Because it originally had no public functions, it lacked public lobby space in its first configuration. The historical fabric on the building interior includes only the unfinished surfaces of brick and concrete, in addition to mechanical, elevator and stair functions. The primary historical fabric is the building exterior which includes some minor changes of renovation, but largely retains its integrity.

The brick building exterior also includes flat roofs and corbeled brick parapets as cornices. At the first story, the Kaufmann's Warehouse has one large service opening per bay. Several garage doors survive, a loading dock with a metal canopy remains along the south elevation, and most service openings retain at least the original transom. The openings are spanned with segmental arches and articulated with rusticated brick, to give the appearance of heavy masonry and separate voussoirs. The infill of these bays is part of the recent restoration, in which anodized aluminum windows were installed with pane configurations derived from surviving original fragments. Exceptions include the main entrance, one bay to the right (east) of center, a loading dock two bays to the right, and a secondary entrance two bays to the right of that.

Other additions to the Forbes Avenue facade include a handicapped access ramp in front of the entrance and five bays to its left (west). It is surmounted by a light blue canopy over the eight westernmost bays of the entry, approximating in size and color the original canopy over the remaining six easternmost bays. At the street level on Stevenson, an access ramp rises southward across four bays to an entrance, leaving the southernmost bay at the corner of Forbes as a loading dock.

At the upper floors each bay has two, double-hung 4/4 windows per bay. The second and third story windows are each segmentally arched with brick keystones and soldier coursed relieving arches, and the fourth story has round arch windows with similar detailing. The original windows were retained, sealed and supplemented with interior storm windows on the south and west facades. On the north facade, original windows were replaced with Traco windows. On the south and west facades vertical piers are articulated as broad, flat, pilaster-like strips rising from the second floor to the cornice between each bay. Horizontal ornamentation occurs above the fourth story windows, where three small courses of brick are corbeled outward between the vertical piers to meet the outward articulation of the cornice. The building is topped with an extensive brick corbeled parapet along the south and west elevations. The cornice consists of two alternating rows of dentils and machicolation-like corbels. At the rear, the building has no significant architectural ornament except a continued cornice. Windows of a similar configuration as the front open the wall, but with slightly irregular placement. Brick in this facade is of a lesser quality than that in the remainder of the building.

Inside the Kaufmann's Warehouse, passenger and freight elevators are located at the front (south) end of the building, just east of center, at the location of the main entrance. Stairs are located on the north end or back of

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the building, opposite the elevators and on the east end, one bay away from the front of the building. The programmatic spaces consist largely of new office infill fabric. The basement is the only exception, remaining empty and unfinished, distinguished only by a long concrete ramp leading to a freight entrance on Stevenson Street in the bay closest to the corner of Forbes Avenue. The basement ceiling height is 13'2". Upstairs, the first and second floors consist of office space, although there is a two-bay wide, double-height space in the first floor lobby open to the second. Offices are divided up into bays and accessed by a narrow double-loaded corridor in irregular layout on the first floor and a figure eight formation on the second. Ceiling heights are 17' on the first floor and 12'6" on the upper floors. The office interiors are partitioned by gypsum-board walls on metal studs. At the building perimeter the original brick and concrete walls and ceiling are exposed. In the corridors and inner offices, a ceiling treatment of lowered acoustical panels conceals the modernized lighting and mechanical equipment. The third and fourth floors, as high-tech medical laboratories, are divided by metal panels with lowered ceilings and have no unfinished architectural surfaces. Room divisions are rectilinear, but they are disposed irregularly to suit the functions and the restricted access of the laboratories. There are no apparent architectural remains of the original room divisions and programmatic uses. Rather, there are occasions of exposed brick walls, concrete columns and shallow concrete ceiling arches on the first and second floors. Exposed brick wall surfaces occur at the building perimeter on the first and second floors, as do most exposed ceiling surfaces. The remainder of the space consists of lowered ceilings with acoustical tile.

In 1960 the building was sold to its current owner, and it has been used as storage and office space since then. A rehabilitation took place in the early 1980s, before the building was determined to be eligible for National Register nomination. This project placed new metal and glass panels in some of the first floor openings and subdivided some first floor interiors into office, but it does not detract from the overall character of the building. Another rehabilitation conducted between 1987 and 1992 conducted under the historic preservation Investment Tax Credit program has made further changes, but these have not compromised the historic fabric of the building. Original wooden windows were refurbished and retained on the upper floors of street-facing facades, while Forbes Avenue storefront-type openings were reconstructed based on available architectural evidence. New elements included an historically appropriate awning and a handicapped accessible ramp. These elements do not detract from the pronounced configuration of rusticated base, central shaft, and culminating cornice that recall Renaissance palazzo blocks and therefore exemplify the Renaissance Revival style.

Inside, the rehabilitation made office and laboratory space out of open floors and installed modern plumbing, wiring and HVAC systems. New elevators were installed in existing shafts. Despite these upgrades, the historical fabric of the building is still very apparent on the interior, particularly near the building perimeter, where brick walls and concrete structure remain

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exposed. This high degree of building integrity on the interior, combined with an exterior which is almost completely original result in a building which maintains its historic appearance.

[Faint, mostly illegible text continues on this page, likely describing architectural details or historical context.]

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The Kaufmann's Department Store Warehouse is significant for its association with a prominent Pittsburgh commercial business during the city's period of extraordinary growth during the early twentieth century and for its noteworthy design in turn-of-the-century warehouse architecture in Pittsburgh. These exemplify significance in commerce and architecture under National Register criteria A and C in the period of 1901-1946, beginning with the building's construction and covering its continued use through the end of the period of eligibility. Kaufmann's Department Store was a leader in its field during the era of this building. By locating a warehouse on Forbes Avenue in the Uptown section of Pittsburgh, the store took part in a trend toward warehousing and light industry in this part of the city as Pittsburgh sprawled rapidly toward the east.

Known since the late 19th century as Uptown, this section of Pittsburgh grew along Forbes Road, the old military route to the Monongahela-Allegheny confluence. Forbes Road passes along the bluff above the Monongahela River and was once one of the corridors of Pittsburgh's development during the 19th century expansion of the city. Late 19th century maps show three-bay brick houses and shops lining Forbes Road (later Avenue), Fifth Avenue and the cross-streets of Uptown. Many of these smaller scale buildings remain today, albeit often in dilapidated condition. Two late 19th-century institutions today dominate the Uptown/Bluff area: Duquesne University and Mercy Hospital. Though the area is convenient to downtown, it is also close to the mills lining the Monongahela and subject to their smoke and soot. At the same time, it is high enough in elevation to be out of the flood plain.

In the late nineteenth century, electric street railways opened Pittsburgh's more hospitable East End to residential development. Likewise, businesses expanding from downtown Pittsburgh displaced many of the original residential buildings from the Uptown area. Uptown became the home of an increasing number of wholesale establishments, warehouses, and light manufacturing facilities. This era saw the construction of the Kaufmann's Department Store Warehouse.

The Kaufmann brothers began their business, not in the Uptown area, but rather on the South Side, opening a small store in 1871. They soon added a store in the old city of Allegheny, now the North Side, and before 1880 they consolidated the business in downtown Pittsburgh. The store grew in the late 19th century until it occupied the entire downtown block bounded by Smithfield Street, Fifth and Forbes Avenues, and Cherry Way. By 1900, Kaufmann's was the largest-volume department store in Pittsburgh, a position it still holds.

Constructed in 1901, Kaufmann's long four-story warehouse displaced a brewery which previously stood on the site. The new building had become necessary for Kaufmann's as their retail business grew. Along with rising sales volume, the department store increased the frequency of the bulk purchases and special sales that were characteristic of their operation. Accordingly, the necessity of moving large shipments of goods into the city and to the store or to mail-order customers expanded as well. The warehouse was

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built as Kaufmann's was solidifying its position as Pittsburgh's largest volume department store, through a managerial focus on merchandising and marketing. "The Big Store," as advertising boasted, was also celebrating its 30th anniversary as the new warehouse began construction. A week of sales and promotions marked the anniversary.

The warehouse served as a staging area for the store, convenient to thriving Oakland and other East End neighborhoods where an increasing number of Kaufmann's clients lived. From this point Kaufmann's made deliveries throughout the city. A ramp from an overhead door located on Stevenson Street led to the basement, which was for a short time used as a stable. With the rise of the automobile transportation in the early decades of the 20th century, the building abandoned its function as a stable but continued as a warehouse. The building itself is built of very modern "fireproof" construction, with reinforced concrete columns, floors and roof on a steel frame. According to building permit records, the contractor for the building was D. H. Crisman, and the cost was recorded as \$300,000. The warehouse served the Kaufmann Department Store until it was sold to the present owner in 1960. Unfortunately, no written record has been found of the Kaufmann's Department Store Warehouse or its operation, despite searches in local university libraries, public libraries, the Western Pennsylvania Historical Society and the Kaufmann's Department Store Archives. Accordingly, there is no way to determine in further detail how packages were received or handled or details about the operation and workforce. Since 1960, the building has served largely as warehouse and office space, although parts of it have been unused at times. In the 1980s, it began to have retail tenants on the first floor and medical laboratories in the upper floors.

At the height of the retail business in the early twentieth century, there were twelve major department stores in Pittsburgh, for which promotional materials of the time touted Pittsburgh as one of the nation's leading retail centers. Campbell's Department Store advertised as "The People's Store," catering to a discount trade, while Horne's served a slightly more prestigious clientele than Kaufmann's. Rosenbaum's catered specifically to women customers. Other stores included Boggs & Buhl, Frank & Seder, Gimbel Brothers, Inc., Meyer Jonassen & Co., and Oppenheim Collins & Co., among others. First the Great Depression claimed retail victims, then so did Pittsburgh's early urban renewal, which closed Rosenbaum's in 1958 as Gateway Center expanded. The rise of suburban malls and shopping centers in places like nearby Monroeville and Mt. Lebanon diminished downtown Pittsburgh's retail trade. With the recent demise of Horne's, all of Kaufmann's major competitors from this era have gone out of business. Although Kaufmann's was bought by the May Company in the 1950s, the downtown store remains in name, location and architecture. It includes the 1898 section designed by Charles Bickel and a larger 1913 section by architects Janssen & Abbott in the Pittsburgh Central Downtown Historic District (National Register, 1985).

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A significant number, although not all, of Kaufmann's competitors had warehouse buildings. Among these, a few survive in varying condition, making the Kaufmann's Warehouse stand out among them for its age, technology and high degree of building integrity. According to insurance maps of the time, Frank & Seder's warehouse was located in the Uptown area on the Boulevard of the Allies, while both Rosenbaum's and Boggs & Buhl had storage facilities on the North Side. None of these survives today. According to the same documents, neither Campbell's nor Meyer Jonassen, nor Oppenheim Collins had their own warehouse within the city of Pittsburgh. They may have made use of existing independent commercial warehouse. Among the relevant buildings that survive are Horne's and Rosenbaum's warehouses on the North Side and Gimbel's furniture warehouse on the South Side. The Horne's Warehouse is a four-story building at Reedsdale and Fontella Streets, constructed in 1927 with brick facing over a fireproof steel frame. Its Renaissance Revival style architecture is similar to the Kaufmann's Warehouse, but more elaborate, befitting its fancier clientele. While much of the building survives in good condition, it has been significantly altered and added to. The Rosenbaum Warehouse is a five-story brick and timber building built in the early 1920s at North Avenue and Beaver Streets. It has no major architectural treatments, and it exist today in considerably degraded condition. The Gimbel's furniture warehouse on 21st and Wharton Streets was built in 1924. This seven story building is in 20th century functionalist in style. It has been renovated into office space. In comparison to these buildings, the Kaufmann's Department Store Warehouse is significant in a number of ways. It is the oldest surviving department store warehouse in Pittsburgh, and it may have been the first overall. It was also a pioneer in fireproof construction, a feature which its competitors did not adopt until the 1920s. Also, while its Renaissance Revival style architecture is restrained, it is shared by Horne's, a later, more upscale competitor. In comparison, Rosenbaum's warehouse has no significant architectural treatments. The Kaufmann's building is actually smaller than most of its successors, but its pioneering characteristics remain.

The Kaufmann's Department Store Warehouse was apparently designed by the prolific Pittsburgh architect Charles Bickel. He is documented as architect of the Kaufmann's Department Store in 1898 as well as other warehouses which are similar in function, architectural style and detailing to the Kaufmann's Department Store Warehouse. For these reasons, it seems likely that he designed the warehouse as well. Unfortunately, among the many documents and publications researched for this report, none of them attributes an architect to the building.

Unlike many of his Ecole des Beaux Art-trained contemporaries, Bickel was educated in Germany. From there, he returned to Pittsburgh to enjoy a thirty-five year career (1885-1920). He designed some 90 major works and averaged close to \$3 million per year in the value of his built work, the Kaufmann

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Warehouse probably being \$300,000 of that in 1901. His obituary in the May 1921 American Institute of Architects Journal perhaps reflects the design orientation of the AIA or the times: "...Better known as an authority on structural engineering rather than architectural design, Mr. Bickel had a large and successful practice in his line of work." No treatise on Bickel's career exists.

Bickel's work included many commercial buildings in Revival styles, including Romanesque examples like the German National Bank (now Granite Building, 1890, National Register listed), Ewart Building (1891, National Register listed), and South Side Market House (1893, National Register district). Renaissance Revival work by Bickel includes the Kaufmann's Department Store (1898), multi-story buildings for 109-115 Wood Street (1906-7, National Register listed), and, at the corner of Wood Street and Second Avenue (Boulevard of the Allies), now the Pittsburgh Ballet Theatre and 11 Wood Street (1902), and the Boggs Building on Federal Street in Pittsburgh's North Side (1912). Bickel also designed a number of municipal buildings, such as the Public Safety Building and various fire and police stations in his several years as city architect.

Kaufmann's warehouse bears a certain stylistic resemblance to another of Bickel's warehouse buildings of c. 1900 on Bingham Street in the South Side. They both have ground floor garage openings of one bay surmounted by multiple window openings per bay. They both have shallow articulation of vertical structural members, but none on the horizontal, except for above the last floor of full-size windows, above which there is corbeling. Cornices on both buildings are corbeled as well.

Whether or not Bickel designed the Kaufmann's Department Store Warehouse, the building is a technologically advanced and stylistically significant building that is associated with a major Pittsburgh business. As such, it demonstrates importance in architecture and commerce in the history of Pittsburgh.

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Major Bibliographical References

- "Charles Bickel." American Institute of Architects Journal. May 1921, p.187.
- Harper, Frank L. Pittsburgh of Today: Its Resources and People, vol. 4. New York: The American Historical Society, 1931, pp. 551-3.
- Kidney, Walter C. Landmark Architecture of Pittsburgh and Allegheny County. Pittsburgh: Pittsburgh History & Landmarks Foundation, 1995, pp. 138, 153, 154, 155, 157, 197, 198, 200.
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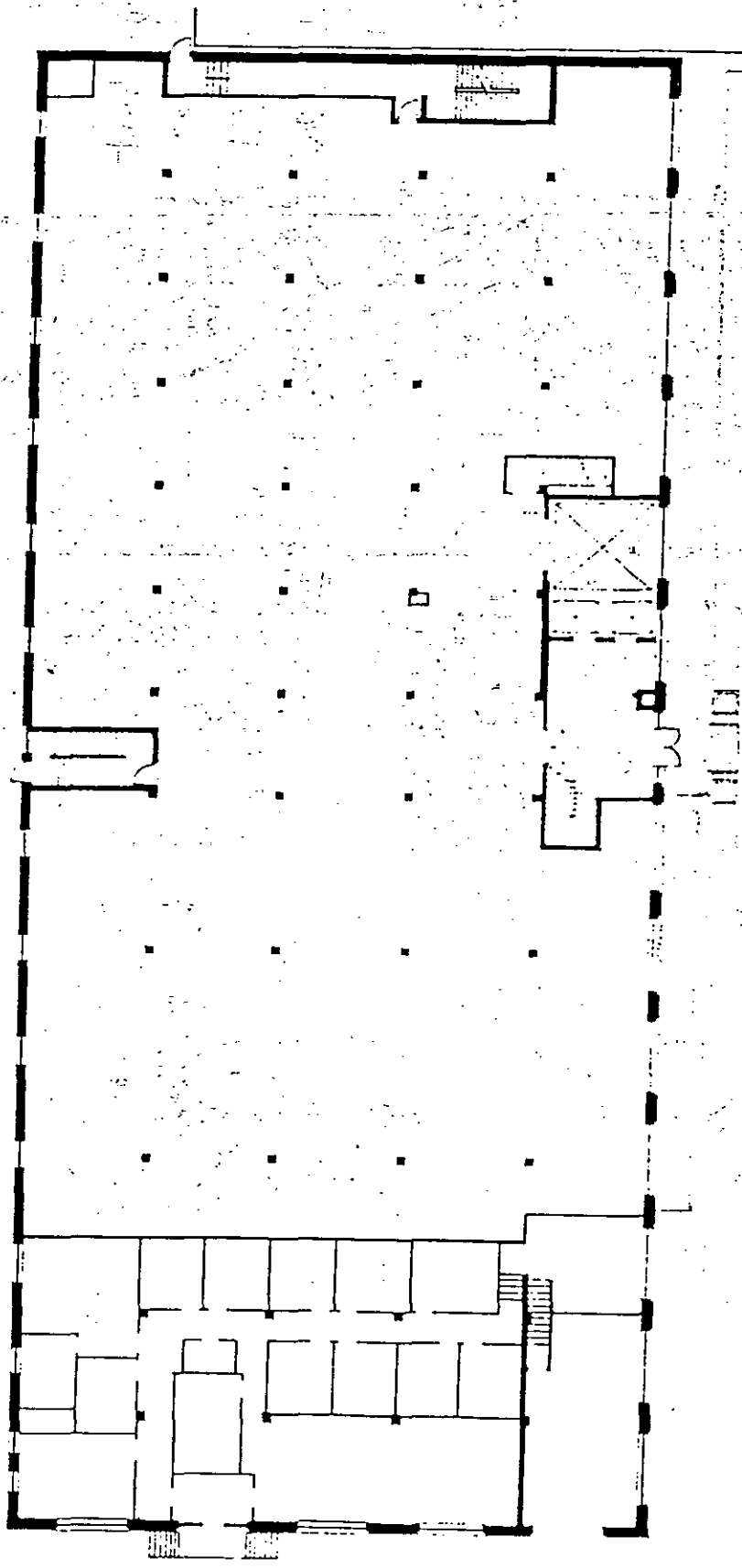
Boundary Description:

Beginning at the northeasterly corner of the intersection of Forbes Avenue and Stevenson Street; thence in an easterly direction along the north side of Forbes Avenue a distance of 244 feet to the northwesterly corner of Forbes Avenue and Pride Street;; thence north along the west side of Stevenson Street 125 to the southwesterly corner of Pride and Watson Streets; thence west along the south side of Watson Street 244 feet to the southeasterly corner of Watson and Stevenson Streets; thence south along the east side of Steven Street 125 feet to the point of beginning. Being also designated as block 2-M, lots 17 and 27 according to the Block and Lot system of the Deed Registry Office of Allegheny County, Pennsylvania.

Boundary Justification:

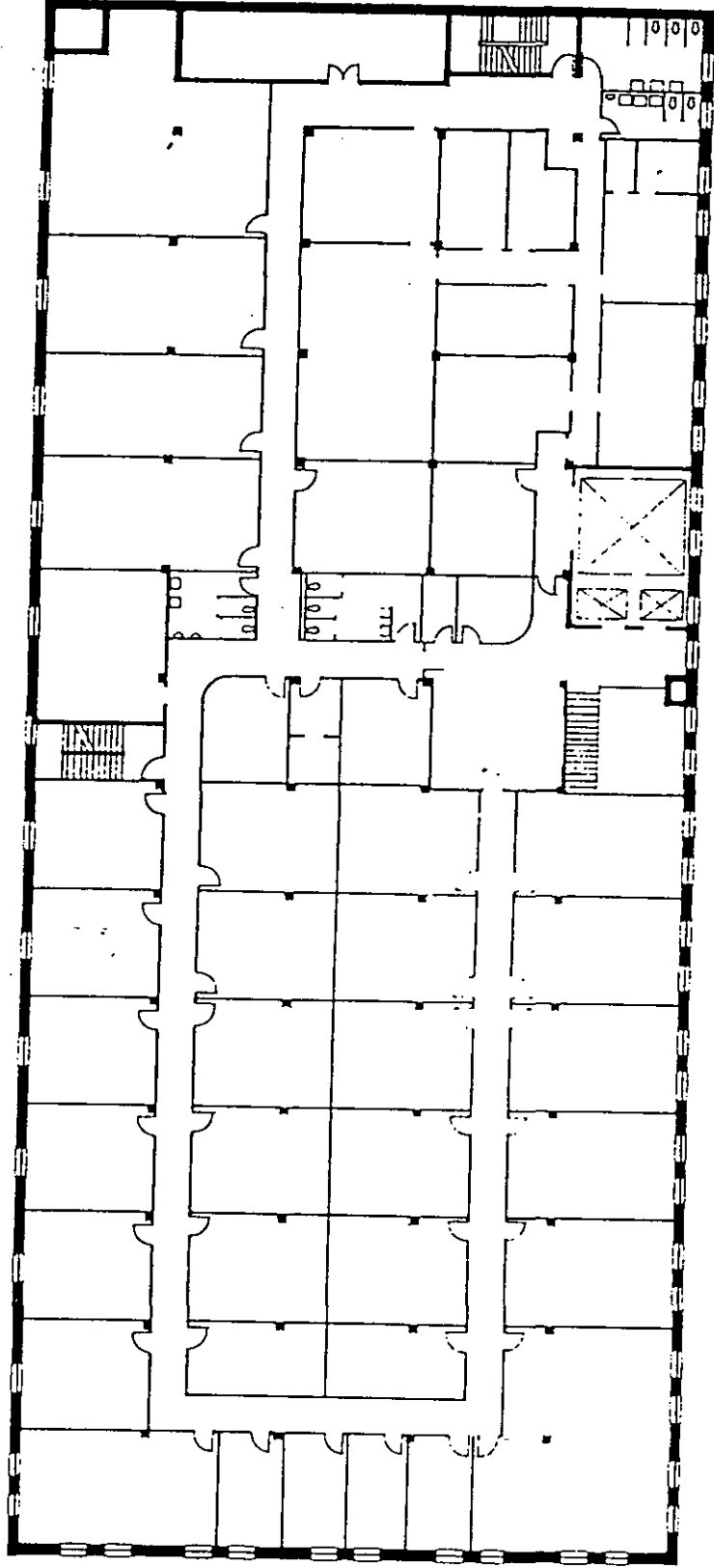
The boundary contains the legally recorded boundaries of the property comprising the historic building location. There is no additional historically-associated property.

Floor Plan: First Floor
Kammann Department Store Warehouse
Pittsburgh PA
Allegheny County



Note: Only building envelope and skeletal structure are currently preserved. Office interior is part of 1980's historic fabric. Office interior is part of 1980's renovation

Floor Plan: Second, Third, Fourth
Kautzman's Department Store Warehouse
Pittsburgh PA
Allegheny County



N ↑

Note: Only building envelope and skeletal structure represent historic fabric. Other subdivisions are part of 1980's renovations. Exact layout of non-historic third and fourth floor offices (with identical envelope and skeleton) not available due to tenant modifications 7/1984

Kaufman's Department
Store Warehouse
Allegheny Co., PA
Pittsburgh East Quad,
Zone 17
UTMs
E 585740
N 4476670

