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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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.



1. Name of Property

Historic name: Miller, Andrew S. & Elizabeth, House

Other names/site number: N/A

Name of related multiple property listing: N/A

2. Location

Street & number: 366 Lincoln Avenue

City or town: Bellevue State: PA County: Allegheny

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria: ___ A ___ B X C ___ D

Andrew MacDonald
 Signature of certifying official/Title: Deputy SHPO Date 4/19/2019
Pennsylvania Historical & Museum Commission - State Historic Preservation Office
 State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

 Signature of commenting official: Date

 Title : State or Federal agency/bureau or Tribal Government

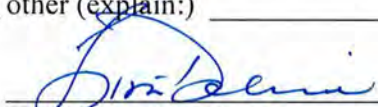
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____


Signature of the Keeper

6/10/19
Date of Action

5. Classification

Ownership of Property

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>0</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use
Historic Functions

DOMESTIC / Single Dwelling / House
FUNERARY / Funeral Home
PROFESSIONAL / Doctor's Office
SPECIALTY STORE / Clothing Store

Current Functions

COMMERCE/TRADE / Restaurant

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7. Description

Architectural Classification

Classical Revival

Materials

Principal exterior materials of the property:

Foundation: Stone

Walls: Brick

Roof: Asphalt

Trim: Wood

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Andrew S. & Elizabeth Miller House is located at 366 Lincoln Avenue in the borough of Bellevue, Allegheny County, Pennsylvania. The nominated property consists of a .25-acre lot containing two contributing buildings: a two-and-one-half-story brick Classical Revival-style house and a one-story brick office constructed at about the same time and in the same style as the house. The Miller House was constructed in 1902, designed by the Century Architectural and Engineering Company and commissioned by Andrew S. Miller, a well-known attorney and patriarch of the family that lived at 366 Lincoln Avenue between 1902 and 1915. The house later functioned as a funeral home from 1938 until 2001. The gable-front house is a locally-rare and architecturally outstanding example of the Classical Revival style, exhibiting many of the style's defining characteristics, most notably a massive two-story front porch featuring fluted columns with Ionic capitals supporting a dentiled pediment; an elaborate entry featuring leaded glass sidelights and transom, flanked by Ionic columns supporting an entablature above; and pedimented dormers on both sides of the gable roof. The only significant alteration was the construction of a one-story addition at the rear of the house about 1938 when it was being converted to a funeral home, but this addition is unobtrusive and barely visible from the street. The Andrew S. & Elizabeth Miller House retains exceptional integrity of design, workmanship, materials, location, setting, feeling, and association.

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Narrative Description

The Andrew S. & Elizabeth Miller House is located at 366 Lincoln Avenue in the borough of Bellevue, Allegheny County, Pennsylvania (Figure 1). Bellevue is a town of approximately 8,300 residents, situated on a high bluff overlooking the Ohio River just northwest of and adjoining the City of Pittsburgh. It is a predominantly residential community, characterized by streets of early twentieth century houses flanking a small linear business district along Lincoln Avenue. Although the town was founded in 1867, most houses in Bellevue were built from 1892 through the 1920s during a wave of real estate subdivision and development that followed the initiation of streetcar service to Bellevue and other northwestern suburbs of Pittsburgh.

The Andrew S. & Elizabeth Miller House occupies a prominent corner lot at the intersection of Lincoln and North Fremont (formerly Thomas) avenues, on the edge of the Lincoln Avenue business district. When it was constructed in 1902 it was one of several large single family houses on expansive lots along this section of Lincoln Avenue but as time went on the others were replaced by commercial structures of various types. Today the intersection features the Miller House on the northeast corner; Classic Chevrolet on the northwest corner, in a building that has been an automobile dealership since the 1930s; the Wayland Building on the southwest corner, a circa 1930 three-story commercial-style tile structure that once housed a drug store; and a CVS pharmacy, formerly a supermarket, on the southeast corner. On the lot immediately behind the Miller House is the former Emanuel's Lutheran Church (1908), and next door is a one-and-one-half-story professional office building (circa 1970).

The .25-acre lot historically associated with the Miller House (Tax Parcel 0160-M-00195-0000-00) measures 85.9 feet along Lincoln Avenue, 122.14 feet along North Fremont Avenue, 136.13 feet on the east side, and 82.46 feet on the north (rear) side. It contains two contributing buildings: the Miller House itself, and a small brick building constructed at about the same time as the house and in the same style, originally an office but later a retail shop known as the "Little House" (Photo 1). The two buildings are both set well back on the lot and originally were separate but are now connected by a breezeway (Figure 2). The level lot is elevated approximately five feet above Lincoln Avenue and is accessed by a flight of concrete steps and a concrete walkway. The rear of the lot is level with North Fremont Avenue and is accessed by a private driveway. Another private driveway on the east side of the house opens onto Lincoln Avenue. A short flight of concrete steps leads from North Fremont Avenue to the "Little House." Landscaping consists of two large trees at the front of the lot, a hedge along the full length of the North Fremont side, and a number of large evergreen shrubs bordering the front porch and walkway.

The Andrew S. & Elizabeth Miller House was designed by the Century Architectural and Engineering Company and constructed in 1902. It is a locally-rare and architecturally outstanding example of the Classical Revival style and exhibits many of the style's distinguishing characteristics, most clearly expressed in the front facade which faces Lincoln Avenue. These character-defining features include: a gable-front form; symmetrical fenestration; a massive full-height front porch featuring fluted columns with Ionic capitals supporting a

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dentiled classical pediment; an elaborate centered front entrance featuring leaded glass sidelights and transom, flanked by Ionic columns and pilaster strips supporting an entablature above; a small projecting balcony directly above the entrance, supported by consoles with a turned wood balustrade fronting a three-window central unit; pedimented dormers; tall chimneys; boxed eaves with a prominent cornice and wide frieze band at the roof/wall junction; the multiple-light detail of the upper window sashes; and keystone lintels above the first-story windows.

The main section of the house measures 42 feet by 44 feet and is three bays wide and three bays deep. It has a stone foundation and brick walls laid in stretcher bond over a wood frame. The bricks used on the exterior walls are a non-standard length and height (12 inches wide by 1.5 inches high). According to a former resident of the house, the brick exterior was painted red because different types and colors of brick were used for the main house, the rear addition, the side building, and the breezeway, and the owners wanted to give them all a uniform appearance (Gilliland 2018).

The massive front porch and elaborate entry dominate the front facade (Photos 2-5; see Figure 3, photo key). The two-story porch features four fluted columns with Ionic *Scamozzi* capitals and a classical dentiled pediment with a centered round wheel window flanked by raised panels. The western column is currently missing its capital. The style of the porch columns is echoed by the four smaller fluted columns that support the entablature above the entrance (Photo 4). The entry features a recessed large single panel wood door flanked by leaded glass sidelights and topped by an elliptical leaded glass transom. The tile porch is accessed by a flight of four steps leading from the front walkway and another short flight of steps leading to the side driveway. All

windows are wood and appear to be original. Most first-story windows contain one-over-one double-hung sash and are topped by lintels with a central keystone (Photo 6). The first-story of the west side has a row of three windows containing decorative leaded glass. The second-story has similar fenestration but the upper sash contains decorative mullions with diamond-shaped glass and there are no lintels as the sash extends to the frieze band. The middle window in the second-story east side contains decorative stained-glass (Photo 7). A side entrance leads to the original kitchen and retains its original door with brass knocker. Concrete stairs lead down to a basement level entrance which also has its original door (Photo 8). The rear elevation of the house exhibits the identical dentiled pediment, raised wood panels, and round wheel window as the front facade, as well as the same second-story fenestration (Photo 9). The first story of the rear elevation is obscured by a 42-foot by 20-foot one-story brick addition constructed about 1938 when the house was converted to a funeral home. Although the flat-roofed addition essentially is a simple rectangular box, an effort was made to match the style of the windows of the original house. The addition has a ground-level central entrance with double glass doors.

The gable roof of the original house is covered with asphalt shingles and features three pedimented dormers on the west side and two on the east side. Each dormer has pilasters at the corners and contains a single double hung window resembling those in the second-story, but now some of them have different types of upper sash. A tall plain brick chimney is found at the rear of the west side and another is centrally placed on the east side.

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The second contributing building on the property is a small brick structure located adjacent to the northwest corner of the main house, adjacent to North Fremont Avenue and the rear driveway (Photos 10 and 11). It was constructed at about the same time as the house and in the same style, and appears in a contemporary illustration. The building is believed to have served as Dr. Thomas Miller's office. It later housed a woman's boutique dress shop known as the "Little House" and then was used for embalming in the 1960s when the property was a funeral home. This building has contrasting exterior detailing compared to the main house: wood cornices line the roof line, there is wood shingle siding on the front and rear gables, and the brick size differs from the main house. The front door is approximately the same width as the main house front door and contains sidelights. There are pilasters at the corners of the structure. It is connected to the rear addition to the main house by a brick breezeway with a flat roof, constructed circa 1960 (see Photo 9). The building contains two small rooms.

The Miller House features a four-over-four plan with a central hallway running the full length of the building (Figures 4 and 5). The original layout of all floors remains true and unchanged from the original construction design with the exception of the rear addition which was added about 1938. At that time the kitchen was relocated from the first to the second floor where the family living quarters were, in order to provide separate and well-defined professional and domestic spaces. Interior Classical Revival design elements are found mainly in the public spaces of the first floor.

The first floor of the original section has four roughly equal-sized rooms, two on each side of the central hallway (Figure 4). The rooms have beamed ceilings, plastered walls, and hardwood floors throughout. The combination of dark varnish and white paint on the interior woodwork is typical of the Classical Revival style and likely is the original treatment. The entry with its massive door, sidelights, and elliptical transom extends the full width of the hallway; the wood detailing is identical to that of the exterior (Photo 12). The large doorways from the hall to the various rooms feature half-walls and elliptical arches supported by short Ionic columns similar in style to those of the front porch (Photo 13). The staircase to the second floor has a turned wood balustrade with a varnished railing and varnished newel posts topped with turned wood urns (Photo 14). The right front room (parlor) has a red tile fireplace flanked by fluted pilasters supporting an entablature above, and an inset containing a mirror and a surround that echoes the larger surround of the fireplace itself (Photo 15). In the opposite corner is a built-in cabinet. The left front room (living room) has a large window in each exterior wall but no fireplace (Photo 16). The main visual features of the dining room are the row of three leaded glass windows and the fireplace which has green tile, wrought iron, and wood treatments, painted over entirely in white (Photos 17 and 18). The fourth room on the first floor of the original house originally was the kitchen but was modified when the building became a funeral home, and no longer contains any evidence of its former function. A door under the main staircase contains a diamond pane design frosted glass window and leads to the original kitchen area (Photo 19). An original first floor powder room is located off the original kitchen. The circa 1938 rear addition contains two rooms, one to each side of an extension of the central hallway which leads to a set of exterior double doors opening to the driveway (Photo 20). The west room contains a fireplace centered between the two rear windows.

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The plan of the second floor features a central hallway flanked by three small bedrooms, a large master bedroom along the front of the building, and a hallway bath (Figure 5; Photos 21 and 22). The wood panel doors and woodwork are plainer than those on the first floor; however, the hallway bath does contain a fine stained-glass window (Photo 23). One bedroom was converted to a kitchen when the building became a funeral home. The stair landing features an impressive set of three stained-glass windows (Photo 24). The primary staircase continues to the third floor. A second stairway leads from the landing down to the former kitchen and the exterior door to the driveway.

On the third floor there are two additional bedrooms along with the original servants' quarters, a full hallway bathroom, and a large living room space that partially overhangs the front porch (Figure 6). Natural light is provided by the dormer windows. Both the second floor and third floor are heated with hot water radiators. The stair landing to the third floor is lit by the round wheel window in the gable peak of the rear elevation (Photo 24).

The original section of the house has a full basement while the area under the rear addition is unexcavated (Figure 7). The basement contains two rooms which were utilized for mortuary operations during the building's use as a funeral home. The floor is concrete and linoleum tile and the walls are exposed stone. The first floor joists that form the ceiling are supported by a series of square stone columns. The space is lit by several small windows along the east and west sides and is accessed via an exterior door and stairway to the driveway on the east side of the building.

Integrity

The Andrew S. Miller House retains the character-defining features that convey its significance as a locally important example of the Classical Revival architectural style. It possesses all seven aspects of integrity as defined by the National Park Service and would be easily recognizable to the Miller family today. The property possesses *integrity of design* because the original form and massing of the building, and its overall arrangement of interior spaces as designed by the Century Architectural Company, remain intact despite minor modifications to a few rooms. The only significant alteration was the construction of the one-story addition at the rear of the house about 1938 when it was converted to a funeral home, but this addition is visually unobtrusive and does not obscure the original design. The property possesses *integrity of workmanship and materials* since the original materials and finishes remain remarkably intact throughout the building. According to a local resident who grew up in the house when it served as a funeral home, both the exterior and interior have been virtually unchanged since at least 1960 (Gilliland 2018). The property possesses *integrity of location* since both the main house and the one-story office remain in their original locations on the lot. There have been some physical changes to the surrounding area over the years but nothing that has compromised the *integrity of setting* in a manner that would detract from the property's architectural significance. All of the above factors contribute to the overall *integrity of feeling and association* of the Andrew S. Miller House.

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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.)

- 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 old or achieving significance within the past 50 years

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Areas of Significance

Architecture

Period of Significance

1902

Significant Dates

1902

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Century Architectural and Engineering Company

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Andrew S. & Elizabeth Miller House possesses local significance under Criterion C, Architecture, as an important example of the Classical Revival architectural style applied to a residential building. Designed by the Century Architectural Company and constructed in 1902 as Bellevue and other northwestern Pittsburgh suburbs were developing rapidly due to the recent completion of new streetcar lines, the Andrew S. & Elizabeth Miller House is one of the most architecturally distinguished buildings in a community that contains a large number of early twentieth century single-family middle-class homes. It is among the very few documented architect-designed single family homes in Bellevue. The Classical Revival style is uncommon in Pittsburgh's northern suburbs, and is very rarely found on residential buildings. The Miller House exhibits many of the defining features of the Classical Revival style and is extremely intact. It is expected to be recognized as a local historic landmark by Pittsburgh History and Landmark Foundation (PHLF) in 2018. The period of significance for the Andrew S. & Elizabeth Miller House is 1902 which corresponds to its date of construction.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Early Twentieth Century Development of Bellevue

Until the mid-nineteenth century, virtually everyone who worked in the cities of Pittsburgh and Allegheny (now Pittsburgh's North Side) lived within walking distance of their jobs. By the time of the Civil War, improvements in transportation were making it possible for many people to live farther from their workplaces and thus escape the overcrowding and pollution of the urban core.

As immigrants poured into Pittsburgh during this period of great prosperity and industrial expansion, wealthier residents sought a more rural atmosphere on the outskirts of the city. New towns began to grow up along railroad lines and horse car routes. This process would be repeated on a much larger scale at the turn of the twentieth century when the construction of a vast network of streetcar lines led to a mass exodus of the middle class from the city, where living conditions had become increasingly intolerable. They settled in new suburbs where real estate developers built street after street of detached single family houses for middle class refugees from the inner city.

Although the Bellevue area began to be settled soon after 1800, it remained rural until after the Civil War, with a few scattered farms and country houses strung out along the "Beaver Road" (present Lincoln Avenue), the main road between Pittsburgh and Beaver. Intensive residential development began only after the construction of the Pittsburgh, Fort Wayne and Chicago Railroad provided a convenient means of commuting to work in Pittsburgh and Allegheny. Depots were established at Bellevue and West Bellevue (Avalon). In the 1860s and 1870s, speculators began to buy and subdivide land in anticipation of a real estate boom.

Bellevue was incorporated in 1867 and West Bellevue in 1874. By 1875 Bellevue was beginning to assume the look of an established town, with a number of substantial older homes on large lots and newer, smaller houses in new subdivisions. The former could be found on both sides of Lincoln Avenue and scattered on the hillside between Lincoln Avenue and the railroad tracks. The latter were concentrated along new streets such as Sheridan, Madison, and Jefferson.

Most houses in Bellevue were built around the turn of the century during a new wave of real estate subdivision and development. The construction boom followed the completion in 1892 of a streetcar line by the Allegheny and Bellevue Street Railways Company which made the town very attractive to middle class commuters who worked in Pittsburgh and Allegheny. Middle class city residents eagerly accepted the promise of a healthier and happier suburban lifestyle. Real estate developers such as the Allegheny Real Estate Improvement Company and the Bellevue Land Company quickly bought up vacant land in the borough and laid out new streets and subdivisions with pleasant names like "Sunnyside," "Kendall Park," and "Bellevue Park." Long-time residents embraced the boom and divided their own land into building lots. From 1892 through the 1920s, hundreds of Queen Anne, Colonial Revival, Dutch Colonial, and Craftsman houses were built throughout the borough. These solid middle class houses, furnished with all the

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modern conveniences the early twentieth century had to offer, were perfect examples of the “*Comfortable House*” described by architectural historian Alan Gowans.

Ownership History

The construction of the Andrew S. & Elizabeth Miller House was part of Bellevue’s early twentieth century building boom. The house was built in 1902 for Andrew S. Miller (1844-1920), a well-known attorney and patriarch of the family that lived at 366 Lincoln Avenue between 1902 and 1915. Miller was active in Bellevue as a borough councilman, school board member and president, a local Presbyterian church elder, and Sunday school teacher. He also was the board president of the Allegheny County Directors of the Poor, a public charity that controlled facilities for tuberculosis patients, the insane, and indigent persons, and he belonged to the Grand Army of the Republic, a national Civil War veterans’ organization, and the Pittsburgh Chamber of Commerce (Peterson 2017).

Andrew S. Miller and his wife Elizabeth had three children: Thomas A., a doctor; Harry A., a broker; and Frank B., a mining engineer. On July 1, 1901 the Millers’ eldest son, Thomas, purchased a vacant parcel at the corner of Lincoln and Thomas (now North Fremont) avenues for \$5,500, comparable to prices paid for other undeveloped lots in Bellevue at the time (Allegheny County Land Records, Deed Book 1114, Page 560). The *Pittsburgh Gazette Times* reported on November 21, 1901, that “the Century Architectural and Engineering Company has been awarded the contract for the Andrew S. Miller residence at the corner of Lincoln and Thomas avenues, Bellevue, for \$14,000. The style of the architecture will be brick colonial.”

A 1906 Sanborn fire insurance map shows the Miller House as well as the associated one-story office on the property (Figure 8; Sanborn Map Co. 1906). Both buildings appear in a contemporary illustration believed to date to 1904 (Figure 9). Dr. Thomas A. Miller probably used the small office for his medical practice.

The 1910 federal census lists Andrew S. Miller as a 66-year old lawyer who headed a household that included his wife Elizabeth, age 57; eldest son Thomas, age 35, a doctor in general practice, his wife Margaret, age 38, and their two children; middle son Harry, age 32, a broker; youngest son Frank, age 28, a mining engineer; and Anna McCarthy, age 20, a servant (U.S. Bureau of the Census 1910). In 1911, for unknown reasons, Thomas and Margaret Miller transferred ownership of 366 Lincoln Avenue to the his brother Harry (Allegheny County Land Records, Deed Book 1792, Page 613). Harry Miller owned the house until 1915 when he sold it to A.J. Worley of Pittsburgh who used it as a rental property (Allegheny County Land Records, Deed Book 1834, Page 147). In June 1922 Worley conveyed it to Emma N. Newsome who owned it until 1932 (Allegheny County Land Records, Deed Book 2128, Page 270)

In August 1937 the Potter Title and Trust Company conveyed the property at 366 Lincoln Avenue to Edward T. and Bertha T. Daugherty of Avalon for \$1.00 and other considerations (Allegheny County Land Records, Deed Book 2575, Page 626). The 1940 federal census indicates that the Daugherty household included Edward, a 62-year old elementary school principal; his wife Bertha, age 60; and their son Edward Jr., age 33, a funeral director (U.S.

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Bureau of the Census 1940). The two buildings on the property appear on a 1940 map by the G.M. Hopkins Company (Figure 10).

Edward Daugherty Jr. established a funeral home in the house and operated that business from 1938 until 1959. The family lived upstairs and made minor modifications to the first floor and basement to accommodate mortuary operations. In September 1959 the Daugherty family sold the property to Dale A. Gilliland for \$47,500 (Allegheny County Land Records, Deed Book 3802, Page 403), and it was the Dale A. Gilliland Funeral Home from 1959 until 1968. At that time it was acquired by Lester C. MacDonald for \$70,100 (Allegheny County Land Records,

Deed Book 4521, Page 523) and according to local newspapers was the MacDonald-Linn Funeral Home until 2001. In 2007 the MacDonald heirs sold it to architect Robert Klauscher and Beverly Spagnolo, and in 2016 it was acquired by the present owners (Allegheny County Land Records, Deed Book 13268, Page 1; Deed Book 16497, Page 392).

The Century Architectural Company

The Century Architectural Company, also known as the Century Architectural and Engineering Company, was based in Cleveland but had a local office in the Park Building at 355 Fifth Avenue in downtown Pittsburgh. It also had offices in New York and St. Louis. The company's president and general manager was Edward Schellentragher, who previously had been the president of the Sensible and Savings Architectural Bureau (<http://planning.city.cleveland.oh.us/landmark/arch/pdf/archdetailPrint.php?afil=&archID=36>).

Century was a well-known and prolific company which published a popular book of design plans titled *Modern Homes, 1897: A Collection of Practical Designs of Houses and Cottages*. Interestingly, the forty plans in the catalog depict a variety of frame foursquare and Queen Anne houses and there is not a single Classical Revival home like the Miller House. That type of work undoubtedly was considered too complex and costly to be a suitable mail-order design for the general market. Most of the houses depicted in the catalog could be built for less than \$4,000, although one of the larger Queen Anne style homes cost \$12,500 (Century Architectural Company 1897). The reported cost of the Miller House was \$14,000.

Century was mentioned frequently in Pittsburgh newspapers between 1901 and 1903, and it seems to have specialized in the design of apartment buildings. Andrew S. Miller contracted with the company for other design work in addition to his own house: in December 1901 the *Pittsburgh Daily Post* reported that the Century Architectural and Engineering Company was designing three four-story brick apartment buildings at the corner of Euclid and Rural avenues in the Nineteenth Ward of Pittsburgh, to be constructed on land owned by Andrew S. Miller (*Pittsburgh Daily Post*, December 5, 1901).

Other Pittsburgh buildings designed by the company during this period—most of them in the city's East End (which encompassed a number of distinct neighborhoods including Shadyside, Squirrel Hill, and Oakland)--included: a brick and terra cotta residence in the Twenty-First Ward for Dr. W.A. Stewart, containing 16 rooms and costing \$25,000 (*Pittsburgh Daily Post*, May 6,

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1902); a 12-room brick residence on Thomas Boulevard in the Twenty-First Ward (*Pittsburgh Daily Post*, October 5, 1901); five center hall, hardwood finish houses for the Security Investment Company in Wilkins Place at \$9,500 each (*Pittsburgh Daily Post*, September 24, 1902); three 12 to 14 room brick colonial dwellings in Westinghouse Park (*Pittsburgh Daily Post*, May 9, 1902); a five-story modern brick apartment building on South Negley Avenue in Shadyside, described as “one of the finest in the city” (*Pittsburgh Daily Post*, February 23, 1902); a modern apartment building on North Highland Avenue in the Twentieth Ward and a “pretty center hall brick residence” at 5021 Bayard Street in the Twentieth Ward (*Pittsburgh Daily Post*, November 8, 1903); and ten four and five-story brick apartment buildings in Shadyside, built at a cost of \$30,000 to \$40,000 each (*Pittsburgh Weekly Gazette*, December 18, 1901). Carol Peterson, author of a building history for the Miller House, attributes a house at 5549 Forbes Avenue in Squirrel Hill to the Century Architectural and Engineering Company; it is no longer extant (Peterson 2017).

Despite its prolific output the Century Architectural Company was in business for only a few years, from 1897 to 1903. It is not mentioned in Pittsburgh newspapers after 1903.

The Classical Revival Style

The Classical Revival or Neoclassical style of architecture became popular at the turn of the twentieth century, largely due to the enthusiasm generated by the 1893 Columbian World Exposition in Chicago which caused renewed interest in classical forms. Like the contemporary Colonial Revival style it was in part a reaction against extravagant and often fanciful Victorian styles such as the Queen Anne, Italianate, and Second Empire. Its monumental appearance was well-suited to public and commercial buildings such as courthouses, banks, schools, and government offices, and is seen less often in private residences. It was used less frequently than other architectural styles of its day because Classical Revival houses were typically larger, architect-designed, and costlier than houses built in some other styles like Colonial Revival. Classical Revival houses were usually individually designed, like the Miller House, rather than being part of speculative construction ventures.

Relying on stylistic details of the earlier Greek Revival style, Classical Revival style buildings often have massive columns with classical Corinthian, Doric or Ionic capitals, topped by a front-facing pediment. One of the more distinctive versions of this style features a full height columned front porch topped by a classical pediment. Other variations of this style may feature a rounded front portico with columns and a balustraded flat roof, or a flat-roofed, full or partial front porch with columns. The arrangement of windows and doors is formal and symmetrical, with the front door often flanked by pilasters or side lights and capped with a flat entablature, broken pediment, or rounded fanlight. The Classical Revival style is less ornate than the Beaux Arts style which was also popular in the 1885 to 1930 period and employs similar classical details (<http://www.phmc.state.pa.us/portal/communities/architecture/styles/classical-revival.html>).

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The Classical Revival style's distinguishing characteristics include: one to two-and-one-half-story height; symmetrical massing and fenestration; side-gabled or hipped, medium pitched roofs (front gabled buildings are uncommon)¹; boxed eaves with a moderate overhang, dentil molding, a frieze band beneath the cornice; decorative surrounds on doorways including pediments, sidelights, transoms; windows with double-hung sashes, multiple lights upper and lower, or upper with a single pane below; a wide variety of window configurations including paired, triple, bayed, or arched; balustrades on the porch or portico; and often, additions such as side porches and sun rooms (<http://antiquehomestyle.com/styles/neoclassical.htm>).

Significance of the Andrew S. & Elizabeth Miller House

The Andrew S. & Elizabeth Miller House exhibits many of the defining features of the Classical Revival style, most clearly expressed in the front facade which faces Lincoln Avenue but also found on the other exterior elevations and throughout the first floor of the interior. It is one of the most architecturally distinguished buildings in a community that contains a large number of early twentieth century single-family middle-class homes. It is among the very few documented architect-designed single family homes in Bellevue. The building's monumental appearance and its position on a prominent corner lot at the intersection of two important streets clearly were intended to make a statement about the affluence and social standing of its owner. In contrast to many of the other large turn-of-the-century homes in the community which have been altered or chopped up into apartments over the years, the Miller House is virtually intact.

Comparable Properties

The Classical Revival style is uncommon in Pittsburgh's northern suburbs, particularly for residential buildings. The Miller House is distinctive and shares no precisely-similar Classical Revival counterparts in Bellevue or nearby towns according to the state Historic Preservation Office files. The majority of early twentieth century homes in the local area are simple four-square forms that exhibit modest Colonial Revival and/or Queen Anne influences, with a smaller number of Craftsman bungalows and other contemporary house types. Very few are listed in the National Register or have been determined eligible for listing. However several comparable Classical Revival buildings were identified.

Geographically the nearest comparable property is the Marius Rousseau House (Figure 11) at 100 Watkins Avenue in Bellevue, only a few blocks from the Miller House. It was determined eligible for the National Register in 2017. The house was constructed in 1906 by French-born architect Marius Rousseau, who designed the home for himself and his family; it shares with the Miller House the distinction of being among the very few architect-designed homes in Bellevue. Rousseau designed numerous churches, banks, hotels, social clubs and other buildings in Pittsburgh and western Pennsylvania, and later Cleveland, Ohio. This massive home incorporates aspects of various architectural styles and exhibits unique features such as poured concrete

¹Architectural historians Virginia and Lee McAlester, in their book *A Field Guide to American Houses*, report that Classical Revival houses with front-gabled roofs, like the Andrew S. & Elizabeth Miller House, accounted for "only a small percentage" of houses built in the style.

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construction and a central ventilation and light portal. Extensive original woodwork, marble, terrazzo, hardwood floors and stained glass can be found throughout the first two of five floors. The cut stone house has a pyramidal roof, its long axis is parallel to the street, and it lacks a full-height columned front porch—all of which distinguish it from the Miller House. However it does display an array of Classical Revival features: the one-story entrance porch and enclosed sunroom at the front of the house display a series of Ionic columns supporting an architrave cornice and entablature; the central bay of the second-story facade has a pseudo-Palladian door/window arrangement; there are projecting towers and bays on two sides; and two pedimented dormers are found on both the front and rear elevations. Classical Revival features also occur on the first two floors of the interior, most notably in the entry vestibule which features a terrazzo tile floor, walls covered in large marble panels, and a dozen Ionic columns painted a faux marble green in the *scagliola* technique. The Miller House and the Marius Rousseau House are the two most architecturally-distinguished turn-of-the-century homes in Bellevue Borough and they stand out from others in their sheer scale as well as the quality of the materials and craftsmanship embodied in their construction.

The Gabauer Funeral Home (Figure 12) at 1133 Penn Avenue, New Brighton, Pennsylvania, was built in 1908 for the president of the New Brighton Sanitary Manufacturing Company, which would merge with other firms to form American Standard Sanitation. It is a large side-gable brick structure with a pyramidal roof and a massive full-height front porch with four columns supporting a dentiled entablature and pediment, complete with a round wheel window; however just one story of the porch extends across the full width of the facade and it is the center portion that rises to full two-story height. The house shares some of the other features of the Miller House, including an impressive entrance with side lights and elliptical transom; pedimented dormers at both front and rear; tall chimneys; and a prominent dentiled cornice with a wide frieze band. This property is not listed in the National Register nor has it been determined eligible.

The Carnegie Free Library (Figure 13) at 1301 Seventh Avenue in Beaver Falls, Pennsylvania, was designed by Pittsburgh architect Frederick J. Osterling and was built in 1899. It was listed in the National Register in 1985 (SHPO Key #050999). The two-story building has a hipped roof and features symmetrical massing and fenestration. The walls are finished in yellow brick with precast terra cotta moldings surrounding the arched first-story windows. The main facade of the building is dominated by a full-height centered classical portico supported by four columns, with a round wheel window in the pediment. The fan light window over the front entrance is hand-crafted of wood and stained-glass. The entrance is topped by a pediment. The roof line features a heavy dentiled cornice and has tall chimneys and hipped dormers. Although they are both Classical Revival buildings the Carnegie Free Library is quite different from the Miller House in both function and appearance.

The Gibbs Rest Home (Figure 14) at 1300 Wood Street in Wilkinsburg, Pennsylvania, was built in the first decade of the twentieth century and exhibits even greater size and scale than the Miller House. It was determined eligible for the National Register in 1990 (SHPO Key #096990). Five bays wide by five bays deep, the pale brick house has a deck hipped roof with gable dormers. Five large chimneys rise above the roof. A wide dentiled cornice with scroll modillion blocks ornaments the eaves. A massive full-height semi-circular portico with

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Corinthian columns dominates the front facade, sheltering an entrance with double paneled doors topped by a fanlight. A porte-cochere with a flat roof supported by Ionic columns projects from the north side.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Allegheny County Land Records

- Various Deeds and Plan Books. Register and Recorder's Office, County Office Building, 542 Forbes Avenue, Pittsburgh.

Century Architectural Company

- 1897 *Modern Homes, 1897: A Collection of Practical Designs of Houses and Cottages*. Century Architectural Company, Cleveland, OH. Republished in 1999 by Dover Publications, Inc. as *Late Victorian Houses and Cottages: Floor Plans and Illustrations for 40 House Designs*.

Donnelly, Lu

- 1980 Pennsylvania Historic Resource Survey Form. Key #007868, on file at PA State Historic Preservation Office. Pittsburgh History & Landmarks Foundation, Pittsburgh, PA.

Gilliland, Suzanne

- 2018 Personal communication to Christopher Driscoll. Bellevue resident who grew up at 366 Lincoln Avenue.

Gowans, Alan

- 1986 *The Comfortable House: North American Suburban Architecture, 1890-1930*. MIT Press, Cambridge, MA.

Hopkins, G.M. Company

- 1906 *Real Estate Plat-Book of the Northern Vicinity of Pittsburgh*. G.M. Hopkins and Co., Philadelphia.
- 1940 *Vol. 11, Plat-Book of the Northwestern Vicinity of Pittsburgh*. G.M. Hopkins and Co., Philadelphia.

McAlester, Virginia and Lee McAlester

- 1984 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

Peterson, Carol

- 2017 House History for 366 Lincoln Avenue, Bellevue, PA, commissioned by Christopher Driscoll. Unpublished manuscript. Carol Peterson, Architectural and Community Historian, Pittsburgh.

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Pittsburgh Daily Post

1901 Editions of October 5, December 5.

1902 Editions of February 23, May 6, May 9, and September 24.

1903 Edition of November 8.

Pittsburgh Gazette Times

1901 Edition of November 21.

Pittsburgh Weekly Gazette

1901 Edition of December 18.

Sanborn Map Company

1906 *Insurance Maps of Allegheny, Pennsylvania, Including Bellevue and Avalon.*
Vol. 1. Sanborn Map Co., New York.

U.S. Bureau of the Census

1910 U.S. Bureau of the Census, Manuscript Census Schedules, City of Pittsburgh,
Allegheny County, Pennsylvania. www.ancestry.com

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): 007868

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10. Geographical Data

Acreege of Property 0.25 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 17 | Easting: 580310 | Northing: 4483053 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

Block and Lot No. 160-M-195, as recorded in the Recorder's Office of Allegheny County, Pennsylvania, being bounded and described as follows: Beginning at a point on the Northeasterly corner of North Fremont (formerly Thomas) Street and Lincoln Avenue; thence extending along the easterly side of said North Fremont Street, North 25 degrees 17 minutes East, a distance of 122.13 feet to a point; thence South 64 degrees 43 minutes East, a distance of 82.46 feet to a point; thence South 24 degrees 21.5 minutes West, a distance of

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136.13 feet to the Northerly side of Lincoln Avenue; thence extending along the said Northerly side of Lincoln Avenue, North 55 degrees 21.5 minutes West, a distance of 85.9 feet to the place of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The defined boundary of the Andrew S. & Elizabeth Miller House corresponds to tax parcel 0160-M-00195-0000-00 which includes all land historically associated with the nominated property since the construction of the buildings in 1902.

11. Form Prepared By

name/title: Christopher Driscoll (owner) and Scott D. Heberling
organization: N/A
street & number: 100 Watkins Avenue
city or town: Pittsburgh state: PA zip code: 15202
e-mail: christopher.driscoll@gmail.com
telephone: 412-360-5720
date: July 8, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

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Photo Log

Name of Property: Miller, Andrew S. House

City or Vicinity: Bellevue Borough (Pittsburgh metro)

County: Allegheny State: PA

Photographer: Scott D. Heberling (Photos 1-3, 6, 11, 14, 24)
 Date: January 31, 2018; July 3, 2018 (Photo 14); May 27, 2018 (Photo 24)

Photographer: Christopher Driscoll (all other photos)
 Date: February 11, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #	Photo Subject/Description	Camera Facing
1	Exterior – Front Facade and West Side	E
2	Exterior – Front Facade from Lincoln Avenue	NE
3	Exterior - Front Facade and East Side	N
4	Exterior – Front Entrance Detail	NE
5	Exterior – Front Porch	W
6	Exterior - East Side	N
7	Exterior - East Side	W
8	Exterior – East Side	SW
9	Exterior – Rear Addition and “Little House” Rear	SE
10	Exterior – “Little House” Front Facade	N
11	Exterior – “Little House” West Side from N. Fremont Avenue	E
12	Interior – Front entrance	S
13	Interior – Foyer, main hall	N
14	Interior – Detail, Stairway Railing	S
15	Interior – Southeast Room (Parlor)	N
16	Interior – Southwest Room (Living Room)	W
17	Interior – Northwest Room (Dining Room), Windows	W

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Photo #	Photo Subject/Description	Camera Facing
18	Interior – Northwest Room (Dining Room), Fireplace	N
19	Interior – Main Stairway from Dining Room	E
20	Interior – 1938 Addition, Hallway and Rear Entrance	N
21	Interior – Second Floor, Hallway	S
22	Interior – Second Floor, Master Bedroom	W
23	Interior – Second Floor Bathroom, Window	E
24	Interior – Second Floor, Landing, Windows	N
25	Interior – Third Floor Stairway and Landing	N

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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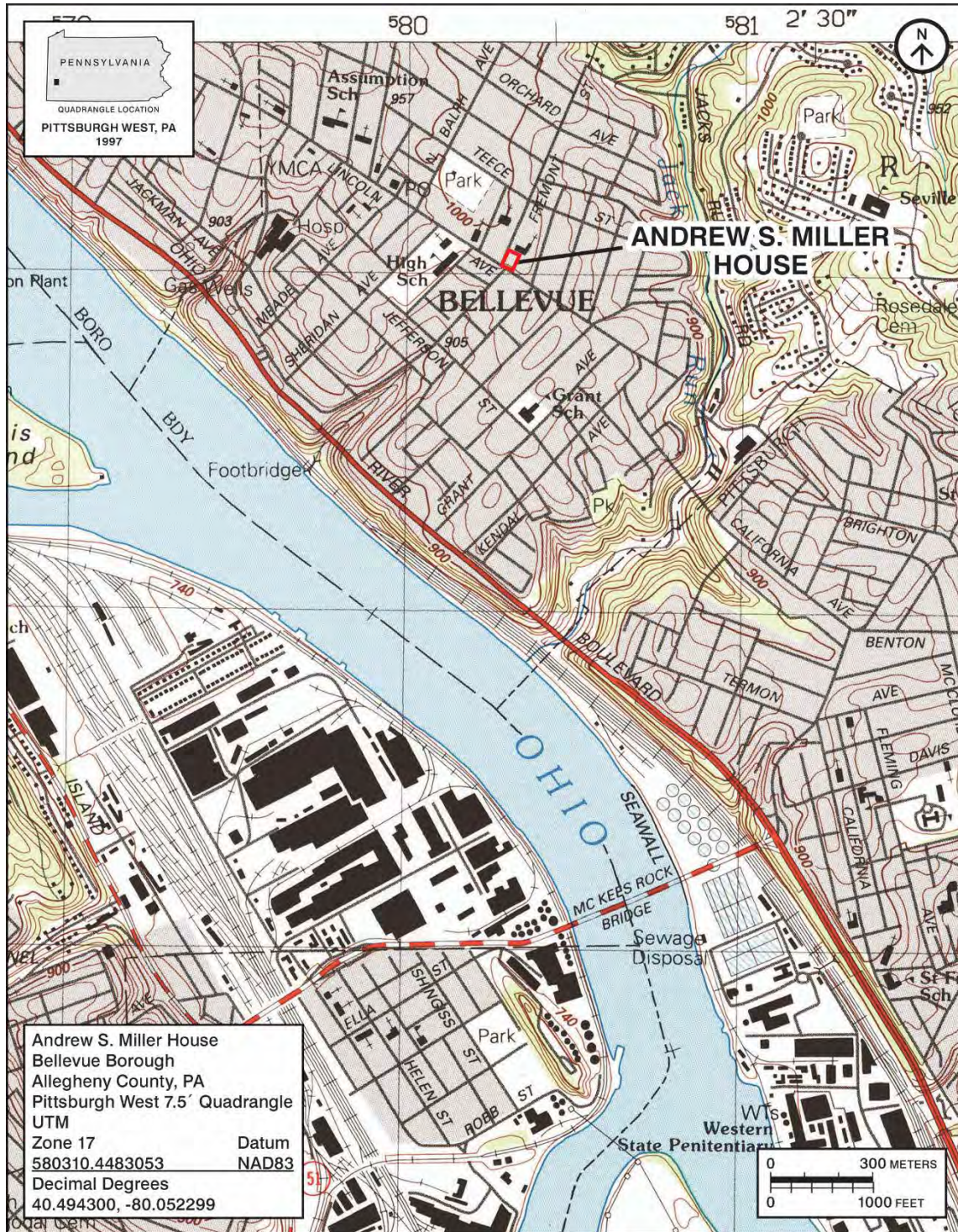


Figure 1: Location map.

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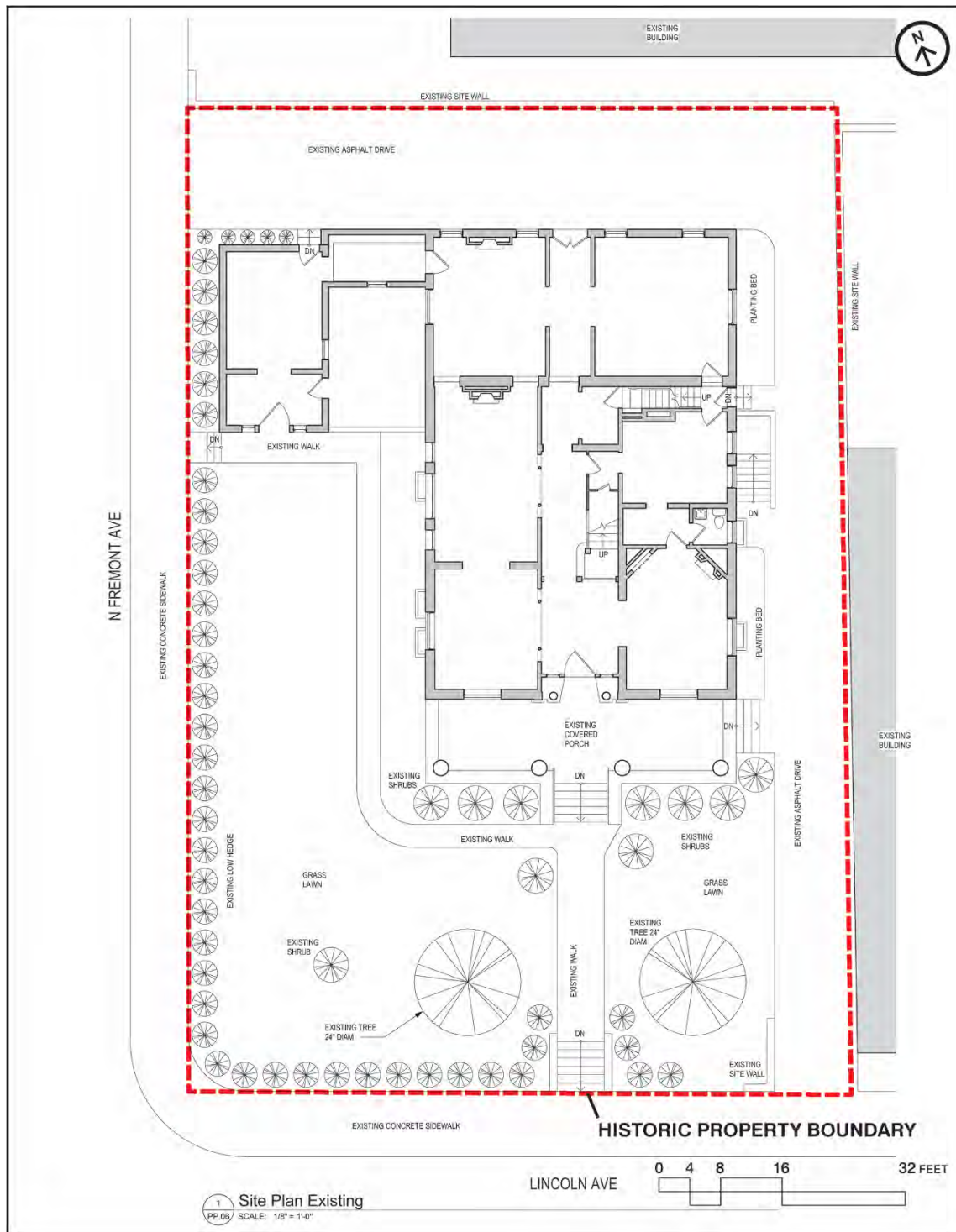


Figure 2: Andrew S. & Elizabeth Miller House, site plan.

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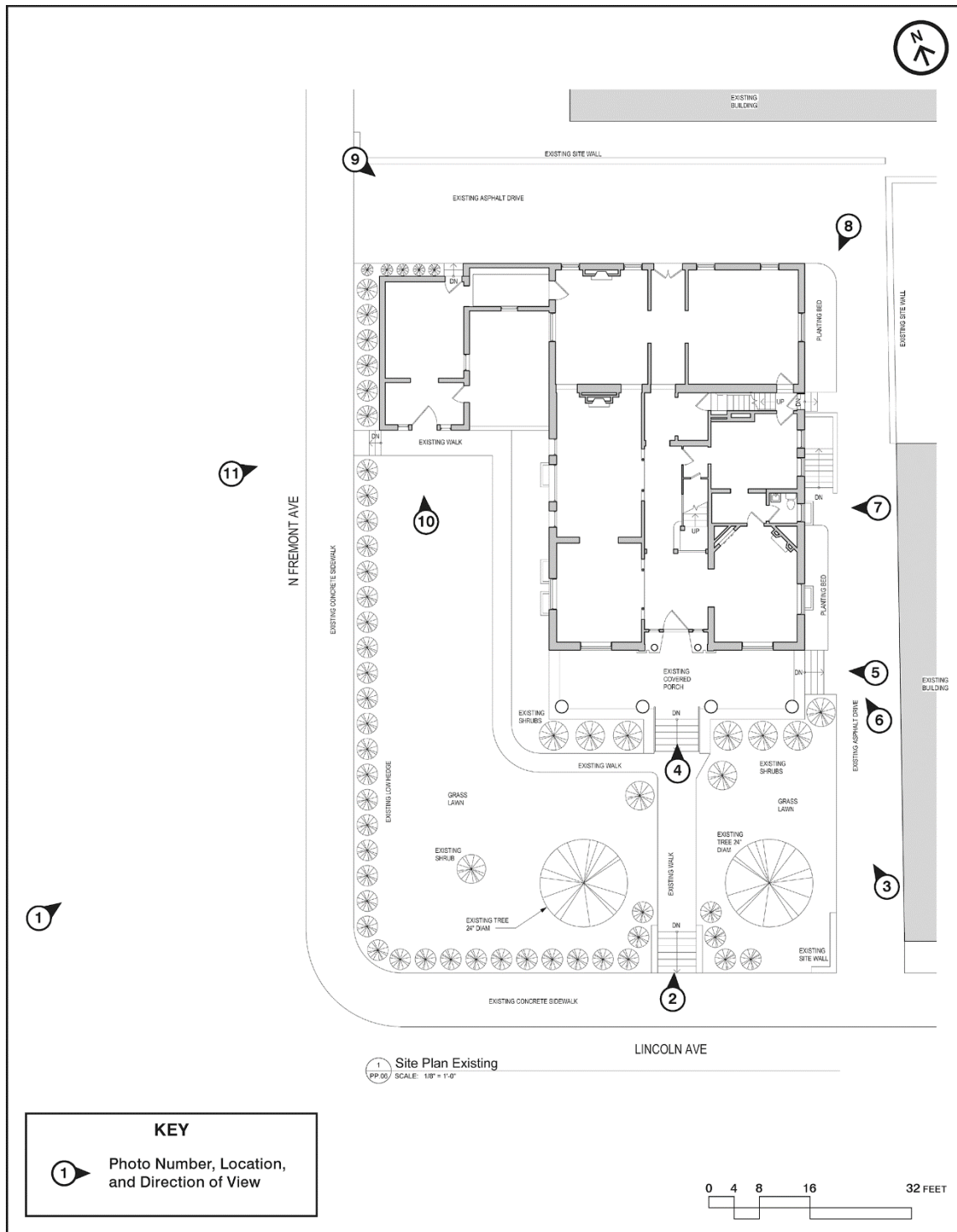


Figure 3: Exterior photo key.

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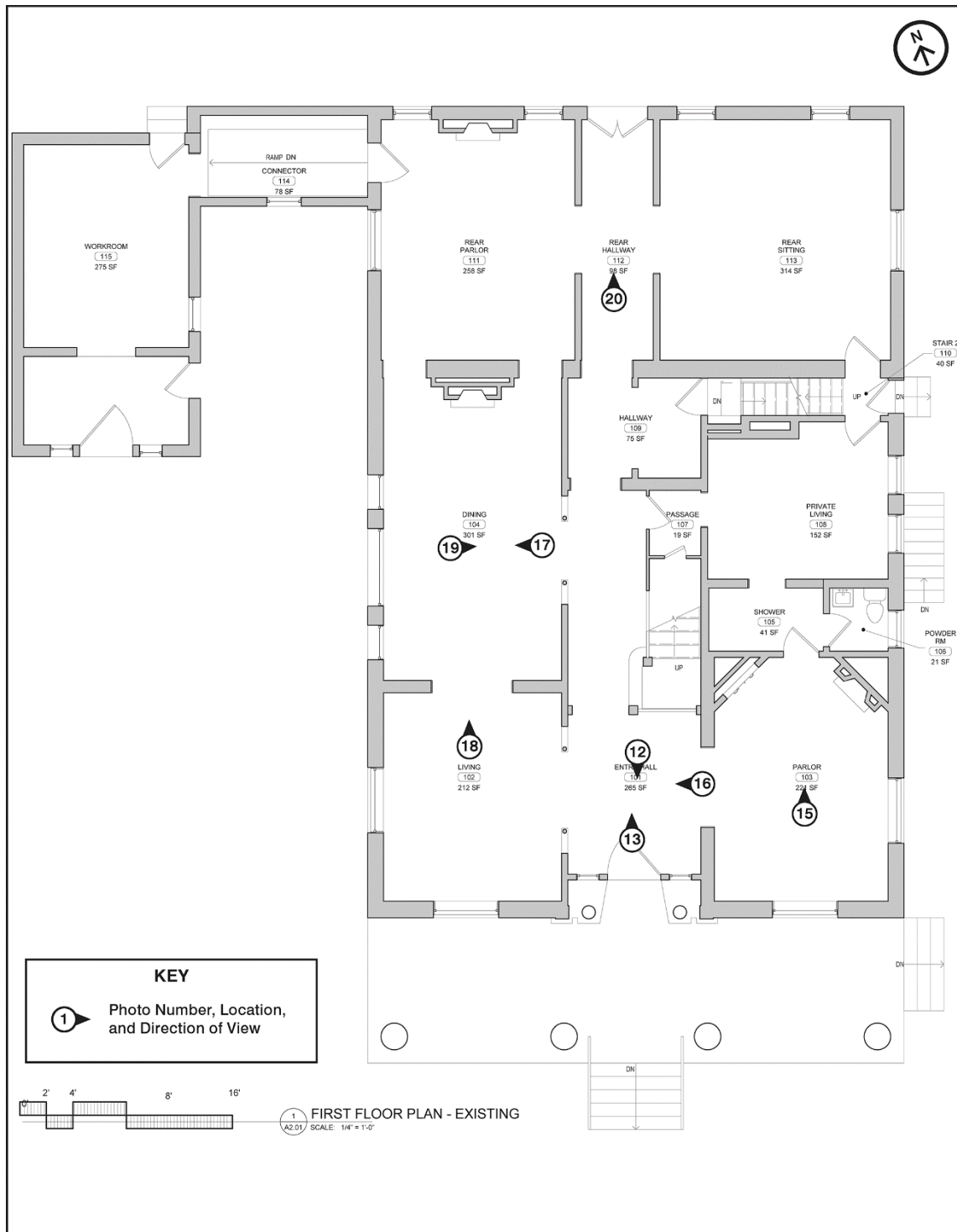


Figure 4: First Floor plan/photo key.

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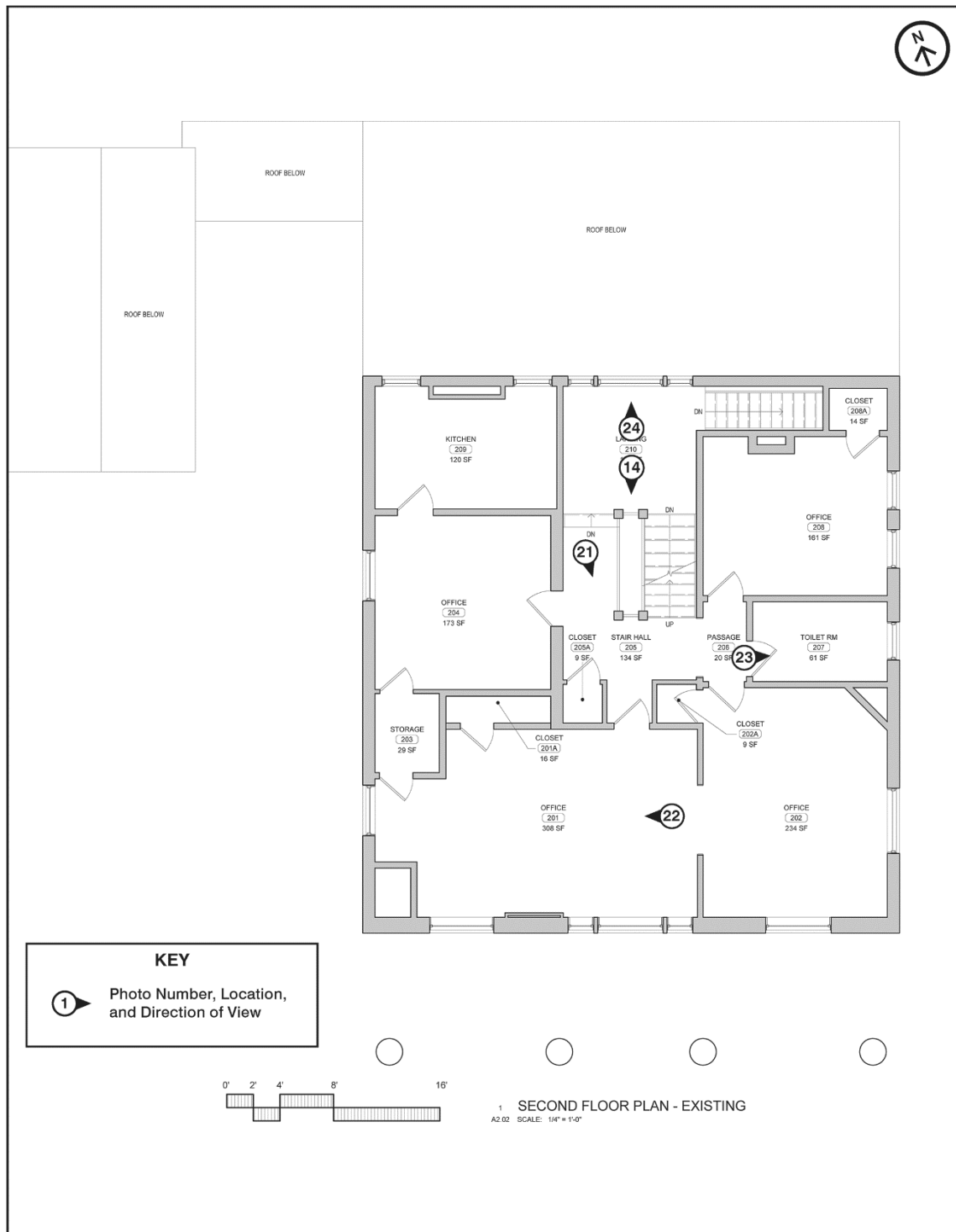


Figure 5: Second Floor plan/photo key.

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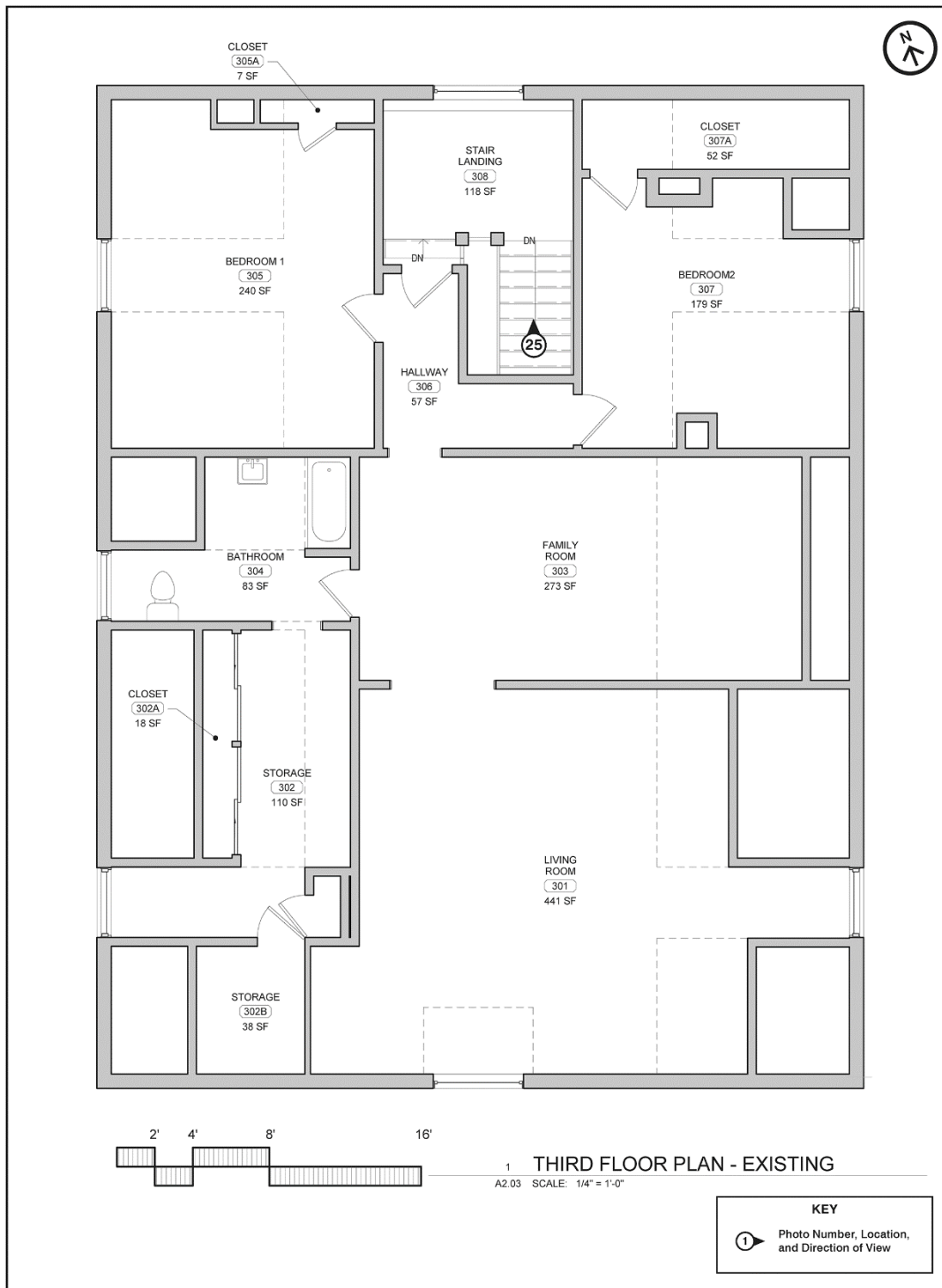


Figure 6: Third Floor plan/photo key.

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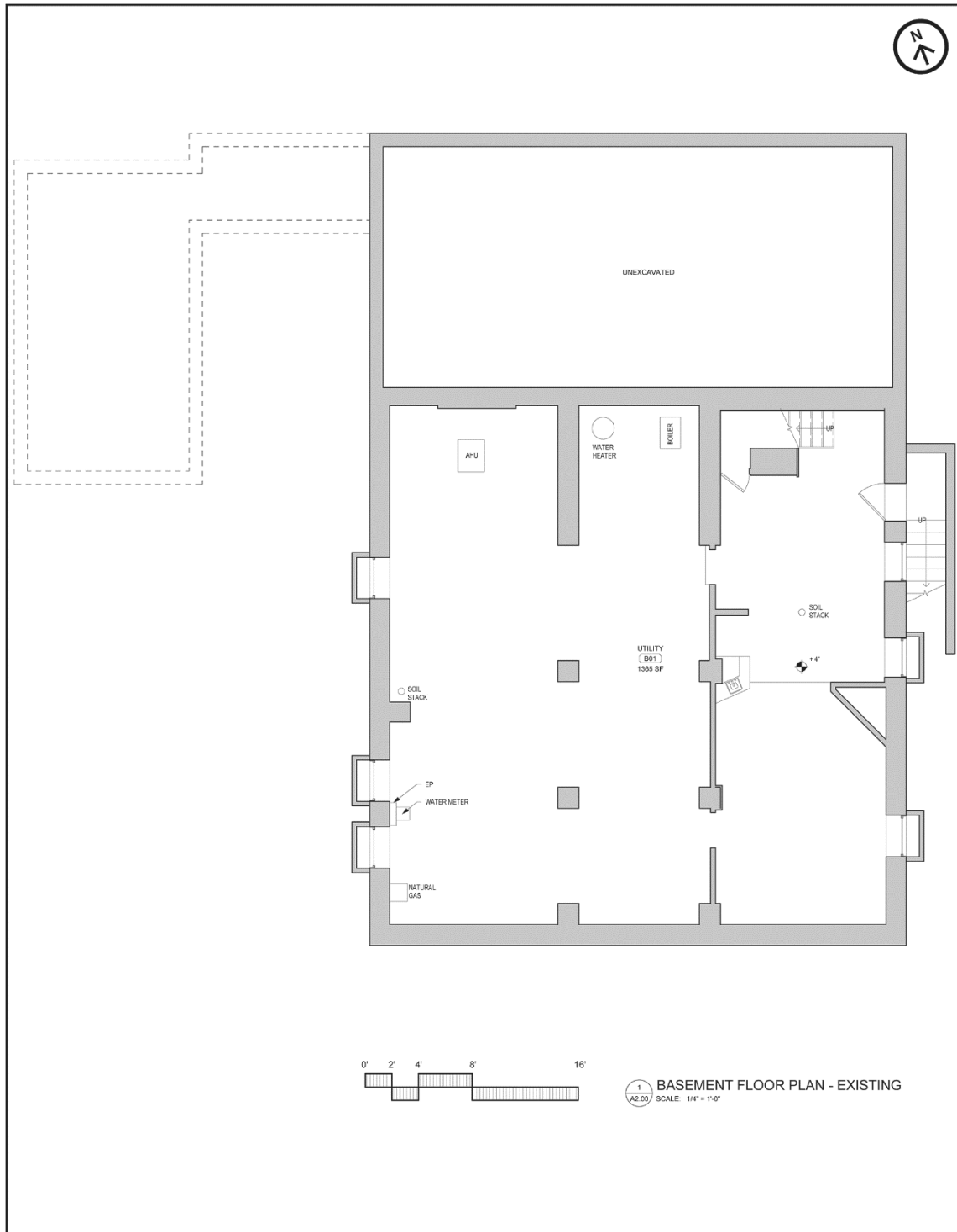


Figure 7: Basement plan.

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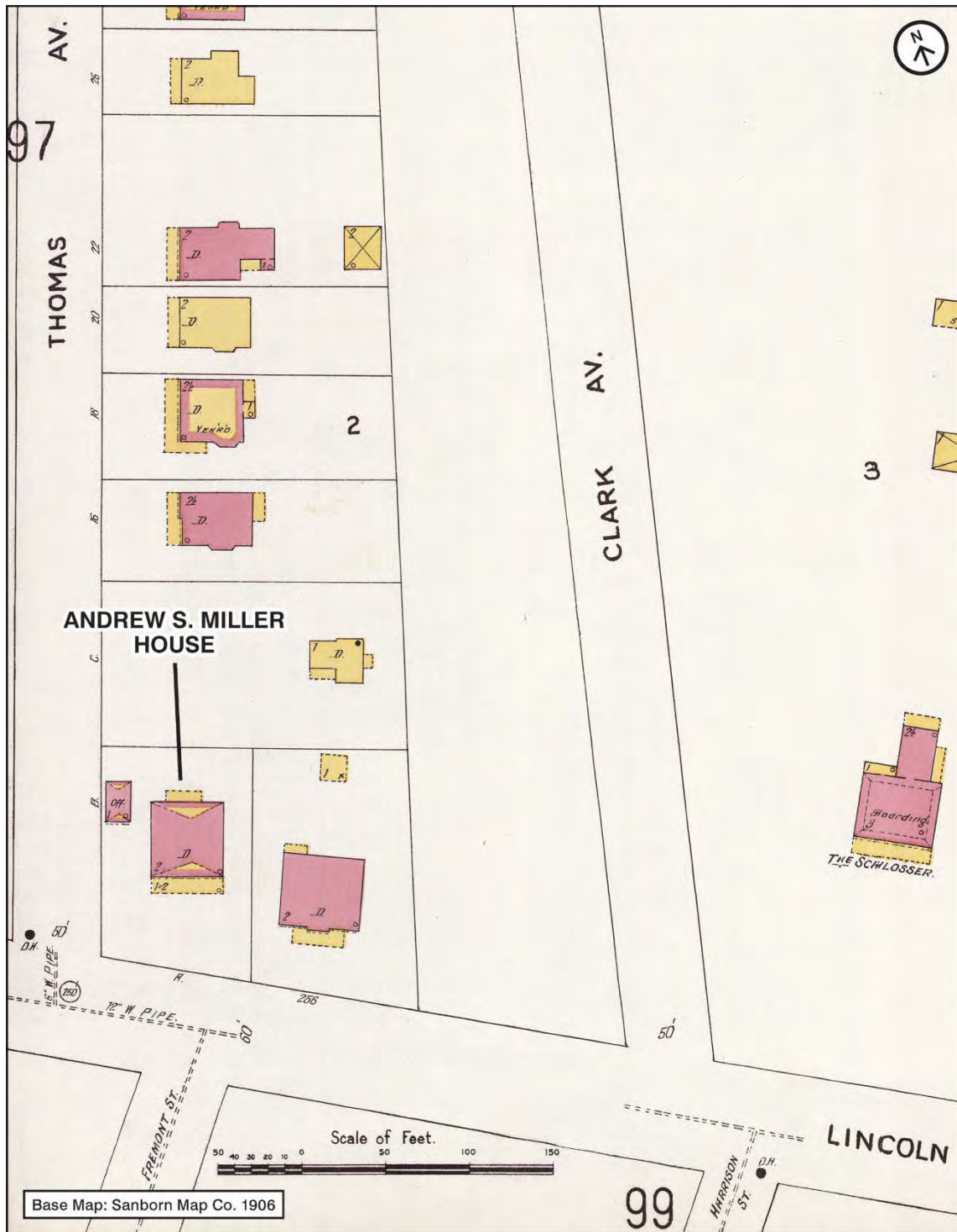


Figure 8: Andrew S. & Elizabeth Miller House in 1906 (Sanborn Map Co. 1906).

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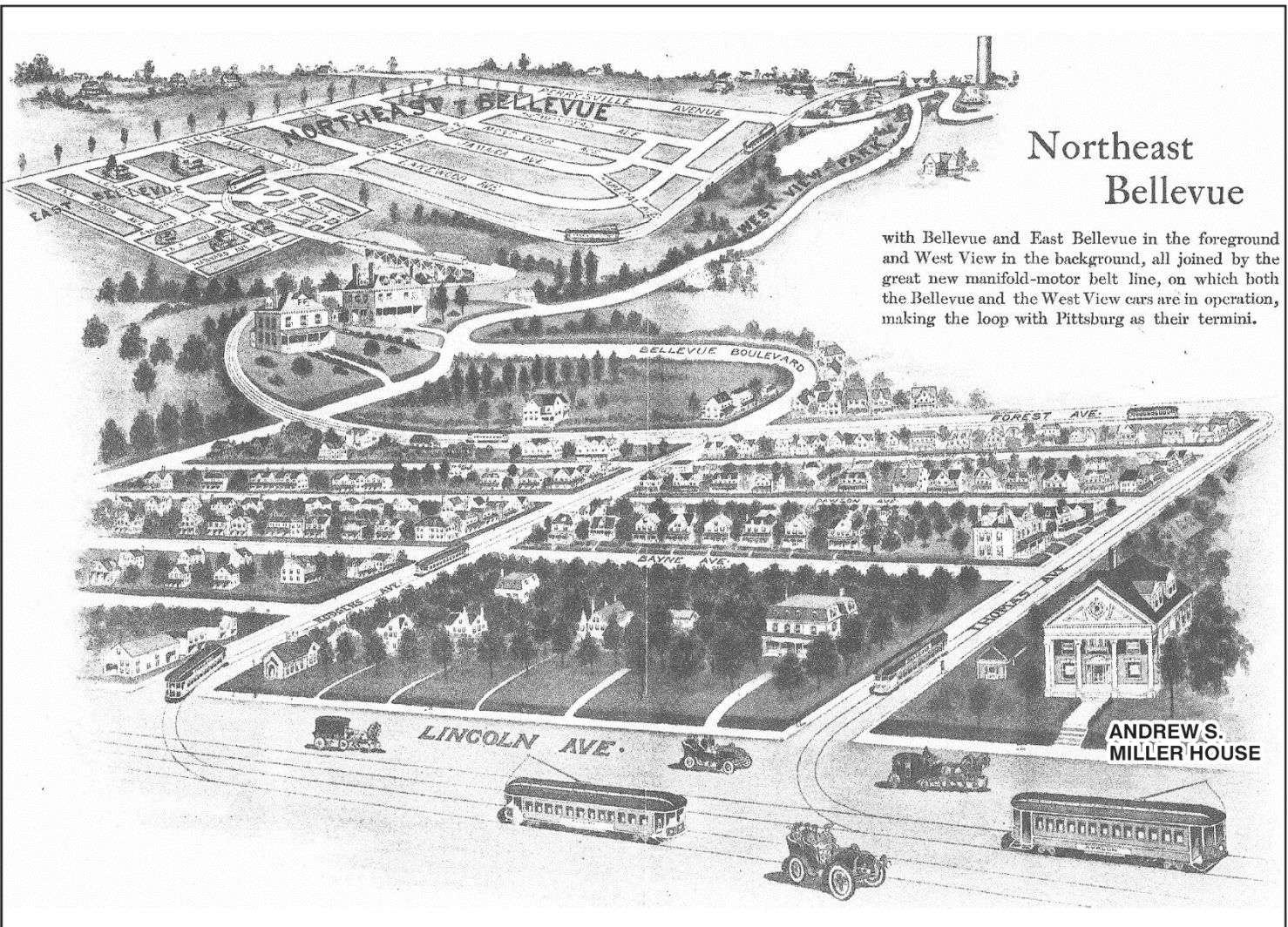


Figure 9: Circa 1904 illustration showing Andrew S. & Elizabeth Miller House.

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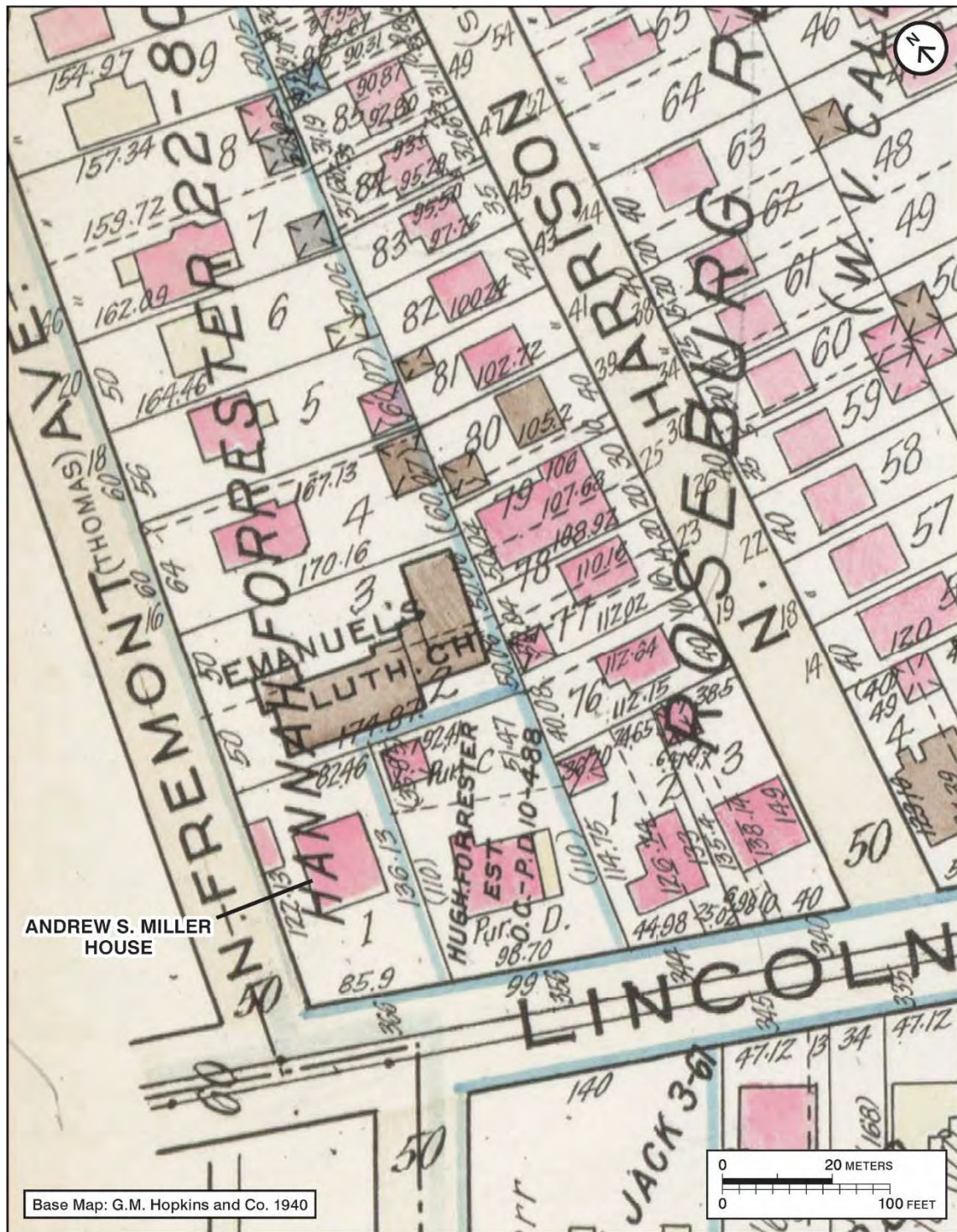


Figure 10: Andrew S. & Elizabeth Miller House in 1940 (G.M. Hopkins and Co. 1940).

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Figure 11: Marius Rousseau House, 100 Watkins Ave., Bellevue (photo: Christopher Driscoll)



Figure 12: Gabauer Funeral Home, 1133 Penn Ave., New Brighton, PA (Google)

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Figure 13: Carnegie Free Library, 1301 7th Ave., Beaver Falls, PA (Google)



Figure 14: Gibbs Rest Home, 1300 Wood St., Wilkinsburg, PA (Google)

CO.
REMONTN





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Public Notice of Application for Alcoholic Beverages

PENNSYLVANIA LIQUOR CONTROL BOARD
**PUBLIC NOTICE OF APPLICATION
 ALCOHOLIC BEVERAGES**

APPLICANT: **BELEVUE FINE DINING AND ENTERTAINMENT, LLC**
 ADDRESS OF PREMISES: **366 HICKMAN AVE., BELLEVUE, PITTSBURGH PA 15202**
 The applicant, in conjunction with **RESTAURANT 1474**, License No. **R-9034**

APPLICANT'S CONTACT INFORMATION: **CJANGLIS LLC**

PREMISES ARE (NOT NOW) LICENSED TO SELL ALCOHOLIC BEVERAGES





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PUBLIC NOTICE OF APPLICATION
ALCOHOLIC BEVERAGES





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Emergency Contact
Don Lofte
407-324-1603













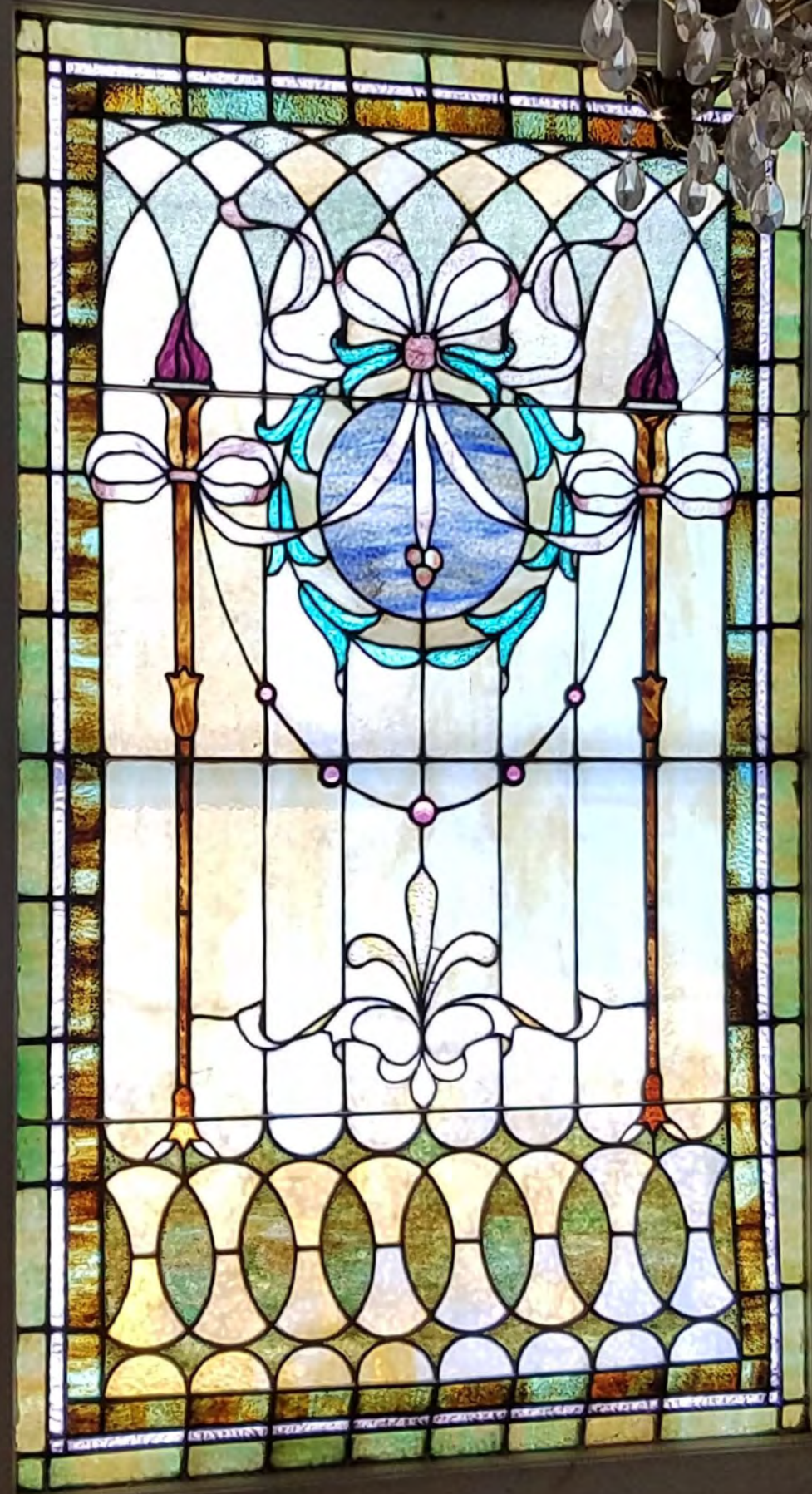














UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Miller, Andrew S. and Elizabeth, House

Multiple Name:

State & County: PENNSYLVANIA, Allegheny

Date Received: 4/25/2019 Date of Pending List: 5/9/2019 Date of 16th Day: 5/24/2019 Date of 45th Day: 6/10/2019 Date of Weekly List:

Reference number: SG100004021

Nominator: SHPO

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 6/10/2019 Date

Abstract/Summary AOS: Architecture; POS: 1902; LOS: local.
Comments:

Recommendation/ Criteria NR Criterion C. Classical Revival style building.

Reviewer Lisa Deline

Discipline Historian

Telephone (202)354-2239

Date 6/10/19

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION



April 22, 2019

Joy Beasley, Keeper
National Register of Historic Places
National Park Service, US Department of Interior
1849 C Street, NW, Mail Stop 7228
Washington DC 20240

Re: NR nomination discs

Dear Ms. Beasley:

The following nomination forms are being submitted electronically per the "Guidance on How to Submit a Nomination to the National Register of Historic Places on Disk Summary (5/06/2013)":

- Andrew S. & Elizabeth Miller House, Bellevue, Allegheny County
- Lawrenceville Historic District, Pittsburgh, Allegheny County

The enclosed discs contain the true and correct copies of the nominations listed above. The proposed actions are for listing in the National Register of Historic Places.

If you have questions regarding the nominations please contact David Maher at 717-783-9918.

Sincerely,

David Maher
National Register section
Preservation Services