The Early Automobile Suburb: Creating a Context for Preservation

PA Statewide Conference on Heritage, June 20, 2019
Mt. Lebanon Historic District

- Listed in the National Register of Historic Places
- Covering 1,306 acres
- 38 residential plans, two commercial areas, nine churches, six public schools, two large parks, and a major cemetery
- 4,252 resources with 79% (3,362) contributing resources
- Period of Significance from 1874 to ca. 1945
Mt. Lebanon Historic District
Early Automobile Suburb

Real estate advertisement from 1924 showing the north portals (city side)

Bird’s eye view from 1930 showing the south portals (suburbs side)
Mt. Lebanon Historic District
Early Automobile Suburb

The Pittsburgh Press (September 1921)

The Pittsburgh Press (June 1922)

The Pittsburgh Press (October 1928)
Mt. Lebanon Historic District
Early Automobile Suburb

Jefferson and Orchard Drives at the entrance to Mission Hills

Houses on Parkway Drive in the Mission Hills plan
Historic Residential Suburbs

- Railroad and Horsecar Suburbs, 1830 to 1890
- Streetcar Suburbs, 1888 to 1928
- Early Automobile Suburbs, 1908 to 1945
- Post-World War II and Early Freeway Suburbs, 1945 to 1960
Historic Residential Suburbs
Dormont Streetcar Suburb
Historic Residential Suburbs
Moon Township Postwar Suburbs
Evaluating Historic Suburbs

NCHRP Report 723: A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing

PHMC Historic Suburbs archived website
http://www.phmc.state.pa.us/portal/communities/pa-suburbs/
Brick Streets Plan

“to identify, manage, and preserve Mt. Lebanon’s best brick streets”
Virginia Manor Design Guidelines

House on Osage Road

Houses on Osage Road

View of Virginia Manor ca. 1940
Mt. Lebanon Design Guide ebook

http://ebooks.mtlebanon.org/designguide/

MT. LEBANON DESIGN GUIDE
SUGGESTIONS FOR MAINTAINING AND ENHANCING THE BEAUTY AND VALUE OF YOUR HISTORIC HOME

WINDOWS

OBJECTIVE
For many historic buildings, the windows are one of the most significant character-defining elements contributing to their historic appearance. Maintenance, repair, and (when necessary) replacement of windows can have a significant impact on both the appearance and energy efficiency of Mt. Lebanon’s historic properties. Improper window maintenance lowers window energy efficiency and can be costly for homeowners.

TERMINOLOGY AND STYLES
Identify the features of your historic windows prospecting window sills and headers, brick or wood lintels over window openings. Maintain or replace these features in accordance with your home’s style.

Specific architectural styles call for certain types of window designs (double-hung, casement, archtop, hop, etc.). Many architectural styles in Mt. Lebanon call for windows to be grouped into patterns of two, three, or more windows either in a symmetrical or asymmetrical pattern.

Most historic window construction double hung, fixed typically in wood except for original steel casement window frames. Refer to “Architectural Styles” for more information.

HISTORIC WINDOW MAINTENANCE
The decorative elements of windows, such as the sash, muntins, and trim, as well as the wood or masonry materials that surround them, are important architectural details for historic houses. Maintaining original windows and their components whenever possible, inspect windows to see if water enters around the edges of the frame and if you caulk the joints or seams.
Mt. Lebanon Design Guide ebook
Main Street America
Mt. Lebanon’s Uptown Commercial Area
Zoning Ordinance Changes and Rehabilitation Investment Tax Credits

Overlook Drive in the Colonial Heights plan

Duplexes and apartment buildings on Shady Drive East
Thank you

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