



## HISTORIC REVIEW COMMISSION

### 1. HISTORICAL NAME OF PROPERTY

Guckenheimer Whiskey Warehouse

### 2. CURRENT NAME OF PROPERTY

Stonecipher, Cunningham, Beard & Schmitt

### 3. LOCATION

Street 125 First Avenue

City, State Pittsburgh, PA

Zip Code 15222

### 4. OWNERSHIP

Name Paddington Associates

Street 125 First Avenue

City, State, Zip Code Pittsburgh, PA 15222

### 5. CLASSIFICATION

Category	Accessibility	Ownership
<input checked="" type="checkbox"/> structure	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> private
<input type="checkbox"/> district	<input type="checkbox"/> private, open to the public	<input type="checkbox"/> public
<input type="checkbox"/> site		
<input type="checkbox"/> object		

PROPERTY ADDRESS

125 First Avenue, Pittsburgh, PA 15222

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6. DESCRIPTION

Write a description of the structure, district, site, or object. If it has been altered over time, indicate the time and nature of the alteration.

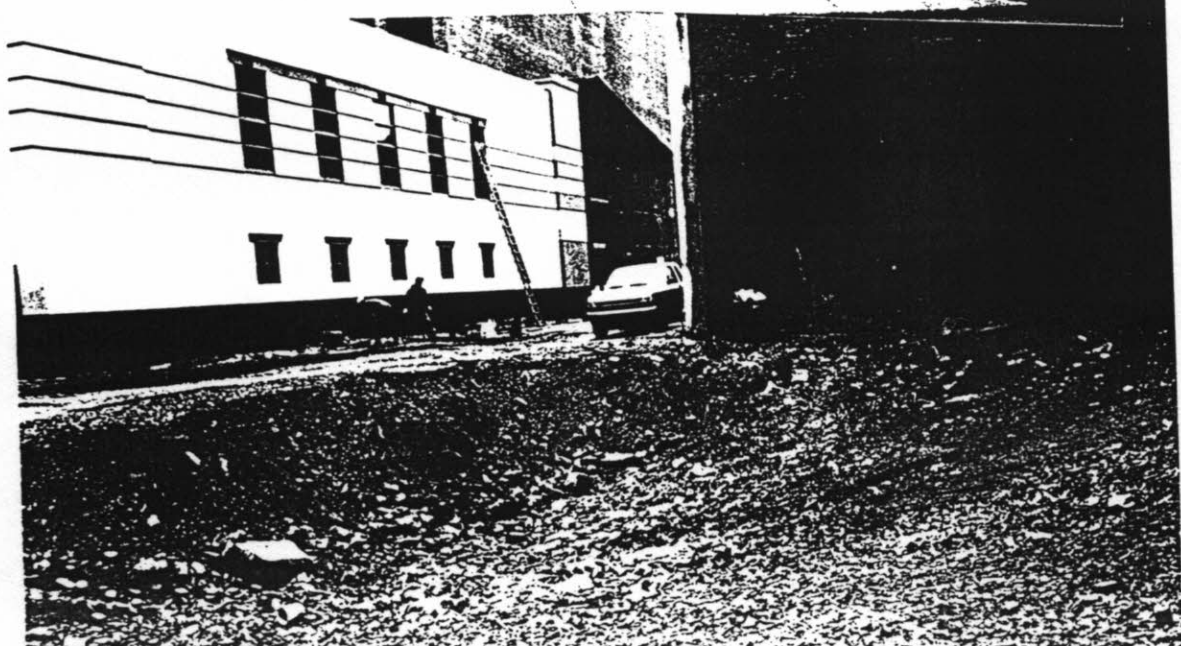
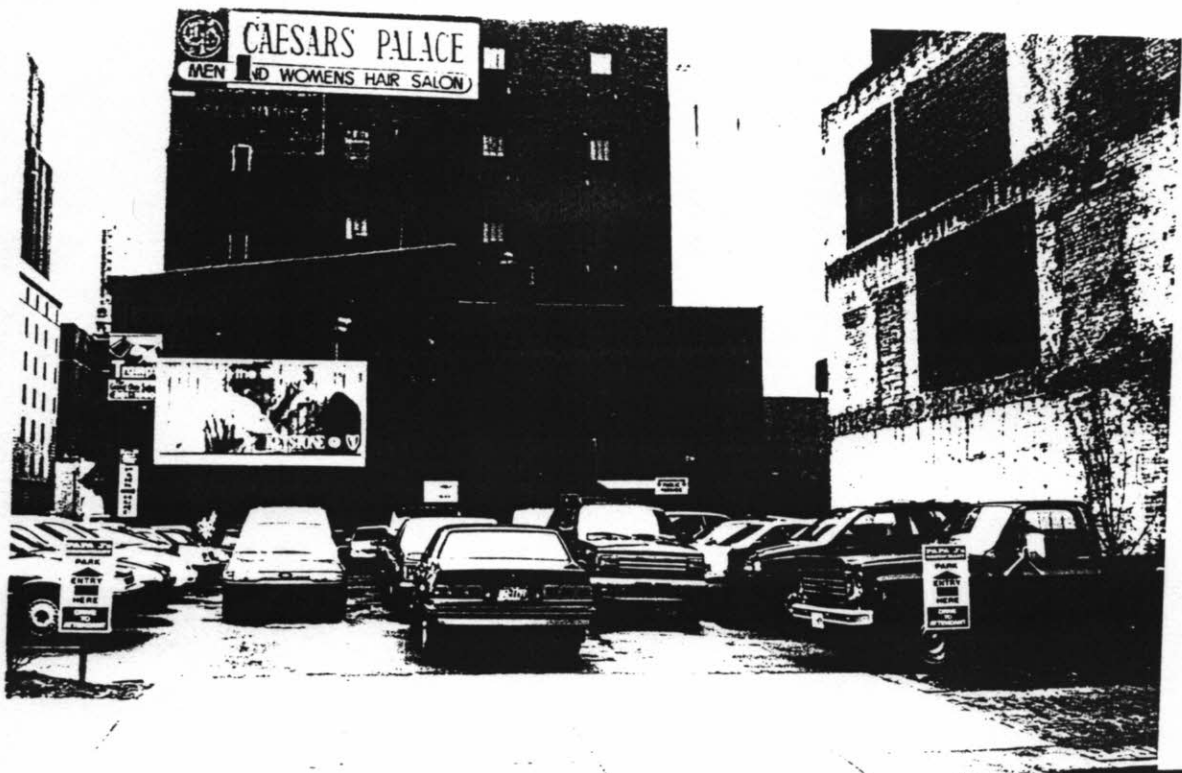
The lot on which the building sits was recorded in 1786 in the Philadelphia Deed Book (Memo in Pgh.) by John Penn (William's brother) to John Wilkins. In 1821 and again in 1855, the property was up for Sheriff's sale. In September of 1863, the property was conveyed to Asher Guckenheimer, who built the building as a warehouse and operated it until 1919 when it was sold to Frederick, Jacob and Albert Landau, who established the Landau Brothers Contracting and Building Company. The Landaus owned the building until August of 1980, when it was sold to Paddington Associates, the partnership formed to lease the building to Stonecipher, Cunningham, Beard and Schmitt. The Beards, the Schmitts and Roger Cunningham are the partners of Paddington.

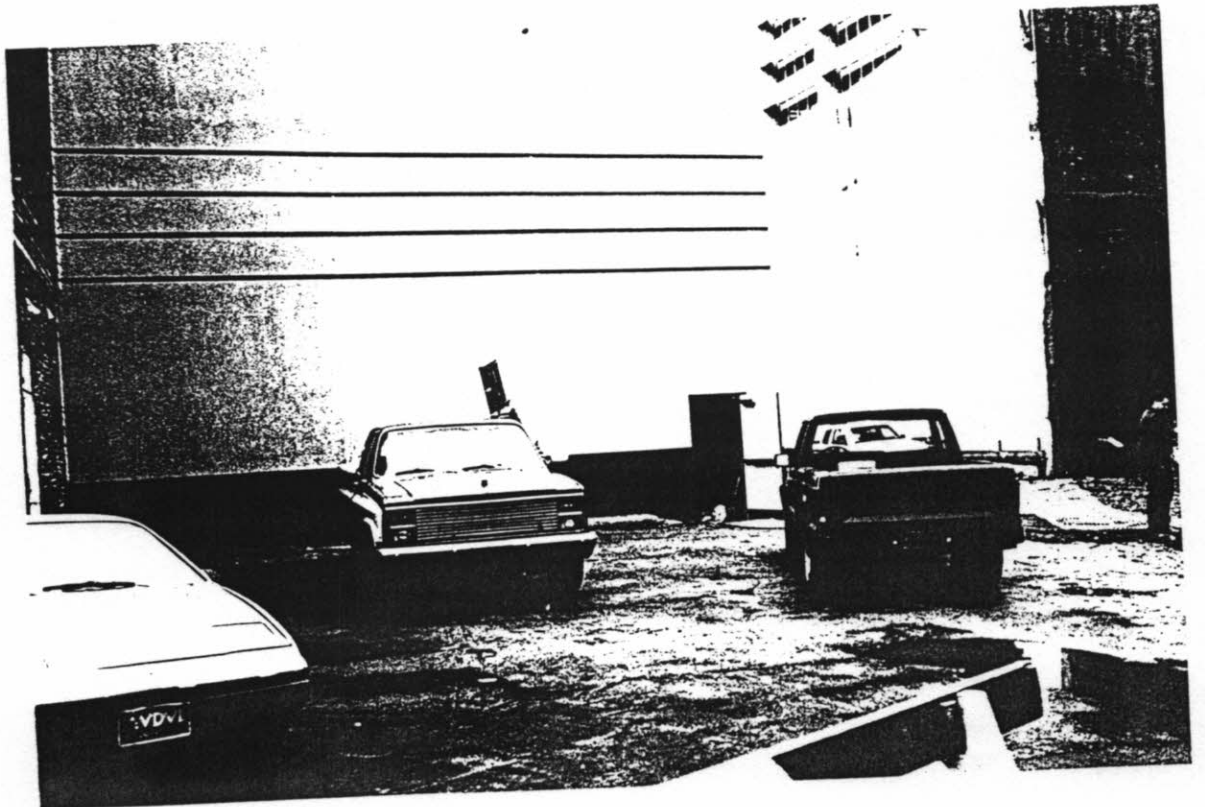
To my knowledge, the only alteration to the outside of the building was during the construction in 1980, when to one side, windows were bricked in, a large door made into a window; to the other side a surface was applied because the adjoining building burned to the ground, leaving an exposed party wall. To the front, a weather door replaced the original, but the owners would be happy to replace it with a custom door more in keeping with the age of the building.

7. SIGNIFICANCE

Section 513.2 of Chapter 1007 of the Pittsburgh Code of Ordinances lists several criteria, at least one of which must be met for historic designation. Describe how the structure, district, site, or object meets one or more of the criteria.

First Side, as the first commercial area of the city, was to be designated as an historic district, according to a study done in 1983 by Vision, Inc. prepared for the Urban Redevelopment Authority of Pittsburgh and for the Department of City Planning. The ambitious plans included a park and underground parking. The study urged a zoning change as "the present zoning...encourages new construction rather than the adaptive reuse of the existing three to six story 19th century mercantile buildings...Firstside is easily susceptible to large scale development pressures." Unfortunately, the study's warning came true as Pittsburgh's first buildings came down in favor of empty lots for parking and the National Steel building, a concrete octagonal monstrosity. History and charm were replaced by utilitarianism and bad taste.





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8. NOTIFICATION/CONSENT OF PROPERTY OWNER(S)

The building is being proposed for consideration by the owners.

9. INDICATE THE NUMBER AND SUBJECTS OF PHOTOGRAPHS INCLUDED WITH THE NOMINATION FORM.

The photographs included are for two buildings being submitted for review: Paddington and the Mamaux building, as well as the lots that once were the homes of the Gestetner building, the Minsky building, the St. Clair hotel and the Baldwin building. Also included is a picture of Froggy's as an example of tasteful restoration, which should have been the fulcrum from which the rest of the block developed.

FORM PREPARED BY:

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