

the Bulletin

A publication of the Bloomfield-Garfield Corporation

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*Serving Bloomfield, Friendship, Garfield,
East Liberty, and Lawrenceville since 1975*

Ground-level equity: city-community engagement

By Nina Gibbs

Bloomfield-Garfield Corporation

Pittsburgh - The Bloomfield-Garfield Corporation (BGC) was recently approved to consult the city's Dept. of Mobility & Infrastructure and Dept. of City Planning in addressing issues of transportation equity for underserved neighborhoods.

Months of collaboration, including workshops funded by the Equity Capacity Building Fund [a Bloomberg Philanthropies initiative], produced a "transportation equity toolkit."

This toolkit is intended to bridge the gap between modern communication styles [read: social media] and the Downtown "word-of-mouth" ciphers of yesterday.

How the city communicates with its residents, and how different city neighborhoods See **Community Engagement** | page 2



ABOVE: Asphalt artists reshape an intersection in Friendship. Read more about the collaborative 'Paint Weekend' event, and how neighbors came together for the mural's installation, on page 8. Photo courtesy of Sara DeLucia.



ABOVE: Wrestlers perform a death-defying 'back-breaker' during the Garfield Get-Down. Look to page 9 for more of the action. Photo by Kenneth Neely.

New 'Lemington' facility bridges senior living & living history

By Elizabeth Sensky East Liberty Development Inc.

Lincoln-Lemington - A senior housing facility called "The Lemington" will soon open its doors in a long-vacant building at 1625 Lincoln Ave.

The mixed-use development looks to provide 54 units of affordable senior housing; the East Liberty Family Health Care Center will move into the first floor, consolidating administrative functions from several branches and adding additional clinical, dental, and pharmacy spaces to its existing services.

The local arm of a Boston, Mass.-based

developer, Beacon Communities, undertook a total rehab of the property which, despite sitting empty and unused for 13 years, still conveyed a rich history.

For many years, the building served as a senior housing development, "Lemington Home for the Aged," with a story that reaches back more than a century.

"A woman by the name of Mary Peck Bond was right at the heart of it," said Michael Polite, executive vice president/partner of Beacon Communities. "Everything has

See **Lemington** | page 4

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'BLACK LOTUS' = PIZZA
+ TABLETOP GAMING

PLEASE EXPECT DELAYS:
PENN AVE. RECONSTRUCTION

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Community Engagement continued from page 1

hoods are prioritized for improvements like green infrastructure projects, factored heavily into the toolkit's creation.

The origins of this project can be found in Garfield, a Black neighborhood where residents marshaled support for a "Green Zone" that could address blight, and also neighbors' environmental, health, and mobility challenges.

More than 50 city employees and community partners joined the BGC in a series of deliberative dialogues/public surveys that examined the city's existing communication channels.

Each conversation focused on defining the roles of various city departments and community organizations - examining how the relationships among these stakeholders can be enhanced to better serve all constituents. Still, the question remained: "how do we make project planning and public engagement more equitable, efficient, and rewarding for both city partners and the public?"

Facilitated by the BGC, each meeting featured equity coaching segments in addition to other resources provided by the funding source, Kapwa Consulting.

Community partners were compensated for the time they spent in live sessions; survey respondents were offered gift cards to some of Garfield's independent and minority-owned businesses.

Over the last decade, the City has increased investment in sustainable policies and active transportation planning efforts similar to plans for the Garfield Green

Zone. Yet, despite 12 years of lobbying the concept to city partners, Garfield's Green Zone seems to be a forgotten asset.

The City of Pittsburgh's "Bike(+) Master Plan," for example, does not include new bike infrastructure in Garfield, even though all of its surrounding neighborhoods boast "Neighborways" and bike lanes under construction.

Acknowledging a severe "disconnect" with its constituents, the City of Pittsburgh sought to partner with the BGC to help disseminate information about its planning efforts.

Fast forward to 2015: after several years of community meetings, info gathering, and conversations with elected officials, the BGC received funding [from the City] to partner with the Western Pennsylvania Conservancy (WPC), EvolveEA architectural firm, and local stakeholders to initiate Phases I & II of the Green Zone project.

The coalition produced a comprehensive, 64-page plan, which outlines specific recommendations and a roadmap for bringing Garfield's Green Zone to life.

In 2020, the BGC hired a full-time coordinator to oversee the project. As speculative development runs rampant across Pittsburgh's East End neighborhoods, local residents are now feeling the need for equitable planning, first-hand.

Those readers interested in learning more about this new toolkit may email Nina@bloomfield-garfield.org for more information. ♦

BELOW: Ann McGaffey, MD, takes a break from her duties at the UPMC St. Margaret Bloomfield-Garfield Family Health Center to perform a check-up on Octavia, Friendship's most famous octopus. Photo by Andrew McKeon.



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'Why I joined the BGC': Board President Jarnele E. Fairclaugh

Garfield - One day, while my husband and I walked down Penn Avenue, we noticed some trash near the N. Fairmount St. intersection.

When I bent down to pick up the trash, I noticed [to my surprise] how difficult it was to find a receptacle - especially on one side of the avenue.

When my husband and I looked across the street (towards Friendship), we saw a trash can, front-and-center. I thought "why are there not trash cans on both sides of the street?"

Considering how long it takes to get snow removed, I'm well aware of the city's timeline. for neighborhoods like Garfield. Thinking about how difficult it is to get abandoned cars removed, and the challenges of fighting property vandalism, sparked anger within me.

I needed a way to voice my opinion - to help correct some of the issues in my community. For several years, I sat back and watched Aggie [Brose] and Rick [Swartz] fight for our community while people asked "why are there no African-Americans on the [BGC's] Board of Directors?" and "why are the residents living north of Penn Avenue not being included in these discussions?"

I wanted to know the answers as well, so I joined the BGC's Board. As someone who lives to help others, I encourage everyone with even the slightest interest in community development to join the BGC's Board of Directors.

- Jarnele E. Fairclaugh ♦



ABOVE: BGC Board President Jarnele E. Fairclaugh. Photo by Lauren Lubarski.

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Bloomfield Development Corporation invites local residents to participate in its monthly blood drive - held every third Thursday, from 2-7 p.m. - behind the WPH Nursing School (4921 Mend Way). Visit vitalant.org or call 412-209-7000 to make an appointment.

the Bulletin

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since 1975

with the mission of reporting on issues affecting underserved communities and facilitating local residents' exchange of ideas.

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Board Meetings are held by the Bloomfield-Garfield Corporation at 6:30 p.m. on the second Monday of each month, and are open to the public. Meetings are currently being conducted online via Zoom; email Nina@Bloomfield-Garfield.org for more details.

The opinions expressed herein are not necessarily those of the publisher.

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Introducing BGC Office Manager Adriana Perez



ABOVE: Adriana Perez greets visitors at the BGC office. Photo by Andrew McKeon.

Garfield - My name is Adriana Perez, and I'm the new office manager for the Bloomfield-Garfield Corporation (BGC). Originally from the Chicago area, I recently moved to Pittsburgh with my boyfriend and our three dogs.

When I was growing up, our family visited my parents' hometown in Jalisco, Mexico during summer and winter breaks; I also lived in Chihuahua, Mexico for a few years.

Nowadays, I spend most of my free time knitting & crocheting and, when I'm not studying to earn my horticulture degree, I like to take in a good show or movie.

If we haven't already met, I look forward to meeting you at the BGC office (113 N. Pacific Ave.) in the near future. ♦

**LOOK TO THE OCTOBER BULLETIN FOR A PROFILE OF
BGC GREEN ZONE COORDINATOR MADELINE WEISS!**

Lemington *continued from page 1*

an origin, and Mary’s response to [help] someone was the origin of the Lemington Home for the Aged.”

In 1877, Bond discovered that a friend of hers, a woman who was a former slave and over 100 years old, was living alone in a basement. Bond worked quickly to find an apartment for her friend.

Eventually, this one act of service would inspire Bond and her friends to form a faith-based association to aid older women in their community. They raised enough money to purchase a home in the Hill District, designed to care for aging women, that later expanded into operating a home on Lemington Avenue.

“Over time, they acquired land and raised

the financing necessary to build a nursing home,” Polite explained. The 192-unit building, known as “Lemington Home for the Aged,” operated as a nursing home from 1980 until the early 2000s.

The old facility was thought to be the oldest continuously-operated home for the aged in the country, according to the African American Registry. When Polite came across the vacant building in 2017, he saw an opportunity to keep the story going.

“I envisioned taking the rooms on the upper floors and converting them into one-bedroom, senior apartments, primarily for folks who have accessibility challenges,” he said. “Next to the building, there’s already an independent-living building



ABOVE: A rendering of ‘The Lemington’ senior housing facility. Graphic courtesy of Elizabeth Sensky.

called ‘Eva P. Mitchell Senior Apartments.’ So, in my mind, this was always meant to be a campus with apartment opportunities that respond to people at different levels.”

With help from the Housing Authority of the City of Pittsburgh, Polite’s firm was able to realize its vision for The [new] Lemington. They received 54 project-based rent vouchers for the development; each voucher mandates that a unit’s rent be capped at 30% of the tenant income.

On the first floor, residents will enjoy a 1,500 square-foot community space. Each floor of the building will have two furnished day rooms, and a laundry room so that tenants need not travel far. The second floor is equipped with a fitness room.

Beacon Communities will be onsite, connecting residents to services in the community to help them keep independently

thriving. “At Beacon Communities, we have a knowledge base and availability to capital, and we bring those resources to bear in responding to community needs,” Polite explained. “In this case, we acquired an existing asset that was under-used and left to deteriorate, and are now breathing new life into it.”

As for the name: “We thought a lot about it and ultimately decided to abbreviate the Lemington Home for the Aged to ‘The Lemington,’ because that name means something. It represents over 100-and-some-odd years of just incredible work. We want to pay homage to that.”

Encouraging potential residents to apply via the Housing Authority (HACP.org), Beacon Communities will soon be hosting tours of the property. ♦

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Preservation act: securing Garfield's former farmland

By Alyson Fearon Allegheny Land Trust

Insight/Garfield - Since late last year, Allegheny Land Trust (ALT), the Bloomfield-Garfield Corporation (BGC), and an individual resident, Maria Graziani, have been working together to permanently protect the green space that was formerly home to Healcrest Urban Farm.

ALT joined a select group of stakeholders - comprised of neighbors (Garfield residents who live next to the green space), the BGC, Grounded Strategies, and the Environmental Charter School (ECS) - in drafting a vision plan, securing the land under contract, kick-starting fundraising efforts, and beginning minor site clean-up.

The group's draft plans re-imagine the small parcels of farmland as a gathering space for ECS-Middle students, and the surrounding community, that could help preserve the land's organic soils, apple trees, and other vital amenities. This vision was guided by the Garfield Green Zone Plan, the Garfield 2030 Plan, and a community trails plan, all of which were created by local stakeholders with neighborhood goals in mind. Clean-up efforts coordinated by the BGC's Community Engagement & Planning Specialist Nina Gibbs, former Green Zone Coordinator Porchea Andrews, the Student Conservation Association, and ECS-Middle have already made strides in beautifying the site.

Now that the site is being cleared, we at ALT can focus on our approach to fundraising. While the vision plan was used to apply to state and local foundation grants, we have not yet received the response that was expected. Whether that is due to the pandemic,

BELOW: A conservation crew relaxes after clearing brush at the former Healcrest Urban Farm in Garfield. Photo courtesy of Alyson Fearon.



we cannot be sure, but the lack of funding now jeopardizes our ability to protect the parcels. To put it bluntly, we need your help. Our slogan is "Helping Local People Save Local Land," so we never enter into a land protection project without an invitation from local residents.

In helping to buy and permanently protect land, we often need community support, and we hope you'll consider making a donation to this project by choosing "Healcrest Land Project" at alleghenylandtrust.org/donate. This site has the potential to be a vibrant green space for the Garfield neighborhood, and we hope to get to protect it.

Please email afearon@alleghenylandtrust.org with any questions about the project. Look to future *Bulletins*, and check out alleghenylandtrust.org, for more updates. ♦



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BOOM artist Jayla Patton brings colorful fantasy world to life

By Tereneh Idia BOOM Concepts

Garfield - Art lovers can thank their lucky stars, and maybe some bad weather, for a cable TV outage years ago that prompted Jayla Patton’s career as a teaching artist.

Patton, who is currently working as an artist-in-residence at Garfield’s BOOM Concepts (5139 Penn Ave.), is still amused by her “artist origin story.” “My Dad would be mad if I didn’t tell you the story,” she noted.

One day at her childhood home in Beltzhoover, PA, when the young Patton’s plans - watching *Hey Arnold!* and *Rugrats* - were thwarted by a cable outage, she turned to her father with a simple plea: “I’m bored. What should I do?”

He recommended reading the very book that she and her brother had been fighting over for some time; the book was Katy Coope’s *How to Draw Manga* (pub. 2002). Inspired by the book’s thoughtful instruction, the young artist-in-the-making began drawing in her free time. To further her development as an artist, Patton took it upon herself pursue training by skipping school to take art classes at Manchester Craftsman’s Guild (MCG).

“Even when I was on an art panel with Bill Strickland, the founder of MCG, I told him about how I would cut classes,” she said, “and come to MCG for art education. He replied, ‘that is amazing - because art is so important, and also because MCG was filling a need that couldn’t be found in school.’”

Patton credits MCG for providing her with the skills and opportunity necessary to earn a scholarship to attend the Art Institute of Pittsburgh (AIP), an often maligned and now-defunct college for the creative arts.

“I didn’t have plans for after high school, and college was expensive and seemed unobtainable. I entered my portfolio in an art show [hosted by MCG] and was awarded with a scholarship to AIP, where I earned a Bachelor’s of Science in Media Arts & Animation,” she recalled. “I got what I needed from AIP.”

Patton is presently drawing and painting a new series of large scale watercolor pieces at BOOM Concepts. Her anime- and *Manga*-influenced work is vibrant, with colorful riffs on concepts of Afrofuturism - inspired by select album covers from her father’s


record collection. “My Dad would see my work and say things like ‘oh that’s Funkadelic’s [album] *Maggot Brain*,” Patton said. “So I feel like I do create Afrofuturistic ‘scapes.’ I like fantasy, in which Black characters do not follow tragic narratives, because the world is sad enough. I am here to bring color and joy with my artwork - even if it is gross joy.”

While her artist residency at BOOM Concepts continues through the end of September, Patton’s work can be viewed anytime at jaylapatton.com. She is the third resident in a series that includes other Black women and femme artists. Future programming, which is still being developed, might include exhibitions and artist talks. Visit boomuniverse.co for more info. ♦



ABOVE: Artist Jayla Patton works on new material during her artist residency at BOOM Concepts in Garfield. Photo courtesy of Thomas Agnew.

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In conversation with David Alexander, co-owner of Black Lotus Pizza

By Pamela Schön Bloomfield-Garfield Corporation

Perspective/Lawrenceville - No one at the Bloomfield-Garfield Corporation (BGC) is more excited than I am about this month's Q&A with David Alexander, co-owner of Black Lotus Pizza [Editor's Note: it's a close call, considering how many BGC staff lunches are fueled by Black Lotus, but Pamela is correct].

When I visited Black Lotus (4065 Penn Ave.) for the first time and tried Dave's infamous black garlic pizza, I was instantly hooked; this pizza is now a weekly must-have for my family (along with two pepperoni rolls for the picky teenager in my life). If you're a fan of pizza and/or gaming, you might want to learn more about the people behind Black Lotus Pizza in the following interview.

BGC: Could you please give a brief description of yourself and the other staff members/players who help run the pizzeria?

Alexander: "I'm the co-owner, cook, and mastermind behind whatever you'd call this idea. I'm also *the* resident *Magic: The Gathering* and *Dungeons & Dragons* player. Ashley Lanaghan, the other co-owner, keeps this place running. Ashley directs my chaos into something usable; she keeps the lights on. Without her, all of my ideas would run amok and none of our bills would be paid, ha-ha! My manager, Joe Lerini, has been my best friend since high school. Joe is the glue that keeps everything else together. He takes orders, greets people, tends the bar, ensures that we have all of the necessary supplies, and does all of the prep while I run around trying to get all the food in."

BGC: Where did the "Black Lotus" name come from?

Alexander: "Black Lotus' is the name of a card that every single *Magic* game player knows, but we also had to have a name that wouldn't drive non-gamers away. Too many game shops make you think of a dungeon and that's not the vibe we want to give off."

BGC: Despite the fact that you're a tabletop gaming enthusiast, what inspired you to combine gaming and pizza in one spot?

Alexander: "When I was a kid, there was a show (*My Brother & Me*) that featured a comics shop, somehow with a diner inside of it. I wanted that [place] to be real, mainly because I didn't have anything like that growing up. I would go to game stores to play *Magic*, but then we'd have to leave before anyone wanted to simply because one of us got hungry. And then some time later, we'd just spend time in my basement instead - eating terrible frozen pizzas, but having a blast hanging out with each other. All this time, an idea from that show [combining pizza with gaming] was in the back of my head. I wanted to create some place where people could make the memories that we did in my basement, but with better pizza."

BGC: Tell us more about your "Game Night" festivities.

Alexander: "Currently, we only have one: 'Commander Night' on Thursdays. We started Commander Night one year ago, with only two people participating, and not it's

BELOW: Gaming enthusiasts enjoy a tabletop competition at Black Lotus Pizza (4065 Penn Ave.) in Lawrenceville. Photo courtesy of @BlackLotusPizza.



packed. Some weeks, there is not a free seat to be had. We want to have something every night, something for everyone, but between our limited staffing and the other side-effects of COVID-19, we're not yet able to make that happen. We just announced a new weekly event on Sunday, 'Pauper Commander League,' so hopefully we'll get there soon."

BGC: How have you and your business managed to survive during the pandemic?

Alexander: "The last year has been rough. I didn't know, day-to-day, if we were going to be able to keep the doors open. We scraped together everything we had, made hard decisions, and cut things (that nobody wanted to cut) in order to make it through. In the past few months, though, we've seen things start to turn around, and I think Black Lotus is back on the right path."

If you have yet to visit the pizzeria at 4065 Penn Ave. [next to the intersection of Penn Ave. & Main St.], I recommend that you dine in, or order some food for pick-up, very soon. Packed with good food & drinks, a friendly atmosphere, and a tabletop gaming scene unlike anything else in the city, Black Lotus also serves up the best black garlic pizza this interviewer has ever tasted. To learn more about this one-of-a-kind pizzeria, visit BlackLotusPizza.com. ♦

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Neighborhood FOCUS

Street art: Friendship residents install Baum Grove mural

By Sara DeLucia Friendship Community Group

Friendship – In early August, more than 110 volunteers worked together installing a street mural at the intersection of Roup, Harriett, and South Fairmont Streets - adjacent to the Baum Grove parklet.

The Friendship summer picnic and song fest, held in conjunction with the mural installation on Aug. 7 & 8, helped entertain local volunteers as they applied art-work to the asphalt street surface. The following evening [Monday, Aug. 9], many of those same volunteers came back to help apply asphalt sealant, in addition to an anti-skid additive known as “Shark Grip,” to the mural.

Friendship was one of sixteen communities - selected from more than 200 applicants - to win the prestigious, inaugural round of Bloomberg Philanthropies Asphalt Art grants. As part of the project, which was created for the purpose of traffic calming, beautification, and community-building, the city’s Department of Mobility & Infrastructure (DOMI) matched the Bloomberg grant, in-kind, with engineering and safety improvements. Based on community input, DOMI re-en-

BELOW: A dedicated volunteer applies paint to an asphalt mural, funded by Bloomberg Philanthropies, at Friendship’s Baum Grove. Photo courtesy of Sara DeLucia.



gineered the intersection with new crosswalks, curb extensions, pedestrian plazas, and improved placement of stop signs and stop bars.

The Friendship Community Group (FCG) followed an open and comprehensive community process for the duration of the project’s planning and design. The process began in February 2019 at an FCG-hosted community meeting, where the possibility of the project was first introduced. This was before Bloomberg announced who the grant winners were.

Over the course of the project, Friendship residents and other community members met virtually, and in person - to vote on everything from the intersection layout, to the color schemes, to the artists selected for Friendship’s mural design. When the City of Pittsburgh Art Commission approved the mural design at a June

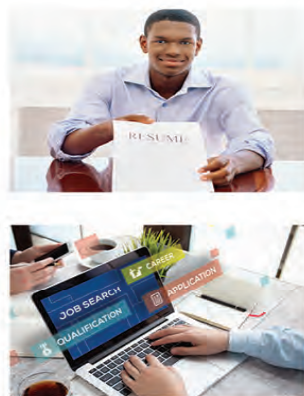
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ABOVE: The Friendship residents, and fellow asphalt artists, responsible for the new street art include (left to right) Sara DeLucia, Tim Engelhardt, Elly Fisher, Randi Stewart, Jennifer Haven, PGH City Councilwoman Deb Gross, City Planning representative Phillip Wu, and Stephen Morrow. Photo courtesy of Sara DeLucia.



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‘The challenges of painting asphalt were not lost on anyone who assisted in the project’s implementation.’

- continued from previous page -

2021 hearing, FCG was applauded for pursuing an inclusive community process in creating the final product.

The chosen artists, Randi Stewart and Tim Engelhardt, created floral designs that extend Baum Grove parklet’s nature-focused atmosphere into the intersection. Their asphalt illustrations give a nod to the neighborhood’s historic architecture by featuring Friendship scrollwork and images of local porch railings.

During last month’s “Paint Weekend” event, City Councilwoman Deborah Gross joined her fellow community members in painting the mural on Sunday, Aug. 8. Phillip Wu, a City Planning representative, volunteered the majority of his weekend to work on the mural as well. Some volunteers helped for a couple hours; others worked 15-hour-days the whole weekend. Some came aboard with no experience; others were skilled artists who made sure the public art felt crisp and sharp.

The challenges of painting asphalt were not lost on anyone who assisted in the project’s implementation. “It’s like painting an English muffin” was the team’s favorite description of working with such an over-worn canvas. Yet, even after long hours spent painting under the hot August sun, it was clear that the volunteers could not be more proud of their hard work on the mural.

Stay tuned to friendship-pgh.org for a save-the-date notice about the mural’s spring 2022 “Touch-Up Day.” ♦



ABOVE: Asphalt flowers help guide traffic away from Harriet Street’s natural flora in Friendship. Photo courtesy of Sara DeLucia.



ABOVE: Gary Cirrincione (right) holds a conversation about Garfield’s environmental advocacy during the ‘Get-Down’ festivities on July 31. Photo by Kenneth Neely.

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Garfield community development briefs

By Joe Reuben *Bulletin contributor*

URA greenlights negotiations for sale of Rosetta St. lots

Garfield - Following an Aug. 12 vote by the Urban Redevelopment Authority's (URA) board of directors, the agency may now begin negotiations that could lead to the sale of nine city-owned lots to Module Housing, Inc. next year.

Module intends to build ten single-family homes in the 5100 block of Rosetta St., between N. Pacific Avenue and N. Evaline Street. A tenth lot, which Module has been eyeing for the project, is still held in private hands; the company has yet to indicate that a purchase agreement is in place.

The proposed development has been a bone of contention in the Garfield neighborhood. Since as many as seven of the homes could be sold at market-rate prices, local residents are concerned that Module's development might contribute to the further gentrification of their neighborhood. The developer has countered this criticism by agreeing to make at least three, and possibly four, of the ten homes affordable to buyers whose incomes are under \$60,000 per year.

In conversations with the URA on Aug. 12, Module announced it had relinquished development interest in two city-owned lots [in the 4900 block of Broad Street] to City of Bridges Community Land Trust. With Module serving as the general contractor, City of Bridges will attempt to develop two affordably-priced homes on the two parcels.

On Jul. 27, during a community meeting moderated by the Bloomfield-Garfield Corporation (BGC), Module presented a number of changes to its original plans in an effort to win over more residents. Chief among those was the news that the Pittsburgh Housing Development Corp. is joining the development team for the Rosetta St. site; the nonprofit organization will aim to find any and all grant dollars needed to lower the units' building costs.

Developer breaks ground on housing development at former N. Negley synagogue

An \$18.5 million housing development at the site of the former B'Nai Israel Synagogue (327 N. Negley Ave.) is finally moving forward, only after months of delays in tying together all the project financing.

Beacon Communities LLC, with offices in Boston, MA, and Pittsburgh, is spearheading the construction of 45 apartments by converting what was once the religious school next to the synagogue's sanctuary.

Michael Polite, an official with Beacon's Pittsburgh office, welcomed roughly 50 attendees to an Aug. 6 ground-breaking - a celebration of what he said will be 38 affordable housing units when the project is completed late next year.

Of the 38 apartments, seven will have rents affordable to applicants whose incomes are just 20% of the median income for a one-person household (\$59,700) or two-person household (\$67,900).

Another six units will be offered to applicants at 30% of median income, and ten more to households at 50% of median income [the U. S. Department of Housing & Urban Development annually sets what the household income figures will be within each metropolitan area in the country].

- continued on next page -

4th Annual History Event "Hospitals of Lawrenceville" September 12, 2021~ 1:30 p.m. to 4:30 p.m.



Zion Ev. Lutheran Church
237 37th Street, Pittsburgh, PA 15201

1:30 p.m. - Joann Cantrell, a human interest writer from Lawrenceville, will speak about St. Francis Hospital, founded by Dr. Philip Weisenberger and two sisters of Third Order of St. Francis in 1865.

2:30 p.m. - Frank Kurtik is a docent and event co-ordinator at the Heinz Memorial Chapel on the University of Pittsburgh's Oakland Campus. He will discuss St. Margaret Memorial Hospital, founded in 1898 by one of the Shoenbergers, an iron and steel magnate who lived in Lawrenceville.

3:30 p.m. - Jim Wudarczyk, a local historian, author and researcher for the Lawrenceville Historical Society and the Greater Pittsburgh Civil War Round Table. He will discuss how the Marine Hospital came to Lawrenceville, its institutional life and its eventual transfer to Allegheny County. The Marine Hospital opened in 1910.

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- continued from previous page -

Beacon has now turned its attention to the future of the synagogue's sanctuary, housed in a handsome rotunda structure adjacent to the residential site. The developer hosted a design *charrette* with the community back in the summer of 2018, when all signs pointed to some type of adaptive re-use of the sanctuary. The vision [in 2021] is to transform the space into a performing arts and cultural events center, with community stakeholders forming a management board for the new facility. According to Polite, the price tag for this vision could require raising as much as \$10 million.

Children's Home exec confirms purchase of former St. Lawrence O'Toole Church

Pam Keen, CEO for the Children's Home of Pittsburgh (5324 Penn Ave.), recently confirmed that Children's Home has entered into an agreement with the Catholic Diocese of Pittsburgh to purchase the former worship sanctuary & activities building that, for decades, served the St. Lawrence O'Toole Parish.

Keen did not disclose the purchase price for the two buildings, but sources at St. Maria Goretti Parish [the successor to St. Lawrence O'Toole] told *The Bulletin* that the figure is in the neighborhood of \$850,000.

Administrators from Children's Home, which is located directly across Penn Avenue from the church's campus, showed interest in the site over a decade ago, albeit during informal discussions with several community groups. While working on a long-term strategic plan, they envisioned expanding Children's Home operations across the avenue. At that time, Keen promised the groups that, if Children's were successful in purchasing the property and renovating it, local community members might have access to the activities building for evening programming. Recently, she acknowledged that more details about Children's plans for the site will be forthcoming in the near future.

Owner of vacant Garfield building 'still intends to renovate' after 14 years

There may be some good news in store for the neighbors of a vacant building at 5433 Broad Street, as the structure has stood vacant for the better part of 15 years.

Stan Mitchum and his wife, Veronica, who purchased the property together in 2007, still maintain that they intend to renovate the property. During an Aug. 17 interview with a BGC staff member, Stan said he hopes to commence renovations by installing a new roof on the structure before winter arrives.

Mr. Mitchum, who lives in Silver Spring, MD., visited the property on Aug. 15 and said that he aims to return 5433 Broad St. to some version of what it was last used for - namely, as a personal care home. Having already received a letter [from the BGC] asking about his plans for the Broad St. property, Mitchum is well aware that city building and fire codes have become more stringent in recent years, and that he may have to spend more to comply with those codes than what would have been the case in 2007.

BGC staff members provided Mitchum with the names of four different architects [based in Garfield] and encouraged him to reach out to one of them if he is indeed serious about moving forward with renovations.

The Broad Street house is one of 40 vacant Garfield properties that the BGC and other nonprofits active in the neighborhood, have in the past year determined must be addressed. A collaborative effort between local groups - including Rising Tide Partners, Inc. and East Liberty Development, Inc. - is pointing towards the filing of petitions for conservatorship at Allegheny Common Pleas Court. This joint effort looks to preserve abandoned homes as future opportunities for affordable housing development. ♦

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THIS MONTH IN THE ENEC

August 2021

ENEC Employment Team

A project of the Bloomfield-Garfield Corporation, The Eastside Neighborhood Employment Center (ENEC) is a non-profit agency with a storied history of providing free employment services to our neighbors, helping to improve the economic and social conditions in the community through workforce development, job readiness, training, career counseling, and job search assistance.

CAREER SERVICES EXPANSION:

We are excited to continue our partnership with PA Career Link and Partner4Work through the Community Services Expansion (CSE) program. This partnership allows our ENEC neighbors more direct and intentional access to CareerLink services. Our CSE partner joins us in the center physically every Tuesday from 10:00am – 2:00pm, and is able to meet with current or prospective CSE program participants. We welcome you to call ahead to schedule a time to meet with her.

LAST MONTH:

The ENEC was able to partner with Allegheny Health Network and West Penn Hospital to host a Hiring Event at our center. 10 neighbors attended the event and of those 10, six received soft job offers contingent on completing all necessary onboarding documentation.

Be on the look out for information on future hiring events hosted by the ENEC!

UPCOMING:

The ENEC continues to host self-driven "Computer Basics Classes" every Tuesday and Thursday from 11:00am - 12:00pm and 2:00pm - 3:00pm.

Eastside Neighborhood Employment Center

113 N. Pacific Avenue
Pittsburgh, PA 15224

Phone: 412-362-8580

Email: admin@enecpittsburgh.com



Lawrenceville author releases new chronicle of Iron City Brewery

By Tom Powers *Lawrenceville Historical Society*

Lawrenceville - Local author James Wudarczyk's latest book, *The Goddess of Grain: A History of the Iron City (Pittsburgh) Brewery, 1861-2020*, examines the rich history of an otherwise unassuming beer factory.

Wudarczyk, who is no stranger to researching local history, serves as a board member of the Lawrenceville Historical Society. This new release is the tenth book (and the eighth dealing with Lawrenceville or its institutions) that Wudarczyk has written or co-authored.

Wudarczyk contends that, even in grade school, he had an interest in local history. He did not, however, start researching and writing about the neighborhood's heritage until 1979. In addition to writing books and contributing articles to various historical societies, Wudarczyk is also a frequent lecturer and tour guide.

In the preface to *The Goddess of Grain*, the local chronicler wrote: "Older communities always seem to be in a state of transition. The Lawrenceville section of the City of Pittsburgh is no exception."

Wudarczyk acknowledges that his 118-page book, despite its more than 235 reference sources, is hardly a definitive account of the brewery's nearly 160-year history. Rather than overloading his readers, he chose to give an overview of the beer company's incredible successes and periods of financial instability.

The author has divided his latest work into five sections: early times at the brewery; the Pittsburgh Brewery years; the battle for financial solvency; Iron City Brewing's emergence from bankruptcy; and the fight between local preservationists and the city's property owners.

Wudarczyk contends that the book's title was inspired by a classical *terra cotta* statue - one that still stands watch over the entrance to one of the old brewery buildings along Liberty Avenue. In telling the wild history of Iron City Brewing, he was able to draw on this *mythos*.

Readers interested in Lawrenceville history might want to add this volume to their

home library.

The Goddess of Grain: A History of the Iron City (Pittsburgh) Brewery, 1861-2020 costs \$6 (plus an additional \$3 for postage & shipping). Checks should be made payable to "James Wudarczyk, 417 Fisk Street, Pittsburgh, PA 15224."

There are still many stories waiting to be told, and the Lawrenceville Historical Society is glad to support local storytellers like James Wudarczyk. ♦



ABOVE: The Iron City Brewery, as pictured in a print advertisement from 1894. Plumes of smoke illustrate the tonnage of pollution that shaped Pittsburgh's industrial legacy. Image courtesy of Tom Powers.

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LOCAL REAL ESTATE BLOTTER

- Bloomfield, Friendship, Garfield, East Liberty, Lawrenceville, & Stanton Heights -

Real Estate Sales (for the month of July 2021)

Compiled by Lillian Denhardt, Residential Realtor

Bloomfield

Andrew C Demosthenous to Sirva Relocation Credit LLC at 210 Edmond St. for \$259,000.

Chris & April Ragland to Rebecca Lynn Warner at 4547 Carroll St. for \$205,000.

Cwi Shadyside Hotel LLC to Family House Inc at 5308-5310 Liberty Ave. for \$20,500,000.

Dean K Jackson to Timothy Kwan at 310 S. Aiken Ave. for \$405,700.

Denise L W Gaynor to Michael S Weber at 220 S. Atlantic Ave. for \$600,000.

Donna M & Howard D Hanish to Sharon Karunakaran at 4035 Cabinet St. for \$260,000.

Edward J Hyp to Samuel Clyde Badger at 4914 Liberty Ave. for \$315,000.

Golden Triangle Enterprises Incorporated to Acquire Capital And Holdings LLC at 4822 Liberty Ave. for \$298,312.

HC Property Solution LLC to Agnieszka Bialy at 4055 Howley St. for \$410,000.

Jameson L Taillon to Meredith Crimmins at 622 Gross St. Unit 306 for \$460,000.

Louise J Cherillo to Lam PGH Properties LLC at 4120 Foster St. for \$130,000.

Mas Capital LLC to Chelsea A Fischerkeller at 424 Taylor St. for \$285,000.

Patrick Maher to Monica A Cymerman at 252 Gross St. for \$367,500.

Ryan A & Eva M Haddad to Eric John Petee at 4740 Lorigan St. for \$335,000.

Sirva Relocation Credit LLC to James W Leiner at 210 Edmond St. for \$259,000.

Friendship

200 Amber Street LLC to Costello Properties LLC at 200-211 Amber St. for \$2,500,000.

Elisabeth B Cole to Patrick Martin O'Reilly Stern at 9 Clarendon Pl. for \$305,000.

Garfield

Alexander E Hill to Justin J & Praise D Waters at 5432 Penn Ave. for \$585,000.

Bloomfield-Garfield Corporation to City of Bridges Community Land Trust at 438 N. Fairmount St. for \$73,900.

Bloomfield-Garfield Corporation to City

of Bridges Community Land Trust at 5203 Columbo St. for \$5,000.

City of Pittsburgh to Bloomfield-Garfield Corporation at 0 Rosetta St. for \$100.

Dannic Properties LLC to Yih-Liang & Joy Jou at 4922 Dearborn St. for \$160,000.

East Liberty Development Inc. to Allegheny Land Trust at 0 Kincaid St. for \$15,000.

Karin V Fast to Zachary Lau at 4703 Kincaid St. for \$275,000.

Strike Construction Corporation to Howard Sun at 5358 Hillcrest St. for \$300,000.

Wassie Goushe to Taylor Crick Holdings LLC at 5158 Hillcrest St. for \$115,000.

Wassie Goushe to Taylor Crick Holdings LLC at 5318 Hillcrest St. for \$50,000.

East Liberty

Chase P Midler to Matthew & Ellen Kelly at 715 N. Beatty St. for \$460,000.

East Liberty Development Inc. to SZSTD LLC at 430 N. Beatty St. for \$177,300.

JRL RE LLC to Casey Williams at 6318 Saint Marie St. for \$414,500.

Matthew W McKinney to Wendy A Roth at 603 Collins Ave. for \$430,000.

Money Pitt Development LLC to Sharon Lynn Nacson at 5817 Hays St. for \$535,000.

Romeo & Martha Gionta to Gotu6208Saint-marie LLC at 6208 Saint Marie St. for \$190,000.

Sean & Chelsey Johnson to Janet Kwok at 522 Mellon St. for \$539,900.

Traffic Effect LLC to Shannon Michelle Garavaglia at 731 N. Euclid Ave. for \$826,000.

Lawrenceville

Wylie Holdings LP to Alaina Anne Smith at 175 Banner Way for \$257,500.

47th Street Properties LLC to Vital Holdings LLC at 4637 Plummer St. for \$190,000.

5515 Butler Street Development LP to William Stuart & Valerie Ruth Musser at

5517 Berlin Way for \$619,900.

Andrew F Micciche to 331 37th LLC at 331 37th St. for \$289,000.

Angelo D Lupariello to Penn Developments LP at 4554-56-58-60-62-64 Penn Ave. for \$1,050,000.

Beck Family Holdings LLC to Alison Strangis Pincus at 260 42nd St. Unit 4 for \$360,000.

Cara M Delestienne to Michelle Kline at 247 Cobalt Way for \$229,900.

Doris L Kiser to Cole A Young at 136 44th St. for \$160,000.

Gretchen Ann Geraschat to Aleksander Zlatic at 5260 Carnegie St. for \$370,000.

Henry A & Agnes C Golembeski to Madeline M Fitzgerald at 3608 Bandera St. for \$325,250.

Ian Meisner to Molly M Urbina at 5175 Dresden Way for \$368,000.

Jason & Coligan to Andrea K Forist at 297 42nd St. for \$236,000.

Jennifer Rose to Alison P Sanders at 3516 Penn Ave. for \$595,000.

John Lipner to Edward I Frishkom at 6038-40 Sawyer St. for \$117,000.

John M Jordan to Amanda H Gilchrist at 5227 Poe Way for \$599,000.

Joshua & Brigitte Stroup to Hueitzu Tsai at 5118 Natrona Way for \$311,500.

Jun Deng to Mehmet Dinc & Pinar Otkeren at 245 45th St. for \$362,000.

Lucas Charles Maszak to Rp2All LLC at 4241 Dunkeld Way for \$172,000.

Michael A Zajko to Angela T Battaglia at 4206 Bruce St. for \$253,500.

Michael Pelino to Lisa Marie & Alexander Clark Stubbs at 5206 Carnegie St. for \$355,206.

MRR Properties Holdings LP to 57th 201 LLC at 201 57th St. Rear for \$248,000.

PGH Developers LLC to Bradley J Shively at

724 52nd St. for \$650,000.

Rebecca A & Nathaniel B Ferrer to Deanna Maris Badizadegan at 326 44th St. for \$425,000.

Samuel & Cynthia Smith to Jie Peng Lu at 4208 Post St. for \$99,000.

Sean Mason Bryan to Victor E & Linda Grijalva at 5320 Butler St. for \$150,000.

Sukanta & Vanessa C Sanchez Nag to Andrea M Plubell at 3504 Penn Ave. for \$485,000.

Teng Meihu Wu to Carnegie 5261 LLC at 5261 Carnegie St. for \$200,000.

Stanton Heights

180 Interiors LLC to Jud Michael Stewart at 4500 Stanton Ave. for \$488,000.

Jamila S Thomas to Christopher Sexauer at 4257 Upview Ter. for \$250,000.

Jolayne Gianakas to John Grant Jackson at 4411 Stanton Ave. for \$310,000.

Karin Gregory to John H Miller at 1372 Simona Dr for \$245,000.

Kody J Manke to Benjamin G & Jamie C Peven at 4328 Stanton Ave. for \$312,500.

Thebs LLC to Samuel P Arnold at 1522 Trinity St. for \$375,000.

Wai Ching Lam to Christopher Gustafson at 104 Elena Ct. for \$365,000.

This column uses data from Allegheny County that contains occasional errors. We strive for accuracy every month so, if something looks off, please let us know.

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Progress report: Penn Avenue reconstruction project

By Nina Gibbs Bloomfield-Garfield Corporation

Penn Avenue - A city-community committee continues working on an infrastructure reinvestment project for the Penn Avenue corridor. It would extend from N. Evaline Street to N. Graham Street. The city's Department of Mobility and Infrastructure (DOMI) is the lead agency, and it is being aided in this project by PennDOT and a private engineering firm, Trans Associates.

The project will reconstruct the street and sidewalks from building facade to building facade (with some exceptions for properties that are considered large commercial developments). Elements of the project will include: street reconstruction, new sidewalks and landscaping, new traffic control equipment, improved lighting, new stormwater collectors, and street art installation. The project is being managed by Eric J. Setzler from DOMI and Terence V. Olesniewicz from Trans Associates.

Penn Ave. Reconstruction Committee meetings are held quarterly, on the first Thursday, at 11 a.m., via Zoom. Participants may either call in or join the meeting using their computer. The next meeting is scheduled for Nov. 4. Contact Nina@bloomfield-garfield.org for meeting details and minutes from previous meetings.

Here is the latest timetable for the project: DOMI will host a public meeting, seeking design input & comment, this fall; the final design phase is scheduled to start in late 2021; the project will be out to bid in early 2022; construction supposedly will start in early 2023, and is projected for completion in fall 2024.

2021 Update

In February, it was reported that a document known as the Design Field View had been completed and submitted [in December 2020] by Trans Associates, and was also under review by various City Departments. The geotechnical lab testing and analysis was now underway and could be completed soon.

Trans Associates promised to address whatever comments DOMI has, and then the submittal will be sent to PennDOT for review. Once PennDOT has completed its review and given a green light, the project will move into the final design phase. Since

the scope and budget are still being prepared, the final design phase has been delayed.

There is also an issue with incorporating an "art feature" requirement into the job. The City has proposed language for this scope of work, but PennDOT questions if this is an eligible use of federal funding. The City requested a meeting with PennDOT and the Federal Highway Administration, but the meeting has not yet been scheduled. The design scope cannot be finalized without resolution of this issue, and the City is adamant that the art feature requirement be met because it will benefit all Pittsburgh residents.

In May, it was reported that the design submission comments [from the City] had been addressed by Trans Associates, and the submittal of those plans was nearly ready for PennDOT's review.

During last month's Penn Ave. Reconstruction Committee meeting, attendees learned that PennDOT had responded, asking for a more in-depth explanation from DOMI in regards to the artwork; DOMI is currently working on this item. DOMI further indicated that mid-2023 would remain a deadline for construction to start, although the bidding and contract execution process would have to be completed prior to the start of construction.

The next public update will be made at the Nov. 4 meeting, held at 11 a.m. via Zoom. Email Nina@bloomfield-garfield.org or call 412-441-6950 (ext. 117) for more details. ♦

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Goodwill's 'EARN & Work Ready' program offers free job training

By Talise Hill Goodwill of Southwestern Pennsylvania

Lawrenceville - A new "EARN (Employment Advancement & Retention Network) and Work Ready" program has relocated to the Goodwill Workforce Development Center (118 52nd St.), and is now seeking participants.

EARN and Work Ready is designed to help those receiving SNAP and TANF benefits achieve their education and employment goals. In helping people find satisfying, long-term careers with higher earning potentials, the program offers free services with flexible scheduling, as well as virtual and in-person options.

The program offers the following:

- Childcare & transportation
- GED & adult basic education classes
- Credentialing programs including nationally recognized certifications in retail, retail management, customer service, and sales
- Counseling for individuals and/or groups
- Hiring events both onsite and in the community; connections & job leads with area employers
- Work experience opportunities to gain actual job skills and experience
- Retention services to help maintain employment and find advancement opportunities
- Advocacy & coordination of services: dedicated staff members provide support for any life issue, including help with knowing one's rights and making sure participants have a voice in the process.

Nathaniel Hite was recently assisted by the EARN program. A veteran of the Army and a father of three, Hite came to Goodwill's EARN program after years of serving as a firefighter for the City of McKeesport. After immersing himself in the training opportunities EARN had to offer, and earning credentials in retail and customer service, Hite quickly landed a job as an estimator-in-training with Gerber Collision & Glass.

"I would like to thank everyone at the Goodwill Earn program," Hite said recently, "for providing the job training, education, and other incentives that were crucial in helping me find a new job."

Goodwill's EARN and Work Ready program offers services virtually and in-person. Those interested in the program, or anyone with questions about applying for SNAP or TANF benefits, may call 412-623-1710 or visit goodwillswpa.org/earn-form. ♦



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Summer of success: BGC helps students explore new horizons

A Message from the BGC Youth Programs Team

Insight/Garfield - According to participating students, worksite managers, and Bloomfield-Garfield Corporation (BGC) staff members, the 2021 “Learn & Earn” (L&E) program opened doors for a myriad of success stories.

This summer, the BGC was able to provide workforce development training and job-placement experiences for 93 young people (between the ages of 14 and 21) through the course of a seven-week program.

Collectively, the 2021 Learn & Earn interns worked a total of 12,717.5 hours, and earned \$92,201.88. Instead of showcasing all the individual achievements [which would take up far too much space], the BGC Youth Programs team has chosen to highlight some of our worksites. We couldn’t accomplish these results without the time and effort that all 32 worksites put into making this a beneficial experience for our youth interns.

The BGC Youth Programs team would like to thank the following organizations:

Earthen Vessels Outreach (EVO), a nonprofit program that provides hundreds of local students with food and supplies every day, worked with five L&E students over the summer months. The students assisted EVO’s operation of a summer program, as well as its commercial kitchen in Friendship.

Kidsville Daycare & Learning Center hosted four students who assisted in the planning and preparation of activities and meals for more than 40 children on a daily basis.

The Garfield Green Zone project hosted several students over the summer, providing them with valuable insight on neighborhood landscaping.

All God’s Creatures, a pet grooming salon in Garfield, provided one L&E student with a great learning opportunity: earned experience in animal grooming, along with an education in small business operations.

Brothers & Sisters Emerging (BASE), a Garfield organization that turned a focus on youth football and cheerleading into a year-round, youth mentorship program, hosted

six L&E students. These participants assisted with BASE’s summer camp programming, and also helped prepare the Garfield Gators’ playing field [“The Swamp”] for the upcoming football season.

Garfield Jubilee Association (GJA) helped a student enroll in its “YouthBuild” construction program. Upon completion, this student will be certified to work with any local construction company.

Everyday’s a Sunday café, a local catering/restaurant business, gave four of our students a chance to learn about food safety while assisting with various front- and back-of-house responsibilities.

Assemble, a Garfield space that fosters youth arts education, looked to three L&E students for help while running its STEAM (Science, Technology, Engineering, Arts, and Math) program this summer.

The BGC’s Youth Programs team is available on a year-round basis; we are currently accepting applications for next year’s College & Career Readiness Program (CCRP). High school juniors and seniors [living within the city of Pittsburgh] are welcome to apply. Please call us at 412-441-6950 for more info. ♦



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Kids' Activities • Live Music • Food + more

For more info & to register for volunteer opportunities,
visit pittsburghparks.org/rp-day-2021/ or scan QR Code.



WHEN:
October 17, 2021

WHERE:
Riverview Park



Pittsburgh
Parks
Conservancy



NORTHSIDE
LEADERSHIP CONFERENCE



Friends of
Riverview Park

5th Annual

GARBAGE OLYMPICS

2021

CITY-WIDE CLEAN-UP EVENT

SATURDAY SEPT 18 | 9 AM - 11 AM

GARFIELD

JOIN YOUR NEIGHBORS IN COMPETING AGAINST
OTHER RIVAL NEIGHBORHOODS
TO SEE WHO CAN PICK UP THE MOST TRASH!

SIGN UP BY SCANNING HERE!

OR JUST SHOW UP ON THE
CORNER OF NORTH AIKEN &
HILLCREST READY TO CLEAN!







WWW.PGHGO.ORG

CLOSING CEREMONY HELD AT THREADBARE CIDER HOUSE 12 PM - 2 PM