

# THE OLD STONE TAVERN

AND ADJOINING PROPERTIES

## REVITALIZATION CASE FOR SUPPORT



By Thomas Kelly

With Support from the Porter Family

Additional information by the Pittsburgh's Old Stone Tavern Friends Trust, Inc. (POST)



Thomasbkellydesign



Pittsburgh's  
*Old Stone Tavern*  
Friends Trust, Inc.





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# THE OLD STONE TAVERN

WHY IT'S WORTH SAVING

Photo by @danielkellyfilm 2017



# INTRODUCTION

## Revitalization Vision

Once the cornerstone of western Pittsburgh, the Old Stone Tavern played a vital role in the lives of the surrounding communities for more than two hundred years. With support the Tavern can be restored as a self-sufficient endeavor and fulfill its potential as a catalyst for the revitalization of the West End of Pittsburgh. Once complete, the The Old Stone Tavern will be more than just a place to visit, it will become one of Pittsburgh's hallmark destinations.

## Project Background

The Old Stone Tavern is a colonial structure in Pittsburgh, Pennsylvania that sits quietly at the intersection of Woodville Avenue and Greentree Road in the City's West End community. It was built circa 1782 making it one of the oldest commercial building still in existence in the entire USA.

Since the 1970s, the adjoining properties were owned by Harris Masonry Inc. After the economic recession of 2007, the owner at the time sold the Tavern to Harris. Harris planned to demolish the aging structure in order to expand his company's storage property. Soon after the purchase, a resident walking their dog noticed a date stone etched into the building reading "Built A.D. 1752." Although the exact date is still uncertain, the building is at least from the late 18th century, based upon the important discovery of its 1793-97 ledger housed in the city archives. Following the threat of the wrecking ball, The Old Stone Tavern was designated as a historic structure by a unanimous decision of The Historic Review Commission of the City of Pittsburgh effective October 12, 2009. In the ensuing years, it went on to get historic landmark status in 2022 complete with a plaque visible on the building.

Today, the property is now in the ownership of the Porter family who bought the tavern and the rest of the adjoining properties in 2021. They with a dedicated group of citizens and the Pittsburgh's Old Stone Tavern Friends Trust are working hard to save the Tavern for future generations. They view the Old Stone Tavern as "Pittsburgh's Rosetta Stone," for hidden beneath its ancient beams and soil, Pittsburgh's origin story is waiting to be told.

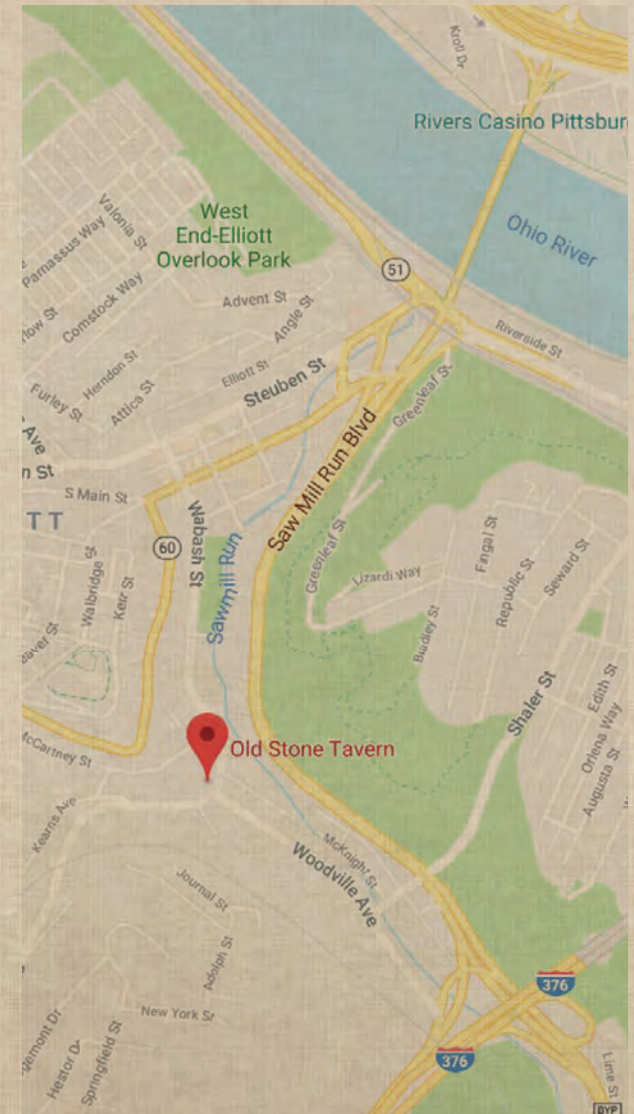


# LOCATION

Address: Old Stone Tavern, 434 Greentree Rd, Pittsburgh, PA 15220

The Tavern sits quietly at the intersections of Woodville Avenue and Greentree Road in Pittsburgh's West End community. The West End is unique in that it is hidden behind Mount Washington and runs along the natural creek of Saw Mill Run. Many travelers heading west or coming back east would pass through this valley to avoid the steep inclines of Mount Washington. Its location is a hidden gem in that it is less than 10 minutes from downtown Pittsburgh just like the North Side, South Side, or Strip District. However, unlike those districts, its cost per acre is about one-third of the mentioned districts. It is also an ideal location to entice travelers coming from the airport to pass through the West End on their way into Pittsburgh.

Destination	Route	Travel Time
West End-Elliott Overlook Park	Wabash /Marlow	5 minutes
Grandview Overlook-Mount Washington	Shaler St	6 minutes
Point State Park	I-376 E	8 minutes
Pittsburgh Steelers Heinz Field	West End Bridge	11 minutes
Market Square	I-376 E	15 minutes
David L. Lawrence Convention Center	I-376 E	19 minutes
Carnegie Museums of Art and National History	I-376/Forbes Ave	21 minutes
Pittsburgh Zoo & PPG Aquarium	PA-28 N	21 minutes
Schenley Park, Phipps Conservatory and Botanical Gardens	I-376 E	25 minutes
Soldiers and Sailors Memorial Hall	I-376 E	25 minutes
Pittsburgh International Airport	I-376 E	28 minutes



\*Map from googlemaps, other images are in public domain-see sources page for details.

\*The above times are based on typical mid-afternoon traffic during weekdays and does not account for accidents, construction and event traffic.



# TRAILS AND TROLLEYS

The neighborhood of the West End lies in a small valley south of the Ohio River and less than a mile from Downtown Pittsburgh. Uniquely, it does not require travelers to have to take a tunnel into Pittsburgh due to its natural landscape. Easy access to public transportation is a priceless, and often needed asset to a destination in a large city. Buses pass through the West End every day connecting it to the city. Conveniently the Tavern lies at the heart of the West End. The West End Trolley trail and the Great Allegheny Passage pass by the tavern as seen below.

With connections to the Emerald park view trails as well, the Tavern and adjoining properties will become a hub for countless outdoor leisure tourists and local adventurers.

PROPOSED HERITAGE TRAIL : Green. WEST END TROLLEY TRAIL : Red



## EMERALD PARK VIEW



## GREAT ALLEGHENY PASSAGE



## WEST END TROLLEY TRAIL





# TAVERN HISTORY

Records say that the Tavern was originally owned by Daniel Elliott. The land was patented to him by the Colony of Virginia in April, 1769. The Commonwealth of Pennsylvania then warranted it to Daniel Elliott on April 20, 1785. However, some sources suggest that the tavern could have been built even earlier than either of those dates, by the French.

Daniel Elliott first came to Western Pennsylvania as an Indian trader working for his future father-in-law, Alexander Lowry, and served under him in the American Revolution. After the Revolution he brought his bride, Elizabeth Lowry, from her home in Lancaster County to Western Pennsylvania. Daniel Elliott became an eighteenth century entrepreneur. He saw the needs of a growing and expanding nation. By 1784 Daniel Elliott had a saw mill at the mouth of Saw Mill Run Creek one mile below Fort Pitt.

On March 11, 1784 Pennsylvania granted him permission to operate a ferry from the mouth of Saw Mill Run Creek to the north shore of the Ohio River.

The Tavern has survived fires that raged near it and floods that raced to the river. There were several large refinery fires in the area between the close of the Civil War and 1873. The largest refinery fire was referred to as the Orchard Fire but fortunately it did not reach the Tavern. On July 26, 1874 Saw Mill Run reached extreme height and all of its tributaries overflowed. Zeigler's Grocery, in a brick building a block from the Tavern, was washed away but the Tavern stood. The new frame salt works that sat where the Carnegie Library is currently on Wabash Avenue was also washed away.

The Tavern has had many keepers since Elliot. James Morrow in the 1790's, Thomas Coates in the early 1800's, Robert Smith in the late 1800's, Charles Bolger from 1905 to 1921, the Green Family (right), and the Poliziani family near the end of the 20th century. As a result, it was an operating Tavern from its construction all the way until 2009 when it finally shut its doors.

\*Frieda Green pictured with Everett Friedman. Photo made possible by Bonnie Friedman and her cousin Allen Green.





# WHY HERE?

The location of the Tavern was the ideal spot for trade in early Pittsburgh. Greentree Road follows the path of the old Indian trail, Catfish Path, that led to the camp of the Delaware Chief Tingooque (right), meaning “catfish.” The campsite is now Washington, Pennsylvania.

In 1790 (right) those traveling to the Ohio Country over land and not down the Ohio River would go south on Catfish Path passing the tavern. Many would stop for supplies, refreshments and rest at the tavern. The path would connect in the 1800's to the National Road and become a toll road, the Pittsburgh-Washington Pike.





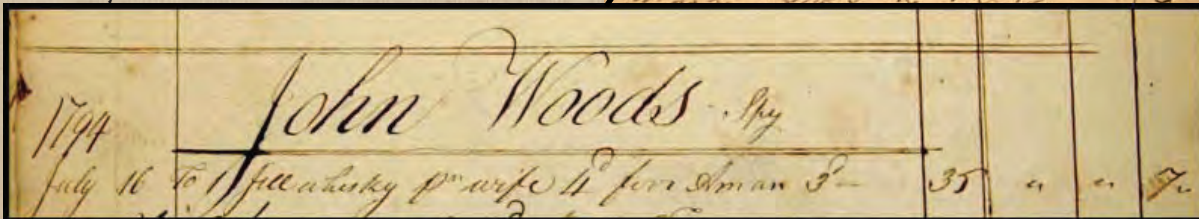
# THE TAVERN'S LEDGER

Preserved in the Oliver Room of the Carnegie Library is a ledger which was once used at the tavern. It is labeled "N" suggesting suggesting there were 13 account books before it. This surviving ledger has transactions from 1793 through 1797. The transactions include purchases of supplies, food, beverage, ferry passages, etc... Cherry Toddy appears to have been one of the favorite drinks of the day.

The pages of the ledger are filled with accounts of prominent men of the time; there are also participants in the Whiskey Rebellion, local farmers, workers and even a Native American.

One of the interesting notes found in the ledger is that someone wrote "spy" besides the name of John Woods in 1794. This was no doubt in regards to the high sentiments and suspicions during the Whiskey Rebellion during the same year.

Between the thick covers of the old ledger are many more stories to be told.





# THE TAVERN'S MENU

The bar and restaurant's menus will contain a fun and pleasant mix of traditional foods from the colonial era not commonly found today, as well as items actually written in the Tavern ledger.

This will provide a unique, educational, and memorable experience with each meal. The following list covers the various drinks found listed in the Old Stone Tavern's accounts ledger dated from 1793 through 1797.

Key items include Beer, Wine, Flip, Sherry, Cherry Toddy, and the most popular of all Cherry Bounce. We will also hope to bring back drinks inspired by other centuries within Pittsburgh's varied history.



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## REBELLIOUS DRINKS

*'Bare of drunk with moderation, softens the temper, cheers the spirit and promotes health.' Thomas Jefferson*

(L) denotes local brewery/ distillery

SPECIALS	BEER	RED WINE
CHERRY BOUNCE \$12 <i>lemon / traditional with cherries / sugar / one night of rum</i>	(L) ARSENAL HARD CIDER \$7	CABERNET SAUVIGNON \$9 / \$27 <i>Napa, California</i>
CHERRY TODDY \$13 <i>cherry infused bourbon w/ whiskey / hot water / honey / cardamom leaves</i>	BALLAST POINT GRAPEFRUIT SCULPIN IPA \$9	BARBERA \$9 / \$30 <i>Piedmont, Italy</i>
TOM THE TINKER \$11 <i>raisin scotch / house sweet vermouth / dandelion / aniseeds &amp; poppyseed's butter</i>	BUD LIGHT PALE LAGER \$4	PINOT NOIR \$9 / \$28 <i>Eola-Amity Hills, Oregon</i>
	FULL PINT WHITE LIGHTNING \$7	PETITE SYRAH \$9 / \$32 <i>Carmen Grand Reserve, Chile</i>
	GOOSE ISLAND IPA \$7	RED BLEND \$9 / \$30 <i>Piedmont, Italy, Barolo, Agostino</i>
	GREAT LAKES ELIOT NESS AMBER LAGER \$6	
	JACK'S HARD CIDER \$5	
COLONIAL FAVORITES \$10	WOODCHUCK AMBER CIDER \$6	WHITE WINE \$11 / \$50 <i>Madera Islands</i>
FLIP \$10 <i>rum / hot / dried pumpkin / cream</i>	SOUTHERN DEER PILSENER \$6	CHARDONNAY \$12 / \$45 <i>Agostino</i>
STONE FENCE \$10 <i>dark rum / hard cider / lemon</i>	HELLTORN MISCHIEVOUS BROWN ALE \$8	SAUVIGNON BLANC \$13 / \$52 <i>Carmen Grand Reserve, Chile</i>
BATTLE SKULL \$10 <i>dark rum / rum / lime juice / aniseeds</i>	STILLWATER CELLAR DOOR HOPPED FARMHOUSE WHEAT ALE W/ SAKE \$7	BEUSING \$14 / \$33 <i>Kosovo, Bosnia, France</i>
SYLLABUB \$10 <i>lemon / hard white wine / cream / sugar / lemon / egg whites / aniseeds</i>	VICTORY DRIFTWOLF DOUBLE \$7	SPARKLING \$17 / \$24 <i>Italy</i>
SHERRY COBBLER \$10 <i>sherry / powdered sugar / cracked ice / orange peel</i>	YUENGLING LAGER \$4	ROSE \$12 / \$45 <i>34 Hands Best Colorado Valley</i>
PLANTERS PUNCH \$12 <i>rum / fresh lemon juice / sugar syrup</i>		VEUVE CLICQUOT \$25 / \$80
ABSINTHE \$20 <i>(L) WIGLE ABSINT MINDED Pittsburgh, Pennsylvania</i>		
COPPER & KINGS \$15		

## NON REBELLIOUS

*'To the end of Adams' life, a tankard of cider was his morning draught before breakfast.' Thomas Jefferson*

TEA	COFFEE	OTHER
EARL GREY \$4	REGULAR DECAF \$4	COKE PRODUCTS \$1 <i>Coke, Diet Coke, Sprite, Fanta</i>
ENGLISH BREAKFAST \$4	FRENCH PRESS \$5	APPLE CIDER \$3
HERBAL \$4	CAPUCCINO \$5	CRANBERRY JUICE \$3
	ESPRESSO \$4	ORANGE JUICE \$3
		PUMPKIN CIDER \$3
		MILK \$4

No sale of alcohol to persons under 21 years of age  
Menu designed by  thomaskellydesign





# PROPERTY DEVELOPMENTS AND PROPOSED CONCEPTS



# PROPOSED PROPERTY DEVELOPMENT

The Tavern although a corner stone for the site's history is not the only attraction on the property. The adjoining properties will also be developed into popular destinations.

The Old Stone Tavern will be restored to its former glory as an operating Tavern and restaurant with private dining rooms upstairs. In the rear of the Tavern, a welcoming patio would open up to a large pavilion and open green space to be available to use for concerts and events during warm months. The 420 Greentree Office building would be converted into a distillery or brewery to provide a place for the community to gather and enjoy local craft beer. The 1017 Warehouse in the back of the property would be converted into a large events venue to host anything from music concerts to weddings both inside and outside. Finally the 1007 McCartney building would be converted into a vibrant boutique hotel complete with a rooftop bar venue.

The goal is to create a full-day experience near the heart of Pittsburgh that guests will remember, share, and celebrate at again and again for years to come.

Site Area	Lot Area	Interior Areas
<b>Old Stone Tavern</b> 434 Greentree Road (Tavern) - The Old Stone Tavern LLC	7,700	~2,500
<b>Old Stone Tavern Rear Lot</b> 434 Greentree (Small Lot) - The Old Stone Tavern LLC	484	n/a
<b>Brewery and Beer Garden</b> 420 Greentree Road (Office Building) - CKR Northeast LLC	5,000	~4,700
<b>Boutique Hotel and Rooftop</b> 1007 McCartney Street (Brick Office Building) - The 1017 Building LLC	8,778	~11,000
<b>1017 Warehouse</b> 1017 McCartney Street (Warehouse) - McCartney Building LLC	11,585	~7,000
<b>Greentree Park</b> 422 Greentree Road (Vacant Lot) - Greentree Property CKR LLC	7,696	n/a
<b>1017 Pavilion</b> (Vacant Garage) - Greentree Property CKR LLC	1,500	~1,500







1017 Event Exterior



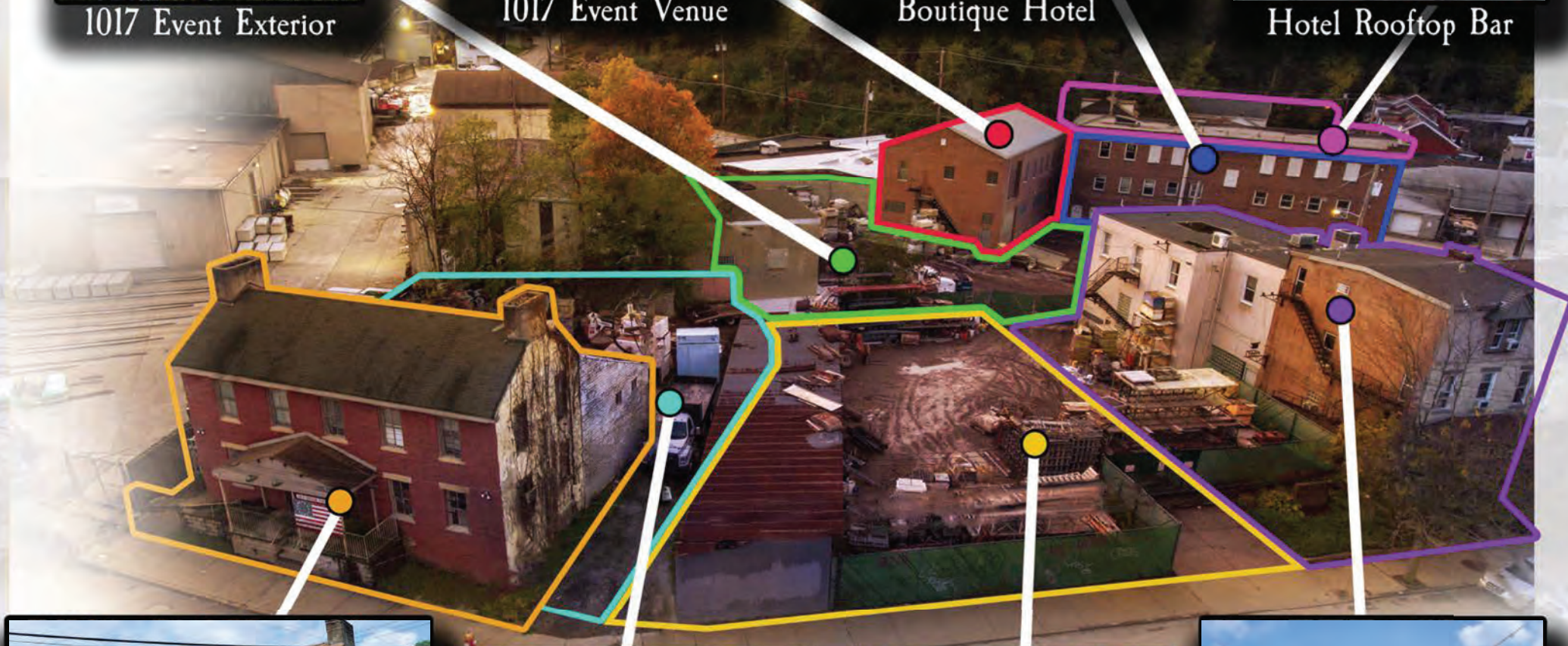
1017 Event Venue



Boutique Hotel



Hotel Rooftop Bar



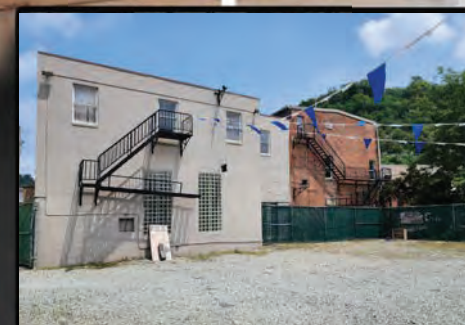
Tavern Restaurant and Bar



Tavern Beer Garden



Greentree Park



Brewery





1017 Event Exterior



1017 Event Venue



Boutique Hotel



Hotel Rooftop Bar



Tavern Restaurant and Bar



Tavern Beer Garden



Greentree Park



Brewery



# THE TAVERN RESTAURANT & BAR

The Tavern would be the cornerstone of the site, a place for Pittsburgh locals and travelers to create lasting memories over food and drink once again. The Tavern would become a center of the community and provide a popular destination for special occasions or a relaxing evening by candlelight. Throughout the building would be artifacts from different points in the Tavern's history. Key rooms would feature the colonial, industrial, prohibition, and modern Pittsburgh eras each named after the era's owners. Guests would be able to enjoy their dinners while a mix of modern and traditional music plays in the background. Some nights, guests would be lucky enough to hear a live band from outside. The basement of the restaurant would operate into the night as a late night cocktail bar.





# THE TAVERN RESTAURANT & BAR



PROPOSED



# THE TAVERN PATIO LOT

To the rear of the tavern is a shaded patio lot more than doubling the capacity of the Tavern. Planting mature trees in key places will provide life, shade and comfort to all guests who talk, drink and eat beneath them! This historic ground would have seen a lot of trading and activity so the garden will be themed to these objects and stories. Shade and sun beams through the trees will provide beautiful ambiance in most seasons while hanging lights and candles will provide the same at night.

In addition, the patio lot will be highly customizable with movable furniture, wheelchair accessible paths, and garden boxes that allow staff to block off spaces for private parties and events. This space can also be opened up towards the Pavilion and Green Tree park spaces just beyond it. In this way the space, and its guest capacity/investment, can be used as much as possible!





# THE TAVERN AT NIGHT



PROPOSED



# TAVERN CONCEPTUAL FLOOR PLANS

## SECOND FLOOR



## GROUND FLOOR



## BASEMENT





# TAVERN CONCEPTUAL SECTIONS

## FRONT SECTION



## SIDE SECTION



## TAVERN THROUGH TIME (LEFT)

Although the Tavern was made and built in the 18th century its important to not forget its history between "1752" and today. The Tavern, like Pittsburgh, has a rich and complex history worth remembering. In order to understand the full depth of this history it will be imperative to preserve not only the 18th century elements but also key features that have been added since. This context will be split in a general way to showcase objects and features from the tavern's history using the staircases as a structure, split between the last 3 centuries.





# WEST END PARK

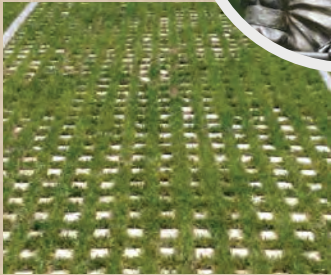
A community like the West End needs a park to host community activities and events! This park will also serve as the community hub to which all venues on the property will be connected. The West End Park would also serve as a place to reflect the indigenous people of the Pittsburgh region and the “keepers of the western door” who used this area to conduct trade and business for thousands of years. Since there are no monuments to their people in this region, this spot would point out their impact on the Pittsburgh region through text, sculpture, art, and walkable gardens/seating areas.

To those who saw the Tavern as the edge of civilization...the park would also serve to commemorate those who ventured into the American wilderness in the west to make a better life for themselves or to escape persecution.





# WEST END PARK





# BREWERY

Once the old Harris Offices, these buildings will transform into the West End's hottest new brewery and event venue. People from around Pittsburgh will be able to purchase unique Allegheny made craft beer while enjoying the view of the other venues on site like the pavilion and Tavern through second floor spaces.

The space will contain an on-side brewery with the opportunity for tours and tastings to make the experience extra special! Large garage doors will open up the interior bar spaces to the brewer's own outdoor beer garden. Here guests can soak in the sun and participate in a variety of pub games and live music. The building will also contain a speak easy in the basement, only accessible through key hidden doorways throughout the brewery...





# BREWERY



PROPOSED



# 1017 WAREHOUSE EVENT VENUE

A key part of the success of these sites is creating a space dedicated to the many events and moments hosted here in Pittsburgh year round. From music festivals, to art shows, markets, and weddings the 1017 Warehouse space is sure to fit any of these large scale event needs.

At over 7,000 square feet, the space can host one large event over two floors or multiple events throughout. Housed in a historic factory warehouse, the space can easily be transformed/customized to become the perfect venue for varying tastes. The venue will house multiple bar spaces with back of house to suit all venue hosting requirements. The addition of an elevator will provide easier access between floors.





# 1017 WAREHOUSE EVENT VENUE



PROPOSED



# 1017 EXTERIOR EVENT SPACE

Situated between the Brewery, 1017 Warehouse, Tavern, and the West End Park will be a large pavilion space for art festivals, flea markets, food trucks, and concerts. This space could also be rented out for private events, Tours, and School trips.

Situated over multiple levels, the space will provide intimate areas for easy conversation and networking but also to create a dynamic and memorable space for all celebrations. In the rear a bespoke area can be rented out for outdoor weddings, small concerts, or industry events. This space will also come with an outdoor bar and access to the 1017 amenities.

The Pavilion will be made from the existing garage structure and will be explored in more detail in the next phase of design.





# 1017 EXTERIOR EVENT SPACE





# BOUTIQUE HOTEL

At the rear of the property sits the proud remains of the Dacar Chemical Products company office building est. in the early 1900s as an industrial business in the West End. We propose to keep the facade in tact as much as possible while updating & improving conditions to upscale the site.

Within will be a three story hotel complete with a ground floor upscale bar, a large vault, and a lobby themed to the many hidden gems within Pittsburgh. Attempts will be made to keep the original floor plans and details as much as possible, but each floor will require major improvements. The remaining structure will be filled with boutique hotel rooms individually themed to neighborhoods around Pittsburgh such as Shadyside, Strip District, North Shore, and Oakland to name a few.





# BOUTIQUE HOTEL



PROPOSED



# HOTEL ROOFTOP BAR

At the top of the boutique hotel is a charming yet sleek rooftop restaurant. Lit with hanging lights and fire pits this will be a premiere Pittsburgh destination. Sleek couches, and tables will be able to be rearranged for maximum flexibility. As the site's highest point guests will be treated to an amazing view of the Tavern, its surrounding properties, and best of all, sweeping views of the West End Valley. There will also be a stage that can host live events, bands, and networking events.

In addition the rooftop will also have a retractable roof to allow guests to enjoy it all year round. With an elevator to the top, rooftop restrooms, and a full bar the rooftop bar is set to be West End's newest and greatest place to hangout and watch the sunset!



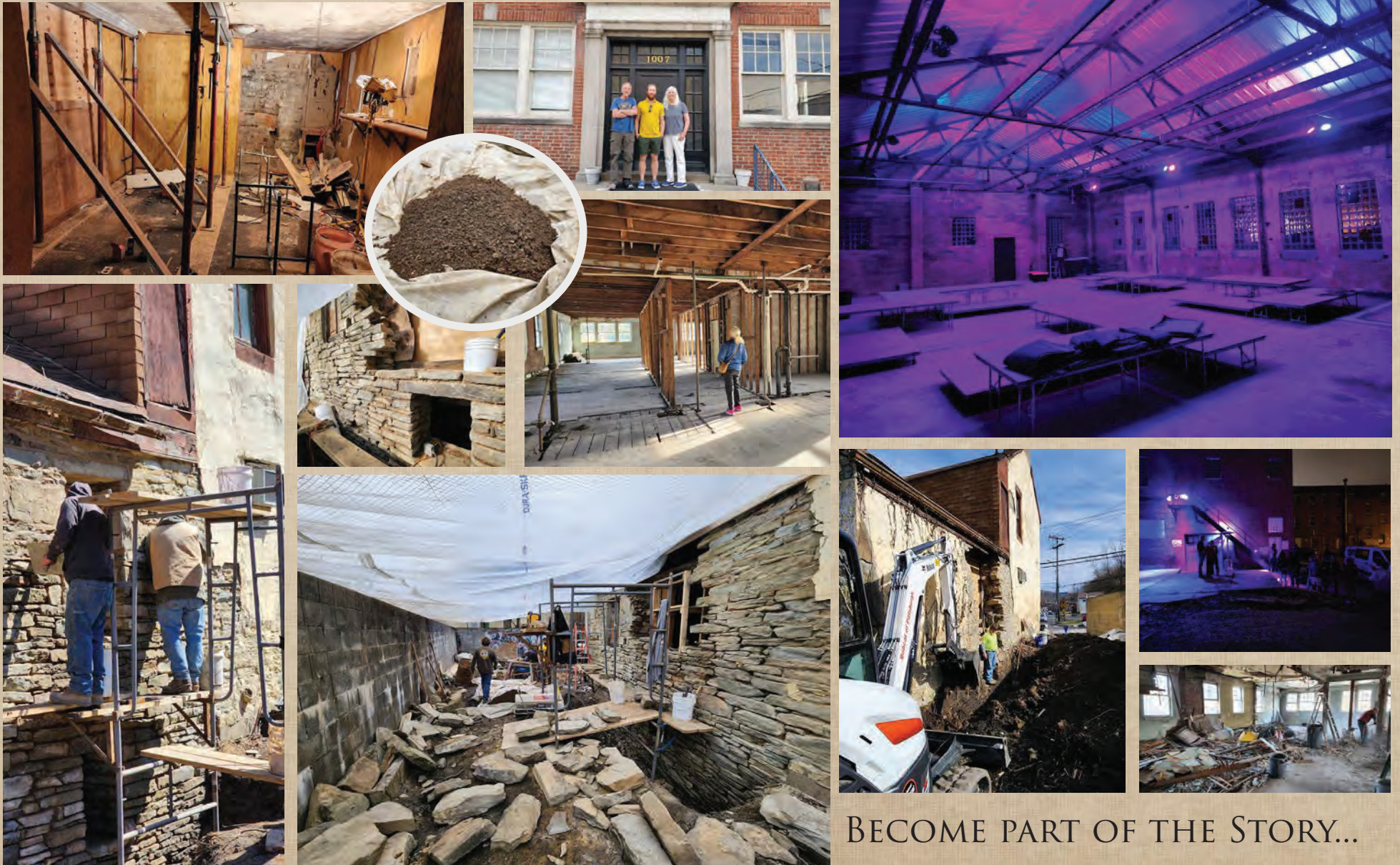


# HOTEL ROOFTOP BAR





# WORK HAS ALREADY BEGUN...



BECOME PART OF THE STORY...





# CONCLUSION

The early visitors of the West End could not have imagined what the future had in store for The Old Stone Tavern, Pittsburgh, and the United States. All have grown, all have sustained countless setbacks, and all have survived the trials of time. Pittsburgh has become one of America's greatest cities because of its investment in attracting the best the world has to offer. Eventually, the city will be bustling with more activity than it ever has before.

With so much emerging technology in our lives it is easy to forget the simple things that make us happy and make our days worthwhile. Serenity, the state of being calm, peaceful, and untroubled, can be found in the sight of a warm hearth, the sound of a community's laughter, and most of all being surrounded by those closest to you. The future generations of Pittsburgh are going to shape the world and they will continue to need this serenity as they continue Pittsburgh's legacy of progress, community, and innovation .

The Old Stone Tavern and its surrounding sites hope to provide this serenity for generations to come. People will visit the Old Stone Tavern in the West End to hear stories, make memories, and pass down traditions. It will be a home for happiness and fond memories. It will be a flame that will light the passion of our connection with those who shape us and those who inspire us. The legacy of The Old Stone Tavern will never be forgotten as long as there are those who value and preserve it.

-Thomas Kelly, 2018





THANK YOU!



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