

United States Department of the Interior
National Park Service

MAY 23 1987

For NPS use only

National Register of Historic Places Inventory—Nomination Form

received
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Eberhardt & Ober Brewery

and/or common N/A

2. Location

street & number Troy Hill Road & Vinial Street (north corner) N/A not for publication

city, town Pittsburgh N/A vicinity of

state PA code 042 county Allegheny code 003

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: vacant
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific

4. Owner of Property

name North Side Civic Development Council

street & number 1000 California Avenue

city, town Pittsburgh N/A vicinity of state PA

5. Location of Legal Description

courthouse, registry of deeds, etc. Allegheny County Courthouse Annex

street & number Ross Street & Forbes Avenue

city, town Pittsburgh state PA 15219

6. Representation in Existing Surveys

title Allegheny County Survey has this property been determined eligible? yes no

date 1980 federal state county local

depository for survey records Pittsburgh History & Landmarks Foundation

city, town Pittsburgh state PA

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u> N/A </u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

This cluster of seven buildings and five structures, prominently sited on a corner at the base of the historic Troy Hill neighborhood across from the H. J. Heinz plant, represents approximately 50% of the brewery complex at its peak size from 1914 to 1952. All finished in red brick, it presents a cohesive collection of late 19th century Italianate, Romanesque, Classical, and utilitarian designs dating from 1883 to 1914. The buildings are in good-to-poor condition, but have maintained generally good integrity. The nominated district contains six contributing buildings, one non-contributing building, and five structures (three silos, one cave system, and a series of retaining walls), all of which are contributing.

Although the E & O Brewery boasted an extensive complex as early as 1872, it was completely superseded by a 30-year program of demolition and new construction, from 1883 to 1914. The earliest map available showing the brewery buildings dates to 1872, when a complex of nine buildings stretched along the northern sides of Vinial Street and Troy Hill Road within the boundaries of the proposed district (minus the portion south of Vinial Street). On the 1882 map, the complex appears virtually unchanged, with the exception of a possible infill building along Troy Hill Road. By 1891, the plat map shows the Racking, Wash & Storage Building and the row of buildings along Troy Hill Road which have since been demolished; apparently none of the buildings shown on the 1882 plan survived the decade. The 1890's then saw construction of the corner Office Building (after demolition of another structure), the Stock House, and the small Office Building. From 1901 to 1910, the only change was construction of the Bottling House. From 1910 to 1925, the Bottling Department was expanded and an addition was made to the Stock House. The Sanborn maps of 1927, updated with pastover addenda every one to two years until 1951, suggest some additional changes to the complex, but the pasteover technique precludes a specific reconstruction of the changes on a yearly basis. It is evident, however, that a garage was added, as well as some minor infill between the Stock House and the small Office Building. The row along Troy Hill Road was demolished in 1976 and the Garage at an undetermined time between 1951 and 1976.

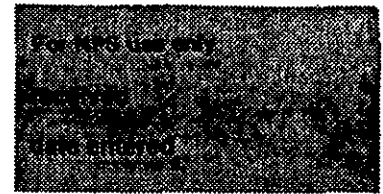
Extant Buildings

The extant buildings will be described in the order in which they were built.

The Racking & Wash & Storage Building (rebuilt 1883), is the most massive of the four in the complex. Its structure combines masonry bearing walls with cast iron/steel columns, steel framing, and shallow brick arches which support concrete floors. It contains 37,200 square feet on four floors plus a basement. Its four-story, three-bay southwest facade is surmounted by a pyramidal-roofed central tower projecting above the corbeled cornice. The windows are wood double-hung sash (2/2 and 4/4); on the second story they are segmental-arched, while the third-story straight-topped and fourth-story segmental-arched openings are set in a single tall segmental blind arch; those in the upper story of the tower are paired with round arches. The first story

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features a stone hood molding and fanlight above the central doorway, as well as small wooden paneled doors below the stone window sills, presumably to accommodate beer kegs. Across the front extends a deteriorated loading dock and stair system (c.1950) sheltered by a subsequently added metal awning. The entire composition is framed by simple brick colossal corner pilasters. Many of the doors and windows have been damaged by fire and water; a few have been bricked in (since 1952?), although the openings survive. On the interior, broad expanses of open space are defined by exposed structural elements of iron, steel, brick, and concrete. Three stone vaults comprise the back of floor two. With the exception of the cast-iron columns on the fourth floor the interior has no ornamental finishes, nor does any of the historic equipment survive.

The four-story Cooper Shop of 1,950 square feet adjoins the Racking & Wash & Storage Building to the southeast. It is believed to have been constructed at approximately the same time (c.1883). Its segmental arched windows have lost their glazing.

The Stock House (c.1895) adjoins the Racking & Wash & Storage Building to the northwest and presents a fortress-like two-bay facade to Vinial Street. Its fourth story, an incompatible later addition, rises above a cornice and arched corbel table. The small-scale windows have heavy stone lintels and small sills; some are double-hung sash and some have been bricked in, but all the openings survive. On the first story, they pierce a banded brick wall and rest on a heavy sill course above an ashlar base. On the northwest facade, industrial windows are a later addition, set in older openings with brick infill. An addition to the Stock House (c.1914) is not visible from the street. The 7,200 square-foot, three-story addition is of masonry bearing construction with steel columns and framing, and concrete floors. Each floor on the northwest facade has a single segmental-arched window. The large loading bay entrances on the southwest facade (one per floor) have been filled in with brick or aluminum siding. Like the Racking Building, the Stock House interior is open space with exposed structural members.

The Office Building (1897), is a three-story, pentagonal building presenting three bays to Vinial Street, four bays to Troy Hill Road, and a rounded entrance tower to the corner. The building, containing 9,100 square feet, is of masonry bearing construction with cast-iron columns, steel framing, and wood floors on shallow brick arches. The roof is flat. On the exterior, the modillion stone above the entrance reads "Eberhardt & Ober Brewing Company 1852 Rebuilt 1897." The windows are double-hung wood sash (1/1) with stone lintels and sills; in the tower, they are curved. No openings have been changed; where the windows have been broken, they are boarded over. The

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double doorway in the tower has wood paneled and glazed doors. The entire building rests on an ashlar base. The interior of the building contains numerous typical turn-of-the-century elements: tile floors, tile and wood wainscot, plaster crown moldings of egg and dart, cast-iron Corinthian columns, and an open wooden stairway with carved garlands ornamenting the stringers.

To the northwest of the Stock House is a small two-story office building (c.1900) with a flat roof and straight cornice, presenting four bays to Vinal Street. On the second story, the center bays contain paired arched windows resting on a continuous spring course; the outer bays have simple rondels above the springing course and tiny windows below. On the first floor, the outer bays contain tall, narrow door openings, while the center bays have paired straight-topped windows with heavy stone lintels and sills above an ashlar base. All openings have been boarded over. The interior, damaged by fire, still retains some of the simple wood moldings surrounding the doors and windows.

East of the Office Building, three tile grain silos rise to a height of 30 feet. The silos were originally housed in the Malt Mill Building, which has been demolished.

Across Vinal Street to the southwest stands the former Bottling House. The Bottling House is an irregularly shaped, two-story brick building of three sections, presenting nine bays to Vinal Street. The central three-bay section (c.1901-1910) is topped by a gable running perpendicular to Vinal Street and features two-story arches, now bricked in. Simple piers define the bays of all three sections, each of which has a corbelled cornice. On the end sections, three small square windows pierce the second story of each bay. On the westernmost, triangular section (c.1901-1910), the single rectangular window openings on the first floor of the Vinal Street side have been filled in. The easternmost section (c.1910-1925) had arched openings on the first-story; these have been bricked in, somewhat less sympathetically than were those on the other buildings. The interiors of all three sections have been modernized and original architectural detailing is not visible.

Stone, brick, and concrete block retaining walls tie the four buildings into their hillside context, which is terraced from the first-floor level at the east side of the Brewery to the fourth-floor level along the building's east edge. Marmade caves run deep into the hillside, with access through outside arched openings as well as through the buildings.

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Demolished Buildings

The buildings along Troy Hill Road, all dating to the 1880s, were demolished in 1976 following collapse of their roofs.

Northeast of the corner Office Building stood a row of two-, three-, and four-story buildings which are shown on the attached map, perspective drawing, and photographs. They were of fireproof construction with brick veneer. The westernmost building, rebuilt in 1883, was the most architecturally interesting of the demolished brewery components. It was a cubic structure, three-bays square and of four-stories plus a basement, and was capped by a pyramidal roof with an octagonal cupola featuring a statue of Gambrinus, the German god of beer.

Behind it, the Malt Mill of approximately the same vintage housed the three tile silos which are still extant. It was connected to the Cooper Shop to its northwest, still extant. Extending eastward along Troy Hill Road were a series of two-story structures which extended for 13 uniform bays and contained ice machines. To the rear (north) of that stood a two-story building of undetermined use.

The easternmost building, built in 1879, was two stories plus a mansard and a basement and housed cold storage and a stock house.

Integrity

The proposed E & O Brewery district possesses integrity of location, design, materials, feeling, and association. Due to demolition and alterations, the integrity of setting and workmanship have been somewhat impaired. Most of the alterations to the buildings consist of filling in of openings, either leaving the openings intact or leaving scars obvious enough to enable restoration of the original openings. We are not certain when these alterations occurred, but speculate that it has been since 1952. While demolition has removed several functional components of the original brewery operation, enough remains to create an impression of what the brewery environment might have been like. Closely set in a residential neighborhood, it continues to dominate its surroundings while harmonizing in terms of style and materials. It remains clearly recognizable as a brewery, and the name associating it with two prominent residents of this German neighborhood remains permanently engraved over the door of the Office Building.

The only non-contributing building on the nominated property is located just east of the Bottling House. It is a one story gable roofed building built of metal frame covered with corrugated metal. This building was built well after the period of significance and is therefore non-contributing.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400-1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500-1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600-1699	<input checked="" type="checkbox"/> architecture	___ education	___ military	___ social/
___ 1700-1799	___ art	___ engineering	___ music	___ humanitarian
<input checked="" type="checkbox"/> 1800-1899	___ commerce	___ exploration/settlement	___ philosophy	___ theater
___ 1900-	___ communications	<input checked="" type="checkbox"/> industry	___ politics/government	___ transportation
		___ invention		___ other (specify)

Specific dates 1883-1925

Builder/Architect Unknown

Statement of Significance (in one paragraph)

The Eberhardt & Ober Brewery complex, which began operation under that name in 1870 and whose earliest building dates to 1883, is notable as an artifact of Pittsburgh's early industrial history. It is the oldest of only three brewery complexes surviving in the City of Pittsburgh and the only one surviving on the North Side, once the City of Allegheny and a center for Pittsburgh's German population. It is also the last extant facility representing the independent breweries that flourished prior to the consolidations that formed the Pittsburgh Brewing Company (Lawrenceville) in 1899 and Independent Brewing Company (South Side) in 1900. Architecturally, the Eberhardt & Ober complex is the only one of the three to incorporate the Italianate style which dominated the industrial building scene during the strongest period of growth of independent breweries, the 1850s through the 1880s.

As an industrial artifact, the Eberhardt & Ober complex represents a large portion of the elements common to a turn-of-the-century brewery complex. The office, racking and wash house, stock house, cooper shop, bottling house, and a portion of the malt mill remain, though the ice house, malt house, boiler house, grain dryer and stables have been demolished. In addition, the siting of the complex into the hillside, allowing for excavation of extensive underground cooling caves, was typical among pre-refrigeration-era breweries in Pittsburgh. As compared with the other two extant breweries, Pittsburgh Brewing in Lawrenceville and the Duquesne Brewery (Independent Brewing Company) on the South Side, the E&O complex is smaller but less dramatically altered in terms of additions and structural changes to extant buildings, perhaps owing to its earlier shut-down of operations.

Architecturally, the E&O complex represents a range of styles, from Italianate to Classical. Its earliest component, the Racking & Wash & Storage Building (c.1883), represents the Italianate style that was so common for industrial buildings during the 1850s-1880s. As no other brewery buildings survive from this era, we can only speculate as to their appearance, but it seems likely that many of those built during the period of extensive brewery growth, c.1850-1890, would have been in the Italianate style. Lacking any other examples, we must consider the E&O to represent that era of the industry in Pittsburgh.

Brewing has never been a major export business in Pittsburgh's economy. It was, however, a significant local business which grew along with the overall local economy and its industrial growth and heavy foreign immigration. Particularly strong growth of the industry after the 1840s could be attributed to faster trans-Atlantic transportation of the yeasts necessary for lager

9. Major Bibliographical References

1. Workers of the Writers' Program of the Works Project Administration in the Commonwealth of Pennsylvania. Story of Old Allegheny City. (Pittsburgh: Allegheny Centennial Committee, 1941), pp. 64, 156, 197-198.
(see continuation sheets)

10. Geographical Data

Acreeage of nominated property 4

Quadrangle name Pittsburgh East

Quadrangle scale 1:24,000

UTM References

A	<u>1</u> <u>7</u>	<u>5</u> <u>8</u> <u>5</u> <u>4</u> <u>1</u> <u>0</u>	<u>4</u> <u>4</u> <u>7</u> <u>8</u> <u>7</u> <u>2</u> <u>0</u>	B	<u> </u> <u> </u>	<u>5</u> <u>8</u> <u>5</u> <u>5</u> <u>6</u> <u>0</u>	<u>4</u> <u>4</u> <u>7</u> <u>8</u> <u>8</u> <u>2</u> <u>0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> </u> <u> </u>	<u>5</u> <u>8</u> <u>5</u> <u>4</u> <u>2</u> <u>0</u>	<u>4</u> <u>4</u> <u>7</u> <u>8</u> <u>7</u> <u>0</u> <u>0</u>	D	<u> </u> <u> </u>	<u>5</u> <u>8</u> <u>5</u> <u>4</u> <u>0</u> <u>0</u>	<u>4</u> <u>4</u> <u>7</u> <u>8</u> <u>7</u> <u>7</u> <u>0</u>
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G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>

Verbal boundary description and justification

See Attached

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Eliza Smith Brown

organization Landmarks Design Associates

date 5/20/87

street & number One Station Square
400 The Landmarks Building

telephone (412) 391-7640

city or town Pittsburgh

state PA 15219

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title _____ date _____

For NPS use only

I hereby certify that this property is included in the National Register

date _____

Keeper of the National Register

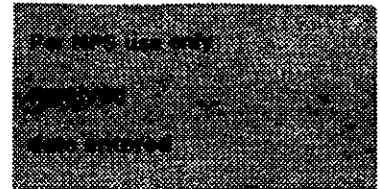
Attest:

date _____

Chief of Registration

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beer, German immigration (concentrating its population in "Deutschtown" in the city of Allegheny, c.1830-1880), the application of practical steam engines (c.1850-1870, according to census records), the introduction of artificial refrigeration (c.1880), and the discovery of pasteurization (c.1865).

Because of the number of very small "Mom & Pop" brewing operations in the 19th century, some of them quite short-lived, however, the industry's growth is difficult to quantify.

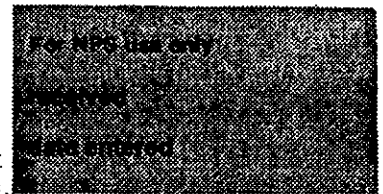
City Directories, U.S. Manufacturing Census Manuscript Records, and county histories present varying statistics, but it seems that from a start of one brewery in 1782 and four in 1815, approximately 20-30 breweries were in operation from the 1850s through the 1870s, reaching a peak of approximately 40 in the late 1880s and 1890s prior to the merger at the turn of the century.

The Eberhardt & Ober Brewery played no small role in this history. It began as three small breweries on Vinial Street, the first of which was established by Conrad Eberhardt in 1848. His son William took over the business in 1870 and took into partnership his brother-in-law John Peter Ober, whose father had built the second of the three original breweries. (Ober was a distinguished citizen of Allegheny City, active in both business and politics, and was responsible for the development of both Ober Park at East Ohio and Federal Streets and Riverview Park, a major green space further north in the city.) The next 20 years saw a significant expansion program which earned the extensive complex renown as a "first class plant" in early reports. In 1883, Eberhardt & Ober absorbed J. N. Straub & Company, the third of the original three breweries.

In terms of capital invested, employees, production, and sales, the E&O operation was of average size in comparison to the other breweries in the Pittsburgh and Allegheny vicinity, as listed in the U.S. Manufacturing Census Manuscript Records. Neither Eberhardt nor Ober was recorded in 1850, although John Straube (4th Ward, Allegheny City, absorbed by E&O in 1883) was listed as one of the smaller of the 10 breweries identified (5th in capital, 3rd-5th in employees, 7th in barrels produced, and 7th in sales). By 1860, 23 breweries were listed, among them Conrad Eberhard and J. W. Straub Eberhard ranked 5th in capital, 6th-8th in employees, 6th-8th in barrels produced, and 5th-8th in sales. In 1870, the operation was listed as one of 13 breweries in Allegheny City and 8 in Pittsburgh. It ranked 5th-6th in capital, 9th-10th in employees 8th in barrels produced, and 9th in sales. The 1880 records, unfortunately, are illegible, and those for 1890 were destroyed in a fire. Of all the breweries identified in these census records, the E&O is the only one whose facility still stands.

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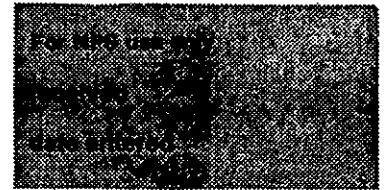
Eberhardt & Ober was ultimately absorbed in 1899 by "the beer trust," a merger of 12 firms into the Pittsburgh Brewing Company. Not all of the facilities continued in operation after the merger; a 1905 City Directory, in fact, lists only three independents in addition to the 14 under Pittsburgh Brewing Company and 15 under Independent Brewing Company. Not all of them all reopened in 1933 following Prohibition. The Eberhardt & Ober plant, however, remained open through the merger, as well as through Prohibition, during which time the plant stayed afloat by producing near beer, ice cream, and cold storage. "Early and Often" was the slogan that popularized the E&O brand after repeal of the Eighteenth Amendment. Pittsburgh brewing continued to operate the facility until 1952, when it closed on the heels of bitter labor contract disputes.

Following the annexation of Allegheny to Pittsburgh in 1907 as the North Side, the area experienced a decline until the 1950s and 1960s, when urban renewal and historic preservation began their independent battles to promote revitalization. Despite their efforts, however, the Brewery site has been underutilized for over 30 years, being used as warehousing space, and losing a portion of the building complex to demolition following a roof collapse in 1976.

In 1985, representatives of the three neighborhoods surrounding the Brewery suggested the portion of the property north of Vinal Street as a priority for study by the North Side Civic Development Council, the non-profit corporation committed to revitalization of the North Side. That study is under way.

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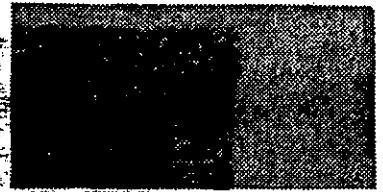


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2. "Pittsburgh: History of a Beer and a Market." American Brewer, June 1960.
3. Pittsburgh City Directories, 1815-1830, 1877-1905.
4. J.M. Kelly's Handbook of Greater Pittsburg. First Edition (Pittsburgh: J.M. Kelly Co., 1895).
5. William M. Rimmel, "Old Allegheny." Western Pennsylvania Historical Magazine. Vol. 52, No. 2, April 1959, pp. 141-152.
6. Vogel, Edward H., Jr. The Practical Brewer: A Manual for the Brewing Industry. St. Louis: Master Brewer's Association of America, 1946.
7. Davis, George Littleton, "Greater Pittsburgh's Commercial & Industrial Development, 1850-1900." University of Pittsburgh, PhD Thesis, 1951.
8. Cities of Pittsburgh & Allegheny & Their Resources: A Souvenir of the Pittsburgh Chronicle Telegraph. Philadelphia: Patterson & White, 1889.
9. Pittsburgh the Powerful. Ed. Edward White. Industry Publishing Company, Pittsburgh, 1907.
10. Sanborn Insurance Maps. 1927, updated to 1951.
11. Atlases and Plat Books, Hopkins & Company, 1872, 1882, 1891, 1901, 1910, 1925.
12. U.S. Manufacturing Census Manuscript Records 1850, 1860, 1870, 1880.

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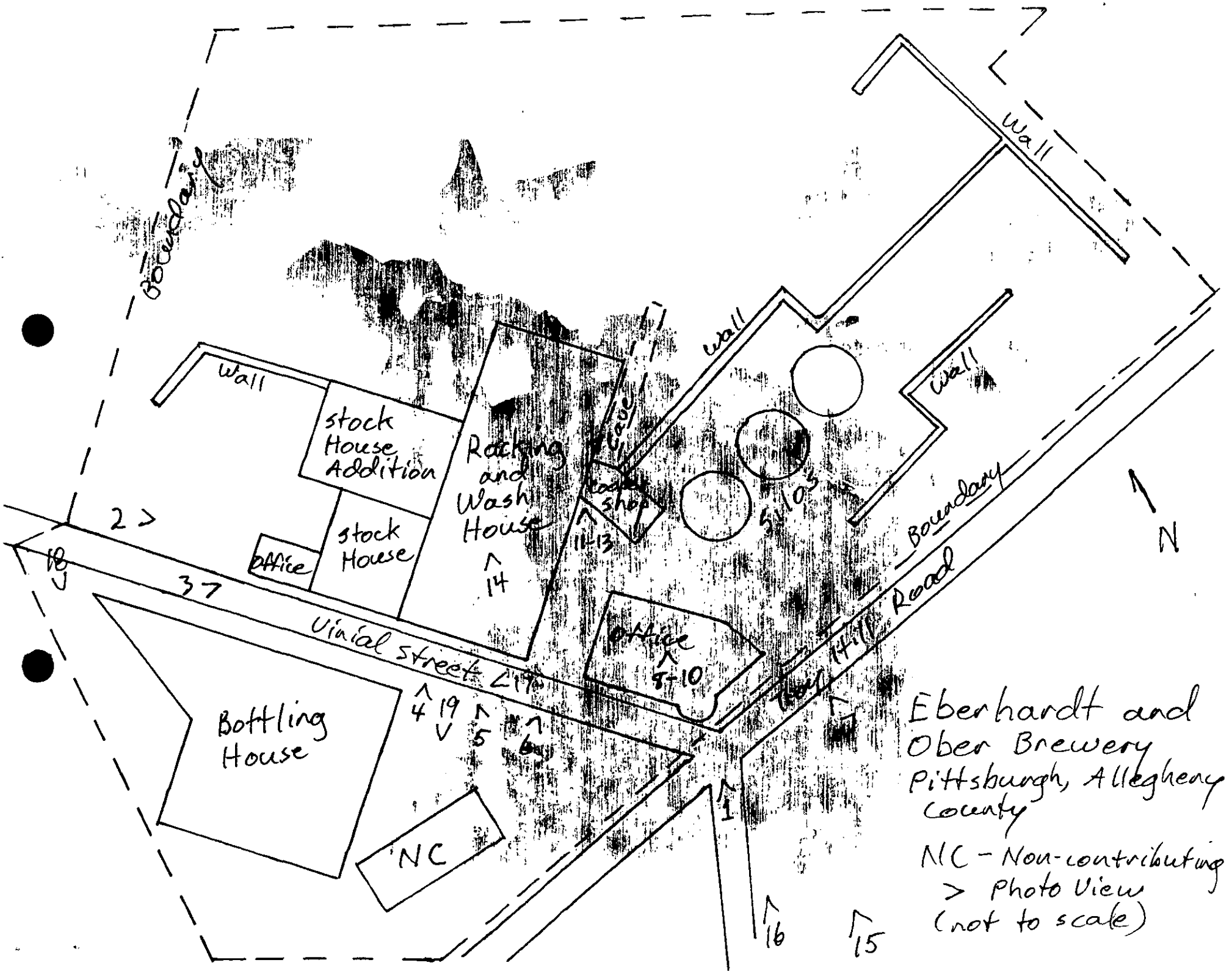
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Beginning at a point at the north corner of Vinal Street and Troy Hill Road; thence along the northwest edge of Troy Hill Road North 62 degrees 54 feet 30 inches East 296.30 feet to a point; thence North 21 degrees 09 feet 30 inches West 87.99 feet to a point; thence North 99 degrees 00 feet East 42.08 feet to the south side of Province Street; thence along the south edge of Province Street North 74 degrees 34 feet West 390.67 feet to a point; thence South 30 degrees 50 feet 20 inches West 236.47 feet to a point; thence diagonally West across Vinal Street to a point between lots K-180 and K-182 on Vinal Street; thence southeast along the western boundaries of lots K-182 and K-184 to the north edge of Peralta Street; thence along the northern side of Peralta Street and across Vinal Street to the point of beginning.

These boundaries have been determined with reference to the configuration of the brewery complex at its peak of expansion. The district includes all remaining buildings and structures of the E&O operation. The surrounding residential neighborhood of typical late 19th century vernacular Pittsburgh housing stock, while contemporaneous with the brewery, does not contribute to the quality of the district as an industrial complex.



Eberhardt and
 Ober Brewery
 Pittsburgh, Allegheny
 County

NC - Non-contributing
 > Photo View
 (not to scale)

485 11 SE
(EMSWORTH)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

30°00' 40°30' 85000m E 86 87 88 57'30"



Eberhardt & Ober Brewery
Allegheny County
Pittsburgh East Quad
Zone 17
A E585450 N4478840
B E585560 N4478820
C E585420 N4478700
D E585400 N4478730

EBERHARDT
& OBER
BREWERY

481
479
27°30'
478