CITY OF PITTSBURGH
HISTORIC PRESERVATION GUIDELINES

CAR

Credits

City of Pittsburgh

Department of City Planning

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Some photographs of Pittsburgh are provided by the City of Pittsburgh Historic Preservation Office.

The majority of the images in this document are of places in Pittsburgh, but in some cases, examples from other communities are included to illustrate the successful execution of a guideline or preservation principle.

Photographic credits can be found in the Appendix on page 100.

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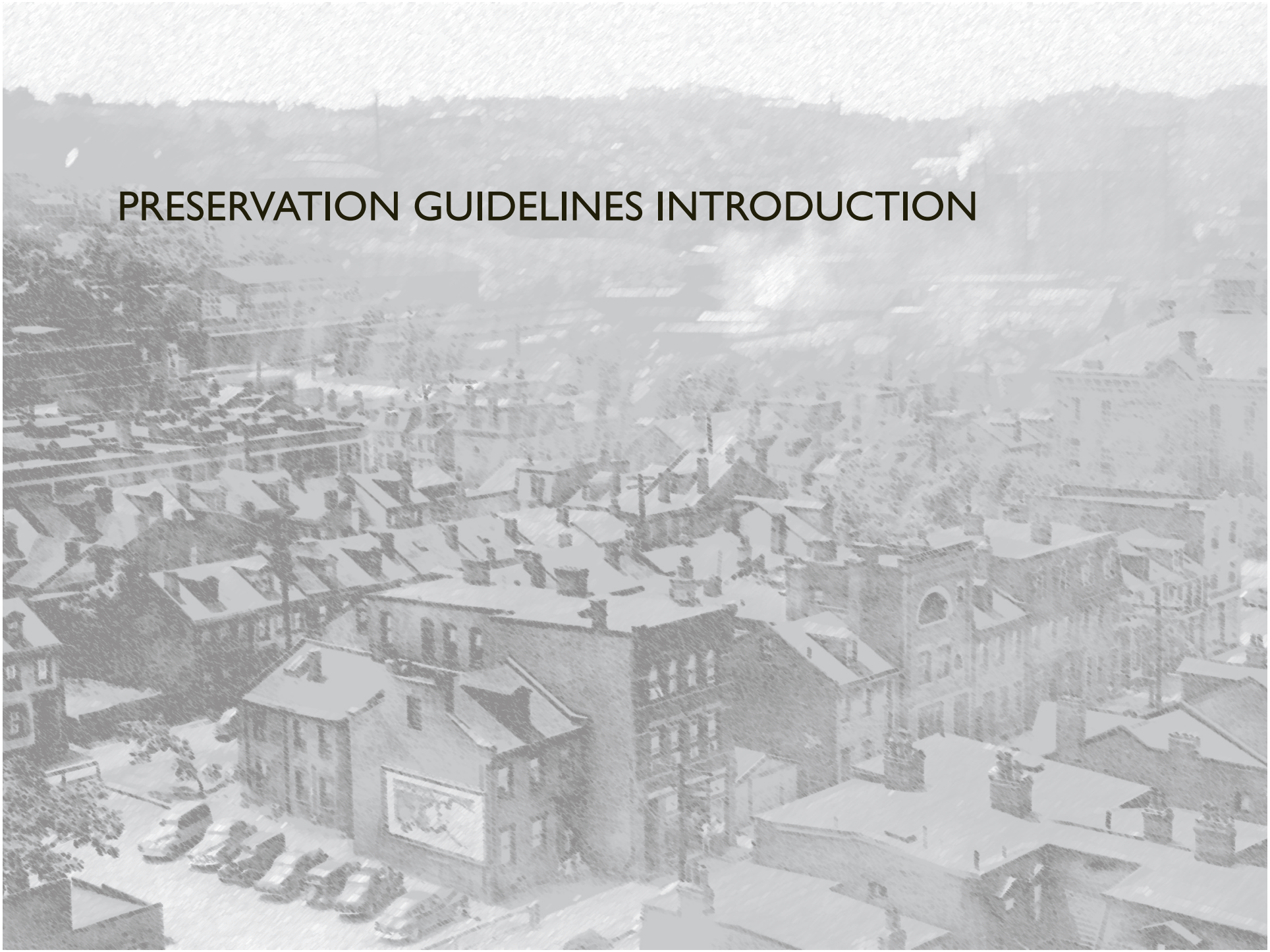
PRESERVATION GUIDELINES INTRODUCTION



Overview

Pittsburgh is nationally recognized for its historic resources. They are enjoyed by residents, business owners and visitors as links to the city's heritage while also setting the stage for a vibrant future. Preserving these assets is essential to Pittsburgh's well being.

This volume of the Design Manual provides historic preservation guidelines to promote the community's vision for sustainable preservation. The guidelines provide direction for rehabilitation, alteration, expansion and new construction projects involving locally-designated individual historic landmarks and properties in locally-designated historic districts. They also guide city staff and the Historic Review Commission's evaluation of such projects, helping the city and property owners maintain the special qualities of Pittsburgh's history.

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Relationship to the Pittsburgh Design Manual

The Pittsburgh Design Manual provides guidance for improvements to properties throughout the city. It provides broad principles that promote best practices in urban design and community development and it also presents a foundation for considering the context of a project. These are all principles that are important to the preservation of Pittsburgh's historic resources. The Preservation Guidelines expand on those concepts and provide more detail specifically related to historic preservation.

Photographs Used in the Preservation Guidelines

This document includes some photographs of buildings and sites that are not officially listed as local historic resources. These are used to illustrate the range of resources and contexts that exist in the city, and does not imply an intent to designate them as historic landmarks.

Policies Underlying the Guidelines

These guidelines seek to manage change so the historic character of the city is respected while accommodating compatible improvements. They reflect the city's goals to promote economic and sustainable development, enhance the image of the city and reuse historic resources. Several regulations establish the policy foundation for the guidelines, including:

HISTORIC PRESERVATION ORDINANCE

In 1971, the City adopted a formal Historic Preservation Ordinance, which gives authority to the city's Historic Review Commission (HRC) and outlines a process to identify and protect historic properties.

The city's Historic Preservation Ordinance "Declaration of Policy" states that its purpose is to:

"…promote the economic and general welfare of the people of the City of Pittsburgh; to ensure orderly and efficient growth and development of the City of Pittsburgh; to preserve and restore the qualities of the City of Pittsburgh relating to its history, culture, and traditions; to preserve and restore harmonious appearance of structures which attract tourists and residents to the City of Pittsburgh; and to afford the City including interested persons, historical societies, or organizations, the opportunity to acquire or arrange for the preservation of designated districts or structures."

After a resource is locally designated as historic, physical changes to the exterior are subject to a City review process. Before the proposed change can be undertaken, the applicant is required to file an application and obtain a Certificate of Appropriateness (CoA) from the City. For minor changes, the application can be reviewed and approved administratively by the City's Historic Preservation Planner. For major changes, the application is considered by the HRC.

ZONING AND DEVELOPMENT REGULATIONS

Every property in Pittsburgh has a zoning classification that determines permitted uses and physical building characteristics, such as densities, heights and setbacks. Development regulations address parking, loading, environmental performance standards, residential compatibility, operational performance, landscaping and screening, and signs. Many of the distinctive characteristics found in Pittsburgh's neighborhoods are influenced by these regulations and have a bearing on preservation efforts.

COMPREHENSIVE PLAN

The Pittsburgh Comprehensive Plan is developing as a series of individual documents that address specific aspects of community development, urban systems and livability. The Comprehensive Plan will enhance Pittsburgh's quality of life by determining the effective and efficient use of its natural systems, infrastructure, cultural assets, recreational amenities, and economic resources. The role that historic resources play in the community is discussed in various ways in the Comprehensive Plan with the most detailed discussion being in the Cultural Heritage and Historic Preservation component.

Why Do We Preserve Historic Resources?

We preserve historic resources for these reasons:

- Preservation honors our diverse heritage.
- Preservation supports sound community planning and development.
- Preservation maintains community character and supports livability.
- Preservation supports sustainability in our communities.

PRESERVEPGH

As a component of the citywide Comprehensive Plan, the city has developed PreservePGH as the component providing the policy base for preservation. It finds that:

"Preservation of cultural and historic assets is a critical issue because these resources broadly contribute to the city's character. They make neighborhoods places where people want to live, work, invest, learn, and spend their time."

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE REHABILITATION OF HISTORIC PROPERTIES

The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings are general rehabilitation guidelines established by the National Park Service. It is the intent of this document to be compatible with The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, while expanding on the basic rehabilitation principles as they apply in Pittsburgh.

PRESERVATION BRIEFS & TECH NOTES

The Cultural Resources Department of the National Park Service, in the U.S. Department of the Interior, publishes a series of technical reports regarding proper preservation techniques. This series, Preservation Briefs and Tech Notes, is a mainstay for many preservationists in the field. When considering a preservation project, these resources should be consulted. They are available on line at:

http://www.nps.gov/tps/how-to-preserve/briefs.htm

http://www.nps.gov/tps/how-to-preserve/tech-notes.htm

Historic Preservation and Sustainability

By preserving existing buildings and guiding compatible redevelopment, the *Preservation Guidelines* promote the three key elements of community sustainability:

» **Economic Sustainability.** The economic benefits of protecting historic resources include higher property values, job creation in rehabilitation industries and increased heritage tourism.

» **Environmental Sustainability.** Rehabilitation of historic resources conserves energy that is embodied in the construction of existing structures. It also reduces impacts on land fill from demolition and reduces the need to fabricate new materials.

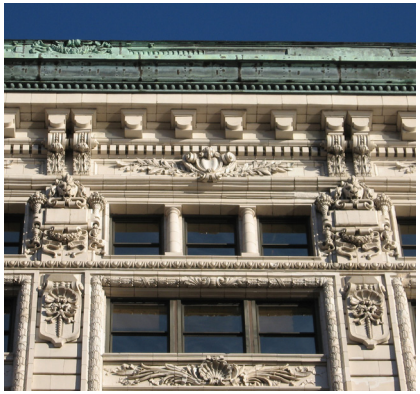
» **Cultural/Social Sustainability.** Preserving historic places and patterns promotes cultural and social sustainability by supporting everyday connections between residents and the cultural heritage of the community. It also enhances livability in Pittsburgh.

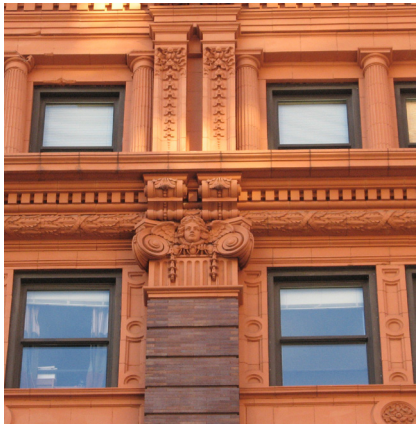
For More Information

For more information on policies underlying the preservation guidelines, see:

» The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties: *http://www.nps.gov/hps/tps/standguide/*

» Preservation Briefs Series: *http://www.nps.gov/tps/how-to-preserve/briefs.htm*





Interpreting the Design Guidelines

The Historic Review Commission and city staff shall take these factors into consideration when reviewing proposed work:

» The significance of the property
» The context, with respect to other historic properties
» The location of any key, character-defining features
» The condition of those features

In addition, there are many cases in which the guidelines state that one particular solution is preferred, such as for the replacement of a damaged or missing feature, but the guideline further notes that some alternatives may be considered if the preferred approach is not feasible. In determining such feasibility, the City will also consider:

» The reasonable availability of the preferred material
» The skill required to execute the preferred approach
» The quality, appearance and character of alternative solutions, such as new materials.

Some design guidelines note that an alternative may be considered by the Historic Review Commission on a "case by case basis." This does not mean that the city may choose to waive the guideline, but simply that its interpretation in a particular application may require closer consideration of the same factors that are described above.

Which Sections Apply?

The chart indicates which sections of the historic design guidelines will apply to a proposed improvement project. A blank box indicates that the section does not usually apply. See the table of contents for specific page numbers.

TYPE OF WORK / SECTION TO USE:	Introduction	Preservation Principles	Treatment of Historic Resources	Signs	Considering Context in Historic Districts	New Construction in Historic Districts
Rehabilitate a historic building	✓	✓	✓		(1)	
Construct a new building	✓	✓			✓	✓
Signs	✓	✓		✓		
Site Work	✓	✓	✓		✓	

(1) The discussion of building design context in this section may relate to some historic rehabilitation projects.

Administrative Approval

Some exterior improvements to locally-designated individual historic landmarks and properties in locally-designated historic districts may be administratively approved by the Historic Preservation Officer (HPO) or Department of City Planning without formal review by the Historic Review Commission. To be granted administrative approval, all proposed changes must meet the intent of the historic preservation guidelines.

Design Guideline Format

The historic preservation guidelines appear in a standardized format as illustrated below. Each of the illustrated components is used by the city in determining appropriateness. Additional elements that appear on a typical page of the historic preservation guidelines are summarized at right.

A → **Windows**

B → Original windows help convey the significance of historic structures, and should be preserved. They can be repaired by re-glazing and patching and splicing elements such as muntins, the frame, sill and casing. Repair and weatherization also is more energy efficient, and less expensive than replacement. If an original window cannot be repaired, a new replacement window should be in character with the historic building.

C → **H8 Maintain and repair historic windows.**

D →
- » Preserve historic window features including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.
- » Repair and maintain windows regularly, including trim, glazing putty, and glass panes.
- » Repair, rather than replace, frames and sashes, when possible.
- » Restore altered window openings to their original configuration, when possible.

E →

Maintain historic windows.

Key

A **Design Topic Heading**

B **Intent Statement:** This explains the desired outcome for the specific design element and provides a basis for the design guidelines that follow. If a guideline does not specifically address a particular design issue, then the city will use the intent statement to determine appropriateness.

C **Design Guideline:** This describes a desired outcome related to the intent statement. The guidelines are individually numbered to facilitate cross referencing with each number preceded by a topic letter as follows:

- » **H** Relates to the treatment of historic resources
- » **S** Relates to signs in a historic district
- » **N** Relates to new construction in a historic district

D **Additional Information:** This provides a bullet list of examples of how, or how not to, comply with the guideline.

E **Illustration(s)**: These provide photos and/or diagrams to illustrate related conditions or possible approaches. They may illustrate appropriate or inappropriate solutions as described at right.

Sidebars

These provide additional information that will be helpful in understanding the guideline. In some cases a sidebar includes links that direct the user to additional material; this may be technical information about a rehabilitation procedure or other helpful information.

Appropriate and Inappropriate Solutions

In many cases, images and diagrams in the historic preservation guidelines are marked to indicate whether they represent appropriate or inappropriate solutions

✓ A check mark indicates an appropriate solution.

✗ An X mark indicates a solution that is not appropriate.

PRESERVATION PRINCIPLES

Overview

Historic preservation means keeping historic properties and places in active use while accommodating appropriate improvements to sustain their viability and character. It also means keeping historic resources for the benefit of future generations. That is, while maintaining properties in active use is the immediate objective, this is in part a means of assuring that these resources will be available for others to enjoy in the future.

Historic preservation does not mean freezing properties or districts in time. Preservation seeks to manage change to preserve authenticity and original craftsmanship while meeting existing and future needs.

This section summarizes the overall preservation principles that inform the historic preservation guidelines. Material includes:

- Overarching Preservation Principles
- Planning a Preservation Project
- Preferred Sequence of Actions
- Which Areas are Most Sensitive to Preserve?
- Developing an Improvement Strategy

What is a "Historic Property?"

In preservation terms, a "historic property" may be a district, site, building, structure or object that has been determined to have historic significance, by applying criteria that are adopted by the City. Generally a historic property is one that is associated with an activity or person of importance in the community's history, or that represents a noteworthy designer, or a type of building construction that is important in Pittsburgh's history.

Historic preservation means keeping historic properties and places in active use while accommodating appropriate improvements to sustain their viability and character.

Overarching Preservation Principles

When planning a preservation project, it is important to determine historic significance, assess integrity and determine program requirements prior to outlining an appropriate treatment strategy that will inform the overall project scope. The following describes appropriate and inappropriate treatments for historic resources and the steps to take for planning a preservation project.

ACCEPTED TREATMENTS FOR HISTORIC RESOURCES

Treatments that may be considered for a historic resource are briefly summarized below. The text generally refers to buildings, but is also relevant to site features.

Preservation

"Preservation" is the act of applying measures to sustain the existing form, integrity and material of a building. Work focuses on keeping a property in good working condition with proactive maintenance. While the term "preservation" is used broadly to mean keeping a historic property's significant features, it is also used in this more specific, technical form in this document.

Restoration

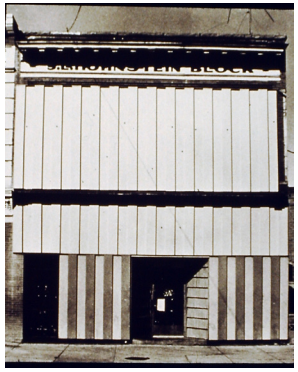
"Restoration" is the act or process of accurately depicting the form, features and character of a property as it appeared in a particular time period. It may require the removal of features from outside the restoration period. This may apply to an entire building front, or to restoring a particular missing feature.

Reconstruction

Reconstruction is the act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific time and in its historic location. This has limited application, in terms of an entire building, but may apply to a missing feature on a building.

Preservation focuses on keeping a property in good working condition with proactive maintenance.

Reconstruction is the act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific time and in its historic location.



Restoration may require the removal of features from outside the restoration period.

Rehabilitation

"Rehabilitation" is the process of returning a property to a state that makes a contemporary use possible while still preserving those portions or features of the property which are significant to its historical, architectural and cultural values. Rehabilitation may include a change in use of the building or additions. This term is the broadest of the appropriate treatments and applies to most work on historic properties.

Combining Treatments

For many projects a "rehabilitation" approach will be the overall strategy, because this term reflects the broadest, most flexible of the approaches. Within that, however, there may be a combination of treatments used as they relate to specific building components. For example, a surviving cornice may be preserved, a storefront base that has been altered may be restored, and a missing kickplate may be reconstructed.

"Rehabilitation" is the process of returning a property to a state that makes a contemporary use possible while still preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

INAPPROPRIATE TREATMENTS

The following approaches are not appropriate for historically significant properties.

Deconstruction

Deconstruction is a process of dismantling a building such that the individual material components and architectural details remain intact. This may be proposed when a building is to be relocated or when the materials are to be reused in other building projects. Deconstruction may be a more environmentally responsible alternative to conventional demolition. However, it is still an inappropriate treatment for a building of historic significance.

Demolition

Any act or process that destroys, in part or whole, a structure, building or site is considered "demolition." This is generally inappropriate for any historic building. (Note that demolition of a historic resource may be required, however, when it is found to be a threat to public health and safety.)

For More Information

For more information regarding the treatments for a historic resource, please visit the National Park Service web site: *http://www.nps.gov/history/hps/tps/standguide/index.htm*

Removing original details and adding new features that are out of character with the original is inappropriate.

Demolition generally is inappropriate for any historic building.

Planning a Preservation Project

A successful preservation project should consider the significance of the historic resource, its key features, and the project's program requirements. When altering a historic building, it is also important to consider preservation and repair prior to considering replacement. The tables and diagrams below and on the following pages provide overall guidance for planning a preservation project.

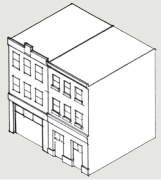
STEPS TO CONSIDER FOR A SUCCESSFUL PRESERVATION PROJECT

Follow the steps below when planning a preservation project.

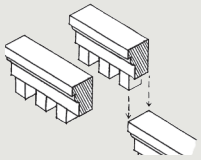
Step 1. Review reasons for significance: The reasons for significance will influence the degree of rigor with which the guidelines are applied, because it affects which features will be determined to be key to preserve. Identifying the building's period of significance is an important first step.

Step 2. Identify key features: A historic property has integrity. It has a sufficient percentage of key character-defining features and characteristics from its period of significance which remain intact.

Step 3. Identify program requirements for the desired project: The functional requirements for the property drive the work to be considered. If the existing use will be maintained, then preservation will be the focus. If changes in use are planned, then some degree of compatible alterations may occur.

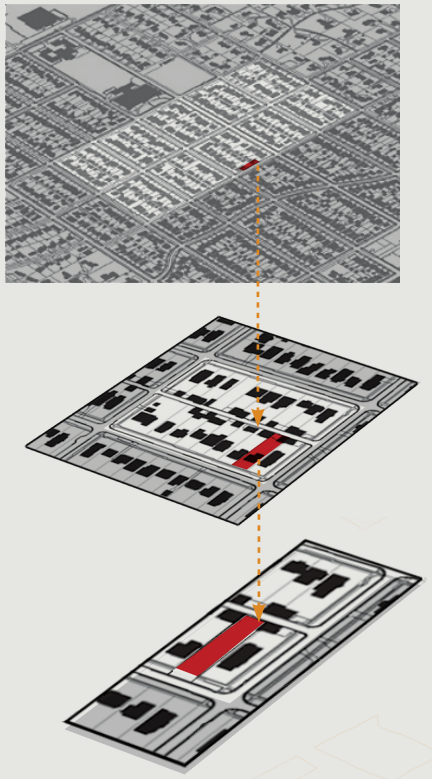


Step 4. Implement a treatment strategy: An appropriate treatment strategy will emerge once historic significance, integrity and program requirements have been determined. A preservation project may include a range of activities, such as maintenance of existing historic elements, repair of deteriorated materials, the replacement of missing features and construction of a new addition.



Designing in Context

The Historic Preservation Guidelines build on a comprehensive approach to design that considers context at a variety of scales from the overall city to the block, lot, building and materials. They also provide additional information about considering context in historic districts.



PREFERRED SEQUENCE OF ACTIONS

Selecting an appropriate treatment for character-defining features of a historic building will provide for proper preservation of the historic fabric. The method that requires the least intervention is always preferred. By following this tenet, the highest degree of integrity will be maintained. The following treatment options appear in order of preference. When making a selection, follow this sequence:

Step 1. Preserve: If a feature is intact and in good condition, maintain it as such.

↓

Step 2. Repair: If the feature is deteriorated or damaged, repair it to its original condition.

↓

Step 3. Replace: If it is not feasible to repair the feature, then replace it in kind, (e.g., materials, detail, finish). Replace only that portion which is beyond repair.

↓

Step 4. Reconstruct: If the feature is missing entirely, reconstruct it from appropriate evidence, such as historical photographs, or features on surrounding properties (see the sidebar at right for additional information). If a portion of a feature is missing, it can also be reconstructed.

↓

Step 5. Compatible Alterations: If a new feature (one that did not exist previously) or an addition is necessary, design it in such a way as to minimize the impact on original features. It is also important to distinguish new features on a historic building from original historic elements, even if in subtle ways.

Preserve the character-defining features of a historic building.

If a feature is deteriorated or damaged, repair it to its original condition.

Historic photographs are good resources for identifying original features that now may be missing.

For More Information

For more information on appropriate historic treatments, see the photographic collection at the Carnegie Library Main Branch in Oakland: *http://www.carnegielibrary.org/locations/main/*

WHICH AREAS ARE THE MOST SENSITIVE TO PRESERVE?

For many historic resources in Pittsburgh, the front wall is the most important to preserve intact. Alterations are rarely appropriate. Many side walls are also important to preserve where they are highly visible from the street. By contrast, portions of a side wall not as visible may be less sensitive to change. The rear wall is usually the least important (excepting free-standing, individual landmarks or certain civic and institutional buildings), and alterations can occur more easily without causing negative effects to the historic significance of the property.

Location A. Primary Facade: Preservation and repair of features in place is the priority.

Location B. Highly Visible Secondary Wall: Preservation remains a high priority; however, some flexibility in treatment may be considered.

Location C. Less Highly Visible Secondary Wall: Preservation is still preferred; however, a compatible alteration may be acceptable. More flexibility in treatment may be considered.

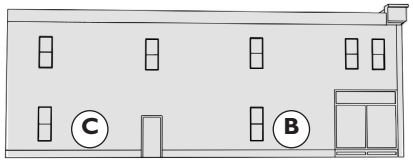
Location D. Less Visible Rear Wall: A compatible replacement or alteration may be acceptable. A higher level of flexibility in treatment may be considered..

Location E. Highly Significant Rear Wall: This applies to many cultural buildings of historic significance, such as churches, civic buildings and other landmarks that are designed to be viewed "in the round" or border a public space such as a park. Preservation and repair in place is the priority...

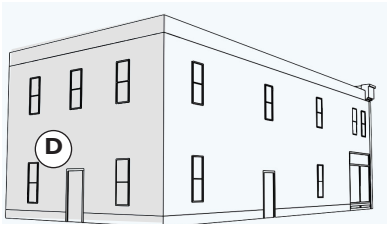
Commercial Building

Primary Facade

Secondary Wall

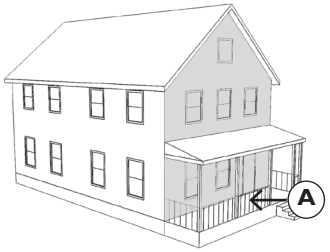


Rear Wall

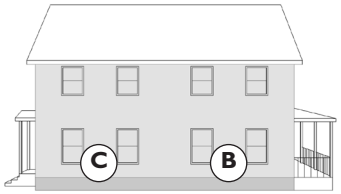


Residential Building (Interior Block Location)

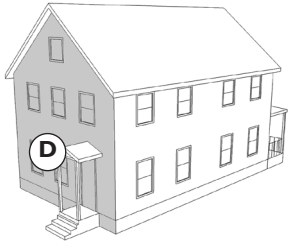
Primary Facade



Secondary Wall

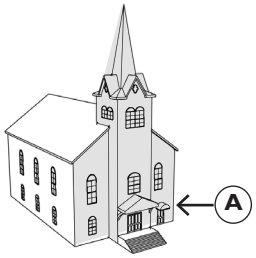


Rear Wall

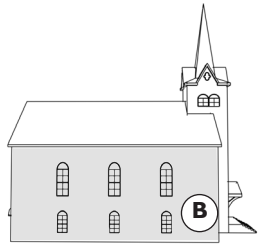


Civic Building (Interior Block Location)

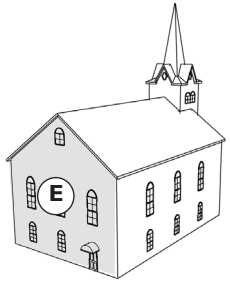
Primary Facade



Secondary Wall



Rear Wall



DEVELOPING AN IMPROVEMENT STRATEGY

The guidelines discuss a range of improvement options, including reconstruction and replacement of features in various ways. When applied to a building that is already altered, which would be the best approach? This diagram outlines the approaches to consider in making that decision. Approach 1 is always the first priority.

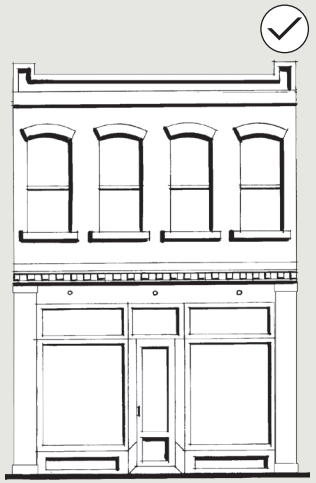
Starting Condition: Altered Historic Commercial Facade

Approach 1: Accurate Reconstruction

When should I use this treatment?

- The building is highly significant.
- There is good historical information about the design.
- The needed materials and craftspersons are available.
- The context has many intact historic buildings.

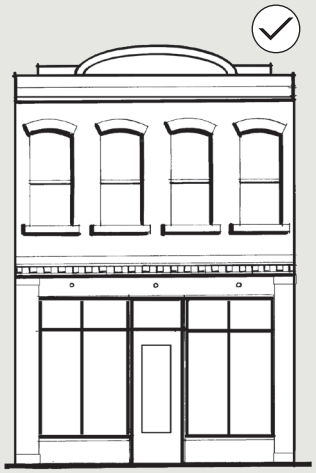
Approach 2: Simplified Historic Interpretation



When should I use this treatment?

- The building is part of the fabric of the district.
- There is less historical information available about the original design.
- Accurate reconstruction is planned for a later phase of the project.

Approach 3: Simplified Historic Interpretation



When should I use this treatment?

- There is substantial alteration, making other options difficult.
- There is less historic information about the original design.
- The context has more variety.

TREATMENT OF HISTORIC RESOURCES

Overview

The City of Pittsburgh seeks to preserve the integrity of properties of historic significance. This means employing best practices in property stewardship to maintain the key character-defining features of individual historic resources, as well as maintaining the context in which they exist.

This section provides guidelines for the treatment of historic properties. It focuses on the rehabilitation and maintenance of character-defining features. It also addresses additions to historic buildings, historic landscape features such as sidewalks and specimen trees, and sustainability considerations related to historic properties. Finally, it provides guidance for a range of other considerations related to historic properties, including handicap accessibility, building maintenance and phased improvements. The guidelines are organized into the following topic areas:

- Guidelines for Historic Buildings
- Historic Landscapes and Site Design
- Sustainable Design on Historic Properties
- Additional Design Guidelines for Historic Properties

These guidelines translate the general principles for historic preservation to the treatment of individual building features and components. The guidelines in this section do not apply to new construction.

Architectural Details

Architectural details help convey the significance of historic properties, and should be preserved. The method of preservation that requires the least intervention is preferred in doing so.

H1 Maintain significant architectural details.

- » Retain and treat exterior stylistic features and examples of skilled craftwork with sensitivity.
- » Employ preventive maintenance measures such as rust removal, caulking, and repainting.

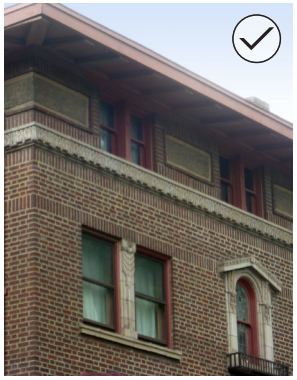
Architectural details help convey the significance of historic structures, and should be preserved.

Historic Architectural Details

Typical historic architectural details to preserve include:

- » Cornices and eaves
- » Moldings and brackets
- » Windows and doors and surrounds
- » Modillions and other surface ornamentation
- » Columns
- » Porches
- » Turrets
- » Storefronts
- » Chimneys and roof features

Retain and treat exterior stylistic features and examples of skilled craftsmanship with sensitivity.



Maintain significant architectural details, including: projecting eaves, masonry patterns, decorative moldings, double-hung wood windows and terra cotta features and upper decorative panels.

Employ preventive maintenance measures such as rust removal, caulking and repainting in order to preserve the historic significance of a property.

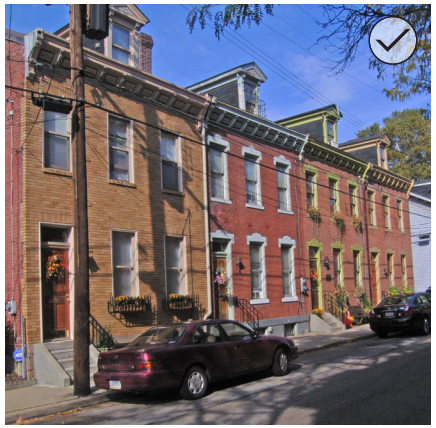
Historic Architectural Styles

The appropriate treatment for an original building feature often depends on the historic architectural style of the structure. Examples include:

- Accurate replacement of architectural details
- Appropriate locations for new windows and doors
- Appropriate selections for alternative roof materials

Information about Pittsburgh's historic architectural styles is available from a number of sources, including:

- Carnegie Library of Pittsburgh: *http://www.carnegielibrary.org/research/art/pittsburgh/*
- Pennsylvania Historical and Museum Commission: *http://www.portal.state.pa.us/portal/server.pt/community/architectural_styles/2379*
- Historic Surveys of Pittsburgh Neighborhoods. Contact the City of Pittsburgh: *http://pittsburghpa.gov/dcp/zoning/historic-preservation*



H2 Repair, rather than replace, significant architectural details if they are damaged.

- » Do not remove or alter distinctive architectural details that are in good condition or that can be repaired.
- » Document the location of a historic feature that must be removed to be repaired so it may be repositioned accurately.
- » Patch, piece-in, splice, consolidate or otherwise upgrade deteriorated features using recognized preservation methods.
- » Minimize damage to historic architectural details when repairs are necessary.
- » Protect significant features that are adjacent to the area being worked on.

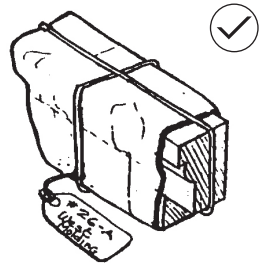
H3 Reconstruct an architectural feature accurately if it cannot be repaired.

- » Use a design that is substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's history.
- » A simplified, or more contemporary interpretation may also be considered. See page 18.
- » Use the same kind of material as the original detail when feasible. However, an alternative material may be considered if it:
  - › Has proven durability
  - › Has a size, shape, texture and finish that conveys the visual appearance of the original
  - › Is located in a place that is remote from view or direct physical contact
- » Avoid adding architectural details that were not part of the original structure.

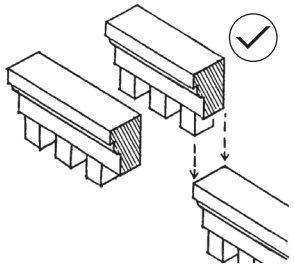
Reconstruct an architectural feature accurately if it cannot be repaired. The building above had a missing cornice (top) that was reconstructed with a design substantiated by physical and pictorial evidence (bottom).

Use the same kind of material as the original detail when feasible.

Avoid adding architectural details that were not part of the original structure. The decorative millwork on this Craftsman Style house is inaccurate and conveys a false sense of history.



Document the location of a historic feature that must be removed and repaired so it may be repositioned accurately.



Patch, piece-in, splice, consolidate or otherwise upgrade deteriorated features using recognized preservation methods.

A contemporary interpretation of a detail may be considered in some cases.

Materials and Finishes

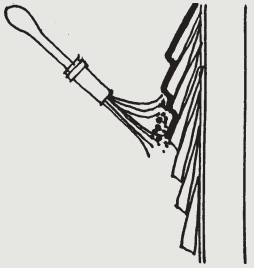
Original materials are key features of historic buildings and should be preserved in place whenever feasible. If the material is damaged, limited replacement to match the original should be considered. Original historic building materials should never be covered or subjected to harsh cleaning treatments. Preserving original building materials and limiting replacement to only pieces which are deteriorated beyond repair reduces the demand for, and environmental impacts from, the production of new materials.

H4 Maintain original building materials.

- » Protect original building materials from deterioration (see "Maintaining Historic Materials" at right for information on treating different types of materials).
- » Do not remove original materials that are in good condition.
- » Use a low pressure water wash if cleaning is appropriate. Chemical cleaning may be considered if a test patch is first reviewed and negative effects are not found.
- » Do not use harsh cleaning methods, such as sandblasting, which can damage historic materials, changing their appearance.

Maintaining Historic Materials

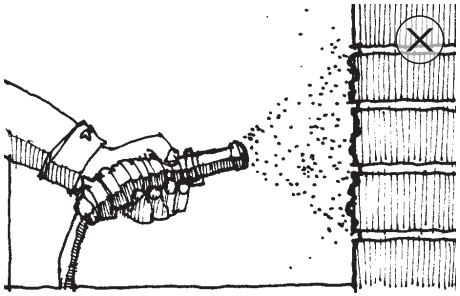
Primary historic building materials in Pittsburgh include masonry (brick, mortar, stone, terra cotta, stucco, and concrete), wood and metal. These should be preserved and repaired whenever possible.



Appropriate treatments to protect specific materials from deterioration include:

- » Masonry
  - › Maintain the natural water-protective layer (patina).
  - › Do not paint (this can seal in moisture, which may cause extensive damage over time).
  - › Re-point deteriorated masonry mortar joints with mortar that matches the strength, composition, color and texture of the original.
- » Wood
  - › Maintain paint and other protective coatings to retard deterioration and ultraviolet damage.
  - › Provide proper drainage and ventilation.
- » Metal
  - › Maintain protective coatings, such as paint, on exposed metals.
  - › Provide proper drainage.

Re-point mortar joints where there is evidence of deterioration.



Do not use harsh cleaning methods, such as sandblasting, which can damage historic materials.

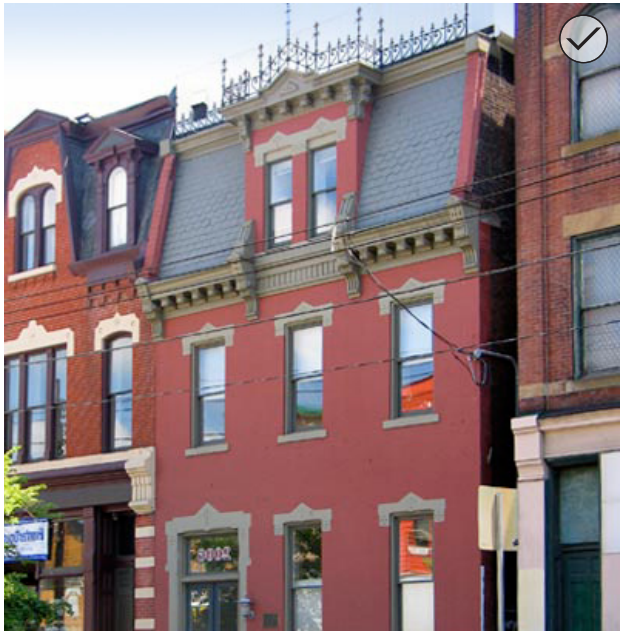
The original building materials are key features of historic buildings.

H5 Repair original building materials, when needed.

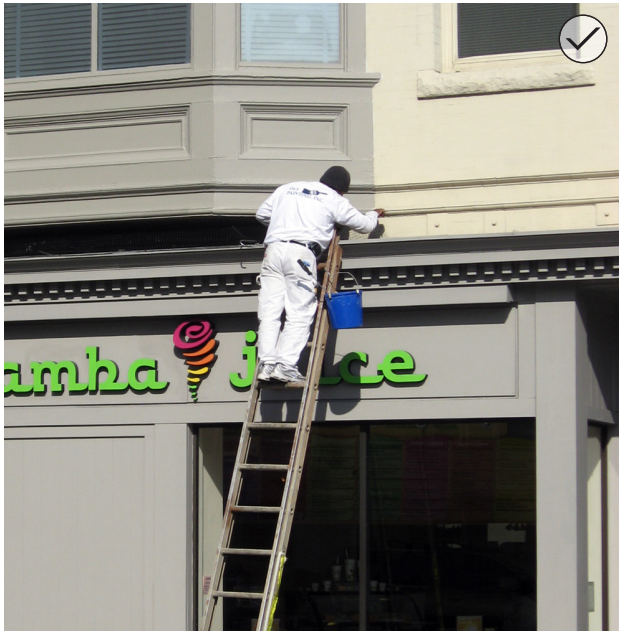
- » Repair deteriorated building materials by patching, piecing-in, consolidating, or otherwise reinforcing the material.
- » Replace only those materials that are deteriorated, and beyond reasonable repair.

H6 Replace original building materials in kind, if repair is not feasible.

- » Use original materials to replace damaged building materials on a primary facade.
- » Use original materials to replace damaged building materials on a non-primary facade whenever possible (see "Alternative Materials" on page 26 for more information on the use of alternative or imitation materials).
- » Replace only the amount of material required.
- » Use only replacement materials that are similar in scale, finish and character to the original material.
- » Use only replacement materials with proven durability.
- » Do not replace building materials on the primary facade, such as masonry and wood siding, with alternative or imitation materials, unless no other option is available.



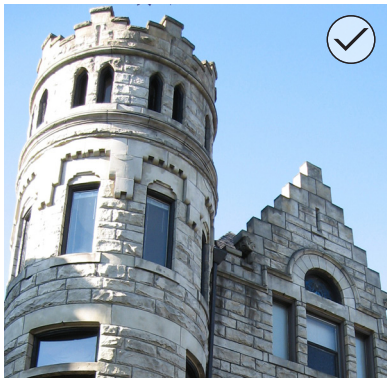
Original building materials are key features of historic buildings and should be preserved in place whenever feasible.



Repair deteriorated building materials, when needed.

Replace only the amount of material required.

Do not use harsh cleaning methods, such as sand-blasting, which can damage historic materials, changing their appearance.



Repair original building materials, when needed.

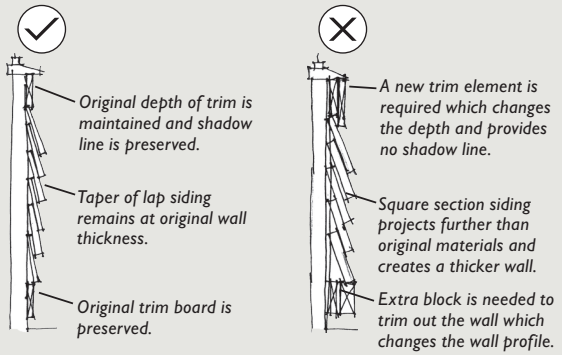
Alternative Materials

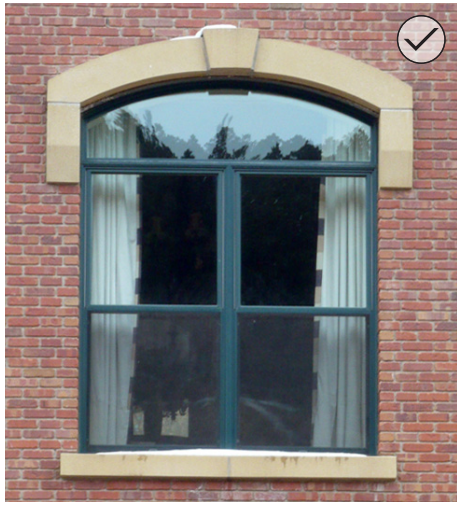
If it is not possible to use original building materials, alternative or imitation materials may be considered in the following locations:

- On a secondary wall, accessory building or addition
- On a primary commercial facade if located above the pedestrian level and materials match the style and detail of the original
- On a primary residential or commercial facade if no other option is available

Replacement Siding

Appropriate replacement siding preserves the key characteristics of the original siding:





Alternative or replacement materials should match the style and detail of the original and be durable in the local climate, such as this case concrete lintel used in place of stone.

Alternative materials, such as these cast concrete components, should appear similar in character to materials seen historically.

Consider removing later covering materials that have not achieved historic significance.

Employ preventive maintenance measures such as rust removal, caulking, and repainting.

H7 Preserve the visibility of original historic materials.

- » Consider removing later covering materials that have not achieved historic significance.
- » Once a non-historic siding is removed, repair the original, underlying material.
- » Do not cover or obscure original building materials.
- » Do not add another layer of new material if a property already has a non-historic building material covering the original.

Consider removing later covering materials that have not achieved historic significance (left) to reveal the underlying historic materials (right).

Do not cover original building materials (left side) with other materials (right side).

Original building (Compare with images to the right.)

During rehabilitation: Historic rehabilitation efforts should seek to preserve and uncover original building materials.

Original building rehabilitated. Note the appropriate contemporary interpretation of the storefront kickplate.

Building Components

Building components include windows, doors, roofs, foundations, storefronts and other original features that help establish the significance of historic structures. The following pages provide guidelines for individual building components.

WINDOWS

Original windows help convey the significance of historic structures, and should be preserved. They can be repaired by re-glazing and patching and splicing elements such as muntins, the frame, sill and casing. Repair and weatherization also is more energy efficient, and less expensive than replacement. If an original window cannot be repaired, a new replacement window should be in character with the historic building.

H8 Maintain and a repair historic window.

» Preserve historic window features including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows.

» Repair and maintain windows regularly, including trim, glazing putty and glass panes.

» Repair, rather than replace, frames and sashes, when possible.

» Restore altered window openings to their original configuration, when possible.

Historic Window Components

Window components to consider include:

» Sash

» Frame

» Number of lights (panes)

» Shutters

» Security Devices (bars and screens)

» Insect screens

» Storm windows

Maintain historic windows.

Maintain the original size, shape and number of panes.

Preserve historic window features including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation and groupings of windows

Repair and maintain windows regularly, including trim, glazing putty and glass panes.

H9 Replace an original window with a matching design if repair is not feasible.

- » Match the appearance of the original window design (i.e., if the original is double-hung, use a double-hung replacement window, or a window that appears to be double-hung).
- » Maintain the original size, shape and number of lights and muntins.
- » Match the profile of the sash and its components to the original window, including the depth of the sash, which may step back to the plane of the glass in several increments.
- » Consider an alternative design for replacement windows only when it is not possible to match the original window design and materials (see "Alternative Window Designs" at right for more information).
- » Use clear window glazing that conveys the visual appearance of historic glazing (transparent low-e glass is preferred).
- » Do not use vinyl and unfinished metals as window replacement materials.
- » Do not use metallic or reflective window glazing.
- » Do not reduce an original opening to accommodate a smaller window or increase it to accommodate a larger window.

H10 Use special care when replacing a window on a primary facade.

- » Give special attention to matching the original design and materials of windows located on the facade.
- » Match the original design when replacing windows located on a secondary wall whenever possible (see "Alternative Window Designs" at right for more information on the use of alternative or imitation materials).

Alternative Window Designs

If it is not possible to match the original design and materials of a window, then an alternative design may be considered in the following locations:

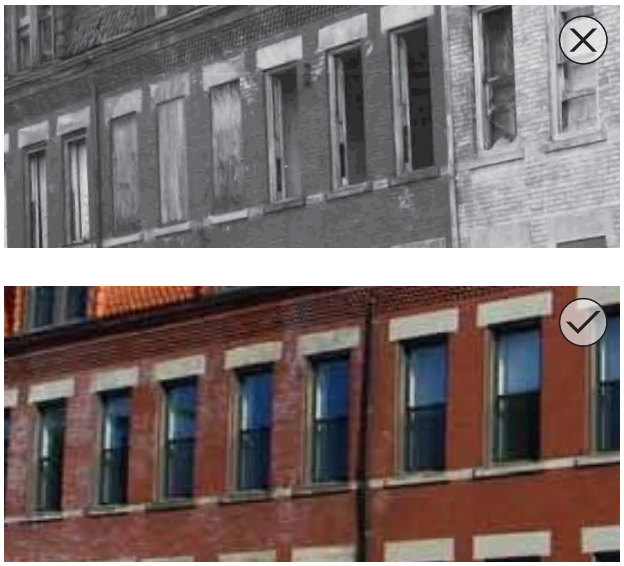
- » On a non-primary facade, accessory building or addition
- » On a primary facade if no other option is available

Alternative window designs should:

- » Match the general profile and details of the original window, whenever possible.
- » Use materials that match the original appearance in dimension, profile and finish.

For more information on alternative window designs, see the National Park Service's Preservation Briefs series at *http://www.nps.gov/tps/how-to-preserve/briefs.htm*

Match the appearance of the original window design (i.e., if the original is double-hung, use a double-hung replacement window, or a window that appears to be double-hung).



Replace original windows (top) with a matching design (bottom), if repair is not feasible.

Do not reduce an original opening to accommodate a smaller window or increase it to accommodate a larger window.

H11 Restore a historic window opening that has been altered.

» When possible, restore a historic window opening that previously existed.

» Restore the external appearance of an original window that has been affected by the addition of dropped ceilings, or other internal building design modifications.

H12 When necessary, locate and design a new window opening to preserve the overall rhythm and arrangement of windows on a building wall.

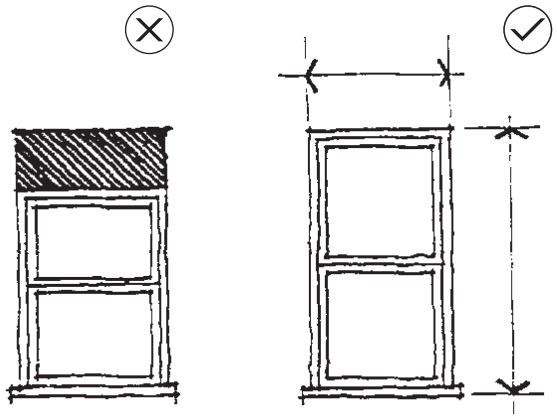
» Locate a new window opening to match the general arrangement of historic windows in a building wall.

» Design a new window opening to match historic window proportions on the same facade.

» Do not significantly increase the amount of glass on a primary facade as it will negatively affect the integrity of the structure.

Before: Original windows missing

After: New windows match originals.



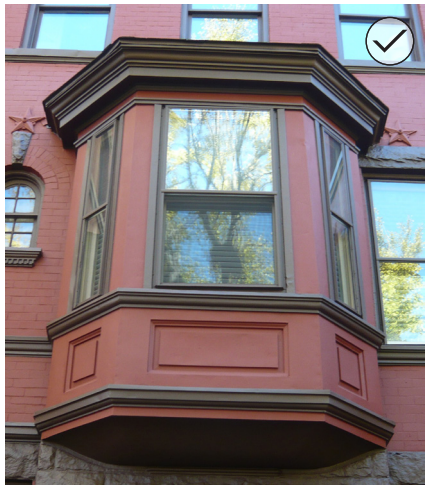
Preserve the size and proportion of a historic window opening.

H13 Design insect screens and storm windows to minimize their visual impacts.

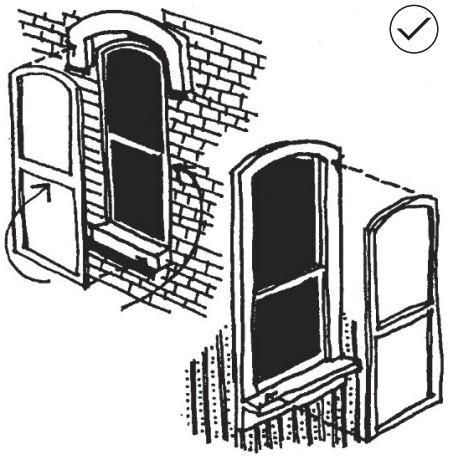
- » Place storm windows internally when feasible to avoid exterior visual impacts.
- » Use storm window inserts designed to match the original window frame if placed externally.
- » Use insect screens with painted wooden frames where wood windows exist.

H14 Design new window security devices to minimize visual impacts.

- » Where necessary, use window security devices that are simple in design.
- » Install security bars on the inside of windows, if possible.
- » Where metal security shutters are necessary, consider incorporating murals or graphics on screens.



Design insect screens and storm windows to minimize their visual impacts.



Place storm windows internally when feasible to avoid exterior visual impacts (right). Use storm window inserts designed to match the original frame if placed externally (left).

When placing storm windows on the exterior, match the configuration of the primary windows.

DOORS AND ENTRIES

The design, materials, and location of original doors and entries help establish the significance of historic structures and should be preserved. When a new door is needed, it should be in character with the building, especially when it is located on a primary wall.

H15 Maintain an original primary entrance.

- Preserve original and decorative features, including door frames, sills, heads, jambs, moldings, detailing, transoms and flanking sidelights.
- Repair locks and other hardware if feasible.
- Do not alter the original size and shape of a historic door opening.
- Do not change the historic position of doors on primary facades.
- Do not add a new door opening on a primary facade.
- Do not enclose transoms or sidelights.

H16 Repair or replace a damaged door to maintain its general historic appearance.

- Use materials that appear similar to that of the original door.
- When replacing an original door on a primary facade, use a design that appears similar to the original door.
- When replacing an original door on a non-primary facade, consider an alternative design that is in character, if a design that is similar to the original is not feasible.
- Do not use a featureless, flush face door where it is not in character.

Historic Door and Entry Components

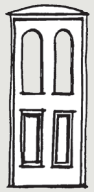
Original door and entry features to consider include:

- Door
- Surround
- Threshold
- Landing (mosaic tiles)
- Detailing
- Transoms
- Moldings
- Flanking sidelights
- Sills
- Heads
- Jambs

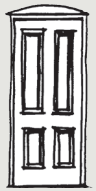
Typical Historic Doors

Many historic entries in Pittsburgh include single doors with wood panels, wooden doors with glass lights and wooden doors with sidelights and/or transoms.

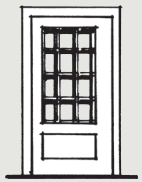
Door with transom and sidelights



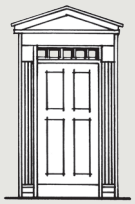
Paneled door with glass panes



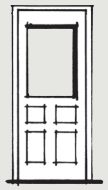
Paneled door



Period revival door.

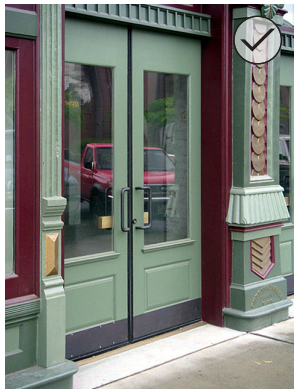


Colonial revival door



Half-glass door

Maintain an original primary entrance design.



When replacing an original door on a primary facade, use a design that appears similar to the original door.

Avoid installing a new door that is out of character with the building.

H17 When necessary, locate and design a new door and entry to preserve the original facade composition.

» Locate a new door to be consistent with the historic architectural style of the structure, especially if located on the primary facade.

» Design a new door or entry to match historic door proportions.

H18 Maintain original threshold and landing areas.

» Preserve original threshold flooring design, such as mosaic tile.

H19 Design a new screen or storm door to minimize its visual impacts.

» Use a painted wooden screen door or louvered wooden storm door backed with screening in a residential context.

» Do not use a screen door with a highly decorative design (metal scrollwork, etc.) where it would be out of character.

Maintain an original primary entrance.

Preserve original mosaic tile and other decorative features in entryways.

Retain a recessed entry.

Use painted wooden screen doors or louvered wooden storm doors backed with screening in residential contexts.

Repair or replace a damaged door to maintain its general historic appearance.

Preserve original and decorative features, including door frames, sills, heads, jambs, moldings, detailing, transoms and flanking sidelights.

HISTORIC ROOFS

The form, shape and materials of an original roof help define the character of a historic structure and should be preserved. Where necessary, new roof elements, such as dormers, may be added if they remain subordinate and in character with the design of the original structure.

When repeated along the street or within a group of buildings, the repetition of similar roof forms contributes to a sense of visual continuity. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a roof.

H20 Preserve the original roofline and shape on a historic structure.

- » Maintain the perceived line and orientation of the roof as seen from the street.
- » Maintain traditional overhangs because they contribute to the perception of the building's historic scale.
- » Avoid altering the angle of a historic roof.
- » Do not cut back exposed roof rafters and soffits.

Preserve the original roofline and shape on a historic structure.

Original Decorative Roof Features

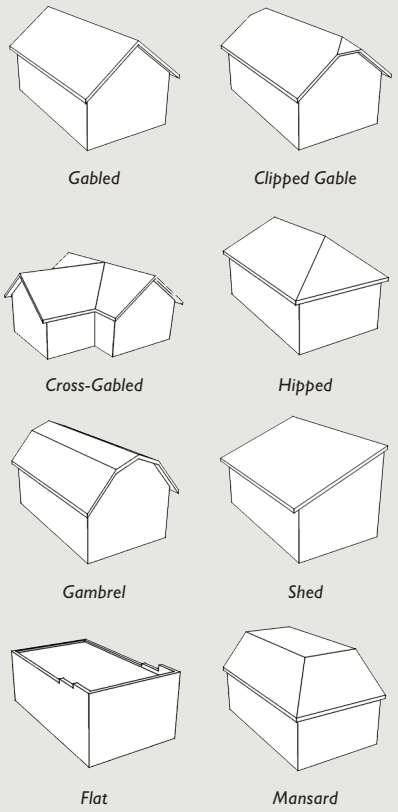
Original decorative roof features to maintain include:

- » Chimneys
  - › Retain the original height and profile.
  - › Retain original materials that are in good condition.
- » Skylights
  - › Retain historic skylights.
  - › See Guideline H23 for information about adding new skylights.
- » Finials (an ornament along the ridge of a roof)
  - › Retain and maintain original finials.
- » Crests (a low wall along the ridge of a roof)
  - › Retain and maintain original roof crests.

Maintain traditional overhangs because they contribute to the perception of the building's historic scale.

Typical Roof Shapes and Types

Flat, gabled and hip roof forms are most common in Pittsburgh's residential neighborhoods, but a number of other roof forms occur. They include:



H21 Maintain and repair original roof materials wherever possible.

- » Preserve decorative elements, including finials, crests and chimneys.
- » Retain and repair roof detailing, including gutters and downspouts.
- » Avoid removing historic roofing material that is in good condition or that can be repaired.

H22 Use replacement roof materials that are similar in scale, texture, finish and color to traditional roof materials.

- » Replacing with the same material is preferred.
- » Consider the architectural style of the structure when an alternative material must be used.
- » Consider using a composition shingle roof when replacing a wood shingle roof or similar material.
- » Use a color similar to the original, or of the material in weathered condition.
- » If repairing a specialty roof material such as glazed tile, use a matching replacement material.
- » Consider using cement tiles when replacing clay tile roofs on larger buildings.
- » If using shingles with embedded photo voltaic systems, use a dark color.
- » Do not use rolled roofing material except on a flat roof.

Maintenance Tips:

- » Look for breaks or holes in the roof surface and check the flashing for open seams.
- » Watch for vegetation, such as moss and grass, which indicates accumulated dirt and retained moisture.
- » Patch and replace areas with damaged roof material (often, repairing a roof can be much less expensive than complete replacement).

Maintain and repair original roof materials wherever possible. Look for breaks or holes in the roof surface and check the flashing for open seams.

When original roof material must be replaced (as in the upper photo), use a new material (bottom photo) that is similar in scale, texture, finish and color.

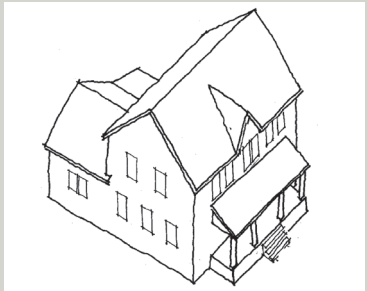
H23 If it is necessary to add a new dormer, skylight and similar feature, design it to be compatible with the original structure.

- » Design a dormer to be subordinate to the overall roof mass and in scale with those on similar historic structures.
- » Locate a dormer below the original roof ridgeline, to maintain the sense of the original roof plane.
- » Locate a new dormer or skylight on a side or rear-facing roof slope, when possible.
- » Install a skylight to have a low profile.
- » Do not install a bubble skylight, or other form that is not flat.
- » Do not install a skylight on a front-facing roof plane.
- » Do not visually overwhelm the original roof with dormers, skylights and other features.

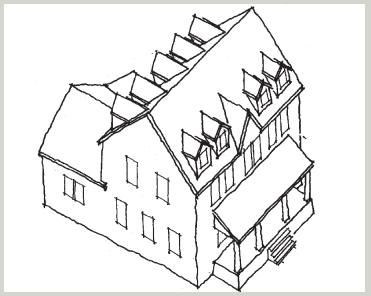
Dormer Location

Do not visually overwhelm the original roof with dormers (middle). Locate new dormers on side or rear-facing roof slopes, if possible (bottom).

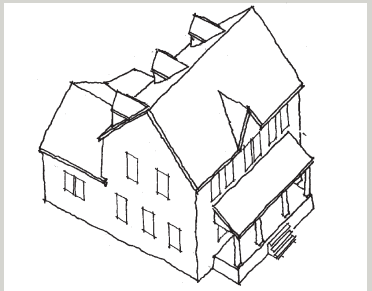
Original



New Dormers



New Dormers



Install skylights to rise no more than two to three inches above the roof plane.

Design a dormer to be subordinate to the overall roof mass and in scale with those on similar historic structures.

HISTORIC FOUNDATIONS

An original foundation helps define the character of a historic structure and should be preserved.

Altering or replacing original foundation walls is discouraged. However, new windows and window wells may sometimes be appropriate on non-primary facades. It may also be necessary to replace original foundation walls with compatible new materials where the original foundation is deteriorated beyond repair.

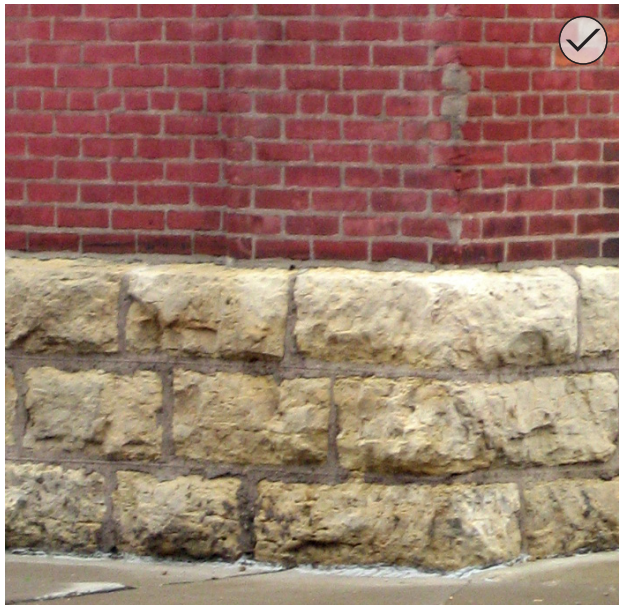
H24 Maintain and repair an original foundation.

- » Re-point original masonry in a foundation to match the original design.
- » Design landscaping and other site features to keep water from collecting near the foundation.
- » Do not cover an original foundation with newer siding material.
- » Do not install windows and window wells on the front facade of an original foundation.

H25 If necessary, replace a foundation wall using new material that is similar in character to the original.

- » For example, if a stone foundation must be replaced, a concrete design that conveys the scale and texture of the original may be considered.
- » Use materials and details that are similar to those used in foundations on nearby historic properties.
- » Do not increase the height of the structure when replacing a foundation wall as it will alter the alignment of historic facades along the block.
- » Do not include windows and window wells on the front facade of a new foundation, unless they are in character with the context.

Maintain and repair an original foundation. It is inappropriate to paint stone foundations.



Re-point original masonry foundations to match the original design.

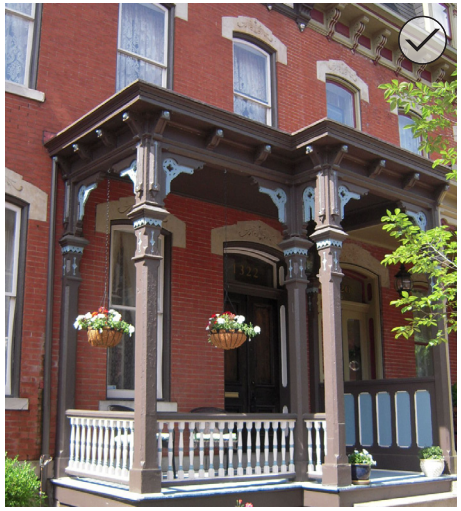
PORCHES AND STOOPS

Original porches and stoops are among the most important character-defining elements of residential facades and should be preserved. Such building components influence the perceived scale of the structure, and help define its entrance.

Altering, enclosing, or removing an original porch or stoop is discouraged. However, enclosure or replacement may sometimes be necessary. For example, a property owner may wish to reintroduce a porch that was removed at some point in the past.

H26 Maintain and repair an original porch or stoop, when feasible.

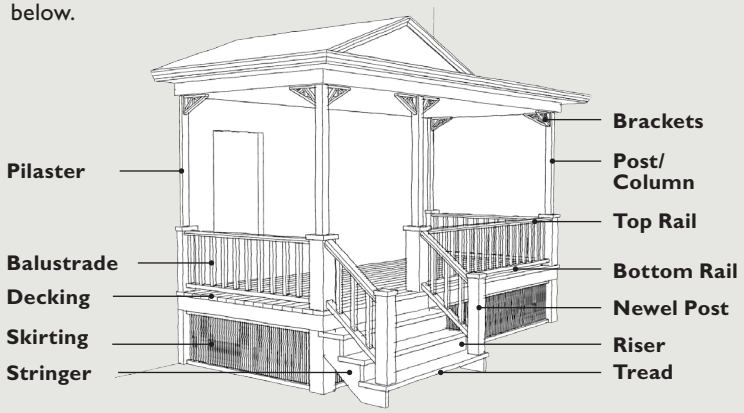
- » Maintain the historic location and form of a porch or stoop.
- » Maintain and repair historic porch and stoop components and details.
- » Do not remove an original porch or stoop.

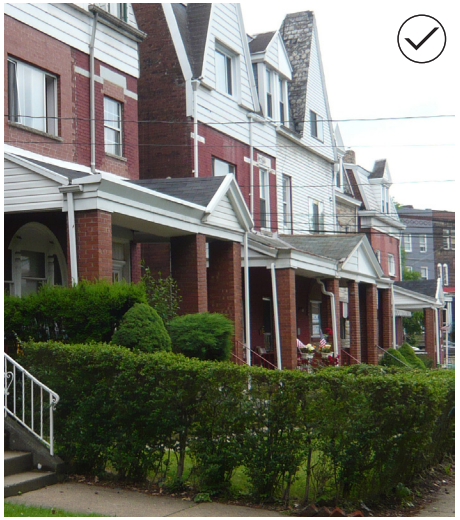


Maintain and repair an original porch or stoop, when feasible.

Historic Porch Components

The most typical components of a historic residential porch are illustrated below.





Maintain and repair an original porch or stoop.

Maintain and repair historic porch components and details. For example, this deteriorated porch railing (left), has been restored to its original condition (right).

H27 Replace porch or stoop components to match original ones, when necessary.

- » Replace missing or deteriorated components and decorative features to match existing components and features.
- » Use similar materials to those used originally, if possible. (See "Alternative Porch and Stoop Designs" at right).
- » Use historical documentation to guide the design of a replacement component or decorative feature, or design simplified versions of similar components seen on nearby historic properties, if no documentation is available.
- » Maintain the overall composition when replacing components and decorative features (i.e., when replacing balasters, match the original proportions and spacing).
- » Consider restoring altered or non-original components and decorative features to their original condition (i.e., if original wood porch steps have been replaced with concrete, consider restoring them to their original, wood condition).
- » Do not replace wood porch decking and steps with concrete or synthetic materials.

H28 Reconstruct a missing porch or stoop with a new design that appears similar in character, scale, and materials to the original.

- » Design the replacement porch or stoop to relate to the overall scale of the primary structure.
- » Research the history of the structure to determine the location, appearance and materials of the original porch or stoop.
- » Use historical documentation to guide the design of the reconstruction.
- » If no historical documentation is available, design the reconstruction as a simplified version of porch and stoop designs on nearby structures with a similar architectural style.
- » Consider alternative porch designs on non-primary facades (see "Alternative Porch and Stoop Designs" at right for more information).

H29 If enclosing a porch is necessary, use a compatible enclosure design.

- » Where a porch must be enclosed, use transparent materials (such as glass) and place them behind the balusters and balustrade to preserve the visual character of the porch.
- » Do not enclose a porch with opaque materials that destroy the openness and transparency of the porch.

Alternative Porch and Stoop Designs

If it is not possible to match original components or replace a missing porch or stoop with one that appears similar in character, alternatives may be considered in the following locations:

- » On a non-primary facade, accessory building or addition
- » On a primary facade if no other option is available

Alternative designs should:

- » Match the general form and appearance of original components or a complete porch or stoop..

Consider restoring a porch or stoop to its original condition. For example, this porch was not originally enclosed and could be re-opened.

Where a porch must be enclosed, use transparent materials (such as glass) and place them behind the balusters and balustrade to preserve the visual character of the porch.

COMMERCIAL STOREFRONTS

An original commercial storefront is a key defining feature of a historic commercial building and should be preserved. An original storefront is usually framed by masonry side walls and a horizontal cornice or lintel above the storefront windows. The space within is highly transparent, including large transom windows over the display windows. A store entrance is usually recessed behind the plane of the facade and the cornice or lintel separates the storefront from upper floors.

Preserving significant historic storefronts and reconstructing altered or missing storefront features is a key goal. Researching archival materials such as historic photos and building plans can be helpful in understanding the role of the storefront and its relationship to the street. Examining the existing building for any clues regarding the location of glass, window supports and transoms can also provide important information on the original design of a missing or altered storefront feature.

H30 Maintain and repair an original commercial storefront.

- » Maintain the interest of pedestrians through an active street level storefront.
- » Preserve the storefront glass if it is intact.
- » Repair storefront elements by patching, splicing, consolidating or otherwise reinforcing the historic materials.
- » Avoid altering the size and shape of a storefront opening.
- » Do not use reflective, opaque or tinted glass except in the transom, if necessary.
- » Do not remove or enclose a transom.

Commercial Storefront Elements

Historic commercial storefronts typically feature a tall ground floor storefront level and upper stories with shorter floor-to-floor heights. The key character-defining features of a commercial storefront are illustrated below.

Repair storefront elements by patching, splicing, consolidating or otherwise reinforcing the historic materials.

Maintain the interest of pedestrians through an active street level storefront. (See also detail below.)

Do not remove or enclose a transom.

H31 Replace storefront elements to match original components if necessary.

- » Design new storefront elements to be subordinate to original historic features.
- » Maintain the alignment of the front facade when altering or restoring a previously altered storefront.
- » Use traditional materials such as masonry and wood.
- » If using traditional materials is not feasible, use compatible substitute materials that are similar in scale, finish and character to the original material, and have proven durability in the local climate.
- » Use historical documentation to guide the design of replacement elements, or design simplified versions of similar elements seen on nearby historic properties, if no documentation is available.
- » Expose original storefront elements that have been covered by modern siding or other materials.

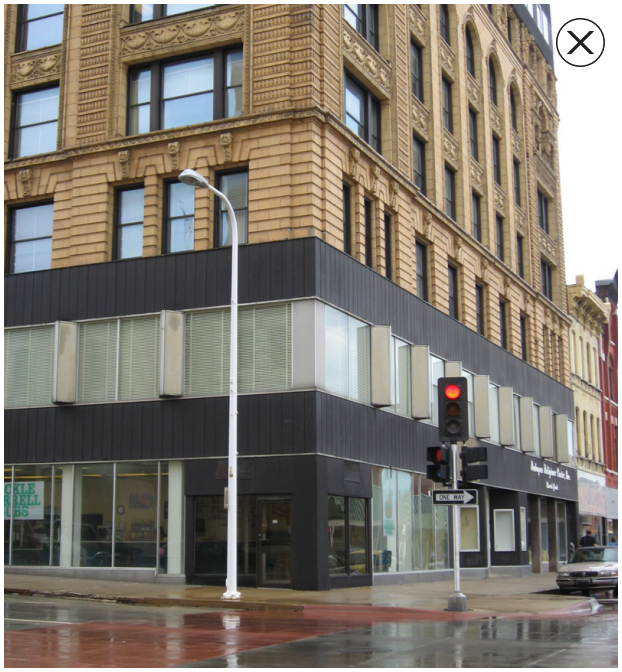
H32 Maintain the character of original storefront elements.

- » Reconstruct a missing lintel or cornice to help define the storefront.
- » Carry through missing pilaster elements.
- » If the original transom glass is missing, use new glass, or a sign panel/decorative band if the transom must be blocked out.
- » Use wood and glass, and metal and glass doors.
- » Do not install solid non-commercial doors.
- » Do not install mill-finish metal doors or pseudo-historical doors.

Storefront Maintenance

Storefronts communicate to the customer the nature of the merchant's business. The storefront materials, signs, window displays, and lighting establish an image for the merchant and the outside world. It is important to:

- » Keep storefronts neat and clean
- » Establish attractive window displays
- » Provide adequate lighting



If a storefront is altered, restore it to the original design.

Maintain the character of original storefront elements.

H33 Reconstruct a missing storefront with a new design that appears similar in character, scale and materials to the original.

- Design the reconstruction to incorporate traditional elements such as large display windows and a designated signboard.
- Design the reconstruction to be compatible with traditional elements of the facade above.
- Use historical documentation to guide the design of the reconstruction.
- If no historical documentation is available, design the reconstruction as a simplified version of storefronts seen on nearby commercial structures with a similar architectural style, or as a contemporary interpretation.
- Use brick only if appropriate to the design of the building, and installed in narrow piers.
- Consider using a contemporary design that promotes pedestrian interest and an active street-level facade (see Contemporary Storefront Designs at right for more information).
- Use simple color combinations (see "Appropriate Color Combinations for a Commercial Storefront" on page 44 for more information).
- Do not use:
  - Corrugated metal panels
  - Aluminum or vinyl siding
  - Synthetic stucco
  - Plywood siding
  - Concrete block
- Do not decorate storefronts with half-timbering, shingles, pent roofs or other pseudo-historical materials and treatments.

Contemporary Storefront Designs

When an original storefront is largely missing, it may be appropriate to design a replacement that is a contemporary interpretation of a traditional storefront. A contemporary replacement design should:

- Promote pedestrian interest and an active street-level facade
- Use high-quality, durable materials that are similar in type and scale to traditional materials
- Be located within the original structural frame of sidewalls and lintel or cornice that spans the storefront opening
- Convey the characteristics of typical historic storefronts, including:
  - Traditional storefront elements such as a bulkhead and transom
  - The transparent character of the display windows
  - Recessed entry
- Use a simple and relatively undecorated design
- Relate to traditional elements of the facade above
- Preserve early storefront alterations that have become historically significant

Consider using a contemporary design that promotes pedestrian interest and an active street-level facade

AWNINGS AND CANOPIES

Awnings and canopies can help define windows, entry areas and the pedestrian level of buildings. Awnings are appropriate for traditional locations over windows and doors or attached to porches. Canopies are features of some commercial areas. They provide a continuous, shaded walkway that protect pedestrians from the elements.

Awnings and canopies should only be applied when evidence suggests that they are appropriate.

H34 Install an awning to fit the opening and be in character with the streetscape.

- » Use a simple triangular sloped or flat-topped awning if the opening is square.
- » Use a curved or rounded awning if the opening is arched to match the shape of the opening.
- » If awnings are installed over upper-story windows, they should generally be installed over all windows.
- » Do not install a bubble or curved form awning on a rectangular opening.
- » Do not install awnings that cover or conceal significant architectural details such as the window hood molding.
- » Do not install awnings that cover transom lights or decorative mill work.
- » Do not impede pedestrian movement with a canopy.
- » Do not install canopies that are supported in whole or in part from the ground over the sidewalks along East Carson Street.

H35 Use awning designs, colors and materials that are durable and compatible with the structure.

- » Use canvas or a similar woven material (preferred approach).
- » Use awning colors that blend with colors of the structure.
- » Do not use awning materials without proven durability or that have a gloss finish.
- » Do not install metal awnings.
- » Do not install an internally-illuminated awning.
- » Do not include signage on curved awning areas.

Install an awning to fit the opening and be in character with the streetscape.

Awnings and canopies can help define windows, entry areas and the pedestrian level of buildings.

Operable awning

Use awning designs, colors and materials that are durable and compatible with the structure.

Do not install a curved form awning on a rectangular opening or use colors that are not compatible with the structure.

COLOR

Choosing the right combination of colors for a historic rehabilitation project can unify building elements with the facade and highlight important architectural detailing. Paint color selection should be appropriate to the architectural style and complement the building and its surroundings. However, the Historic Review Commission does not generally prescribe paint colors.

H36 Retain original historic colors whenever possible.

- » Retain the original or early color and texture of masonry surfaces.
- » Retain coatings such as paint that help protect exterior materials from moisture and ultraviolet light.
- » Do not strip paint or other coatings to reveal bare wood.
- » Do not paint unpainted masonry and architectural metals.
- » Do not use destructive paint removal methods such as propane or butane torches, sandblasting or water blasting which can irreversibly damage historic materials.

H37 Use a color scheme that is compatible with the historic character of the structure.

- » Restore original paint colors and finishes when possible to highlight the structure's historic appearance.
- » Repaint with colors that are appropriate to the period of historic significance of the building and district (color selection should be based on historic paint analysis of the original layers of paint or appropriate historic research).
- » Use color schemes that are simple in character (generally one to three accent colors for trim elements).
- » Seek professional advice and properly prepare surfaces before painting.

Appropriate Color Combinations for a Commercial Storefront

Three colors are generally sufficient to highlight a commercial storefront.

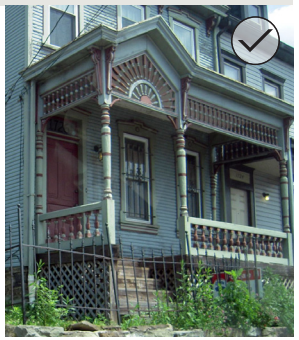
Base Color. This appears on the upper wall and frames the storefront. The major expanses on a storefront will be painted this color.

Major Trim. This defines the decorative elements of the building and ties the upper facade trim with the storefront. Elements include:

- » Building and storefront cornice
- » Window frames, sills and hoods
- » Storefront frames, columns, bulk-heads and canopies.

Minor Trim. This is intended to enhance the color scheme established by the base and major trim colors and may be used for window sashes, doors and selective details.

Use a color scheme that is compatible with the historic character of the structure.

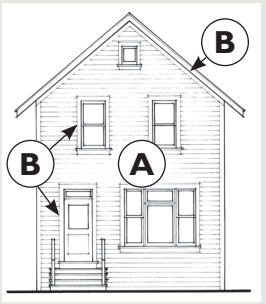


Repaint with colors that are appropriate to the period of historic significance of the building.

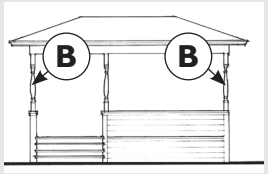
Two Color Paint Scheme

When designing a color scheme, consider the entire composition: The back plane of the main facade is a major surface for which a scheme should be devised. A color scheme for the front plane, composed of a porch in this case, should also be designed.

Apply a base color to the main plane of the facade (A). Apply a primary trim color to window and door frames, and edge boards (B).



Apply a color to the front porch plane of the facade. This includes the trim, columns, and edge boards (B). Typically this trim is the same color as the trim on the main building plane.



Additions and Secondary Structures

Additions and secondary structures include residential additions, decks, detached garages and accessory structures, as well as commercial additions and outbuildings. Appropriate treatment strategies vary according to the age and condition of an addition or secondary structure. It may also be appropriate to consider construction of new additions and secondary structures in some cases. The following pages provide guidelines for additions and secondary structures.

Existing Additions and Accessory Structures

Some existing additions and secondary structures may have become historically significant in their own right. However, more recent additions may detract from the character of the building and could be considered for modification or removal.

H38 Preserve an older addition or secondary structure that has achieved historic significance in its own right.

- » Respect character-defining building components of a historically-significant addition or accessory structure.
- » Avoid the demolition of a historically-significant addition or secondary structure.
- » Avoid moving a historically-significant secondary structure from its original location wherever possible.

H39 Consider removing an addition or secondary structure that is not historically significant.

- » Ensure that the historic fabric of the primary structure is not damaged when removing an addition.

Preserve an older addition or secondary structure that has achieved historic significance in its own right.

Design an addition or secondary structure to be sympathetic to the architecture of the original historic building (this does not mean that it needs to replicate the design of the original building).

Design an addition or secondary structure to be compatible with the original historic structure.

Consider removing an addition or secondary structure that is not historically significant.

NEW ADDITIONS AND SECONDARY STRUCTURES

A new addition, secondary structure or deck that is compatible with the original building and surrounding historic context may be appropriate. It is important to consider design and placement, as well as its relationship to the surrounding historic context.

The design guidelines for new construction also apply to the design of a new addition or accessory structure. The design guidelines below address additional considerations.

H40 Design an addition or secondary structure to be compatible with the original historic structure.

- » Design an addition or secondary structure to be sympathetic to the architecture of the original historic building (this does not mean that it needs to replicate the design of the original building).
- » Use materials that are of a similar color, texture, and scale to materials in the surrounding historic context.
- » Design an addition or secondary structure to be compatible with the scale, massing and rhythm of the surrounding historic context.
- » Incorporate windows, doors and other openings at a consistent ratio to those found on nearby historic buildings.
- » Use simplified versions of building components and details found in the surrounding historic context. This may include:
  - › A cornice or other definition of the roofline
  - › A distinctive storefront or main door surround
  - › Window sills and lintels
  - › Moldings or other features
- » Do not use replicas of historic building components and details that would convey a false history.

H41 Design an addition or secondary structure to be subordinate to the original historic building.

- » Place an addition or secondary structure to the side or the rear of the original historic structure when possible.
- » Place a rooftop or upper-story addition to the rear to minimize visual impacts from public streets.
- » Do not locate an addition on a primary facade.

H42 Clearly differentiate an addition from the original historic structure.

- » Use changes in material, color and/or wall plane.
- » Consider using a lower-scale connecting element to join an addition to a historic structure.
- » Consider using contemporary architectural styles or materials in an addition (a simplified version of the architectural style of the original historic structure may also be appropriate).
- » Do not try to make an addition or secondary structure appear older than it is.

H43 Do not damage the historic character of the original building when adding an addition.

- » Do not damage or obscure significant architectural features of the original historic building.

Place an addition or secondary structure to the side or the rear of the original historic structure when possible. (addition is to the right)

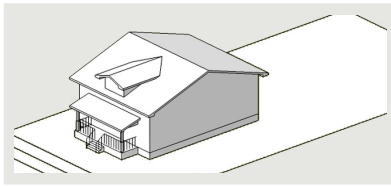
This two-and-three story addition to a one-story commercial building is out of scale and overwhelms the historic resource..

Locating and Designing an Addition to a Historic Residential Structure

An addition to a historic residential structure should be subordinate to, and clearly differentiated from, the original historic structure as illustrated below.

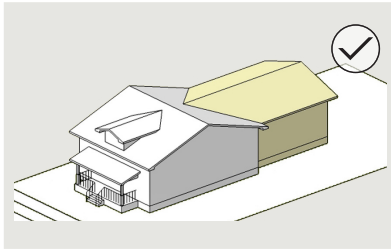
Original Structure

The one-and-a-half story bungalow illustrated at right is historic.



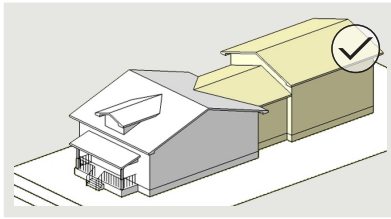
One-Story Addition

The addition illustrated at right is appropriate because it is clearly differentiated from the original structure with a change in roof plane and is nearly invisible from the street.



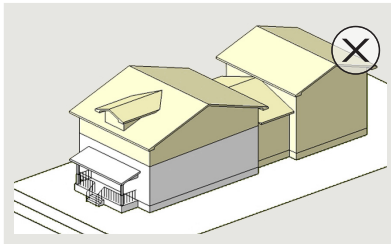
One-and-a-Half Story Addition

The addition illustrated at right is appropriate because it is set back and clearly differentiated from the original structure with a connector.



Inappropriate Two-Story Addition

The addition illustrated at right is inappropriate because it substantially alters the primary facade of the historic structure

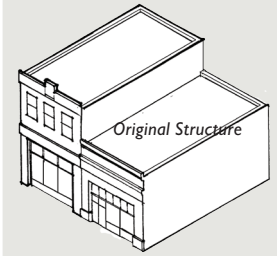


Locating an Addition to a Historic Commercial Structure

An addition to a historic commercial structure should be subordinate to, and clearly differentiated from, the original historic structure as illustrated below.

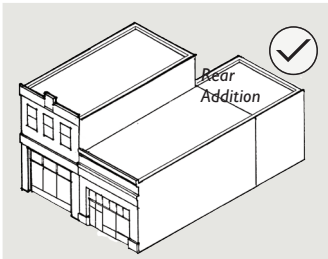
Original Structure

The one-story commercial building illustrated at right is historic.



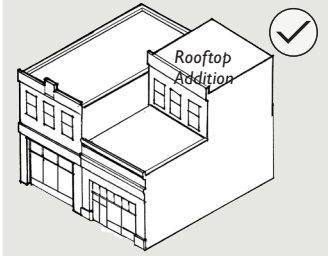
Rear Addition

The rear addition illustrated at right is appropriate.



Rooftop Addition

The rooftop addition illustrated at right is appropriate because it is set back from the front facade.



Exterior Lighting

Exterior lighting is a key design consideration. Lighting should be compatible with the surrounding historic context and should minimize light spill onto adjoining properties and the night sky. Variables include the number of fixtures, their mounting height, screening and the lumens emitted per fixture.

H44 Ensure that light fixtures are compatible with the surrounding historic context.

- » Use exterior light fixtures that are simple in design and compatible with architectural and site design elements.
- » Maintain existing spacing patterns between exterior fixtures.
- » Mount exterior fixtures in an inconspicuous manner.
- » Consider installing appropriate exterior lighting above or flanking the front entrance of a structure.
- » Do not damage historic building components and fabric when mounting exterior fixtures.
- » Do not obscure historic building components and fabric with exterior fixtures.

H45 Shield lighting to prevent off-site glare.

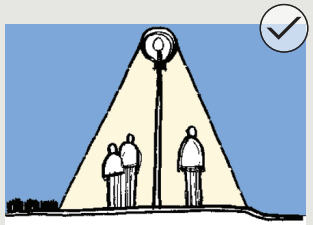
- » Use "warm" light sources.
- » Incorporate cut-off shields to direct light downward.
- » Shield fixtures to minimize light spill onto adjacent properties and into the night sky.
- » Ensure that luminaires (lamps) are not visible from adjacent streets or properties.

Exterior Lighting Design

Exterior lighting design should be compatible with its function.

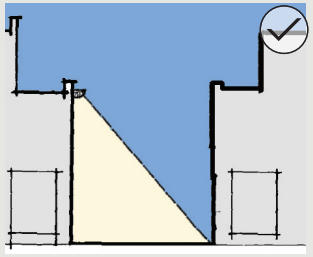
Pedestrian Lighting

Lighting for pedestrians should be mounted on short poles or provided by light posts (bollards).



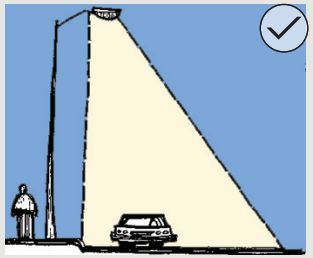
Public Space Lighting

Lighting for public spaces such as plazas and courtyards should evenly cover usable areas.



Street Lighting

Lighting for the street should minimize light spill onto adjacent properties and the night sky.



These guidelines address the treatment of historic landscape and site features such as historic fences and specimen trees. The guidelines in this section apply to any project that may affect historic landscapes and site features, including landscaping projects and new construction on historic properties.

Sidewalks, Curbs, and Gutters

Historic sidewalks, walkways, curbs and gutters are key features of Pittsburgh's historic districts, and should be maintained whenever possible. If necessary, such features should be replaced in-kind or with a compatible substitute.

H46 Maintain historic sidewalks, curbs and gutters.

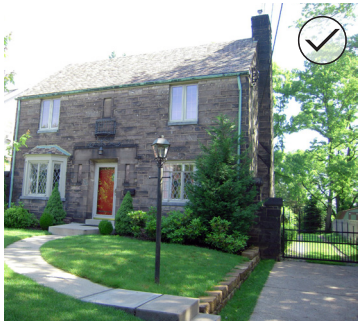
- » Retain and maintain historic sidewalks, curbs and gutters to preserve the distinctive historic features of the streetscape.
- » Maintain historic stamped sidewalk impressions. (These are the names of the contractors that installed the sidewalk.)
- » Maintain walkways leading from the sidewalk to the main building entry.

Maintain historic sidewalks and paths. .

H47 Install compatible replacement sidewalks, curbs or gutters if necessary.

- » Replace deteriorated sidewalks, curbs and gutters in kind, using physical evidence to guide the work.
- » Replace deteriorated sidewalks, curbs and gutters with a compatible substitute material if in-kind replacement is not feasible.
- » Use traditional materials such as brick and concrete when feasible.

Retain and maintain historic sidewalks, curbs and gutters to preserve the distinctive historic features of the streetscape.



Maintain walkways leading from the sidewalk to the main building entry

Fences and Site Walls

Historic fences and low site walls help define many yard areas in Pittsburgh. Wood picket and cast-iron are the most common historic fence materials. Brick and stone are the most common historic wall materials. If necessary, such features should be replaced in-kind or with a compatible substitute. New fences and site walls may also be appropriate if they are compatible with the historic property and surrounding historic context.

H48 Maintain historic fences and masonry site walls.

- » Maintain historic wooden picket or cast iron fences.
- » Maintain historic brick, stone or concrete masonry site walls.

H49 Design a new fence or site wall to be compatible with the historic property and surrounding historic context.

- » Design a new fence with solid vertical-board wood or ornamental metal. Brick and stone piers may also be used.
- » Design a new site wall with brick or stone.

H50 Avoid installing a new chain-link fence.

- » If necessary, install a new chain-link fence towards the rear of the property to be minimally visible from a public street.
- » Do not install a new chain link fence along a primary facade.
- » Do not install a new chain link fence in a historic district where they have been determined to be incompatible.

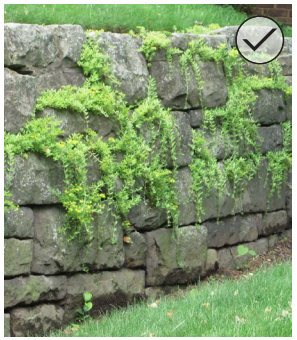
Maintain historic fences and masonry site walls.

ZONING STANDARDS FOR FENCES

The Zoning Code sets base standards for fences including:

- » Permitted location
- » Maximum height in side or rear yards
- » Opacity

See the Pittsburgh Zoning Code for more information.



Maintain historic brick, stone or concrete masonry site walls.

Historic fences and low site walls help define many yard areas in Pittsburgh.

Maintain a historic cast iron fence.

Trees and Plantings

Specimen trees (trees that are particularly impressive or unusual examples of a species due to its size, shape, age or other traits), healthy mature trees and historic plantings are important parts of the context in many historic districts. They should be retained whenever possible. When planting new trees, species that are commonly seen in the surrounding historic context should be selected.

H51 Maintain specimen trees and historic plantings.

- » Preserve existing historic plantings and garden designs.
- » Do not remove specimen trees or mature trees unless the tree is dying, dead, diseased or poses a safety hazard.
- » Protect specimen trees and healthy mature trees from impacts associated with new construction occurring near or within the drip line.
- » Replace any mature trees that are cut down with a similar tree species unless tree replacement could damage nearby structures (a cluster of smaller new trees may be used to replace a large tree).

H52 Introduce new trees and plantings that are compatible with the historic property and surrounding context.

- » Continue the tradition of landscape planting along structural elements such as foundations, walkways and fences or walls.
- » Plant tree species that are traditional in Pittsburgh.
- » Avoid planting tree species that are not traditional in Pittsburgh.
- » Avoid planting too close to a structure so as not to damage, or retain moisture against, architectural features or building foundations.

See the City of Pittsburgh Forestry Division for a list of recommended tree species.

Maintain specimen trees.

Continue the tradition of landscape planting along structural elements such as foundations, walkways and fences or walls.

Public Realm Site Features

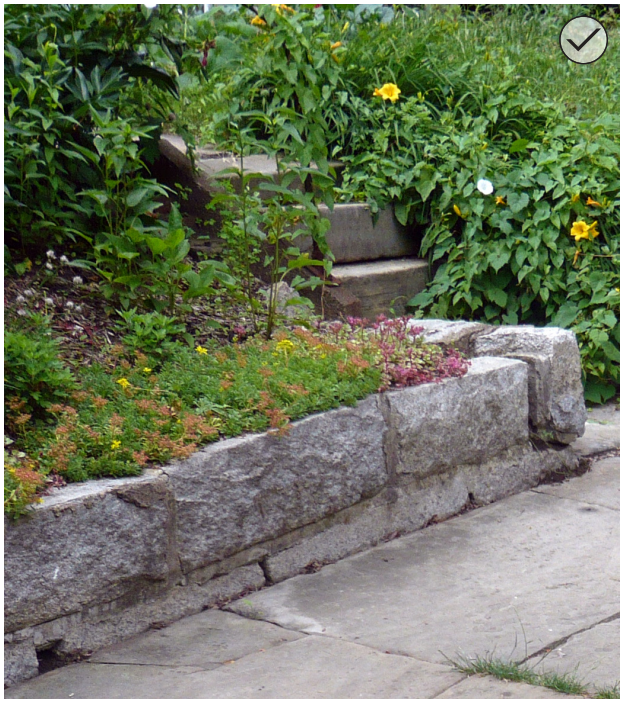
Historic site features in the public realm are located throughout the city. They are important elements of the context in many historic districts. They should be retained whenever possible.

H53 Maintain historic site features in the public realm.

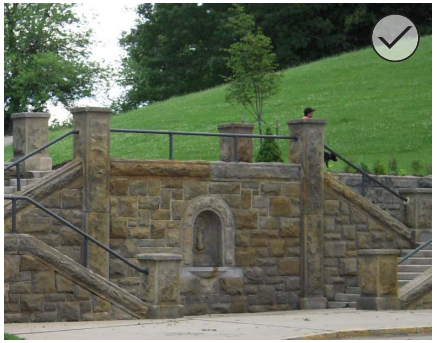
- » Preserve existing public steps and bridges, for example.
- » Protect features from impacts associated with public improvements.

H54 Preserve historic site features in the public parks. These include:

- » Stone curbs
- » Stone pavers
- » Bridges
- » Railings and fences
- » Lights



Preserve and maintain historic site features.



Parking Areas

It may sometimes be necessary to add or expand a parking area located on a historic property. In doing so, it is important to minimize visual impacts of surface parking areas and ensure that parking is subordinate to other uses.

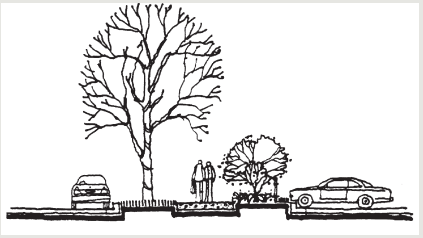
H55 Minimize the visual impact of on-site parking on historic properties.

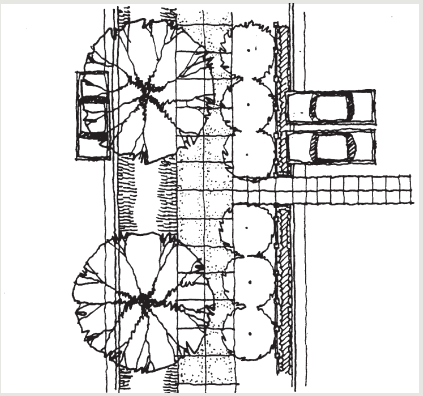
- » Screen a parking area that abuts a public sidewalk with structures, decorative walls, structural screens or landscaping.
- » Locate a parking area to the rear or to the interior of a block whenever possible. This is especially important on corner properties.
- » Preserve the character-defining features of a historic site when adding new on-site parking, loading docks or ramps.
- » Do not place parking and loading facilities in a location that could result in damage to historic sites, buildings, or landscape features.

See the Pittsburgh Zoning Code (Chapter 918) for landscaping and screening standards.

Parking Buffers

Consider the use of a landscaped strip or planter to provide a visual buffer where a parking lot abuts a public sidewalk.





These guidelines address maintaining and improving resource and energy efficiency in a historic building, as well as methods for approaching energy conservation and generation technologies. The guidelines in this section apply to projects involving historic homes and buildings. .

Planning for Energy Efficiency

Objectives for historic preservation and community sustainability are often in alignment. Follow these basic steps when considering a rehabilitation project for energy efficiency:

Step 1: Establish Project Goals.

Develop an overall strategy and project goals for energy efficiency to maximize the effectiveness of a project. This will establish a broad view that can help place individual actions into context. Focus on minimizing use of resources and energy, minimizing negative environmental impacts, and retaining the historic integrity of a property. Strategies should maximize the inherent value of the historic resource prior to considering alterations or retrofitting with new energy generation technology.

Step 2: Maintain Building Components in Sound Condition.

Maintaining existing building fabric reduces negative environmental impacts. Re-using a building preserves the energy and resources invested in its construction, and removes the need for producing new construction materials.

Energy Audit

To inform an energy efficiency project strategy, conduct an energy audit. Energy audits can give a comprehensive view of how energy is currently managed, in the daily and seasonal cycles of use, and can also provide perspective on the payback of investment for potential work on the building. For example, an energy audit, when examined based on an overall strategy, may demonstrate that priorities should be on increasing insulation in walls, ceilings and foundations, rather than replacing windows.

Maintaining existing building fabric reduces negative environmental impacts. Re-using a building preserves the energy and resources invested in its construction, and removes the need for producing new construction materials.

Maintain building components in sound condition. A porch helps to moderate temperatures indoors and provides a shaded outdoor area during summer.

Step 3: Maximize Inherent Sustainable Qualities.

Typically, historic buildings were built with resource and energy efficiency in mind. Construction methods focused on durability and maintenance, resulting in individual building features that can be repaired if damaged, thus minimizing the use of materials throughout the building's life cycle.

Buildings were also built to respond to local climate conditions, integrating passive and active strategies for year-round interior climate control, which increase energy efficiency. Passive strategies typically include building orientation and features such as roof overhangs and windows to provide both natural day lighting as well as management of solar heat gain. Active strategies typically include operable building features such as awnings and double-hung and transom windows.

Identify a building's inherent sustainable features and operating systems and maintain them in good operating condition. In some cases these features may be covered, damaged or missing; repair or restore them where necessary.

Step 4: Enhance Building Performance.

A historic building's inherent energy efficiency should be augmented using techniques which improve energy efficiency without negatively impacting historic building elements. Non-invasive strategies such as increased insulation, weatherization improvements and landscaping should be employed.

Step 5: Add Energy-Generating Technologies Sensitively.

When planning for energy efficiency, the final step may include the respectful addition of energy-generating technologies. However, the efficiency of a historic structure will often be great enough that generation technologies aren't the most practical solutions. Utilize strategies to reduce energy consumption prior to undertaking an energy generation project.

When planning for energy efficiency, the final step may include the respectful addition of energy-generating technologies such as solar panels in a less-visible location.

Enhancing Energy Performance

Improvements to enhance energy efficiency should complement the original building. The structure, form and materials should be sensitively improved in energy efficiency terms to preserve the building's character.

H56 Install compatible energy-efficiency improvements that enhance the energy-saving features of the original structure.

- » Use cost-effective weather-stripping, insulation and storm windows to improve energy efficiency while remaining historically sensitive.
- » Install additional insulation in an attic, basement or crawl space as a simple method to make a significant difference in a building's energy efficiency. Provide sufficient ventilation to avoid moisture build-up in the wall cavity.
- » Install weatherization strategies in a way that avoids altering or damaging significant materials and their finishes.
- » Use materials which are environmentally friendly and that will not interact negatively with historic building materials.
- » When a roof must be replaced, consider installing a radiant barrier.
- » Make best use of original windows; keep them in good repair and seal all leaks.
- » Retain early glass, taking special care in putty replacement.
- » Maintain the glazing compound regularly. Remove old putty with care.
- » Use operable systems such as storm windows, insulated coverings, curtains and awnings to enhance performance of original windows.

Maintaining Energy Efficiency

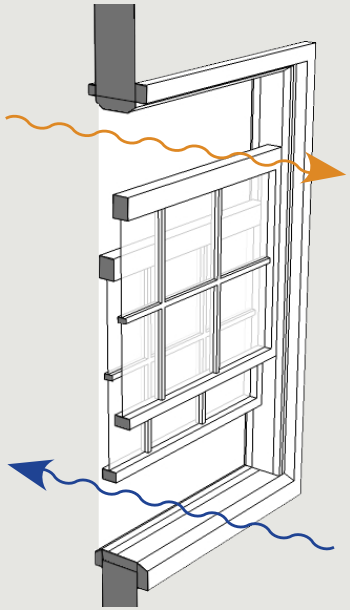
The original sustainable building features and systems of a historic building should be maintained in good operating condition.

H57 Preserve the inherent energy efficient features of the original building in operable condition.

- » Identify a building's inherent sustainable features and operating systems and maintain them in good condition.
- » Repair or restore covered, damaged or missing features where appropriate.
- » Retain and repair original roof material.
- » Retain original shutters, awnings, canopies and transoms. Operable features such as these will increase the range of conditions in which a building is comfortable without mechanical climate controls.
- » Install draft stoppers in a chimney. Open chimney dampeners can increase energy costs by up to 30 percent.

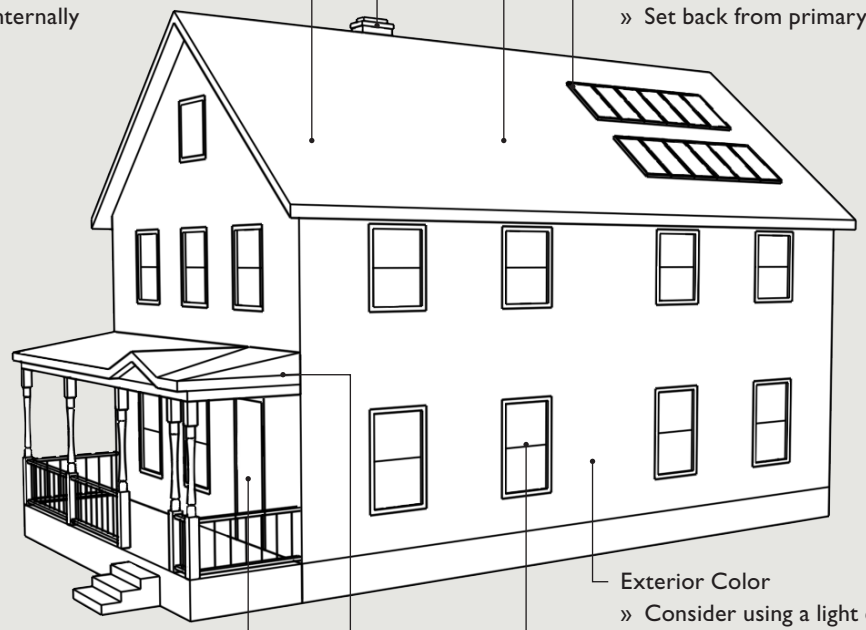
Double-Hung Window Ventilation

Double-hung windows allow for two-way ventilation with cool air flowing in and warm air flowing out.



Residential Building Energy Efficiency Diagram

This diagram summarizes the principal direction in the guidelines for a rehabilitation project for energy efficiency on a residential building. These measures can enhance energy efficiency while retaining the integrity of the historic structure.



Chimney
» Install draft stopper

Attic
» Insulate internally

Roof Material
» Retain & repair

Solar Panels
» Set back from primary facade

Exterior Color
» Consider using a light color paint when appropriate to the style

Doors
» Retain & repair original or early doors

» Weather-strip

Shutters, Awnings, and Porches
» Restore porches and awnings

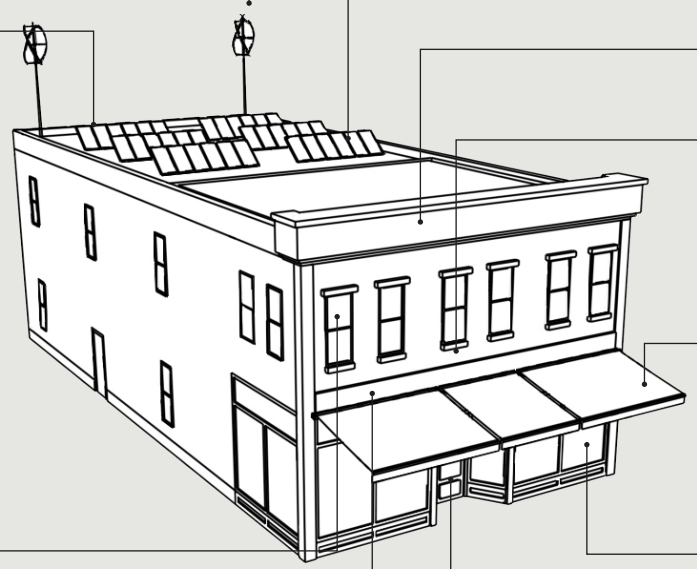
Windows
» Repair & retain original or early windows

» Enhance thermal & acoustic efficiency with storm windows (preferably interior)

» Weather-strip

Commercial Building Energy Efficiency Diagram

This diagram summarizes the principal direction in the guidelines for a rehabilitation project for energy efficiency on a commercial building. These measures can enhance energy efficiency while retaining the integrity of the historic structure.



Wind Turbines
» Set back from primary facade to minimize visibility from street

Roof Material
» Retain & repair

Upper-story Windows
» Maintain original windows
» Weather-strip and caulk
» Add storm windows (preferably interior)

Transoms
» Retain operable transom to circulate air

Solar Panels
» Set back from primary facade to minimize visibility from street

Attic
» Insulate internally

Green Roof
» Place below parapet line to minimize visibility from street

Awnings/Canopies
» Use operable awnings to control solar access and heat gain
» Use fixed canopies to provide year-round shade and shelter

Storefront Windows
» Maintain/weather-strip original windows

Doors
» Maintain/weather-strip original doors
» Weather-strip
» Consider interior air lock area

Using Energy Generating Technologies

It may be possible to integrate modern energy technology into a historic structure while maintaining its historic integrity. Use of energy-generating technologies should be the final option considered in an efficiency rehabilitation project. Utilize strategies to reduce energy consumption prior to undertaking an energy generation project. Consider the overall project goals and energy strategies when determining if a specific technology is appropriate for the project.

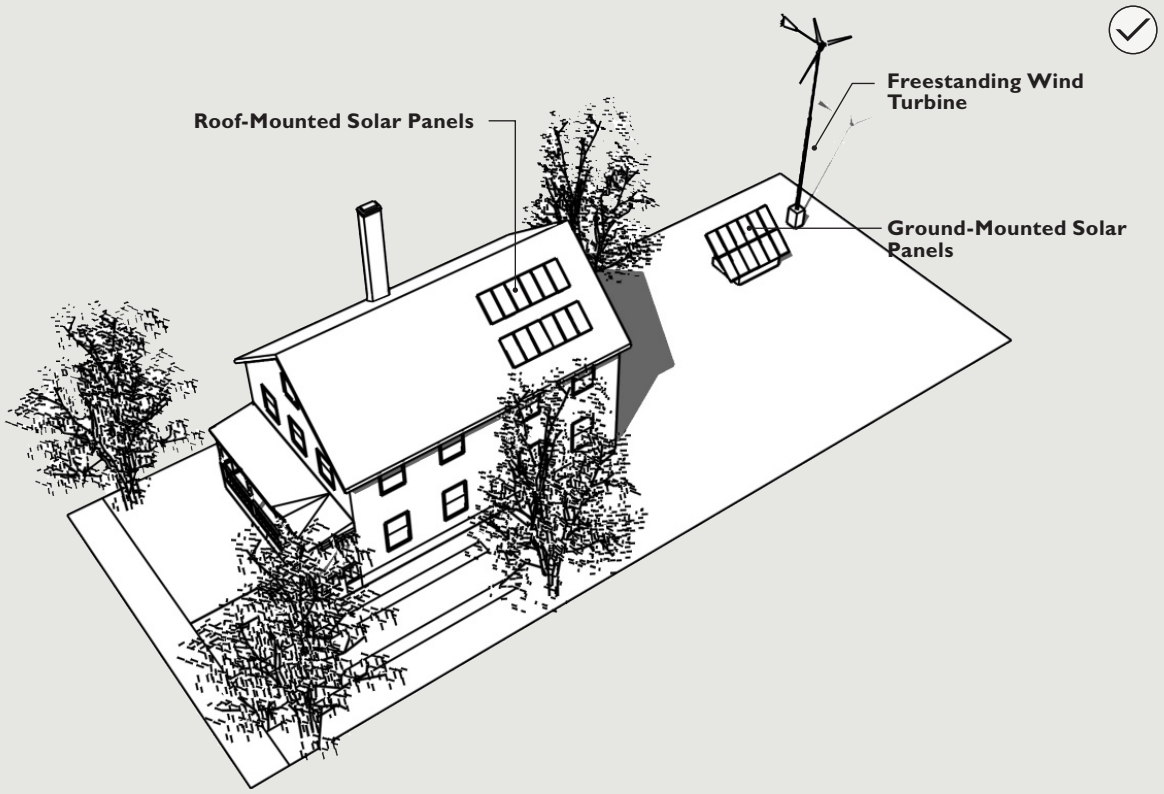
As new technologies are tried and tested, it is important that they leave no permanent negative impacts to historic structures. The reversibility of their application will be a key consideration when determining appropriateness.

H58 Locate energy-generating technology to minimize impacts to the historic character of the site and structure.

- » Locate technology where it will not damage, obscure or cause removal of significant features or materials.
- » Maintain the ability to interpret the historic character of the building.
- » Install technology in such a way that it can be readily removed and the original character easily restored.
- » Use materials which are environmentally friendly and that will not interact negatively with historic building materials.

Locating Energy Generating Technologies on a Historic Property

When locating energy generating technology on a historic property, it is important to minimize visibility from the street and impacts on historic building fabric. As illustrated below, the ideal location for wind turbines and solar panels is in an unobtrusive location on the property. Appropriate locations for solar panel installation on a historic structure are illustrated on the next page.



H59 Install solar collectors to minimize potential adverse effects on the character of a historic property.

- » Place collectors to avoid obscuring significant features or adversely affecting the perception of the overall character of the property.
- » Size collector arrays to remain subordinate to the historic structure.
- » Mount collectors flush below the ridge line on a sloping roof. This will not cause a significant decrease in the device's solar gain capabilities.
- » Install collectors on an addition or secondary structure.
- » Minimize visual impacts by locating collectors back from the front facade.
- » Ensure that exposed hardware, frames and piping have a matte finish, and are consistent with the color scheme of the primary structure.
- » Use the least invasive method feasible to attach solar collectors to a historic roof.

H60 Install wind turbines to minimize potential adverse effects on the character of a historic property.

- » Use turbines and any exposed hardware with a matte finish that is consistent with the color scheme of the primary structure.
- » Do not obscure significant features or impair interpretation of the building's historic significance.
- » Attach turbines in a manner that avoids damage to significant features.
- » Install turbines to allow restoration of affected building areas.
- » Minimize structural impacts when installing turbines.

Locating Solar Panels on a Historic Structure

When locating solar panels on a historic building, it is important to consider the building's significance as well as the visibility of the proposed installation location. An illustrated evaluation of appropriate solar panel installation locations on a sample residential structure is provided below.

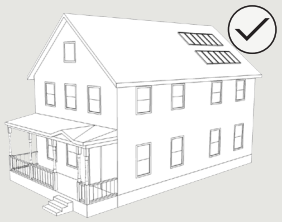
Existing Structure

The two-story structure illustrated at right has a significant south-facing sloped roof area.

- » Gable roof end faces the street
- » Side of roof faces south

Preferred Location

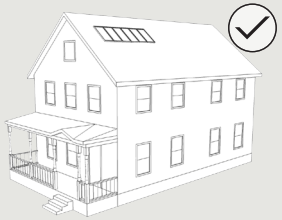
If the existing structure has a high level of historic significance, the surrounding context has many intact historic structures or the roof is highly visible, panels should be set back from the front facade and flush-mounted to the roof.



- » Panels are set back from the front facade.
- » Panels are flush with the roof.

Acceptable Location

If the roof is not highly visible and/or site constraints restrict solar access, it may be appropriate to locate flush-mounted solar panels towards the front facade



- » Panels are set back from the eave, but closer to the front.
- » Panels are flush with the roof.
- » Panels are subordinate to the roof plane.

These guidelines address additional considerations such as public art, accessibility, demolition and project phasing.

Art and Historic Properties

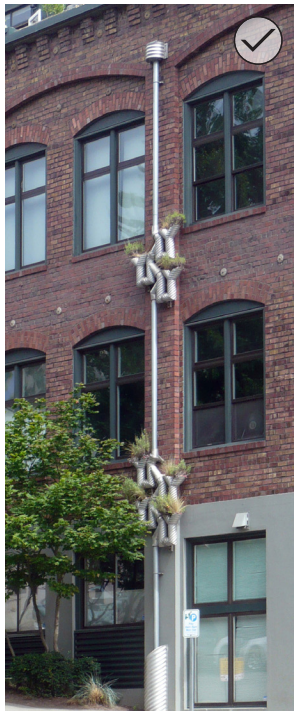
Public art is welcomed as an amenity in Pittsburgh's historic districts. It should be planned as an integral component of the urban environment and should be strategically located to serve as an accent to a streetscape, plaza, park or other public area. Installations on private property that are visible from the public way also should be planned to retain the historic significance of a property.

H61 Plan public art to be compatible with the historic context.

- » An art installation should not impede one's ability to interpret the historic character of the district.
- » Locate public art such that the ability to perceive the character of historic buildings nearby is maintained.

H62 Plan an art installation on a historic property to be compatible with the resource. It should:

- » Maintain one's ability to interpret the historic character of the resource.
- » Preserve key features that contribute to the property's significance.
- » Be reversible in a way that the key features of the property remain intact.



Plan an art installation on a historic property to be compatible with the resource.

Plan public art to be compatible with the historic context.

Accessibility

In 1990, the passage of the Americans with Disabilities Act (ADA) mandated that all places of public accommodation be accessible to everyone. This includes historic structures that are used for commercial, rental, multi-family and public uses. Note that the law provides that alternative measures may be considered when the integrity of a historic resource may be threatened or destroyed. In most cases, property owners can comply without compromising the historic resource. Owners of historic properties should comply to the fullest extent possible with accessibility laws, while also preserving the integrity of the character-defining features of their building or site. These guidelines should not prevent or inhibit compliance with accessibility laws.

H63 Accessibility improvements should be designed to preserve the integrity of a historic property.

» Retain the key features of the historic structure in any design.

» Ensure that accessibility improvements are "reversible."

Accessibility improvements should be designed to preserve the integrity of a historic property.

Retain the key features of the historic structure in any design.

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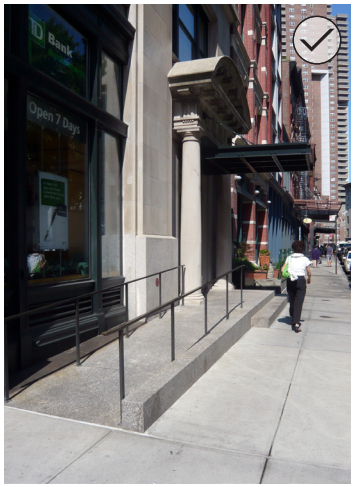


Ensure that accessibility improvements are "reversible."

Service Areas and Mechanical/HVAC Equipment

It may sometimes be necessary to adapt historic properties with service areas, utilities, and mechanical/HVAC (heating ventilating and air conditioning) equipment. Such equipment should be placed inconspicuously, and screened if necessary, so that it is unobtrusive when viewed from public streets and nearby buildings or houses.

Features that must be added to meet safety and code requirements, such as stairs and elevators, should be designed to be as inconspicuous as possible, and should not alter significant architectural features of the building.

H64 Locate service areas and mechanical/HVAC equipment to minimize visual impacts and negative effects on public streets and neighboring properties.

- » Orient a service entrance, waste/compost disposal area or other service area toward service lanes and away from public streets and residences.
- » Locate a service area to minimize potential noise impacts or other residual effects on nearby properties.
- » Install roof-mounted, and other mechanical/HVAC equipment, such as air conditioners and center towers to be inconspicuous when viewed from public streets.
- » Group utility lines into one conduit, when feasible.
- » Install vertical runs of ducts, pipes and cables in closets, service rooms and wall cavities where they will not be visible on the exterior elevations.
- » Locate ground-mounted utility pedestals to the rear of a building.
- » Screen a service area with a wall, fence or planting.
- » Screen and paint restaurant vent areas.

H65 Install mechanical equipment to minimize impacts on historic fabric.

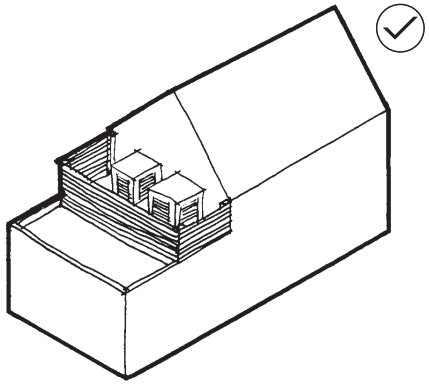
- » Install mechanical equipment in areas and spaces that require the least amount of alteration to the historic materials and elevations of the building.
- » Avoid cutting holes in important architectural features, such as cornices, decorative ceilings and paneling.
- » Do not install mechanical equipment on a primary facade unless other locations are not feasible, and such an installation would not damage the historic fabric of the facade.

Orient a service area towards service lanes and away from public streets.

Mechanical/HVAC and Utility Equipment

Mechanical and utility equipment includes:

- » Conduit
- » Satellite Dishes
- » Boxes and Transformers
- » Air Conditioners



Install roof-mounted and other mechanical equipment, such as air conditioners, to be inconspicuous when viewed from public streets.

Security Devices

It may sometimes be necessary to provide security devices on commercial and residential properties. They should be designed to be as inconspicuous as possible, and should not alter significant architectural features of the building. The use of interior, operable, transparent devices is preferred.

H66 Minimize the visual impact of security devices on commercial buildings

- » Locate security devices inside the storefront when feasible.
- » Use operable and transparent (simple bars with spacing so one can view through to display) security devices on ground floor storefronts, when feasible.
- » Opaque, roll-down metal screens are discouraged, because these obscure products on display and thereby weaken the interest of the street to pedestrians when in a closed position.
- » Decorative security devices are appropriate when they complement the architectural style.
- » Generally security devices are inappropriate above the second floor, unless unique security conditions are indicated.

H67 Minimize the visual impact of security devices on residential buildings.

- » Security devices should be simple in design.
- » For residential buildings, locating security devices on the interior is preferred, but the exterior is an acceptable location if it is in keeping with the architectural style, and there is historic precedent.

H68 Do not damage the historic character of the original building when installing security devices.

- » Do not damage or obscure significant architectural features of the original historic building.
- » The installation should be reversible. Once removed the original building should remain intact and the integrity of historic materials should not be compromised.

Use operable and transparent security devices on ground floor storefronts, when feasible.

Decorative security devices are appropriate when they complement the architectural style.

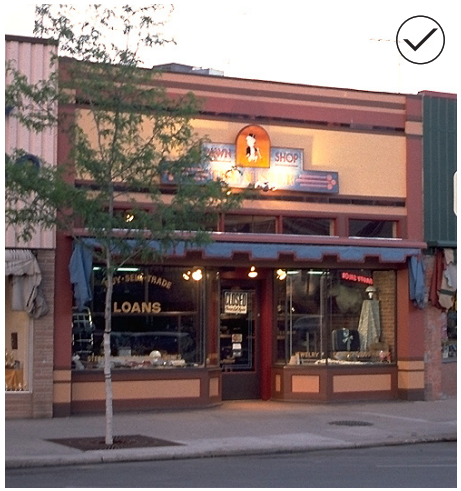
Phasing Improvements

In some cases, a property owner may wish to make interim improvements, rather than execute a complete rehabilitation of a historic property. This work should be planned such that it establishes a foundation for future improvements that will further assure continued use of the property and retain its historic significance. For example, a simplified cornice element may be installed on a commercial storefront, in lieu of reconstructing the original design, with the intent that an accurate reconstruction would occur later.

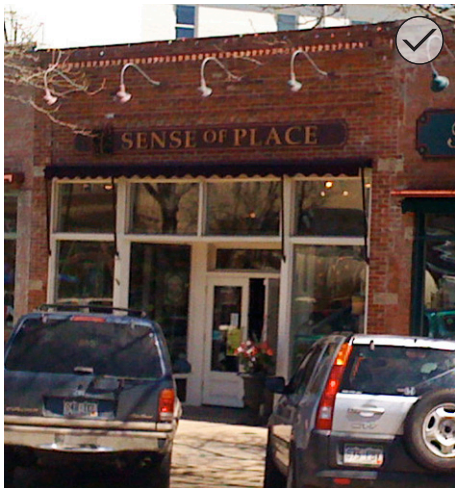
H69 Plan interim improvements to retain opportunities for future rehabilitation work that will enhance the integrity of a historic property.

- » Preserve key character-defining features while making interim improvements.
- » Avoid interim improvements that would foreclose opportunities for more extensive rehabilitation in the future.

Original building remodel in altered condition



Interim improvements to the building included removing the canopy, providing a new sign and painting the stucco covering.



The rehabilitation effort included removing the stucco, reconstructing the cornice and installing a new storefront system.

Temporary Stabilization Treatments

When a building is to be unoccupied for an extended period of time, it may be secured in a way in which to preserve historically significant features and prevent deterioration from weathering or vandalism. Often termed "mothballing," such procedures are particularly relevant to properties that have been vacant for a long time. Stabilization should be planned such that the integrity of the property will be maintained.

H70 If a building is unoccupied, secure it in a way that protects its historic character.

- » Maintain a weather-tight roof. Temporary roofing may be installed if needed.
- » Structurally stabilize the building, if needed.
- » When closing a window or door opening, avoid damaging frame and sash components. Mount any panel to cover the opening on the interior when feasible. Also, paint the panels to match the building color.

For More Information

For more information regarding temporary stabilization treatments for historic buildings, see *National Park Service Preservation Brief #31: Mothballing Historic Buildings*, available at: *www.nps.gov/TPS/how-to-preserve/briefs.htm*

Stabilize the building, to keep future preservation options available.

Demolition

Properties that have historic significance should be preserved, not demolished. Occasionally, however, it may be necessary to demolish a building that is an individual landmark, or that stands within one of the city's locally designated historic districts.

H71 Avoid demolition of a historic property when feasible. Consider these alternatives:

- » Stabilize the building, to keep future preservation options available.
- » Rehabilitate the building such that it can remain in service.
- » Adapt the structure to a new use that may be more viable.
- » Relocate the structure to an appropriate context, where preservation may be more viable.

H72 When demolition of a historic property must occur, mitigate the impacts to the extent feasible. Consider these actions:

- » Document the character of the property before it is demolished.
- » Salvage historic building materials and details such that they may be reused for the repair of similar historic properties.
- » Assure that an appropriate replacement structure will be constructed.

Some potential reasons for demolition are:

1. It is an older structure that has already lost its integrity and therefore does not have historic significance.

» The building may be one that has been substantially altered, to the extent that it no longer retains its integrity as a historic resource. A building that is severely damaged by fire is an example, or one that has become a health and safety hazard.

2. The structure is a newer one, which lacks historic significance.

» In many cases, a building that is less than 50 years old would not be considered to have the potential of being historically significant.

3. Preservation would create an economic hardship. (Specific criteria are set forth in the city's Code of Ordinances.)

» No economically viable option is available for preserving the property. When a governmental action, an act of God, or other event beyond the owner's control creates the hardship, and all feasible alternatives to eliminate the hardship have been exhausted.

Preservation Ordinance Demolition Procedures

The primary procedures that direct consideration of demolition are set forth in the city's preservation ordinance. This includes the documentation required and the requirement for a public hearing.

When demolition of a historic property must occur, mitigate the impacts to the extent feasible.

Existing Alterations

Many historic structures experience changes over time as design tastes change or need for additional space occurs. Some are modest alterations. For example, a new dormer may have been added. In some cases, an owner would construct a wing for a new bedroom, or expand the kitchen in a residential building. Many of these occurred while retaining the original characteristics that were key features.

Some of these alterations now may be historically significant themselves. An addition constructed in a manner compatible with the original building and associated with the period of significance is an example, and it too may merit preservation in its own right.

In contrast, more recent alterations usually have no historic significance and may even detract from the character of the building and obscure significant features. Removing such an alteration may be considered in a rehabilitation project. Historic features that have been modified can also be restored.

Many historic structures experience changes over time as design tastes change or need for additional space occurs.

H73 Consider the significance of early alterations and additions. Consider these options:

- » Preserve an older addition or alteration that has achieved historic significance in its own right, when it is key to understanding the history of the property.
- » Take the context into consideration. If other nearby properties also reflect a similar history of alteration, then preserving the alteration may be preferred. In other cases, if other buildings are more intact, in terms of their original character, then removing the alteration to restore the earlier appearance may be preferred.

SIGNS

Overview

Signs are important elements of Pittsburgh's historic districts. Balancing the functional requirements for signs with the objectives for the overall character of each district is a key consideration. Their placement, relationship to historic features and general character are key considerations.

This section provides guidelines that address the qualitative aspects of sign design, in terms of how signs contribute to the character of a historic district and to individual properties. Materials include:

» Treatment of Historic Signs
» Sign Installation on a Historic Building
» Design of New and Modified Signs
» Design of Specific Sign Types
» Sign Illumination

For More Information

For more information on signs, see:

» Section 919.04.C.1 of the Land Use Code for Prescriptive Standards.

Treatment of Historic Signs

While all historic signs should be retained whenever possible, it is especially important when they are a significant part of a building's history or design.

S1 Consider history, context and design when determining whether to retain a historic sign. Retention is especially important when a sign is:

- » Associated with historic figures, events or places.
- » Significant as evidence of the history of the product, business or service advertised.
- » A significant part of the history of the building or the historic district.
- » Characteristic of a specific historic period.
- » Integral to the building's design or physical fabric.
- » Integrated into the design of a building such that removal could harm the integrity of a historic property's design or cause significant damage to its materials.
- » An outstanding example of the sign maker's art because of its craftsmanship, use of materials, or design.

S2 Leave historic wall signs exposed whenever feasible.

- » Do not paint over historic signs.
- » There are times when some alterations to a historic wall sign may be permitted, these are:
  - › If the sign is substantially deteriorated, patching and repairing is ok
  - › The location, i.e., located on a secondary facade
  - › Continuing use, i.e., there are older signs that still have an active business and they need to change information such as the hours of operation
  - › Significance, i.e., one might be recognized as a community icon or signature reference point

S3 Do not over restore a historic wall sign.

- » Do not restore a historic wall sign to the point that all evidence of its age is lost.
- » Do not significantly re-paint a historic wall sign even if its appearance and form is recaptured.

Leave historic wall signs exposed whenever feasible.

Sign Installation on a Historic Building

When installing a new sign on a historic building, it is important to maintain the key architectural features of and minimize potential damage to the facade.

S4 Avoid damaging or obscuring architectural details or other building features when installing a sign.

- » Minimize the number of anchor points when feasible.
- » No sign or sign structure or support shall be placed onto or obscure or damage any significant architectural feature of a building, including but not limited to a window or a door frame, cornice, molding, ornamental feature, or unusual or fragile material.

S5 A sign should not obscure character-defining features of a historic building.

- » A sign should be designed to integrate with the architectural features of a building, not distract from them.
- » No sign shall be painted onto any significant architectural feature, including but not limited to a window or door frame, cornice, molding, ornamental feature, or unusual or fragile material.
- » No support for a sign shall extend above the cornice line of a building to which the sign is attached.

Avoid damaging or obscuring architectural details or features when installing signs.

A sign should be designed to integrate with the architectural features of a building, not distract from them.

A sign should be designed to integrate with the architectural features of a building, not distract from them.

Design of New and Modified Signs

Whether it is attached to a historic building or associated with new development, a new or modified sign should exhibit qualities of style, permanence and compatibility with the natural and built environment. It should also reflect the overall context of the building and surrounding area.

S6 A sign should be subordinate to the overall building composition.

- » Design a sign to be simple in character.
- » Locate a sign to emphasize design elements of the facade itself.
- » Mount a sign to fit within existing architectural features using the shape of the sign to help reinforce the horizontal lines of the building.
- » All sign types should be subordinate to the building and to the street.

S7 Use sign materials that are compatible with the architectural character and materials of the building.

- » Do not use highly reflective materials on a sign.
- » Use permanent, durable materials.

S8 Use simple typeface design.

- » Avoid hard-to-read or overly intricate typefaces.
- » Use no more than two or three distinct typefaces on a sign.

S9 Use colors that contribute to legibility and design integrity.

- » Limit the number of colors used on a sign. In general, no more than three colors should be used.
- » Vibrant colors are discouraged.

S10 Using a symbol for a sign is encouraged.

- » A symbol sign adds interest, can be read quickly and is remembered better than written words.

Mount a sign to fit within existing architectural features using the shape of the sign to help reinforce the horizontal lines of the building.

Mount a sign to fit within existing architectural features using the shape of the sign to help reinforce the horizontal lines of the building.

Use sign materials that are compatible with the architectural character and materials of the building.

Using a symbol for a sign is encouraged.

Design of Specific Sign Types

A variety of sign types may be appropriate to a district if the sign contributes to a sense of visual continuity and does not overwhelm the context.

AWNING SIGN

An awning sign occurs flat against the surface of the awning material.

S11 An awning sign should be compatible with the building.

» Use colors and materials that are compatible with the overall color scheme of the facade.

GROUND SIGN

A ground sign refers to those signs that are located at the ground level. They are also sometimes referred to as monument signs and are located near the public right-of-way. They should be compatible with the building and context.

S12 A ground sign should be compatible with the building and context.

» Generally, these signs should be low to the ground and appear anchored.

INTERPRETIVE SIGN

An interpretive sign refers to a sign or group of signs that provide information to visitors on natural, cultural and historic resources or other pertinent information. An interpretive sign may be erected by a non-profit organization or may be a public sign erected by a national, state or local government agency.

Generally, interpretive signs should comply with the design guidelines for the sign type that is the closest match. The guidelines below apply to a common freestanding sign type.

S13 Design an interpretive sign to be simple in character.

» The sign face should be easily read and viewed by pedestrians.

» An interpretive sign should remain subordinate to its context.

Use colors and materials that are compatible with the overall color scheme of the facade.

An awning sign should be compatible with the building.

Design an interpretive sign to be simple in character.

MURALS

A mural is a painting located on the side of the building whose content, generally, should reflect a cultural, historic or environmental event(s) or subject matter from the district.

S14 Mural content should be appropriate to the district and its environs.

» The mural may not depict a commercial product brand name or symbolic logo that is currently available.

S15 A mural should be incorporated as an element of the overall building design.

» The mural should complement the wall on which it is placed.

» It should not obscure key features of a historic building.

Mural content should be appropriate to the district and its environs.

POLE-MOUNTED OR FREESTANDING

A pole mounted/freestanding sign is generally mounted on one or two simple poles.

S16 A pole sign should be appropriate to the context.

» In a residential setting:

› The top of the sign should not rise above the typical front porch railing height of a traditional residential building.

› A double pole mounted sign or cantilevered sign is preferred.

» In a commercial setting:

› The top of the sign should not rise above the typical top of the street level storefront of a traditional commercial building.

» Sign panels that stretch to the ground are inappropriate.

A pole sign should be appropriate to the context.

PROJECTING SIGN

A projecting sign is attached perpendicular to the wall of a building or structure.

S17 Design a bracket for a projecting sign to complement the sign composition.

S18 Locate a projecting sign to relate to the building facade and entries.

- » Locate a small projecting sign near the business entrance, just above or to the side of the door.
- » Mount a larger projecting sign higher on the building, centered on the facade or positioned at the corner.

TENANT PANEL OR DIRECTORY SIGN

A tenant panel or directory sign displays the tenant name and location for a building containing multiple tenants.

S19 Use a tenant panel or directory sign to consolidate small individual signs on a larger building.

- » Use a consolidated tenant panel or directory sign to help users find building tenants.
- » Locate a consolidated tenant panel or directory sign near a primary entrance on the first floor wall of a building.

WALL SIGN

A wall sign is any sign attached parallel to the wall or surface of a building.

S20 Place a wall sign to promote design compatibility among buildings.

- » Place a wall sign to align with other signs on nearby buildings.

S21 Place a wall sign to be relatively flush with the building facade.

- » Design a wall sign to minimize the depth of a sign panel or letters.
- » Design a wall sign to fit within, rather than forward of, the fascia or other architectural details of a building.

Place a wall sign to be relatively flush with the building facade.

Design a bracket for a projecting sign to complement the sign composition.

Use a consolidated tenant panel or directory sign to help users find building tenants.

Place a wall sign to promote design compatibility among buildings.

WINDOW AND DOOR SIGN

A window sign is any sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale or service that is placed inside within one foot of the inside window pane or upon the windowpanes or glass and which is visible from the exterior of the window.

S22 Design a window sign to minimize the amount of window covered.

» Scale and position a window sign to preserve transparency at the sidewalk edge.

KIOSKS

A sign kiosk is typically a series of configured sign panels.

S23 A sign kiosk is inappropriate within the district.

» A sign kiosk may be used by the City for wayfinding or for interpretive information.

OTHER SIGN TYPES

All sign types that are not mentioned here, but which are permitted in the districts, should adhere to the guidelines in "Design of New and Modified Signs" in this chapter. This includes signs in the public realm, such as those that may be installed to identify historic districts (as recommended in *Preserve PGH*).

Design a window sign to minimize the amount of window covered.

Scale and position a window sign to preserve transparency at the sidewalk edge.

Design a window sign to minimize the a mount of area covered.

Illumination

S24 Where used, include a compatible, shielded light source to illuminate a sign.

- » Direct lighting towards a sign from an external, shielded lamp.
- » Do not overpower the building or street edge with lighting.
- » Use a warm light, similar to daylight.
- » If halo lighting is used to accentuate a sign or building, locate the light source so that it is not visible.

S25 If internal illumination is used, it should be designed to be subordinate to the overall building composition.

- » Internal illumination of an entire sign panel is discouraged. If internal illumination is used, a system that backlights text only is preferred.
- » Neon and other tubular illumination is allowed in some districts (see sign code). However, in those areas use neon in limited amounts so it does not become visually obtrusive.
- » Internal illumination of an awning is inappropriate, however, lights may be concealed in the underside of a canopy.

Direct lighting towards a sign from an external, shielded lamp.

CONSIDERING CONTEXT IN HISTORIC DISTRICTS

Overview

New construction projects in Pittsburgh's historic districts should be compatible with the surrounding historic context. This is especially important when considering new construction in a historic district.

This section of the Historic Preservation Guidelines provides additional detail on the unique contexts that help define Pittsburgh's historic districts. Topics include:

- Building on the Block
- Building Design
- Materials
- Sustainability and Accessibility
- Principles of District Redevelopment
- Art

Designing in context involves considering differing scales of building and site elements.

Neighborhood Framework Features

Neighborhood framework features are high-level characteristics that are often shared across blocks. They include the size and arrangement of lots and the layout of streets and alleys. In many cases, these features were established when properties were originally subdivided, helping to bind individual parcels together into a cohesive image.

Specific features to consider include:

- Street layout (grid vs. curvilinear)
- Street width/section
- Sidewalk position (detached or attached)
- Sidewalk width
- Planting in public right-of-way
- Lot size
- Lot orientation
- Alleys
- General topography
- Views & vistas

Most neighborhood framework features are fixed and will not change as new development occurs. However, the framework features of a neighborhood often influence the visibility and perception of new construction. A solid understanding of the neighborhood and site context should inform the design of new development so that new buildings and other significant improvements are responsible additions to the physical and social fabric of their neighborhoods. A few examples are provided here.

Example: East Carson Street Historic District

Typical neighborhood framework features in the East Carson Street Historic District include:

- A traditional urban street grid (approximately 270 feet by 350 feet)
- Carson Street is a traditional "main street" section with two travel lanes, a designated left turn lane, on-street parking on both sides of the street and "sharrows" for bikes.
- Sidewalks are attached and approximately 15 feet wide.
- Plantings in the ROW are in grates or planters
- Lots are approximately 25 feet by 125 feet and orient to the street and are accessed by alleys.
- General topography is flat.
- Views and Vistas of Grandview Park to the west are preserved.

Plan views and street perspective scenes help to describe the characteristics of each historic district in the city.

Site Design Elements

Site design elements relate to the arrangement of buildings and landscapes on individual properties. They include patterns of building setbacks, the percentage of landscape and open space, as well as the placement of uses on an individual parcel.

Specific features in this category that contribute to physical character include:

- Lot coverage and open space percentage
- Landscape percentage
- Building setbacks
- Fences
- Building orientation
- Location of primary and accessory uses (such as garages)
- Parking location
- Drives and curb cuts
- Cut & fill (site-specific topography)

Example: Schenley Farms Historic District

Typical side design elements in the Schenley Farms Historic District include:

- Open Space and landscape percentage is 50 to 75%.
- Fences are located along side and back yards.
- Buildings are oriented to the street.
- Primary uses are located approximately 15 feet to 20 feet from the sidewalk and accessory uses are located along the back property lines.
- Parking is located along the street and in accessory garages located at the back of lots.
- Some properties have curb cuts to back garages and some do not.
- Schenley Farms is situated atop a hill, so topography is noticeable along streets.

Schenley Farms Historic District exhibits distinctive development patterns.

Building Mass and Scale

The mass and scale characteristics of typical buildings contribute to the general feeling or perception of a context. When buildings tend to have similar mass and scale characteristics, a neighborhood context will often feel very consistent. Where mass and scale characteristics vary, a neighborhood may be defined by a feeling of design diversity.

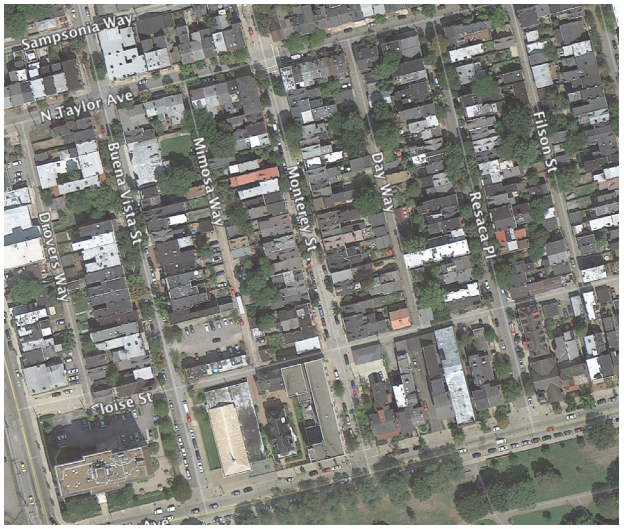
Specific features in this category that may be used in defining physical character:

- Building on the Block
- Building Design
- Materials
- Sustainability and Accessibility
- Principles of District Redevelopment
- Art

Example: Mexican War Streets Historic District

Typical building mass and scale elements of the Mexican War Streets Historic District include:

- Building forms are approximately 2 to 4 stories tall and are mostly residential uses.
- Roof forms are mainly gabled roofs with dormers.
- Variations in wall planes are minimal, as most buildings in the neighborhood are townhouses or row houses. Some wall projections, such as bay windows and front porches, add to the wall variation.
- Floor area ratios in this district vary from approximately 0.75 to 1.25 FAR.



An example of a distinctive context feature is the Mexican War Streets Historic District.

Building Design

The design characteristics of typical existing buildings helps define rhythms that may contribute significantly to the character of a neighborhood.

Specific features in this category that may be used in defining physical context:

- Building age
- Building style
- Design character
- Building materials
- The relationship of windows to solid wall areas
- Building use
- Roof lines
- Eaves
- Location of entries
- Placement of accessory structures

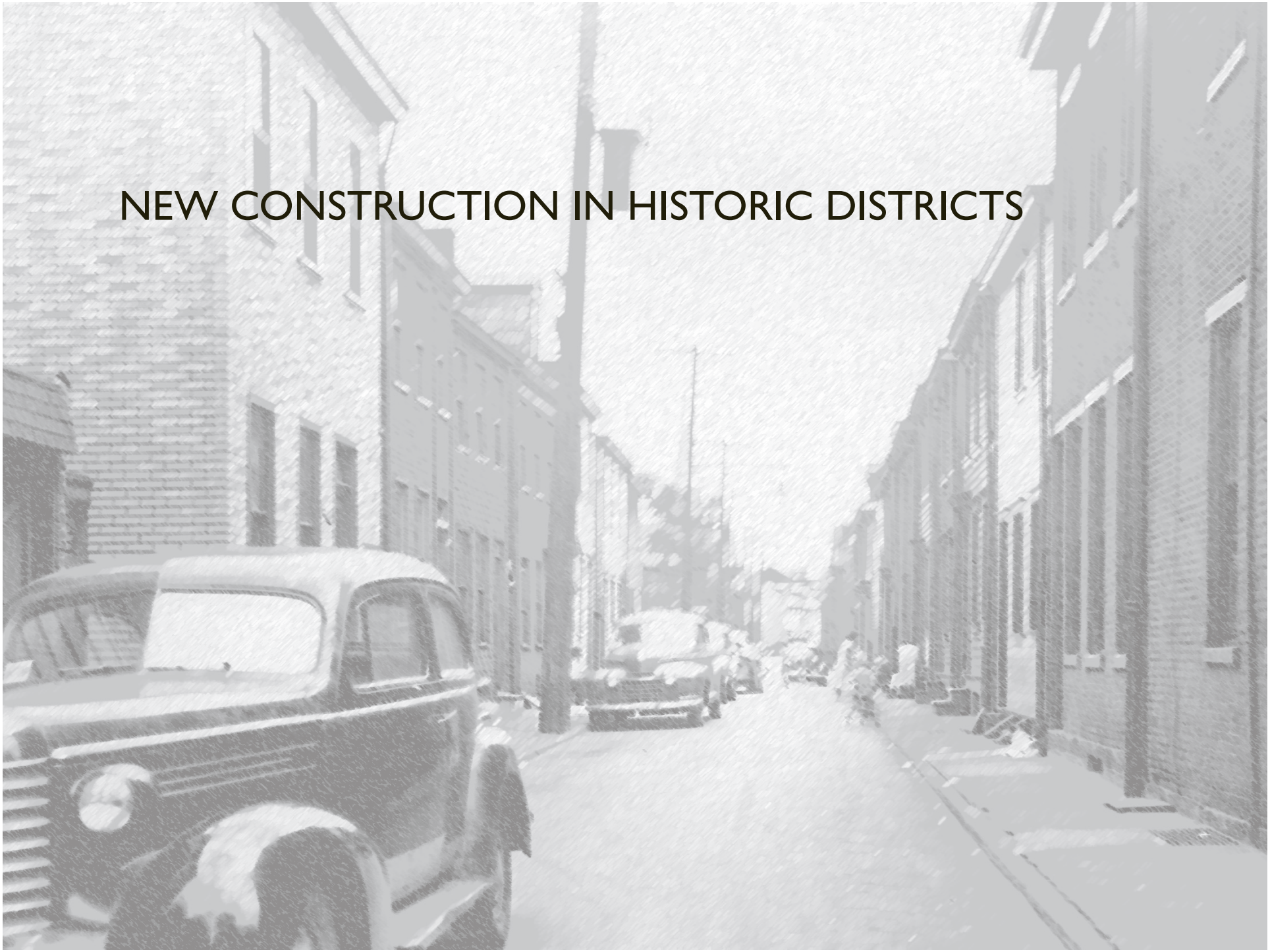
Example: Penn Liberty Historic District

Typical building design characteristics in the Penn Liberty Historic District, include:

- Early 20th century building periods of traditional downtown architecture.
- Building materials are solid masonry or concrete.
- Solid-to-void ratios are approximately 75% void on ground floors and 50 to 60% on upper floors.
- Building uses are varied, with retail and commercial uses on the ground floor and either office or residential on upper floors.
- Roof lines vary with building height, but range from approximately 4 to 8 stories.
- Entries are located at the ground floor and face streets.

Penn Liberty exhibits features of a traditional commercial district.

NEW CONSTRUCTION IN HISTORIC DISTRICTS



Overview

Designing a building to fit within the historic character of a neighborhood requires careful thought. Preservation in a historic district context does not mean that the area must be "frozen" in time, but it does mean that, when new building occurs, it should be in a manner that reinforces the basic visual characteristics of the district. This does not imply, however, that a new building must look old. In fact, imitating historic styles is discouraged.

Rather than imitating older styles, a new design should relate to the fundamental characteristics of the historic context while also conveying the design trends of today. It may do so by drawing upon basic ways of building that make up a part of the character of the district. Such features include the way in which a building is located on its site, the manner in which it relates to the street and its basic mass, form and materials. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

This section provides design guidelines for new infill construction and improvements to buildings that contribute to the fabric in Pittsburgh's historic districts. Material includes:

- Building Placement and Orientation
- Architectural Character and Detail
- Building Mass, Scale and Height
- Building and Roof Forms
- Primary Entrances
- Materials
- Windows

The general alignment of cornices, windows and moldings contributes to the visual continuity of many commercial blocks in Pittsburgh.

New Additions

A new addition to an existing building in a historic district should follow the guidelines for new construction provided in this section. As described in the Treatment of Historic Resources section, additional guidelines apply to additions to a historic structure.

Building Placement and Orientation

Traditionally, buildings were arranged in consistent development patterns, in terms of their site plan and orientation. Many commercial and some industrial buildings aligned uniformly along streets. This created a consistent "street wall" that is now a key feature of some of the historic districts.

In residential settings, buildings often were set back from the street, providing front yards of a similar depth. In lower density areas, houses also had similar side yard setbacks, which established a rhythm of building fronts along the block.

Reinforcing these historical development patterns and traditional ways of building orientation is paramount in designing a new building to fit within a historic district. New infill should reflect traditional development patterns in the specific historic district, including facade alignment and uniform building orientation, where such features occur.

N1 Maintain the alignment of building fronts along the street.

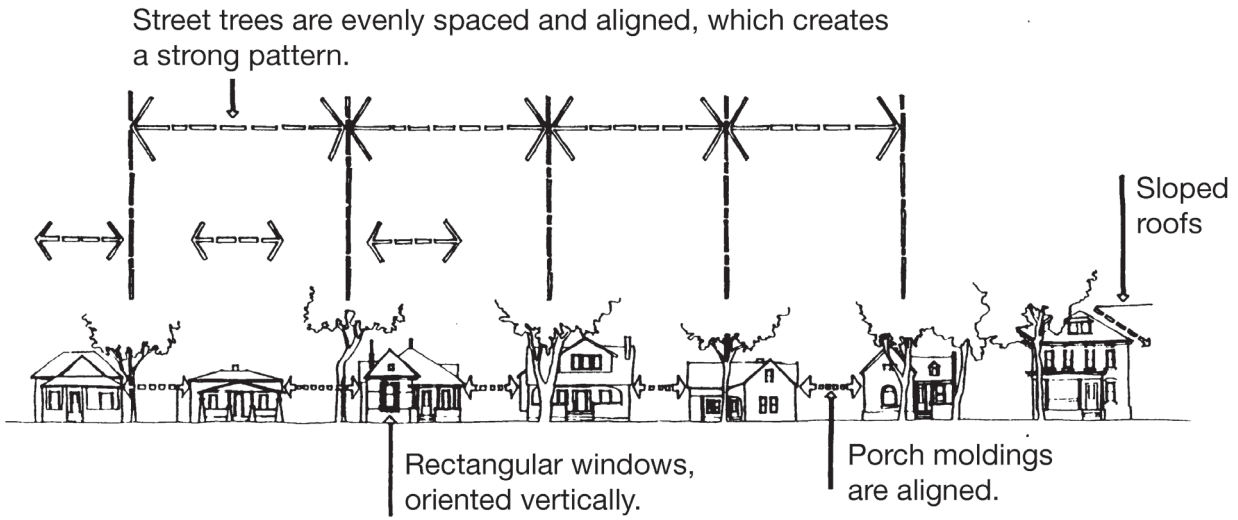
- » Locate a new building to reflect established setback patterns along the block.
- » If existing historic buildings are positioned at the sidewalk edge, creating a uniform street wall, then a new building should conform to this alignment.
- » Where front yard setbacks are uniform, place a new structure in general alignment with its neighbors.
- » Where front yard setbacks vary, place a new structure within the established range of front yard setbacks on the block.
- » See also the Zoning Code, Chapter 925.06 for provisions for contextual setbacks.

Considering Context

Compatibility with the context is a key principle for the design of new construction in a historic district. This typically focuses on buildings in the same block, on both sides of the street, and also across an alley, where that exists. In some cases, a structure that is not historic may also be found in the immediate vicinity, but this does not influence considerations of compatibility.

See the earlier section on Considering Context in Historic Districts for additional information.

Where front yard setbacks are uniform, place a new structure in general alignment with its neighbors.



Similar side yard setbacks establish a rhythm of building fronts along a block.

N2 Maintain the side yard spacing pattern on the block, where it exists as a key feature.

» Locate a structure to preserve the side yard spacing pattern on the block as seen from the street.

N3 Maintain the traditional orientation pattern of buildings facing the street.

» Locate the primary entrance to face the street and design it to be clearly identifiable.

» For residential buildings, use a porch or stoop.

» For commercial storefronts, use a recessed entry.

Locate primary entrances to face the street and be clearly identifiable.

In more urban residential settings, stoops are appropriate ways to orient to the street.

Locate primary entrances to face the street and be clearly identifiable.

Maintain the side yard spacing pattern on the block, where it exists as a key feature.

Architectural Character and Detail

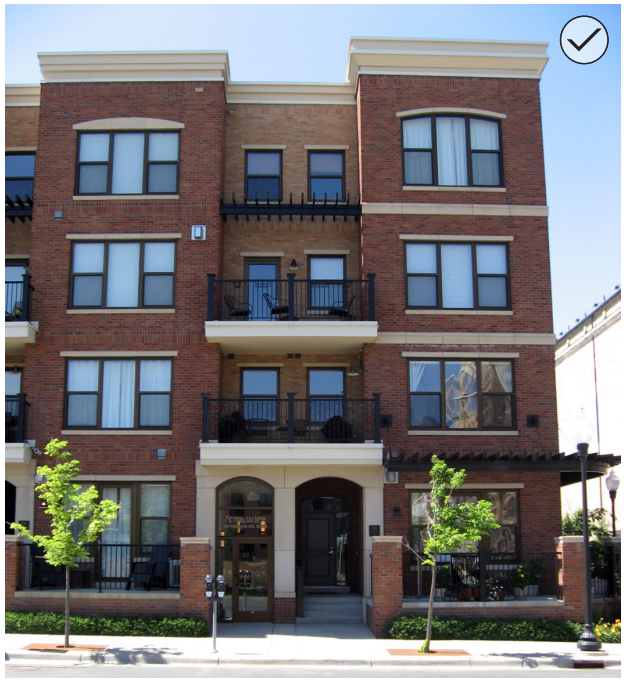
In order to assure that historic resources are appreciated as authentic contributors in each historic district, it is important that a new building be distinguishable from them while also remaining compatible with the context. Therefore, new construction should appear as a product of its own time while also being compatible with the historically significant resources of the area.

N4 Design a new building to reflect its time while respecting key features of its context.

- » In those districts with a high concentration of historic structures, relating to the context is especially important.
- » In other areas where there is more diversity, respecting broader traditional development patterns that shaped the area historically is important.

N5 An interpretation of a historic style that is authentic to the district will be considered if it is subtly distinguishable as being new.

- » Avoid an exact imitation of a historic style that would blur the distinction between old and new buildings and make it more difficult to understand the architectural evolution of the district.



Design a new building to reflect its time while respecting key features of its context..

Incorporate traditional facade articulation techniques in a new design.

N6 Incorporate traditional facade articulation techniques in a new design.

» Use these methods:

- › A tall first floor
- › Vertically proportioned upper story windows
- › Window sills and frames that provide detail
- › Horizontal expression elements, such as canopies, moldings and cornices
- › Vertical expression features, such as columns and pilasters
- › A similar ratio of solid wall to window area

Use vertical expression features, such as columns and pilasters.

Use a tall first floor and vertically proportioned upper story windows.

Convey the traditional size of historic buildings in new construction as it is perceived at the street level.

Building Mass, Scale, and Height

Each historic building in a district exhibits distinct characteristics of mass, height, and a degree of wall articulation that contributes to its sense of scale. As groupings, these structures establish a definitive sense of scale. A new building should express these traditions of mass and scale as well, and it should be compatible in height, mass and scale with its context, including the specific block and the historic district as a whole.

N7 Convey the traditional size of historic buildings in new construction as it is perceived at the street level.

» The height of a new building should appear to be within the height range established in the context, especially at the street frontage.

» Floor-to-floor heights should appear similar to those of traditional buildings.

N8 The overall height of a new building should be compatible with the historic district.

» However, a building height that exceeds the height range established in the context will be considered when:

› It is demonstrated that the additional height will be compatible with adjacent properties and for the historic district at large.

› Taller portions are set back from the street.

› Access to light and air of surrounding properties is respected.

At this level, the scale of windows, doors, building materials and perception of floor heights contribute to the perceived scale.

At this level, building heights and repetition of building features (openings, materials, horizontal expression lines) combine to establish an overall sense of scale.

At this level, groups of buildings establish a sense of scale.

Mass, Scale, and Height at Different Levels

Building mass, scale and height should be considered in these ways:

(1) As experienced at the street level immediately adjacent to the building.

» At this level of perception, the actual height of the building wall at the street edge is a key factor. The scale of windows and doors, the modular characteristics of building materials, and the expression of floor heights also contribute to perceived scale.

(2) As viewed along a block, in perspective with others in the immediate area.

» The degree of similarity (or diversity) of building heights along a block, and the repetition of similar features, including openings, materials and horizontal expression lines, combine to establish an overall sense of scale at this level of experiencing context.

(3) As seen from key public viewpoints inside and outside of the historic district.

» In groups, historic buildings and compatible newer structures establish a sense of scale for the entire district and define the skyline.

N9 Provide variation in building height when a new building is substantially larger than historic buildings in the area.

» In order to reduce the perceived mass of a larger building, divide it into subordinate modules that reflect traditional building sizes in the context.

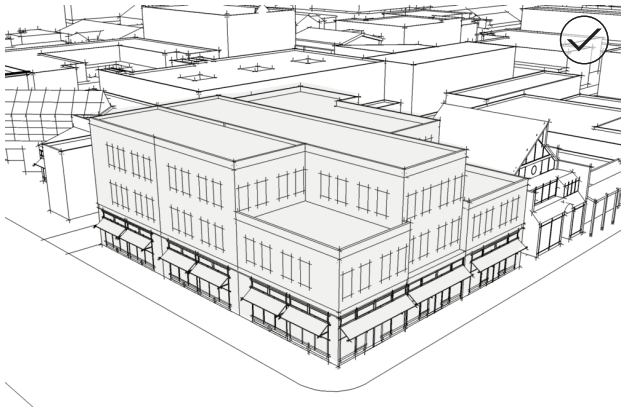
» Vary the height of building modules in a large structure, and include portions that are similar in height to historic structures in the district. However, avoid excessive modulation of a building mass, when that would be out of character with simpler historic building forms in the area.

N10 Maintain the scale of traditional building widths in the context.

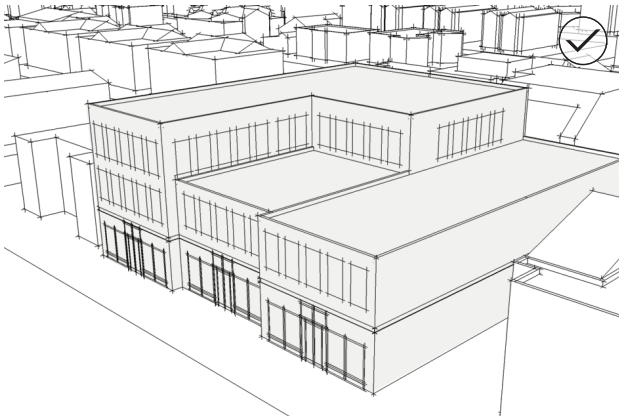
» Design a new building to reflect the established range of the traditional building widths in the character area.

» Where a building must exceed this width, use changes in design features so the building reads as separate building modules reflecting traditional building widths and massing. Changes in the expression and details of materials, changes in window design, facade height or materials are examples of techniques that should be considered.

» Where these articulation techniques are used, they should be expressed consistently throughout the structure, such that the composition appears as several building modules.



The height of new buildings should appear to be within height range of established buildings, especially at street frontage.



Provide variation in building height when a new building is substantially larger than historic buildings in the area.

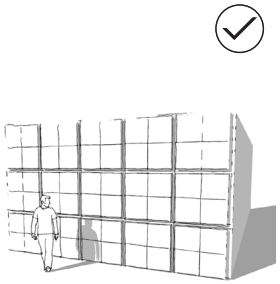
Floor to floor heights should appear similar to those of traditional buildings.

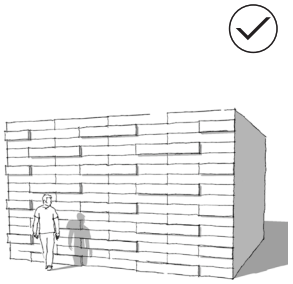
Provide variation in building height in order to reduce perceived mass of a larger building.

N11 Establish a sense of human scale in a building design.

- » Use vertical and horizontal articulation techniques to reduce the apparent mass of a larger building and to create visual interest.
- » Express the position of each floor in the external skin of a building to establish a scale similar to historic buildings in the district.
- » Use materials that convey scale in their proportion, detail and form.
- » Design architectural details to be in scale with the building. Using windows, doors, storefronts (in commercial buildings) and porches (in residential buildings) that are similar in scale to those seen traditionally is appropriate.

Use vertical and horizontal articulation techniques to reduce apparent mass of large building.





Use materials that convey scale in their proportion, detail and form.

Express articulation techniques consistently throughout the structure.

Express the position of each floor in the external skin of a new contemporary building.

Design architectural details to be in scale with the building.

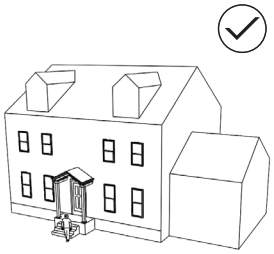
Building and Roof Forms

A similarity of building forms also contributes to a sense of visual continuity. In order to maintain this feature, a new building should have a basic form that is similar to that seen traditionally.

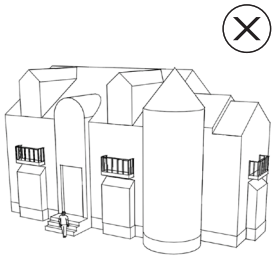
N12 Use simple, rectangular building forms.

- » Use building forms that appear similar to traditional forms.
- » Use roof forms similar to those seen traditionally in the district.
- » Use a pitched or gable roof form where they exist in the surrounding historic context.

Use pitched or gabled roof forms where they already exist in the district.



New buildings should have a basic form that is similar to that seen traditionally.



Too much variation in massing can cause a building to appear inappropriately massive.

Use building forms that appear similar to traditional building forms.

Use roof forms traditionally seen in the district

Primary Entrances

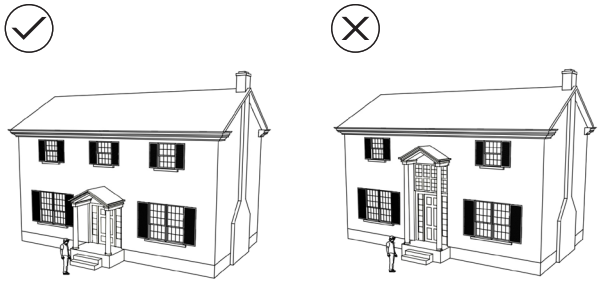
Traditionally, most primary entrances were oriented to the street in Pittsburgh's historic districts. They provided visual interest and a sense of scale to each building. Porches were located on residential buildings and storefronts were found on commercial buildings. In both these examples, the primary entrance was a key element. Warehouses and many industrial buildings had more diversity of entrance types, some of which resembled a simplified version of a commercial storefront and others that were utilitarian, with punched openings and modest trim elements. These features are important to the character of each district.

A primary entrance should be clearly identifiable in a new building and it should be in character with the building and its context. The entrance should include features to signify it as such, and convey a sense of scale.

N13 Orient a primary entrance towards the street.

- » Design entrances to commercial buildings to convey a sense of scale and provide visual interest.
- » Design a residential porch to be in proportion to the structure.
- » Use porch materials that are similar to those seen historically. Wood balustrades and porch posts (sometimes with brick piers) were common.

An entrance to a commercial building should be oriented to the street.



Design a residential porch to be in proportion to the structure.

An entrance to a commercial building should provide a sense of scale and visual interest.

Orient a primary entrance towards the street.

Materials

Traditional building materials include various types of masonry, primarily brick, stone and concrete. Industrial metals also were used, and wood siding also exists. Today, these materials are key to the character of the districts.

Building materials should reflect the range of textures, modularity and finish of those employed traditionally. They also should contribute to the visual continuity of the specific historic district. They should be of high quality and proven durability in similar applications.

N14 Use building materials that appear similar in scale, color, texture and finish to those seen historically in the context.

- Use materials that are proven to be durable in the local Pittsburgh climate.
- Use materials that will maintain an intended finish over time, or acquire a patina.
- When possible, use masonry with a modular dimension similar to typical masonry materials.
- When appropriate, use high quality, durable, materials. See "Using New Materials" at right for more information.
- On the ground level, use materials that will withstand on-going contact with the public, sustaining impacts without compromising their appearance.

N15 When using horizontal lap siding, ensure compatible application.

- Use new siding that is similar to the lap exposure, texture and finish of traditional wood siding.
- Use trim boards that show depth and typify high quality construction.
- Do not use a finish that is out of character, such as a raised grain, or rusticated surface.

Typical Materials

Typical historic building materials used in Pittsburgh's include:

- Masonry
  - Brick
  - Stone
  - Terra Cotta
  - Poured Concrete
  - Pre-cast Concrete
- Wood
- Metal
  - Painted Metal
  - Exposed Metal

Understanding the character of these materials and the patterns they create is essential to developing new interpretations.

Using New Materials

Compatibility with historic materials can be achieved without purely replicating their traditional use. New building materials that convey the essence of modularity and the texture and finish of historic masonry, and that have proven durability in the local climate, are often compatible.

The degree to which alternative materials may be used successfully on a new building also will be influenced by the degree of consistency or variety in materials that already exists in the particular historic district.

Use building materials that appear similar in scale, color, texture and finish to those seen historically in the context.

Use high quality materials that are durable in the local Pittsburgh climate.

Windows

The manner in which windows are used to articulate a building wall is an important consideration in establishing a sense of scale and visual continuity. In traditional commercial building settings, a storefront system was installed on the ground floor and upper story windows most often appeared as punched openings.

These features often align with others in the block, and establish a rhythm or pattern of solid and void that visually links buildings along the street. These traditional arrangements may also be interpreted in contemporary designs that complement the established patterns within the specific historic district.

Window design and placement should help to establish a sense of scale and provide pedestrian interest. Where solid to void patterns are clearly established, this should be maintained. Contemporary and creative design interpretations of window rhythms and patterns that reference, but do not duplicate historic designs, are also encouraged.

N16 A contemporary storefront design is encouraged in commercial settings.

- » Design a building to incorporate ground floor storefronts in commercial settings.
- » Incorporate the basic design features found in traditional storefronts, such as a kickplate, display window, transom and a primary entrance.
- » In storefront details, use elements similar in profile and depth of detailing seen historically.

A contemporary storefront design is encouraged in commercial settings.

Design a building to incorporate ground floor storefronts in commercial settings.

Incorporate the basic design features found in traditional storefronts, such as a kickplate, display window, transom and primary entrance.

N17 Arrange windows to reflect the traditional rhythm and general alignment of others in the area.

» Use appropriate window rhythms and alignments, such as:

› Vertically proportioned, single or sets of windows, "punched" into a more solid wall surface, and evenly spaced along upper floors

› Window sills or headers that align

› Rows of windows or storefront systems of similar dimensions, aligned horizontally along a wall surface

› Creative interpretations of traditional window arrangement will be considered.

N18 Use durable window materials.

» Appropriate window materials include metal and wood frame.

» Inappropriate window materials include plastic snap-in muntins and synthetic vinyl.

Use durable window materials.

Use appropriate window rhythms and alignments, such as rows of windows aligned horizontally (and vertically) along a wall surface.

Use appropriate materials such as metal frames.

APPENDIX

Photographic Credits

Location references when multiple images appear on a page are these:

U = Upper image

M = Middle image

L = Lower image

LL = Lower left image

LR = Lower right image

UL = Upper left image

UR = Upper right image

ML = Middle left image

MR = Middle right image

UM = Upper middle image

LM = Lower middle image

Page 1: Liberty Avenue, 900 Block (historic)

Page 2: Penn Avenue, Downtown (historic)

Page 5: Looking southwest from the Pittsburgh Mercantile roof, 26th and E. Carson Sts, East Carson Historic District (historic)

Page 6: LL: Pittsburgh, ML: Pittsburgh (East Carson Street Historic District), MR: Pittsburgh (New Hazlett Theater, North Side), UM: Pittsburgh, LR: Pittsburgh (North Side)

Page 7: U: Pittsburgh (Bailey Ave, Mount Washington), LL: Pittsburgh (Downtown), LR: Pittsburgh (North Side)

Page 8: U: Pittsburgh (Downtown), M: Pittsburgh (Downtown), L: Pittsburgh (Prospect School, Mount Washington)

Page 11: Penn Ave, Downtown (Historic)

Page 12: U: Arvada. CO, UL: Pittsburgh (Wood St, Downtown), UR: Pittsburgh (Fifth Ave, Downtown), LL: Pittsburgh (N. Taylor Ave, Mexican War Streets Historic District), LR: Pittsburgh (First Side National Register Historic District)

Page 13: UL: Baltimore, MD, UM: Dallas, TX, LM: Dallas, TX, UR: Fort Collins, CO, LR: Fort Collins, CO

Page 14: LL: Fort Collins, CO, LR: Fort Collins, CO, UR: Pittsburgh, LR: Boulder, CO

Page 16: UL: Pittsburgh (Fifth Ave, Oakland), UR: Annapolis, MD, LL: Pittsburgh

Page 19: Penn Avenue, 700 Block (historic)

Page 20: U: Pittsburgh (East Carson Street Historic District), ML: Pittsburgh (Oakwood), MR: Pittsburgh (Highland Park National Register Historic District)

Page 21: LL: Pittsburgh (Penn Ave, Downtown), M: Pittsburgh, UR: Pittsburgh (Schenley Farms), LR: Pittsburgh

Page 22: LL: Pittsburgh (Heinz Plant, North Side), UL: Pittsburgh, M: Pittsburgh (Allegheny County Courthouse, Downtown), L: Pittsburgh (Manchester Historic District), UM: Pittsburgh (Shadyside), UR: Pittsburgh (Point Breeze), LM: Memphis, TN

Page 23: UM: Bellingham, WA, LM: Bellingham, WA, UR: Memphis, TN, MR: Greenville, SC, LR: Beaufort, SC, LR: Pittsburgh (Liberty Ave, Penn-Liberty Historic District)

Page 24: U: Pittsburgh, L: Pittsburgh (Allegheny County Courthouse, Downtown)

Page 25: UL: Pittsburgh, UR: Monterey, CA, LL: Sacramento, CA, M: Boston, MA, LR: Pittsburgh (Friendship)

Page 26: UL: Deadwood, SD, M: Deadwood, SD, UR: Annapolis, MD, L: Pittsburgh

Page 27: M: Pittsburgh, LL: Pittsburgh (Historic Regal Shoes, Market Square Historic District), UL: San Antonio, TX, UM: San Antonio, TX, UR: Pittsburgh (Oakland Sq Historic District), LM: Pittsburgh (Regal Shoes during rehab, Market Square Historic District), LR: Pittsburgh (Regal Shoes, after, Market Square Historic District)

Page 28: M: Pittsburgh (Schenley Farms), U: Galveston, TX, M: Pittsburgh (Oakland Sq Historic District), UR: Pittsburgh, LR: San Marcos, TX

Page 29: M: Memphis, TN, UR: Pittsburgh (1400 block Juniata St before, Manchester Historic District), MR: Pittsburgh (1400 block Juniata St after, Manchester Historic District), LR: Deadwood, SD

Page 30: UL: Dubuque, IA, UR: Dubuque, IA

Page 31: U: Pittsburgh, L: Telluride, CO

Page 32: U: Pittsburgh, LL: Tacoma, WA, LR: Pittsburgh

Page 33: UL: Pittsburgh, UR: Pittsburgh (Thomas Blvd, North Point Breeze), LL: Pittsburgh (Manchester Historic District), ML: Pittsburgh, MR: Galveston, TX, LR: Pittsburgh

Page 34: L: Pittsburgh (Highland Park), M: Pittsburgh (Heathside Cottage, Myler St, Fineview)

Page 35: M: Pittsburgh (Schenley Farms), UR: Pittsburgh (1400 block Juniata St before, Manchester Historic District), LR: Pittsburgh (1400 block Juniata St after, Manchester Historic District)

Page 36: M: Montgomery County, MD, R: Dubuque, IA

Page 37: U: Pittsburgh (Bloomfield), L: Dubuque, IA

Page 38: LL: Pittsburgh (North Side), ML: Sacramento, CA, MR: Sacramento, CA, UR: Pittsburgh (Oakland Square Historic District)

Page 39: M: Pittsburgh (Alpha Terrace Historic District), LL: Montgomery County, MD, LR: Pittsburgh

Page 40: M: Pittsburgh (East Carson Street Historic District), UR: Pittsburgh, LR: Pittsburgh

Page 41: M: Pittsburgh, UR: Dubuque, IA, LR: New York, NY

Page 42: U: Boulder, CO

Page 43: M: Fort Collins, CO, UL: Pittsburgh, UR: Baltimore, MD, M: Pittsburgh (Hill District), LR: Pittsburgh

Page 44: ML: Pittsburgh (Deutschtown), MR: Pittsburgh (North Side)

Page 45: UM: Montgomery County, MD, LM: Cambridge, MA, UR: Dubuque, IA, LR: Pittsburgh

Page 46: L: Casper, WY, U: Boulder, CO

Page 49: UM: Pittsburgh (Liverpool Street, Manchester Historic District), UR: Pittsburgh (North Side), LR: Pittsburgh (Oakwood)

Page 50: U: Pittsburgh (Schenley Farms), UM: Pittsburgh (Chatham Village), UR: Pittsburgh (Lawrenceville), M: Pittsburgh (Grandview Park, Mount Washington), L: Pittsburgh (Lawrenceville)

Page 51: U: Pittsburgh (Oakland Square Historic District), L: Pittsburgh (Chatham Village)

Page 52: UL: Pittsburgh (Alpha Terrace Historic District), UM: Pittsburgh (Union Dale Cemetery, North Side), UR: Pittsburgh (Oakwood), ML: Pittsburgh (North Side), MR: Pittsburgh (Smithfield Street Bridge), L: Pittsburgh (Grandview Park entrance, Mount Washington)

Page 54: M: Pittsburgh (Friendship), UR: Pittsburgh (North Point Breeze), LR: Pittsburgh (Shadyside)

Page 55: U: Galveston, TX

Page 61: UL: Seattle, WA, UR: Boston, MA

Page 62: UM: Memphis, TX, UR: Austin, TX. LM: Pittsburgh (South Side Flats), LR: New York, NY

Page 63: M: Dubuque, IA

Page 64: L: Seattle, WA, LR: Pittsburgh (Penn-Liberty Historic District)

Page 65: UL: Fort Collins, CO, UM: Fort Collins, CO, UR: Fort Collins, CO

Page 66: U: Pittsburgh (John Woods House, Hazelwood)

Page 67: U: Pittsburgh (South Side)

Page 68: U: Pittsburgh (North Side)

Page 69: Penn Avenue, 900 Block (historic)

Page 70: U: Pittsburgh

Page 71: U: Pittsburgh

Page 72: UL: Pittsburgh, UR: Pittsburgh, L: Pittsburgh(East Carson Street Historic District)

Page 73: UL: Pittsburgh(Liberty Ave), UR: Pittsburgh (East Carson Street Historic District), LL: Boulder, CO

Page 74: L: Greenville, SC, UL: Pittsburgh, UR: Tacoma, WA

Page 75: U: Missoula, MT, L: Simsbury, CT

Page 76: ML: Pittsburgh, LM: Carmel, CA, MR: Boulder, CO, UR: New York, NY, LR: Arvada, CO

Page 77: UM: Boulder, CO, LM: Pittsburgh (Penn-Liberty Historic District), UR: Oklahoma City, OK

Page 78: U: Pittsburgh (South Side Flats)

Page 79: Looking westward along E. Carson St. from Felker, East Carson Street Historic District (historic)

Page 80: LL: Pittsburgh (Liberty Ave, Penn-Liberty Historic District), UM: Pittsburgh (Alpha Terrace Historic District), LM: Pittsburgh (Schenley Farms), UR: Pittsburgh (Forbes Ave, Oakland)

Page 81: U: Pittsburgh, LL: Pittsburgh (East Carson St Historic District), LR: Pittsburgh (East Carson St Historic District)

Page 82: U: Pittsburgh, LL: Pittsburgh (Schenley Farms), LR: Pittsburgh (Schenley Farms)

Page 83: UR: Pittsburgh, LL: Pittsburgh (Mexican War Streets Historic District), LR: Pittsburgh (Mexican War Streets Historic District)

Page 84: UR: Pittsburgh, LL: Pittsburgh (Penn-Liberty), LR: Pittsburgh (Penn-Liberty)

Page 85: Looking eastward along Larkins Way from South 25th ,South Side Flats (historic)

Page 86: U: Pittsburgh (East Carson Street Row, East Carson Street Historic District)

Page 87: UR: Pittsburgh (N. Taylor Ave, Mexican War Streets Historic District)

Page 88: UL: Pittsburgh, LL: Pittsburgh, UR: Pittsburgh, LR: Pittsburgh

Page 89: UL: Minneapolis, MN, UR: Pittsburgh (Liverpool St, Manchester Historic District)

Page 90: UL: Georgetown, TX, UR: Boulder, CO, LR: Pittsburgh

Page 91: U: Pittsburgh, M: Pittsburgh, L: Pittsburgh (all Liberty Ave, Penn-Liberty Historic District)

Page 92: LL: Boulder, CO, LR: Bloomington, IN

Page 93: LL: Bloomington, IN, LM: Tacoma, WA, LR: Loveland, CO

Page 94: L: Minneapolis, MN

Page 95: L: Denver, CO; UR: Denver, CO, LR: Pittsburgh

Page 96: UR: Greensboro, NC, LR: Wilmette, IL

Page 97: UL: Boulder, CO, UR: Pittsburgh, LL: Denver, CO

Page 98: UL: Boulder, CO, UR: Annapolis, MD, LL: Deadwood, SD

Page 99: Penn Avenue, 900 Block (historic)