



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Date Filed:

Office of the Zoning Administrator

200 ROSS STREET ♦ THIRD FLOOR ♦ PITTSBURGH ♦ PENNSYLVANIA ♦ 15219

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: Dollar Bank		Phone Number: ()	
Address: 340 Fourth Ave.	City: Pittsburgh	State: PA	Zip Code: 15222
2. Applicant/Company Name: Michael Stern, Strada Architecture		Phone Number: (412) 263-3800	
Address: 925 Liberty Ave.	City: Pittsburgh	State: PA	Zip Code: 15222
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: Dollar Bank, Fourth Avenue			
4. Development Location: Corner of 4th and Smithfield			
5. Development Address: 340 Fourth Avenue, Pittsburgh PA 15222			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) NA			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:		Date Issued:	Existing Use of Property:
8. Estimated Construction: Start Date: TBD / 7 /		Occupancy Date: TBD /	Project Cost: \$ TBD

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list):

10. Select the Type of Work:

New Construction, New Renovation, Interior

New Construction, Renovation, Exterior

Change in Use Only Renovation, Change in Use

11. Describe the Development: **3400 square foot reconstruction of the existing open space at the corner of 4th and Smithfield. Existing site walls, fence and ATM will be removed and a new plaza, fence, low walls, and planting will be installed.**

12. Is a Land Operations Permit needed? YES NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <http://www.city.pittsburgh.pa.us/bbi/>)



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DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: N/A

Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:

Existing to be Razed: _____ sq ft

Existing to be Retained: _____ sq ft

Retained Area to be Renovated: _____ sq ft

To be Constructed: _____ sq ft

Building Footprint: _____ sq ft

15. Height of Structures:	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure				
Proposed Addition/Extension				
Provide Accessory Structure Type(s) and Height(s):				

16. Number of Dwelling Units:

Existing to Remain: 0 Proposed: 0

17. Lot Area: _____ sq ft

18. On Site Parking: N/A

	<u>Existing</u>	<u>Proposed</u>
Full (8 1/2' x 19')		
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')		

Off-Street Loading Spaces: N/A

Actual: _____

Required: _____

19. Please check any of the following items that will be part of the proposed work: N/A

Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm

Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

20. Please check the following items that pertain to any work proposed on private plumbing:
(i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

Repair or Replace Existing Plumbing New Construction of Plumbing No Plumbing Work is Proposed



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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

21. Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

TBD	New Water Service Connection(s)	0	Termination of Existing Water Service Tap(s)
TBD	New Sewer Service Connection(s)	0	Termination of Existing Sewer Service Tap(s)

22. Will the proposed work change the current water consumption and sewer discharge of the building or site?

YES NO

23. If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

- Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
- Applicant retains private ownership of sewer mains and/or water lines
- Not Applicable (Development does not include construction of sewer mains and/or water lines)

24. If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

- Public Property, Existing City Street
 Private Property
 Not Applicable
 Public Property, New City Street to be constructed as part of the development/project

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

25. Please select the following items that apply to the proposed work:

- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- The proposed work will create an obstruction of traffic on City rights-of-way.
- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

26. Applicant will be applying for a Visitability Tax Credit? Yes No

Applicant Signature: /s/ Michael Stern



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Development Review Application - List of Existing and Proposed Uses for Questions 6 & 9

Residential Uses

1. Single-Unit Detached Residential
2. Single-Unit Attached Residential
3. Two-Unit Residential
4. Three-Unit Residential
5. Multi-Unit Residential
6. Assisted Living Class A
7. Assisted Living Class B
8. Assisted Living Class C
9. Community Home
10. Dormitory
11. Fraternity/Sorority
12. Housing for the Elderly (Limited)
13. Housing for the Elderly (General)
14. Multi-Suite Residential (Limited)
15. Multi-Suite Residential (General)
16. Personal Care Residence (Large)
17. Personal Care Residence (Small)

Non-Residential Uses

18. Adult Entertainment
19. Agricultural Use
20. Amusement Arcade
21. Animal Care (Limited)
22. Animal Care (General)
23. Art or Music Studio
24. Public Assembly (Limited)
25. Public Assembly (General)
26. Bank or Financial Institution (Limited)
27. Bank or Financial Institution (General)
28. Basic Industry
29. Bed and Breakfast (Limited)
30. Bed and Breakfast (General)
31. Car Wash
32. Cemetery
33. Check Cashing
34. Child Care (Limited)
35. Child Care (General)
36. Club (Limited)
37. Club (General) other than the limited type described above.
38. College or University Campus
39. Communication Tower, Class A
40. Communication Tower, Class B
41. Communication Tower, Class C
42. Community Center (Limited)
43. Community Center (General)
44. Construction Contractor (Limited)
45. Construction Contractor (General)
46. Correctional Facility (Limited)
47. Correctional Facility (General)
48. Cultural Service (Limited)
49. Cultural Service (General)
50. Custodial Care Facility
51. Educational Classroom Space (Limited)

52. Educational Classroom Space (General)
53. Excavation/Grading/Fill, Major
54. Firearms Business Establishment
55. Forestry Activities
56. Freight Terminal
57. Funeral Home
58. Gaming Enterprise
59. Golf Course
60. Grocery Store (Limited)
61. Grocery Store (General)
62. Hazardous Operations
63. Helipad
64. Heliport
65. Helistop
66. Hospital
67. Hotel/Motel (Limited)
68. Hotel/Motel (General)
69. Incinerator, Solid Waste
70. Laboratory/Research Services (Limited)
71. Laboratory/Research Services (General)
72. Laundry Services
73. Library (Limited)
74. Library (General)
75. Manufacturing and Assembly (Limited)
76. Manufacturing and Assembly (General)
77. Medical Office/Clinic (Limited)
78. Medical Office/Clinic (General)
79. Nursery, Retail (Limited)
80. Nursery, Retail (General)
81. Office (Limited)
82. Office (General)
83. Outdoor Retail Sales and Service [Non-Accessory Use]
84. Parking, Commercial (Limited)
85. Parking, Commercial (General)
86. Parking Structure (Limited)
87. Parking Structure (General)
88. Parks and Recreation (Limited)
89. Parks and Recreation (General)
90. Pawn Shop
91. Recreation and Entertainment, Indoor (Limited)
92. Recreation and Entertainment, Indoor (General)
93. Recreation and Entertainment, Outdoor (Limited)
94. Recreation and Entertainment, Outdoor (General)
95. Recycling Collection Station
96. Recycling Processing Center
97. Religious Assembly (Limited)
98. Religious Assembly (General)
99. Restaurant, Fast-Food (Limited)

100. Restaurant, Fast-Food (General)
101. Restaurant (Limited)
102. Restaurant (General)
103. Restaurant, Liquor License (Limited)
104. Restaurant, Liquor License (General)
105. Retail Sales and Services (Limited)
106. Retail Sales and Services (General)
107. Retail Sales and Services, Residential Convenience
108. Safety Service
109. Salvage Yard
110. School, Elementary or Secondary (Limited)
111. School, Elementary or Secondary (General)
112. Service Station
113. Sidewalk Cafe
114. Transit Facility
115. Utility (Limited)
116. Utility (General)
117. Vehicle/Equipment Repair (Limited)
118. Vehicle/Equipment Repair (General)
119. Vehicle/Equipment Sales (Limited)
120. Vehicle/Equipment Sales (General)
121. Vocational School (Limited)
122. Vocational School (General)
123. Warehouse (Limited)
124. Warehouse (General)
125. Warehouse, Residential Storage
126. Welding or Machine Shop
127. New and Unlisted Uses



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DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

200 Ross Street, Fourth Floor
Pittsburgh, PA 15219
(412) 255-2200
pittsburghpa.gov/dcp/

**Department of City Planning
Zoning Office Counter**

200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2246
pittsburghpa.gov/dcp/zoning/

City Zoning Code

<http://www.municode.com/index.aspx?clientId=13525>

**Department of Public Safety
Bureau of Building Inspection (BBI)**

200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2175
www.city.pittsburgh.pa.us/bbi/

**Department of Public Works (DPW)
Bureau of Engineering and Construction**

City-County Building, Room 301
441 Grant Street
Pittsburgh, PA 15219
(412) 255-2883
www.city.pittsburgh.pa.us/pw/html/permits_info.html

**Department of Public Works (DPW)
Public Space Management
Permit Office**

611 Second Avenue
Pittsburgh, PA 15219
(412) 255-2370
www.city.pittsburgh.pa.us/pw/html/permits_info.html

Pittsburgh Water and Sewer Authority (PWSA)

Penn-Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222
Permits (412) 255-2443; Engineering (412) 255-8987
www.pgh2o.com
Refer to the PWSA Procedures Manual for Developers.

Allegheny County Health Department (ACHD)

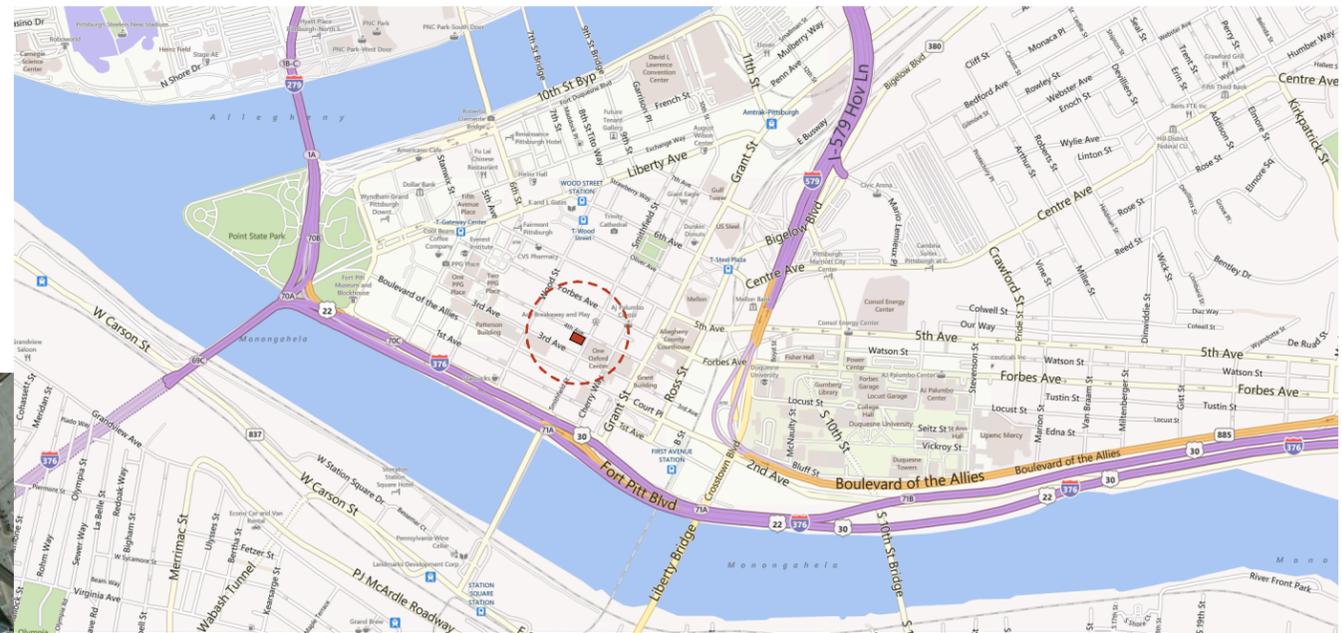
Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224
(412) 578-8036
www.achd.net/plumbing/index.html

Allegheny County Health Department (ACHD)

Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044
www.achd.net/food/foodstart.html

Allegheny County Health Department (ACHD)

Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html



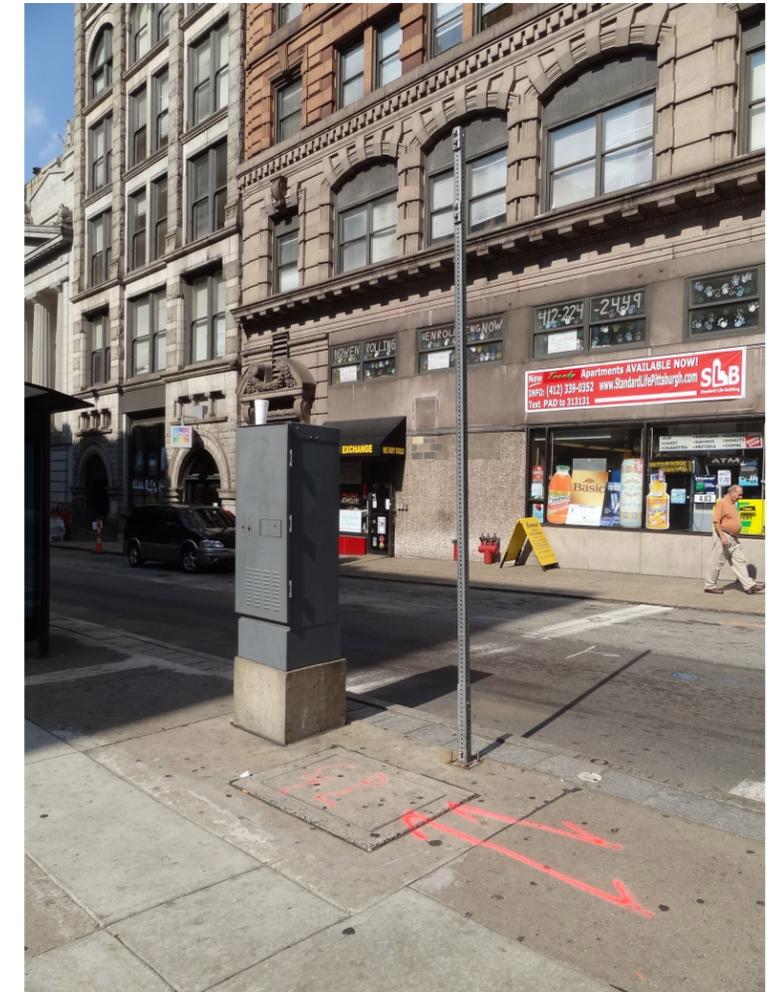
Dollar Bank, 340 4th Avenue, Pittsburgh PA -15222
Site Location Map
10.08.2013



1 Sidewalk at Fourth Ave



2 Entrance on Smithfield St.



5 Vaults-Fourth Avenue



3 Sidewalk at Smithfield St.



4 Intersection -Smithfield St. & Fourth Ave



1 1870



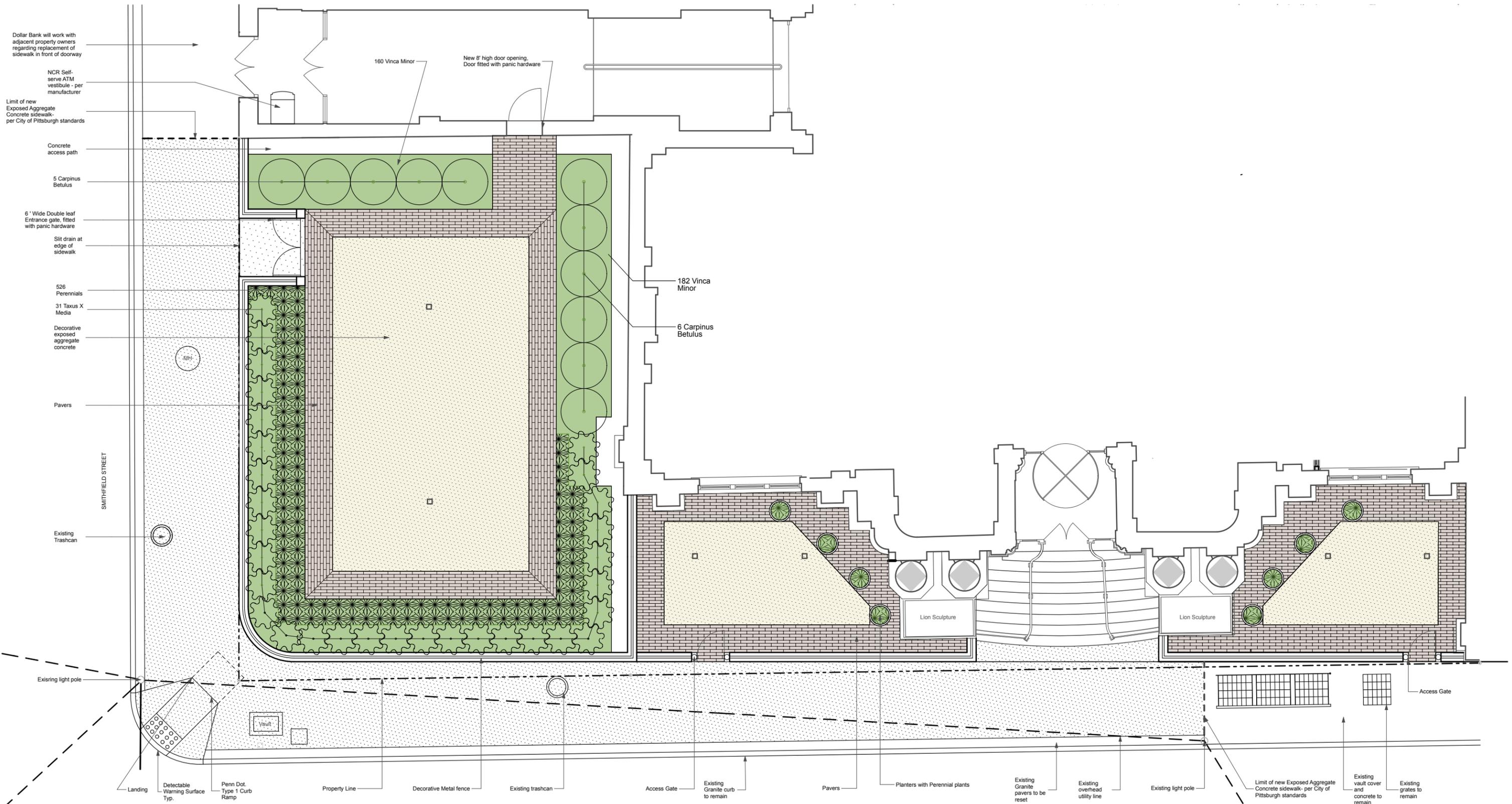
2 1935



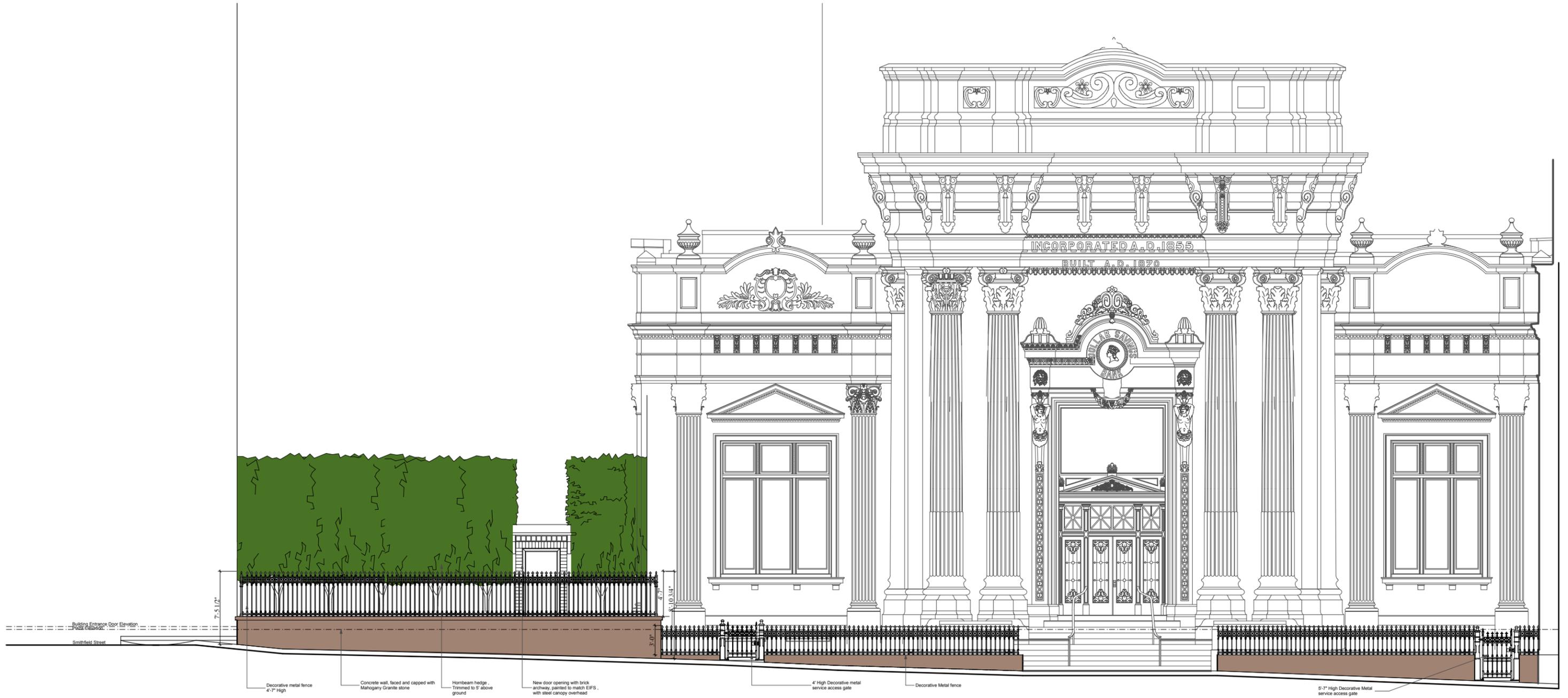
3 1946 Fourth Avenue Facade



4 1971- Intersection of Smithfield St. and Fourth Ave



1 Site Plan
 SCALE: 1" = 10'



1 Elevation - Fourth Ave
 SCALE: 1" = 10'



1

Elevation- Smithfield Street

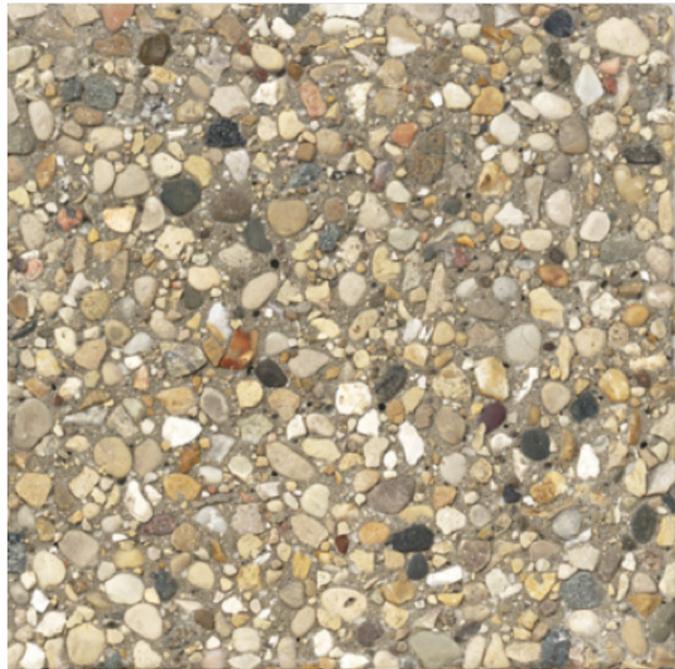
SCALE: 1" = 10'



1 Mahogany Granite -Wall facing



2 Ornamental planters



3 Decorative exposed aggregate



4 Granite wall and metal fence



5 Hornbeam hedge- Carpinus Betulus



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DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: 1100 Smallman St. Co.		Phone Number: (412) 362-5205	
Address: 5840 Ellsworth Ave.	City: Pittsburgh	State: PA	Zip Code: 15232
2. Applicant/Company Name: Front Studio Architects		Phone Number: (412) 682-2121	
Address: 357 N. Craig St.	City: Pittsburgh	State: PA	Zip Code: 15213
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: 1100 Smallman			
4. Development Location: 1100 Smallman St. Pittsburgh, PA 15222			
5. Development Address: 1100 Smallman St. Pittsburgh, PA 15222			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	87352	Date Issued:	09/14/2001
		Existing Use of Property:	A3
8. Estimated Construction:	Start Date: 09 / 03/ 2014	Occupancy Date: 01/ 03 / 2015	Project Cost: \$ 7.5 M

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list): 15

10. Select the Type of Work:

New Construction, New Renovation, Interior

New Construction, Renovation, Exterior

Change in Use Only Renovation, Change in Use

11. Describe the Development: 59 New apartments in a new five stories over 63 parking spaces and commercial space in an existing one storey building.

12. Is a Land Operations Permit needed? YES NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <http://www.city.pittsburgh.pa.us/bbi/>)



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DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: 1 N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:

Existing to be Razed:	6,970	sq ft
Existing to be Retained:	12,470	sq ft
Retained Area to be Renovated:	900	sq ft
To be Constructed:	63,000	sq ft
Building Footprint:	12,470	sq ft

15. Height of Structures:	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	1		6	70'
Proposed Addition/Extension				

Provide Accessory Structure Type(s) and Height(s):

16. Number of Dwelling Units:
 Existing to Remain: 0 Proposed: 59

17. Lot Area: 33,664 sq ft

18. On Site Parking: N/A

	<u>Existing</u>	<u>Proposed</u>
Full (8 1/2' x 19')		30
Compact (7 1/4' x 16')		30
Handicap (13 1/2' x 19')		3

Off-Street Loading Spaces: N/A
 Actual: 1
 Required: 1

19. Please check any of the following items that will be part of the proposed work: N/A

Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm
 Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

20. Please check the following items that pertain to any work proposed on private plumbing:
 (i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

Repair or Replace Existing Plumbing New Construction of Plumbing No Plumbing Work is Proposed



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21. Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

<p><u> 1 </u> New Water Service Connection(s)</p> <p><u> 1 </u> New Sewer Service Connection(s)</p>	<p><u> 0 </u> Termination of Existing Water Service Tap(s)</p> <p><u> 0 </u> Termination of Existing Sewer Service Tap(s)</p>
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22. Will the proposed work change the current water consumption and sewer discharge of the building or site?

YES NO

23. If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

- Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
- Applicant retains private ownership of sewer mains and/or water lines
- Not Applicable (Development does not include construction of sewer mains and/or water lines)

24. If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

- Public Property, Existing City Street Private Property Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

25. Please select the following items that apply to the proposed work:

- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- The proposed work will create an obstruction of traffic on City rights-of-way.
- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

26. Applicant will be applying for a Visitability Tax Credit? Yes No

Applicant Signature: _____



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Development Review Application - List of Existing and Proposed Uses for Questions 6 & 9

Residential Uses

1. Single-Unit Detached Residential
2. Single-Unit Attached Residential
3. Two-Unit Residential
4. Three-Unit Residential
5. Multi-Unit Residential
6. Assisted Living Class A
7. Assisted Living Class B
8. Assisted Living Class C
9. Community Home
10. Dormitory
11. Fraternity/Sorority
12. Housing for the Elderly (Limited)
13. Housing for the Elderly (General)
14. Multi-Suite Residential (Limited)
15. Multi-Suite Residential (General)
16. Personal Care Residence (Large)
17. Personal Care Residence (Small)

Non-Residential Uses

18. Adult Entertainment
19. Agricultural Use
20. Amusement Arcade
21. Animal Care (Limited)
22. Animal Care (General)
23. Art or Music Studio
24. Public Assembly (Limited)
25. Public Assembly (General)
26. Bank or Financial Institution (Limited)
27. Bank or Financial Institution (General)
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30. Bed and Breakfast (General)
31. Car Wash
32. Cemetery
33. Check Cashing
34. Child Care (Limited)
35. Child Care (General)
36. Club (Limited)
37. Club (General) other than the limited type described above.
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39. Communication Tower, Class A
40. Communication Tower, Class B
41. Communication Tower, Class C
42. Community Center (Limited)
43. Community Center (General)
44. Construction Contractor (Limited)
45. Construction Contractor (General)
46. Correctional Facility (Limited)
47. Correctional Facility (General)
48. Cultural Service (Limited)
49. Cultural Service (General)
50. Custodial Care Facility
51. Educational Classroom Space (Limited)

52. Educational Classroom Space (General)
53. Excavation/Grading/Fill, Major
54. Firearms Business Establishment
55. Forestry Activities
56. Freight Terminal
57. Funeral Home
58. Gaming Enterprise
59. Golf Course
60. Grocery Store (Limited)
61. Grocery Store (General)
62. Hazardous Operations
63. Helipad
64. Heliport
65. Helistop
66. Hospital
67. Hotel/Motel (Limited)
68. Hotel/Motel (General)
69. Incinerator, Solid Waste
70. Laboratory/Research Services (Limited)
71. Laboratory/Research Services (General)
72. Laundry Services
73. Library (Limited)
74. Library (General)
75. Manufacturing and Assembly (Limited)
76. Manufacturing and Assembly (General)
77. Medical Office/Clinic (Limited)
78. Medical Office/Clinic (General)
79. Nursery, Retail (Limited)
80. Nursery, Retail (General)
81. Office (Limited)
82. Office (General)
83. Outdoor Retail Sales and Service [Non-Accessory Use]
84. Parking, Commercial (Limited)
85. Parking, Commercial (General)
86. Parking Structure (Limited)
87. Parking Structure (General)
88. Parks and Recreation (Limited)
89. Parks and Recreation (General)
90. Pawn Shop
91. Recreation and Entertainment, Indoor (Limited)
92. Recreation and Entertainment, Indoor (General)
93. Recreation and Entertainment, Outdoor (Limited)
94. Recreation and Entertainment, Outdoor (General)
95. Recycling Collection Station
96. Recycling Processing Center
97. Religious Assembly (Limited)
98. Religious Assembly (General)
99. Restaurant, Fast-Food (Limited)

100. Restaurant, Fast-Food (General)
101. Restaurant (Limited)
102. Restaurant (General)
103. Restaurant, Liquor License (Limited)
104. Restaurant, Liquor License (General)
105. Retail Sales and Services (Limited)
106. Retail Sales and Services (General)
107. Retail Sales and Services, Residential Convenience
108. Safety Service
109. Salvage Yard
110. School, Elementary or Secondary (Limited)
111. School, Elementary or Secondary (General)
112. Service Station
113. Sidewalk Cafe
114. Transit Facility
115. Utility (Limited)
116. Utility (General)
117. Vehicle/Equipment Repair (Limited)
118. Vehicle/Equipment Repair (General)
119. Vehicle/Equipment Sales (Limited)
120. Vehicle/Equipment Sales (General)
121. Vocational School (Limited)
122. Vocational School (General)
123. Warehouse (Limited)
124. Warehouse (General)
125. Warehouse, Residential Storage
126. Welding or Machine Shop
127. New and Unlisted Uses



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Department of City Planning

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Pittsburgh, PA 15219
(412) 255-2200
pittsburghpa.gov/dcp/

**Department of City Planning
Zoning Office Counter**

200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2246
pittsburghpa.gov/dcp/zoning/

City Zoning Code

<http://www.municode.com/index.aspx?clientId=13525>

**Department of Public Safety
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Penn-Liberty Plaza I
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Permits (412) 255-2443; Engineering (412) 255-8987
www.pgh2o.com
Refer to the PWSA Procedures Manual for Developers.

Allegheny County Health Department (ACHD)

Plumbing Division
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www.achd.net/plumbing/index.html

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www.achd.net/housing/commenvironstart.html

1100 SMALLMAN APARTMENTS

6 Story new construction (type III B):
Ground level parking and commercial space + 5 Story apartments



1100 SMALLMAN APARTMENTS

ZONING

Location: 1100 Smallman Street, Pittsburgh, PA 15222, Block and Lot 9-K-140 PITTSBURGH - 2nd WARD

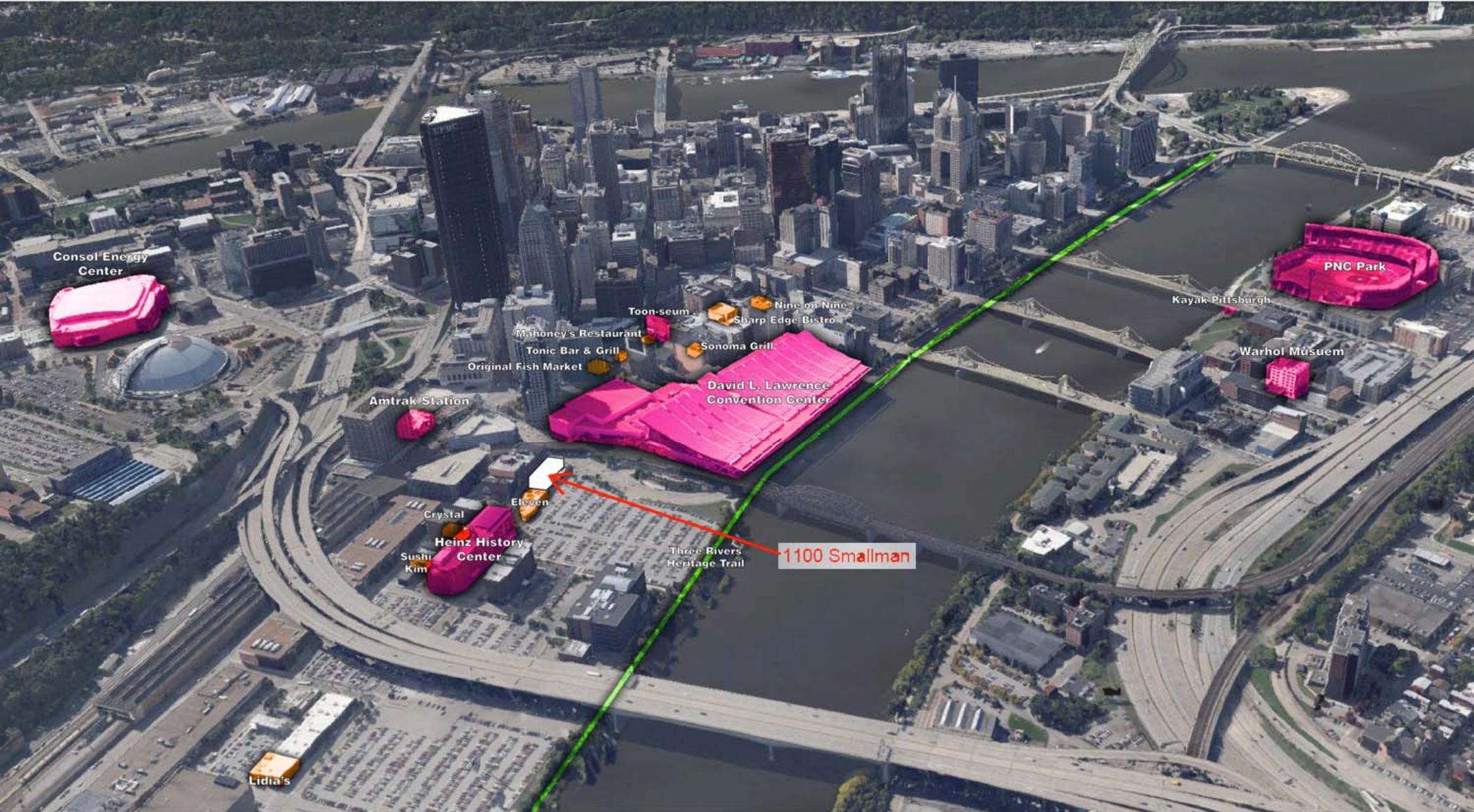
Zoning District: GT-B

Size: Lot area of 34,162 sqft.



1100 SMALLMAN APARTMENTS

Context



11th and Smallman Apartments Attractions and Restaurants

- Attractions
- Restaurants
- Parks
- Building

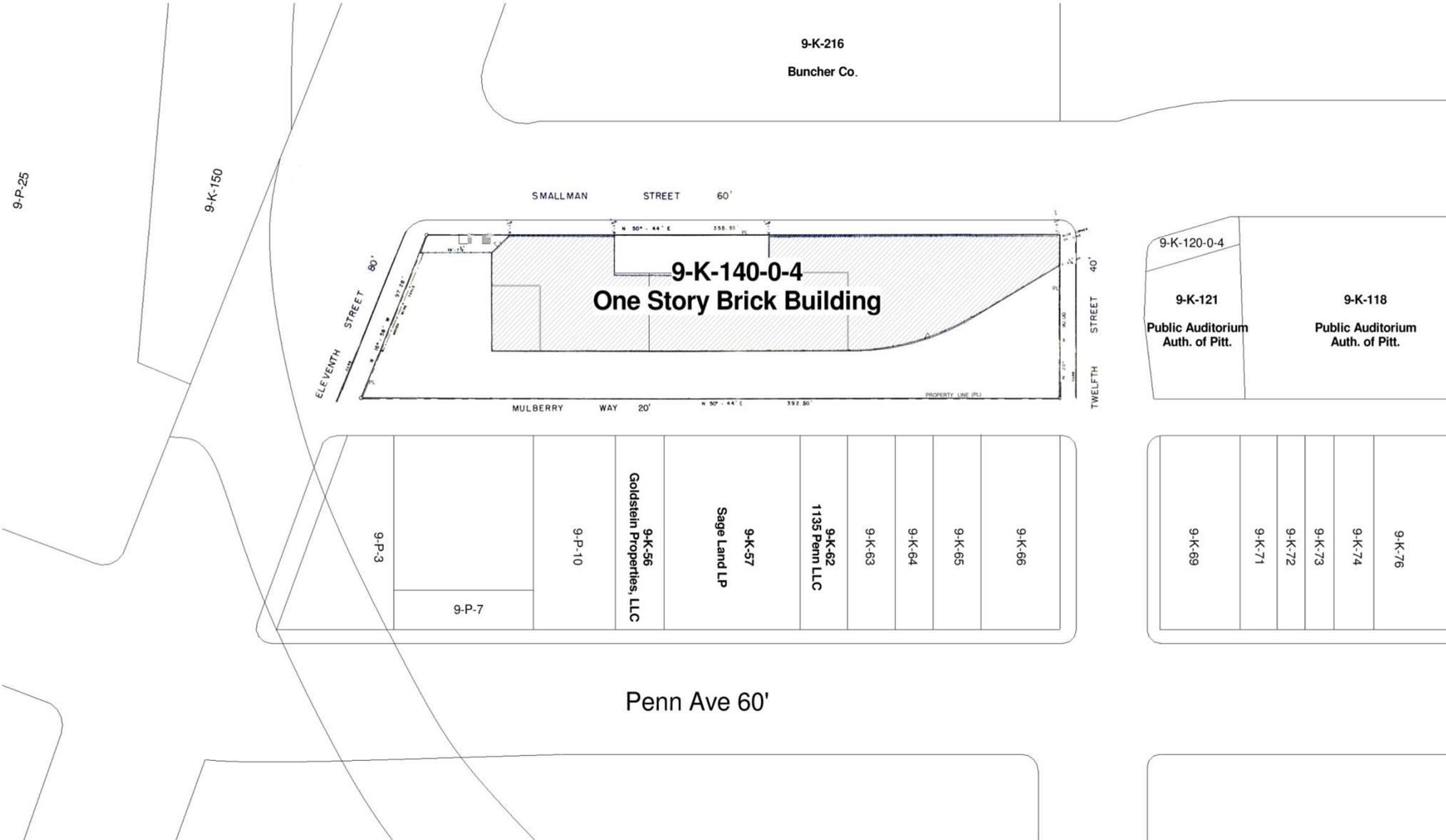
1100 SMALLMAN APARTMENTS

Renderings



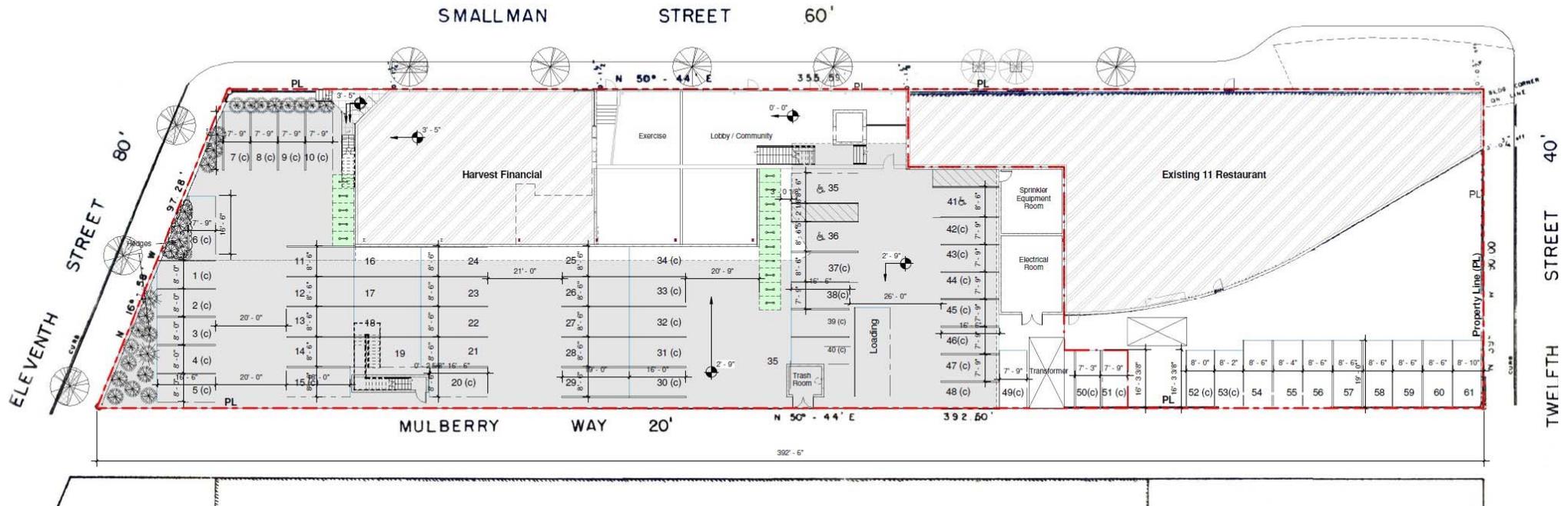
1100 SMALLMAN APARTMENTS

Site Plan



1100 SMALLMAN APARTMENTS

Ground Floor Plan



Legend

- Apartment over parking
- Bicycle parking
- Existing building to remain
- Existing columns
- New columns
- Property Line

Parking Plan

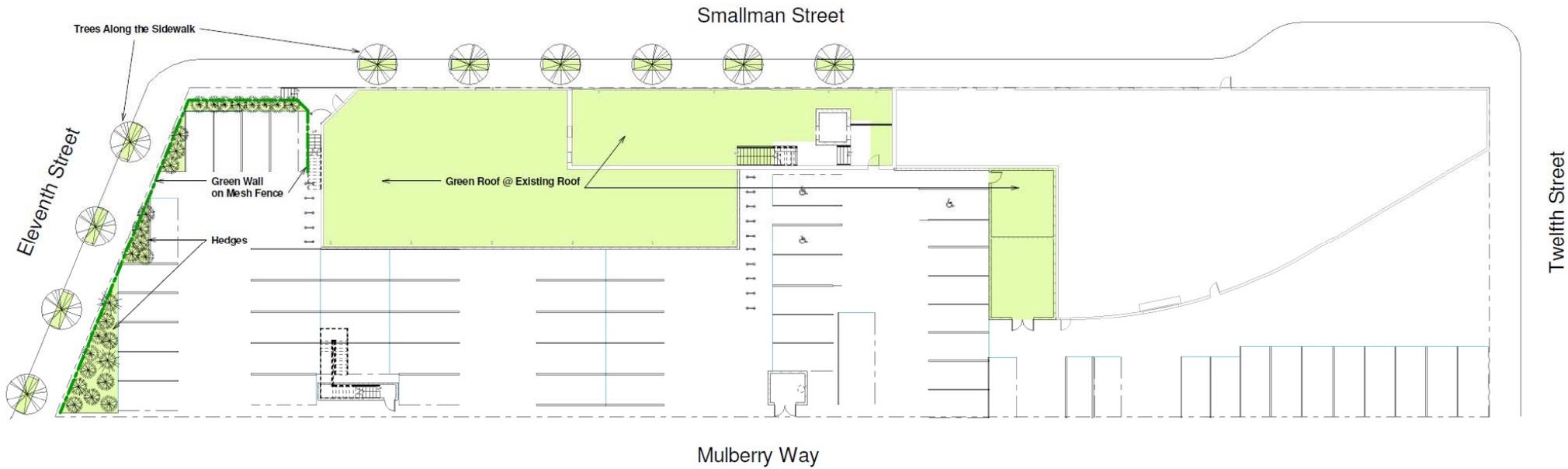
1~10 : Commercial Tenant Parking (10 stalls)
 # 11~61 : Apartment Parking (51 stalls)

+ 1 Loading Space

#30 Bike stalls provided

1100 SMALLMAN APARTMENS

Landscaping Plan



Hedges along 12th St. and Smallman St. corner



Sedum tiles on the roof of Existing commercial space



Ivy grows on fence (see next slide) along the 12th St. and on the railing At the edge of community deck in Smallman St. corner

1100 SMALLMAN APARTMENS

Green Wall System

Jakob® INOX LINE

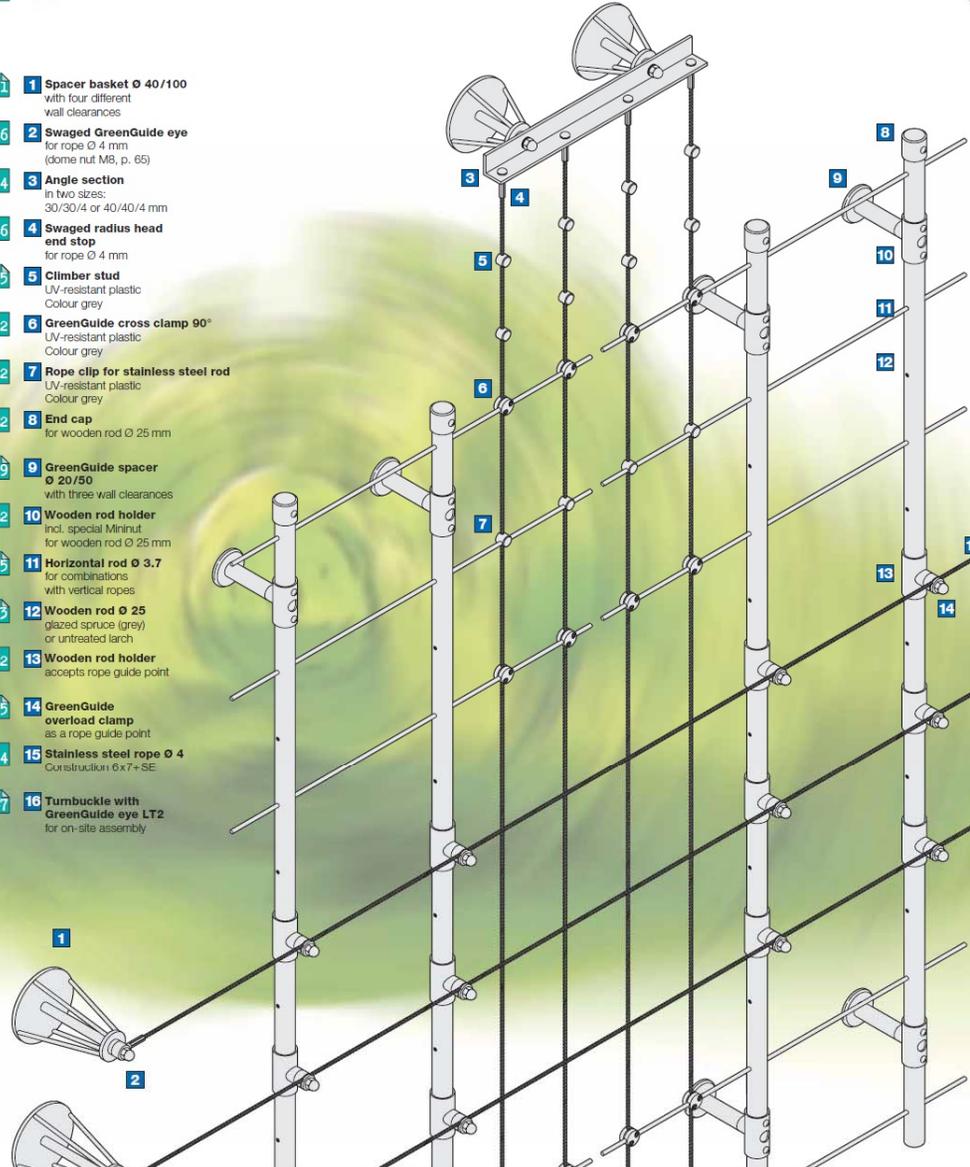
42.1-42.4



see page no.

COMPONENT COMBINATIONS

- 51 **1 Spacer basket Ø 40/100**
with four different
wall clearances
- 46 **2 Swaged GreenGuide eye**
for rope Ø 4 mm
(dome nut M8, p. 65)
- 64 **3 Angle section**
in two sizes:
30/30/4 or 40/40/4 mm
- 46 **4 Swaged radius head
end stop**
for rope Ø 4 mm
- 65 **5 Climber stud**
UV-resistant plastic
Colour grey
- 52 **6 GreenGuide cross clamp 90°**
UV-resistant plastic
Colour grey
- 52 **7 Rope clip for stainless steel rod**
UV-resistant plastic
Colour grey
- 62 **8 End cap**
for wooden rod Ø 25 mm
- 49 **9 GreenGuide spacer**
Ø 20/50
with three wall clearances
- 62 **10 Wooden rod holder**
incl. special Minirul
for wooden rod Ø 25 mm
- 65 **11 Horizontal rod Ø 3.7**
for combinations
with vertical ropes
- 63 **12 Wooden rod Ø 25**
glazed spruce (grey)
or untreated larch
- 62 **13 Wooden rod holder**
accepts rope guide point
- 65 **14 GreenGuide
overload clamp**
as a rope guide point
- 44 **15 Stainless steel rope Ø 4**
Construktur 6 x 7 + SE
- 47 **16 Turnbuckle with
GreenGuide eye LT2**
for on-site assembly



1100 SMALLMAN APARTMENS

Green Wall Plants

Jakob® INOX LINE

BOREAL CONIFEROUS FOREST ZONE



1 This zone is characterised by its continental-type climate of short, warm summers and long, severe winters. Evergreen climbing shrubs such as ivy are at their climatic limit in this zone.

The hardness of deciduous climbing shrubs make them suitable for this climate.

- Clematis alpina, sibirica, vitalba, virginiana, macropetala, tangutica
- Parthenocissus quinquefolia
- Polygonum auberti, baldschuanicum
- Celastrus scandens
- Actinidia kolomikta, arguta, etc. (with edible fruits)
- Vitis aestivalis, amurensis, riparia



DECIDUOUS BROADLEAF AND MIXED-FOREST ZONES



2 Precipitation is evenly distributed throughout the year. The summers are warm, the winters moderately cold – the climate typical of Central and Western Europe.

Temperatures lower than -15°C tend to occur rarely in Central Europe, and hard frosts (below -5°C) are hardly to be expected in oceanic regions such as the broadleaf forest zone of Eastern Asia or New Zealand. In contrast, the temperature can sink to -30°C and even lower in the north of the USA. The species that flourish in these regions are those listed under the boreal coniferous forest zone heading. Experts should be consulted in case of doubt.

- In the regions with a moderately cold winter (Central and Western Europe), a wide range of attractive Clematises, Loniceras, climbing roses, etc., are available in addition to the "classics" listed in zone 1.
- Many plants that thrive in Mediterranean regions do well in the mid-winter regions of the deciduous forest zones. The harder Passiflora species, Solanum crispum and Trachelospermum jasminoides flourish in the company of plants representative of the colder zones.



CLIMBERS AT A GLANCE



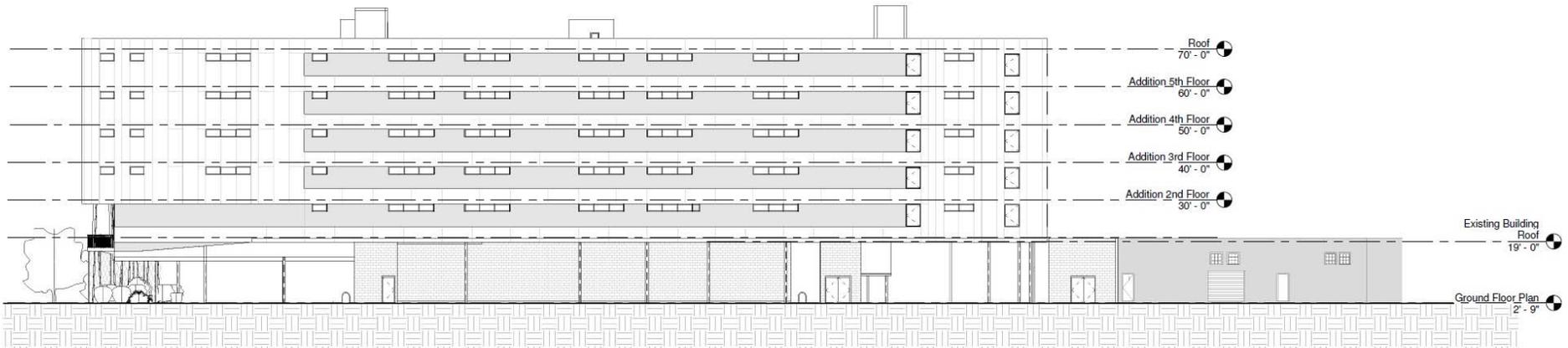
- 14.1 Clematis vitalba
- 14.2 Parthenocissus quinquefolia
- 14.3 Celastrus scandens
- 14.4 Vitis species
- 14.5 Climbing rose "Westerland" combined with Clematis alpina and grape-vine shoots
- 14.6 Humulus lupulus
- 14.7 Actinidia arguta
- 15.1 Large-flowered Clematis "Hagley Hybrid"
- 15.2 Lonicera
- 15.3 Campsis x tagliabuana "Mme Galen"
- 15.4 Clematis fargesii
- 15.5 Large-flowered Clematis "The President"
- 15.6 Ampelopsis brevipedunculata
- 15.7 Campsis grandiflora
- 15.8 Campsis radicans
- 15.9 Clematis montana "Marjorie" with Elaeagnus angustifolia
- 15.10 Passiflora caerulea

1100 SMALLMAN APARTMENTS

Elevations



NORTH WEST



SOUTH EAST

1100 SMALLMAN APARTMENTS

Streetscape Elevations



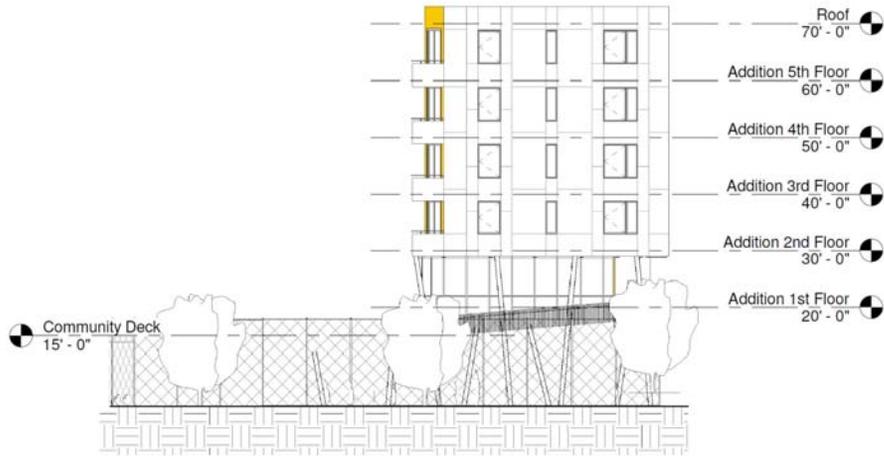
NORTH WEST



SOUTH EAST

1100 SMALLMAN APARTMENTS

Elevations



SOUTH WEST



NORTH EAST

1100 SMALLMAN APARTMENTS

Streetscape Elevations



1100 SMALLMAN APARTMENTS

Materials Information

- Building Exterior: Fiber Cement Boards



1100 SMALLMAN APARTMENTS

Renderings



1100 SMALLMAN APARTMENTS

Renderings



FRONTSTUDIO ARCHITECTS

1100 SMALLMAN APARTMENTS



1100 SMALLMAN APARTMENTS

Renderings





DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application can be used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: HRLP FOURTH AVE, LLC		Phone Number: (412) 434-1900	
Address: 300 THREE PPG PL.	City: PITTSBURGH	State: PA	Zip Code: 15222
2. Applicant/Company Name: PHOENIX ROOFING INC		Phone Number: (412) 778-8845	
Address: 330 CORAOPOLIS RD	City: CORAOPOLIS	State: PA	Zip Code: 15108
Applicant/Contractor ID:(assigned by the City) BLO00790			
3. Development Name: ONE PPG PLACE			
4. Development Location: PITTSBURGH PA 15222			
5. Development Address: ONE PPG PLACE			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction:	Start Date: 11/01/2013	Occupancy Date: 1 / 1	Project Cost: \$ 191,000.00

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list):

10. Select the Type of Work:

<input type="checkbox"/> New Construction, New	<input type="checkbox"/> Renovation, Interior
<input type="checkbox"/> New Construction,	<input checked="" type="checkbox"/> Renovation, Exterior
<input type="checkbox"/> Change in Use Only	<input type="checkbox"/> Renovation, Change in Use

11. Describe the Development: **INSTALLATION OF NEW MEMBRANE ROOF**

12. Is a Land Operations Permit needed? YES NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <http://www.city.pittsburgh.pa.us/bbi/>)



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: / N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:

Existing to be Razed:	0	sq ft
Existing to be Retained:	15,000	sq ft
Retained Area to be Renovated:	15,000	sq ft
To be Constructed:	0	sq ft
Building Footprint:	0	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure				
Proposed Addition/Extension				

Provide Accessory Structure Type(s) and Height(s):

16. Number of Dwelling Units:
 Existing to Remain: _____ Proposed: _____

17. Lot Area: _____ sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')		
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')		

Off-Street Loading Spaces: N/A
 Actual: _____
 Required: _____

19. Please check any of the following items that will be part of the proposed work: N/A

Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm
 Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

20. Please check the following items that pertain to any work proposed on private plumbing:
 (i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

Repair or Replace Existing Plumbing New Construction of Plumbing No Plumbing Work is Proposed



DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

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DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

21. Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

- New Water Service Connection(s)
- Termination of Existing Water Service Tap(s)
- New Sewer Service Connection(s)
- Termination of Existing Sewer Service Tap(s)

22. Will the proposed work change the current water consumption and sewer discharge of the building or site?

- YES
- NO

23. If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

- Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
- Applicant retains private ownership of sewer mains and/or water lines
- Not Applicable (Development does not include construction of sewer mains and/or water lines)

24. If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

- Public Property, Existing City Street
- Private Property
- Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

25. Please select the following items that apply to the proposed work:

- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- The proposed work will create an obstruction of traffic on City rights-of-way.
- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

26. Applicant will be applying for a Visitability Tax Credit? Yes No

Applicant Signature: 



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Development Review Application - List of Existing and Proposed Uses for Questions 6 & 9

Residential Uses

1. Single-Unit Detached Residential
2. Single-Unit Attached Residential
3. Two-Unit Residential
4. Three-Unit Residential
5. Multi-Unit Residential
6. Assisted Living Class A
7. Assisted Living Class B
8. Assisted Living Class C
9. Community Home
10. Dormitory
11. Fraternity/Sorority
12. Housing for the Elderly (Limited)
13. Housing for the Elderly (General)
14. Multi-Suite Residential (Limited)
15. Multi-Suite Residential (General)
16. Personal Care Residence (Large)
17. Personal Care Residence (Small)

Non-Residential Uses

18. Adult Entertainment
19. Agricultural Use
20. Amusement Arcade
21. Animal Care (Limited)
22. Animal Care (General)
23. Art or Music Studio
24. Public Assembly (Limited)
25. Public Assembly (General)
26. Bank or Financial Institution (Limited)
27. Bank or Financial Institution (General)
28. Basic Industry
29. Bed and Breakfast (Limited)
30. Bed and Breakfast (General)
31. Car Wash
32. Cemetery
33. Check Cashing
34. Child Care (Limited)
35. Child Care (General)
36. Club (Limited)
37. Club (General) other than the limited type described above.
38. College or University Campus
39. Communication Tower, Class A
40. Communication Tower, Class B
41. Communication Tower, Class C
42. Community Center (Limited)
43. Community Center (General)
44. Construction Contractor (Limited)
45. Construction Contractor (General)
46. Correctional Facility (Limited)
47. Correctional Facility (General)
48. Cultural Service (Limited)
49. Cultural Service (General)
50. Custodial Care Facility
51. Educational Classroom Space (Limited)

52. Educational Classroom Space (General)
53. Excavation/Grading/Fill, Major
54. Firearms Business Establishment
55. Forestry Activities
56. Freight Terminal
57. Funeral Home
58. Gaming Enterprise
59. Golf Course
60. Grocery Store (Limited)
61. Grocery Store (General)
62. Hazardous Operations
63. Helipad
64. Heliport
65. Heli-stop
66. Hospital
67. Hotel/Motel (Limited)
68. Hotel/Motel (General)
69. Incinerator, Solid Waste
70. Laboratory/Research Services (Limited)
71. Laboratory/Research Services (General)
72. Laundry Services
73. Library (Limited)
74. Library (General)
75. Manufacturing and Assembly (Limited)
76. Manufacturing and Assembly (General)
77. Medical Office/Clinic (Limited)
78. Medical Office/Clinic (General)
79. Nursery, Retail (Limited)
80. Nursery, Retail (General)
81. Office (Limited)
82. Office (General)
83. Outdoor Retail Sales and Service [Non-Accessory Use]
84. Parking, Commercial (Limited)
85. Parking, Commercial (General)
86. Parking Structure (Limited)
87. Parking Structure (General)
88. Parks and Recreation (Limited)
89. Parks and Recreation (General)
90. Pawn Shop
91. Recreation and Entertainment, Indoor (Limited)
92. Recreation and Entertainment, Indoor (General)
93. Recreation and Entertainment, Outdoor (Limited)
94. Recreation and Entertainment, Outdoor (General)
95. Recycling Collection Station
96. Recycling Processing Center
97. Religious Assembly (Limited)
98. Religious Assembly (General)
99. Restaurant, Fast-Food (Limited)

100. Restaurant, Fast-Food (General)
101. Restaurant (Limited)
102. Restaurant (General)
103. Restaurant, Liquor License (Limited)
104. Restaurant, Liquor License (General)
105. Retail Sales and Services (Limited)
106. Retail Sales and Services (General)
107. Retail Sales and Services, Residential Convenience
108. Safety Service
109. Salvage Yard
110. School, Elementary or Secondary (Limited)
111. School, Elementary or Secondary (General)
112. Service Station
113. Sidewalk Cafe
114. Transit Facility
115. Utility (Limited)
116. Utility (General)
117. Vehicle/Equipment Repair (Limited)
118. Vehicle/Equipment Repair (General)
119. Vehicle/Equipment Sales (Limited)
120. Vehicle/Equipment Sales (General)
121. Vocational School (Limited)
122. Vocational School (General)
123. Warehouse (Limited)
124. Warehouse (General)
125. Warehouse, Residential Storage
126. Welding or Machine Shop
127. New and Unlisted Uses



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

200 Ross Street, Fourth Floor
Pittsburgh, PA 15219
(412) 255-2200
pittsburghpa.gov/dcp/

**Department of City Planning
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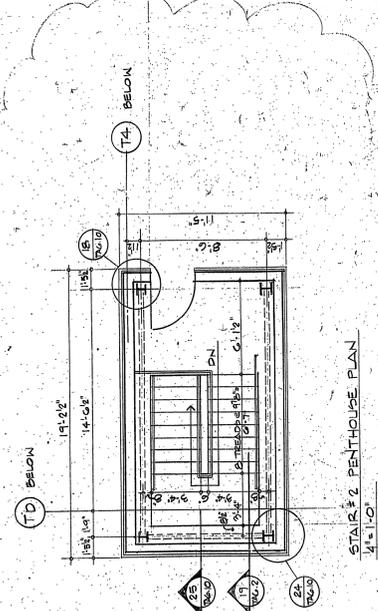
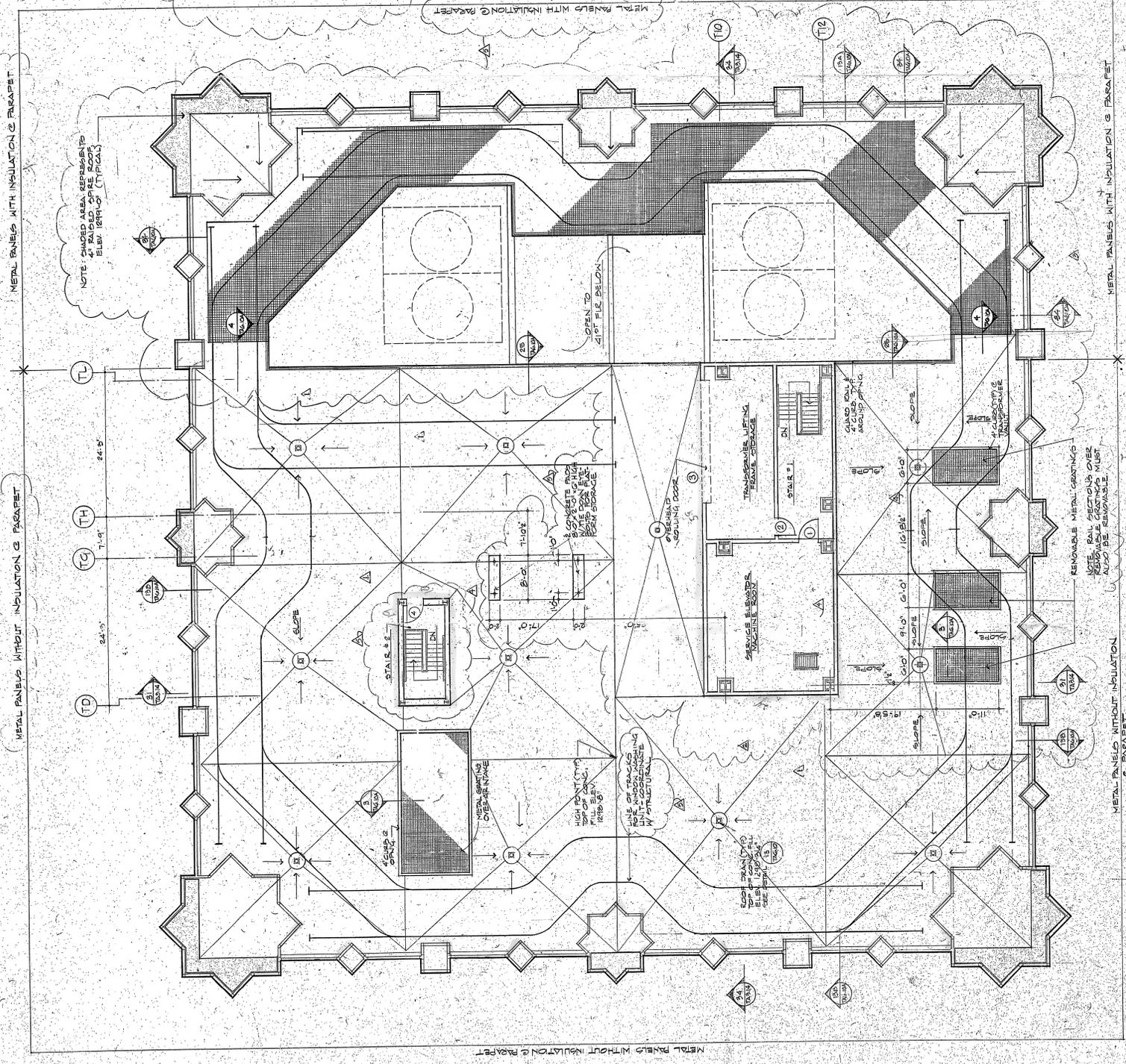
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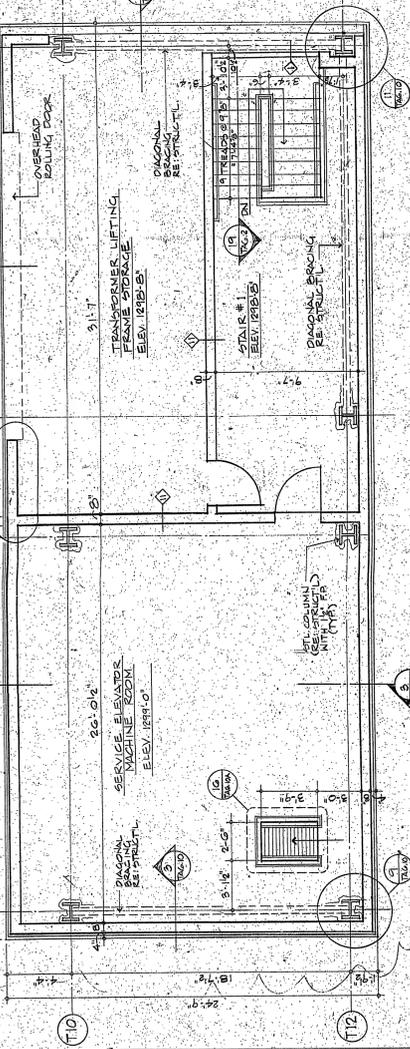
Allegheny County Health Department (ACHD)

Housing and Community Environment
3190 Sassafras Way
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(412) 350-4046
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STAIRS 2 PENTHOUSE PLAN
1/4\"/>

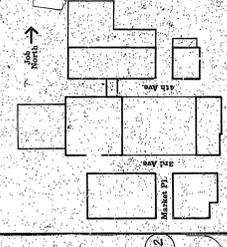
FOR ELEVATIONS, SEE
DETAIL 32/TAG.10



PENTHOUSE PLAN
1/4\"/>

FOR ELEVATIONS, SEE
DETAIL 32/TAG.10

No.	Date	Description
1	10/84	ISSUED FOR BULLETIN T.B.
2	11/84	ISSUED FOR BULLETIN T.B.
3	12/84	ISSUED FOR BULLETIN T.B.
4	1/85	ISSUED FOR BULLETIN T.B.
5	2/85	APPENDIX B
6	3/85	APPENDIX C
7	4/85	ISSUED FOR B.C.S.



PPG INDUSTRIES
CORPORATE HEADQUARTERS
PITTSBURGH, PENNSYLVANIA

ARCHITECTS
JOHN C. ROBE ARCHITECTS
375 PARK AVENUE, NEW YORK, NY 10022

STRUCTURAL ENGINEERS
JOHN J. COUGHLIN & ASSOCIATES
300 PARK AVENUE, NEW YORK, NY 10022

CONSULTING ENGINEERS
CORSENTINI ASSOCIATES
3 PENNSYLVANIA PLAZA, NEW YORK, NY 10001

CONSULTING ENGINEERS
W.A. DILOGANO ASSOCIATES
100 AVENUE OF THE AMERICAS, NEW YORK, NY 10008

OWNER
PPG INDUSTRIES
PITTSBURGH, PA

Scope of work on the IRMA roof area's

A- Removal of all existing ballast and insulation and save for reinstallation.

B- clean off existing membrane system of all dirt and debris's and install new 090 Mill EPDM

C- Install one new layer of 1/2' Securshield HD board over the cleaned EPDM

C- Install all new wall flashings and equipment flashings as required.

D- Reinstall the existing saved insulation and replace any damaged or unsalvageable insulation on the unit cost basis in the bid form

E- Install new stone mat over the existing insulation and reinstall the ballast.

F- All new Versa Trim metal edge will be used on mechanical room level color and size to be determined at the pre bid. Note the vertical walls will have 1/2 HD + new TPO membrane installed.

G- All existing roof drains to have new stainless steel bolts installed as part of the scope of work

Contractor is responsible to complete all required paper work for the warranty inspection and issuance.

Scope of work on Concrete surface area's

1. Remove any loose aggregate from the concrete surface area's and any loose stone ballast in the trough areas. Fill these areas in with rigid insulation or use spray foam.
2. Install one layer of 1/2" HD board set in low rise adhesive with ribbon spacing of 6" C-C
3. Install fully adhered 060 TPO to the new HD board and all required flashings
4. On all areas that terminate next to a vertical metal wall (Penthouse wall area's) the membrane will extend up the vertical wall a minimum of 8" and will be fully adhered to new 1/2" Securshield HD board insulation. Which will be mechanically attached to the metal wall panels with 1 fastener installed every 2 sq ft. minimum. Insulation will extend up to top edge of the walls.
5. All the vertical penthouse walls will have a fully adhered Gray TPO installed that will have new Versa Trim metal installed on the perimeter edge detail. (note on the Penthouse with the garage door there will only be three sides done with membrane.
6. Tractel track legs and supports will be required all to be flashed and sealed into the TPO system as per mfg details.
7. On areas where the roof ventilation grates sit on the concrete curbs the TPO membrane will be required to be turned down into the opening a minimum of 2" and will be fully adhered and a term bar installed and the roof grate reinstalled. (Note fall protection will be required around any open grate area when the grates are removed for reroofing. Note: A .050 gray alumni metal cap to be installed over the raised concrete cap after completion of the TPO roof system. There are 12 gantry bolt areas which will receive new membrane and will be capped

with .050 gray alumni re-moveable metal caps.

8. Areas around the window spheres will have the glass removed.(by window contractor) and the use of pourable sealer placed into these openings to fill up.
9. The roof system is to be kept neat and clean throughout the re-roofing process. No use of red chalk on any membrane roof surface will be permitted. and any and all buckets/pails are to be set on protection mats to eliminate any bucket stains on membrane. Roof system will need to be cleaned prior to the final warranty inspection
10. Note any drilling will need to be done on off hours due to the high noise factor echoing throughout the building.



INDIVIDUAL PROPERTY HISTORIC NOMINATION FORM

HRC Staff Use Only

Date Received:

Parcel No.:

Ward:

Zoning Classification:

Bldg. Inspector:

Council District:

Fee Schedule

Please make check payable to *Treasurer, City of Pittsburgh*

Individual Landmark Nomination:	\$100.00
District Nomination:	\$250.00

1. HISTORIC NAME OF PROPERTY:

Pennsylvania Fruit Auction & Sales Building

2. CURRENT NAME OF PROPERTY:

Pittsburgh Produce Terminal Lot/block: #9-D-200

3. LOCATION

- a. Street: 2100 Smallman Street (listed as 1917 Smallman Street on National Register survey forms).
- b. City, State, Zip Code: Pittsburgh , PA 15222
- c. Neighborhood: Strip District

4. OWNERSHIP

- d. Owner(s): Urban Redevelopment Authority
- e. Street: 200 Ross St
- f. City, State, Zip Code: Pittsburgh, PA 15222 Phone: (412) 255-6600

5. CLASSIFICATION AND USE – Check all that apply

<u>Type</u>	<u>Ownership</u>	<u>Current Use:</u>
<input checked="" type="checkbox"/> Structure	<input type="checkbox"/> Private – home	<u>Wholesale Business</u>
<input type="checkbox"/> District	<input type="checkbox"/> Private – other	<u>Retail Market</u>
<input type="checkbox"/> Site	<input checked="" type="checkbox"/> Public – government	<u>Art Gallery</u>
<input type="checkbox"/> Object	<input type="checkbox"/> Public - other	_____
	<input type="checkbox"/> Place of religious worship	_____

6. NOMINATED BY:

a. Name: Sarah Kroloff

b. Street: 172 46th St

c. City, State, Zip: 15201

d. Phone: (412-) 563-3448 Email: sarah.kroloff@gmail.com

7. DESCRIPTION

Provide a narrative description of the structure, district, site, or object. If it has been altered over time, indicate the date(s) and nature of the alteration(s). (Attach additional pages as needed)

If Known:

a. Year Built: 1926

b. Architectural Style: Art Deco/Moderne

c. Architect/Builder: Unknown

Narrative: Pennsylvania Fruit Auction & Sales Building (aka Produce Terminal) was designed to provide access to Pennsylvania Railroad Freight yards that served produce to wholesalers. The linear form of the steel framed and brick masonry clad structure served to maximize access to rail cars and auctioning/sale of offloaded produce.

At over 1/4 of a mile long and 155,000 square feet, the structure consisted of 75 twenty-one foot by one-hundred structural bays. Each bay defines the architectural rhythm of the exterior masonry façade punctuated by double loading doors located at each side of the building (north and south). The facades are lined with a continuous loading platform and cantilevered concrete and steel canopy to allow protected transfer of produce.

In section, the 3-bay deep building consists of linear high bay clear story lined with industrial steel glazing supported by approximately 10 foot deep steel trusses. The flanking lower sections are about 12 feet high with flat roofs and accommodate the garage door support structures. The lower bays are clad in red brick masonry trimmed in limestone copings and structural pier caps. Garage doors have been replaced, removed and or restored as part of previous federally funded renovations. The original tongue and groove wood paneled doors are a key feature defining the scale and rhythm of the linear façade.

The character defining feature of the exterior façade (for the purposes of this nomination) is the 1533 ft. long linear façade removing almost a third of the structure significantly diminishes the key aspect of the building design. As the 1994 National Register survey form, page 37, states: "The Pennsylvania Railroad Fruit Auction Building is a landmark for its sheer size" and "...the structure is the focal point of the Strip's wholesale district".

8. HISTORY

Provide a history of the structure, district, site, or object. Include a bibliography of sources consulted. (Attach additional pages as needed.) Include copies of relevant source materials with the nomination form (see Number 11).

Narrative: At the turn of the 20th century, the produce industry gradually replaced iron metals industries in the Strip District. The 1926 Pennsylvania Fruit Auction & Sales Building was constructed to accommodate wholesale produce businesses relocating from downtown Pittsburgh when the rail lines were removed from Liberty Avenue (1906).

Between 1900 and 1920, the site between 16th and 21st Street was transformed from residential district (known as Bayardstown) to warehouses for the Pennsylvania Railroad yards. In 1900 there were three

original auction companies. By 1903 the "produce yards" for auctions that were conducted directly off of freight cars. In 1908, Connelly/McAfee the leading fruit dealer, created United Fruit Auction. In 1926, Joseph Craig of the Pennsylvania Rail Road built the linear warehouses that provided samples of incoming produce, including the only extant structure, the Pennsylvania Fruit Auction & Sales Building. Auctions were conducted both at the easterly end of the building and on the platforms along the building's length. Wholesalers were not charged rent.

The Depression, the 1936 Flood, and World War II rationing took a toll on the businesses. The 1950's counted 71 produce wholesalers in the Strip. The nature of the business changed as more and more produce arrived at the Strip by truck rather than rail. Post War growth of supermarket chains and suburban expansion resulted in direct purchasing, further reducing business through wholesalers.

Most workers lived in the nearby Hill District and walked to work via the 17th Street Incline. The decline of the Hill and the Strip can be seen as interrelated as access and supply of Railroad related jobs declined and access to those that remained cut off.

In 1962 Mayor Joe Barr and the USDA issued a report on the deteriorated conditions in the Strip and proposed a new 100 acre facility in Chartiers to respond to the needs of trucks and suburban growth.

In 1966 the Penn Central commissioned a proposal to displace/relocate all 83 remaining businesses and buildings from 11th to 21st Street.

The 1970 bankruptcy of the Penn Central resulted in the creation of Conrail which then owned the Produce Terminal. The Buncher Company bought much of the former PRR lands around the Terminal.

In 1981 the Urban Redevelopment Authority purchased the deteriorated facility and invested \$2.5 million in its rehabilitation and modification on the North Façade to accommodate tractor/trailer docks as the rail usage diminished. The last bay of the building next to the 16th Street bridge was removed and the façade reconstructed to accommodate truck circulation. This was necessary because the Buncher Co. would not sell or lease additional roadway along the Railroad Street alignment, north of the Terminal property.

By the first decade of the 21st Century, the Terminal was occupied by a number of the original wholesalers. Some of the wholesalers began to do limited retail business due to the popularity of the adjacent Penn Avenue retail corridor. The URA terminated the long held leases of the wholesalers at the end of the decade in anticipation of new proposals for the reuse of the structure including a Public Market of up to 50,000 sf.

During this time the Buncher Company expressed the desire to have the building demolished to open access and visibility to its property along the Allegheny River. In 2006, Neighbors in the Strip supported by foundation grants, developed a plan for the Pittsburgh Public Market that would be provide for small food related businesses. A plan for 35,000 sf at the Western end of the Terminal was studied and then in 2010 a smaller lease for about 10,000 sf was constructed to the west of 17th Street.

In 2012, the Buncher Company negotiated a sales agreement to purchase the Produce Terminal and demolish the structure from 16th to 17th Street as part of its proposed River Landing Development.

9. SIGNIFICANCE

The *Pittsburgh Code of Ordinances, Title 11, Historic Preservation, Chapter 1: Historic Structures, Districts, Sites and Objects* lists ten criteria, at least one of which must be met for Historic Designation. Describe how the structure, district, site, or object meets one or more of these criteria and complete a narrative discussing in detail each area of significance. (Attach additional pages as needed)

The structure, building, site, district, object is significant because of (check all that apply):

1. Its location as a site of a significant historic or prehistoric event or activity;
2. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspects of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;
3. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;
4. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
5. Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness, or overall quality of design or detail;
6. Its location as a site of an important archaeological resource;
7. Its association with important cultural or social aspects or events in the history of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
8. Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction;
9. Its representation of a cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, properties, sites, structures, or objects that may or may not be contiguous; or
10. Its unique location and distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Pittsburgh.

Narrative: The Pennsylvania Fruit Auction & Sales Building meets nomination criteria 3, 5, 7, and 10

#3. Exemplification of an architectural type and design: The last remaining structure of its type. The 1533 foot long structure reflected the function of unloading freight trains from California and Florida, maximizing access along its entire length. The design of the façade creates a distinctive rhythm accented at each column bay with raised pilaster/parapet caps along the upper and lower parapets. Each of the parapet caps is accented with a vertical limestone accent. The light color the stone caps contrasts the continuous redbrick wall surface giving scale and rhythm to the linear façade. Below the parapet is a continuous run of industrial steel sash

clearstories allowing natural light through out the auction platforms. The urban streetscape along Smallman Street is defined by this building and the perspective view to the skyline beyond is one of the most memorable cityscapes that define Pittsburgh travel and tourism publications.

#5. Exemplification of planning techniques: The building reflects the core function of the 20th Century Strip District as a Wholesale distribution center. Created as a pure response to needs of transportation of goods, it is a strong example of planning for railroad systems in a dense urban condition. Its length can be an asset if carefully designed for new uses and cross-connections at 17th Street.

#7. Association with significant cultural or social events: The Produce Terminal is associated with the birth of early twentieth century demand for fresh produce year round. The Terminal supported the growth of dozens of produce wholesalers. With the right management and investment it can be the anchor of future growth of unique, entrepreneurial businesses much the way it provided at its founding years.

#10. Unique location and distinctive physical appearance: Its location at the northern edge of the commercial core of the Strip supports future growth of small food related businesses. Its distinctive appearance is defined by its length.

10. INTEGRITY

In addition, the ordinance specifies that “Any area, property, site, structure or object that meets any one or more of the criteria listed above shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration”. (Attach additional pages as needed)

Narrative: The integrity of the structure is good but in need of normal rehabilitation and infrastructure upgrades for a structure of its age and use. The location and design details are predominantly original on the Smallman Street façade. The doors vary in condition and design, but generally support the original appearance character of the façade. The North Façade has been modified to accommodate a saw-toothed truck loading system. This appears to be undoable or if maintained compatible with the overall appearance of the structure. The north façade is visible only from a distance (from the 16th Street Bridge). The East Façade and entrance have been modified to accommodate the old office/auction as a public gallery. The western façade was reconstructed by removing one structural bay in 1981. The original masonry and identification inscription was carefully reused. The loss of one bay does not detract from the characteristic length. Removing a third of the structure as proposed by demolition would not only adversely reduce its character of length but also the urban design and spatial character of the Strip District from 16th Street to 17th Street.

11. NOTIFICATION/CONSENT OF PROPERTY OWNER(S)

1.3(a)(2) Community information process.

Preceding submission of a nomination form for a District, the Historic Review Commission shall conduct at least one (1) public information meeting within or near the boundaries of the proposed district, which shall include at least one (1) member of the Department of City Planning and one (1) Commission member, to discuss the possible effects of designation. Notice shall be given to the owners of property in the proposed district in accordance with Section 1.3(b) below. The final public information meeting shall be held no more than six months before the nomination form is submitted.

1.3(a)(1)(a) Subsection F.

In the case of a nomination as a Historic District, by community-based organizations or by any individual, but in either event the nomination shall be accompanied by a petition signed by the owners of record of twenty-five (25) percent of the properties within the boundaries of the proposed District.

- Please attach documentation of your efforts to gain property owner's consent.-

** The nomination of any religious property shall be accompanied by a signed letter of consent from the property's owner.

12. PHOTO LOGS: *See attached Exhibit A*

BIBLIOGRAPHY:

Historic and architectural survey of the Strip District, Pittsburgh, Pennsylvania / prepared by Lauren Uhl and Tracy Walther. Published by the Historical Society of Western Pennsylvania, 1994.

Post Gazette Online Archive

Pfaffmann + Associates Project Archives for NITS and URA studies, 2006 and 2008.

13. NOMINATION FORM PREPARED BY:

a. Name: Preservation Pittsburgh

b. Street: 223 Fourth Ave

c. City, State, Zip: Pittsburgh, PA 15222

d. Phone: (412) 471-2470 Email: info@preservationpittsburgh

e. Signature:



Melissa McSwigan

Secretary Preservation Pittsburgh



HISTORIC NOMINATION – INSTRUCTIONS

INSTRUCTIONS FOR FILLING OUT THE NOMINATION FORM

1. Indicate the original name of the property if it is currently known by a different name; e.g. Union Station.
2. Indicate the current name of the property
3. Indicate the street address for the property. For districts, attach a separate sheet listing the street address of each property included in the nomination and a clear street map of the area showing the boundaries of the proposed district.
4. Indicate the owner of the property and his or her mailing address. For districts, attach a separate sheet listing the owner of each property and his or her mailing address.
5. Check the classification as indicated.
 - a. **“Historic Structure”** means anything constructed or erected, the use of which requires directly or indirectly, a permanent location on the land, including walks, fences, signs, steps and sidewalks at which events that made a significant contribution to national, state or local history occurred or which involved a close association with the lives of people of nations, state or local significance; or an outstanding example of a period, style, architectural movement, or method of construction; or one of the last surviving works of a pioneer architect, builder or designer; or one of the last survivors of a particular style or period of construction.
 - b. **“Historic District”** means a defined territorial division of land which shall include more than one (1) contiguous or related parcels of property, specifically identified by separate resolution, at which events occurred that made a significant contribution to national, state, or local history, or which contains more than one historic structure or historic landmarks, or which contains groups, rows or sets of structures or landmarks, or which contains an aggregate example of a period, style, architectural movements or method of construction, providing distinguishing characteristics of the architectural type or architectural period it represents.
 - c. **“Historic Site”** means the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure whether standing, ruined or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing structures.
 - d. **“Historic Object”** means a material thing of historic significance for functional, aesthetic cultural or scientific reasons that may be, by nature or design, moveable yet related to a specific setting or environment.
6. Indicate the person(s) responsible for the nomination. Please note: According to the Historic Preservation Ordinance:

“Nomination of an area, property, site, or object for consideration and designation as a Historic Structure, Historic District, Historic Site, or Historic Object may be submitted to the Historic Review Commission by any of the following:

- a. The Mayor of the City of Pittsburgh
 - b. A Member of the Historic Review Commission
 - c. A Member of the City Planning Commission
 - d. A Member of the Pittsburgh City Council
 - e. The Owner of Record or any person residing in the City of Pittsburgh for at least one year (for the nomination of a Historic Structure, Site or Object)
 - f. A signed petition of 25% of the owners of record (for the nomination of a Historic District)
7. Write a physical description of the nominated property or district. Include the following information as applicable:
- architectural style(s)
 - arrangement of architectural elements
 - building materials
 - method(s) of construction
 - visual character
 - street pattern
 - density
 - type and arrangement of buildings
 - topography
 - history of the development of the area
8. Provide a narrative history of the structure, district, site, or object. Include the following information when available:
- History of the development of the area;
 - Circumstances which brought the structure, district, site, or object into being;
 - Biographical information on architects, builders, developers, artisans, planners, or others who created or contributed to the structure, district, site, or object;
 - Contextual background on building type(s) and/or style(s);
 - Importance of the structure, district, site, or object in the larger community over the course of its existence.
 - Include a bibliography of all sources consulted at the end. Where historical information is uncertain or disputed, reference sources in the text.
9. Listed below are the categories and criteria for historic designation as set forth in the Pittsburgh Historic Preservation Ordinance. Describe in detail how the structure, district, site, or object meets one or more of the criteria. According to that legislation in Section 1.4 of the Pittsburgh Historic Preservation Ordinance, *Criteria for Designation*, a building must meet at least one of the following criteria in order to be designated:
1. Its location as a site of a significant historic or prehistoric event or activity;
 2. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspects of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;
 3. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;
 4. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;

-
5. Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness, or overall quality of design or detail;
 6. Its location as a site of an important archaeological resource;
 7. Its association with important cultural or social aspects or events in the history of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
 8. Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction;
 9. Its representation of a cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, properties, sites, structures, or objects that may or may not be contiguous; or
 10. Its unique location and distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Pittsburgh.
10. In addition, the ordinance specifies that “Any area, property, site, structure or object that meets any one or more of the criteria listed above shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.”
 11. The nomination must be accompanied by evidence that the nominator has made a good-faith effort to communicate his or her interest in the historic designation of this landmark or district to the owner(s) of these properties. Describe how this was done, and attach evidence that the owner(s) of the nominated landmark or of the properties within the nominated district have been informed of the nomination. This may include a copy of a notification letter with a mailing list, a letter confirming phone calls, or a petition signed by affected property owners.
 12. Clear photographs of the nominated buildings or districts should accompany the nomination form. The applicant shall include photographs of all elevations of an individual building and its setting, or the front elevation of each building in a district. In the case of closely spaced buildings or rowhouses, several buildings may be included in one photograph. Each photograph must be labeled with the street address of the building(s) and the month and year the photograph was taken.
 13. Copies of major supporting documents should accompany the nomination form. Such documents may include, but are not limited to:
 - historic photographs;
 - historic and contemporary maps;
 - historic or contemporary texts describing the subject property or district;
 - historic or contemporary texts describing people, places, or events that comprise the historic context of the subject property or district.
 - Oversized materials (such as architectural drawings) and materials too fragile to copy may be accepted.

PLEASE NOTE: It is the responsibility of the nominator to provide the Historic Review Commission and its Staff with information sufficient to fairly evaluate the nomination. **Incomplete nomination forms will not be accepted. Fee must be included. Nominations must be submitted in both electronic and hard-copy format.**

CHECKLIST: *Produce Terminal*

- #1-6 Nomination Form:** Address, Ownership, Classification, Nominator Info.
 - #7: Description
 - #8: History
 - #9: Significance
- #10 Integrity**
- #11 Consent of Property Owners**
- #12 Photographs of Property:** numbered and labeled
- #13 List of Supporting Documents**

- Fee**
- Hard-Copy nomination**
- Electronic nomination (Word Format for text).**



Existing Conditions Review
Site & Urban Design Analysis
2006

PFAFFMANN + ASSOCIATES



Title: (Industry: Men Working in the Pennsylvania Railroad Terminal Market)

Date: 1951

Creator: Corsini, Harold

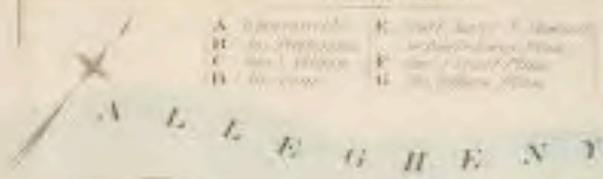
Description: Interior scene at the Pennsylvania Railroad Terminal Market. A worker is pictured loading a wooden crate filled with produce on to a pushcart.



History & Sense of Place

Reference

- A. Unimproved
- B. Improved
- C. Vacant
- D. Improved
- E. Vacant
- F. Improved
- G. Vacant
- H. Improved
- I. Vacant
- J. Improved
- K. Vacant



R I V E R

ALLEGHENY VALLEY RAILROAD COMPANY

WELL

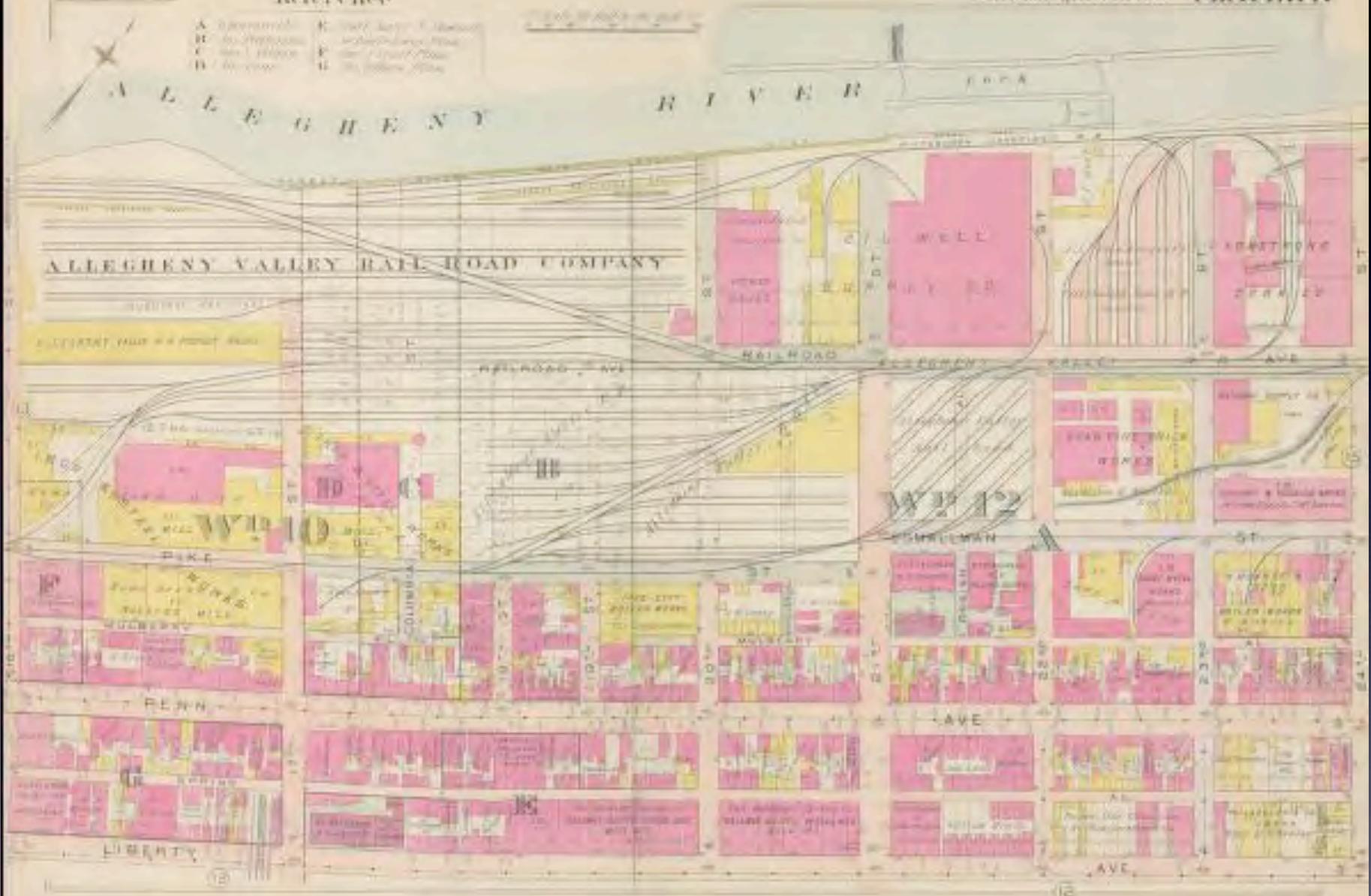
ADRIANO

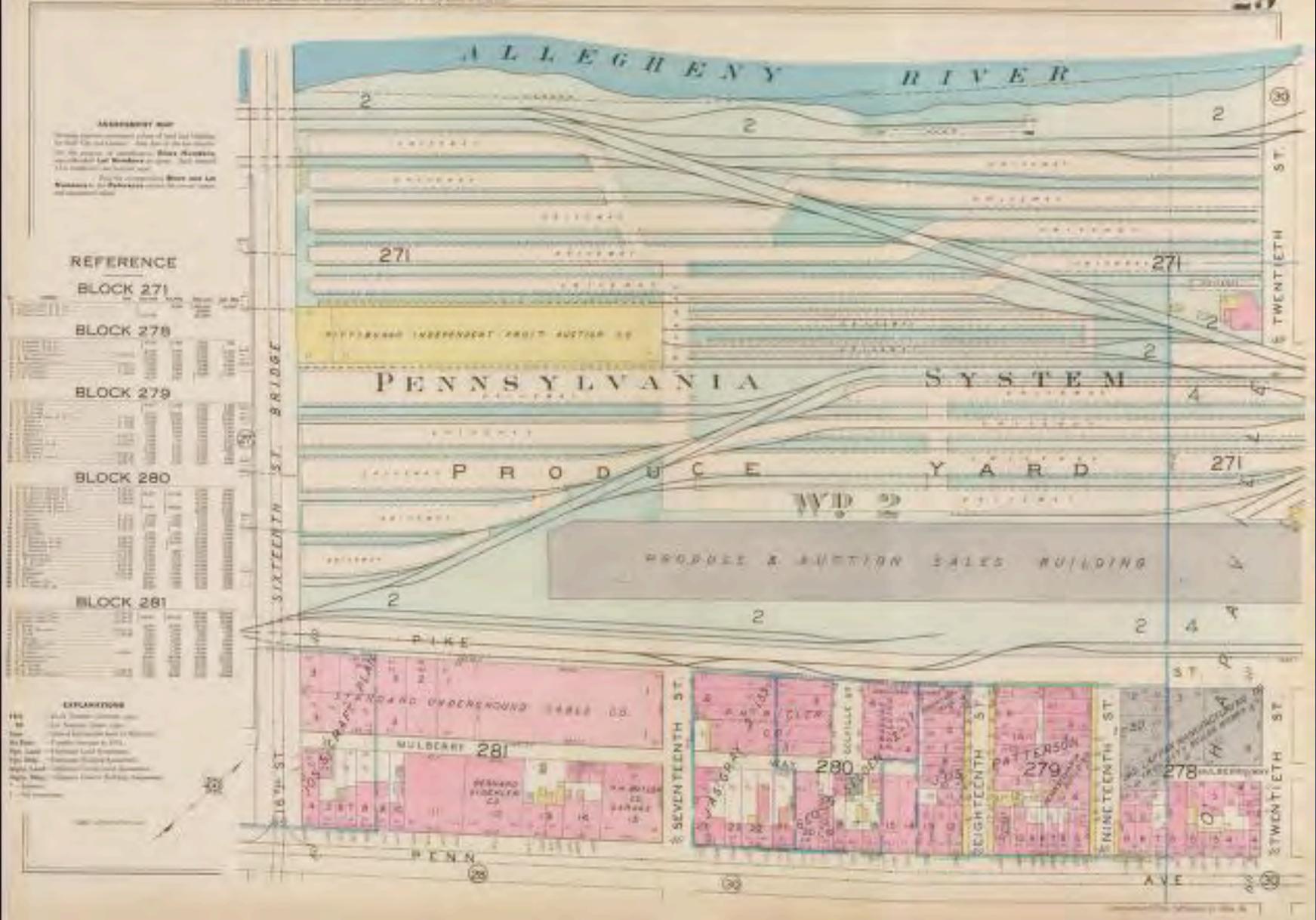
WP 10

WP 12

LIBERTY

AVE

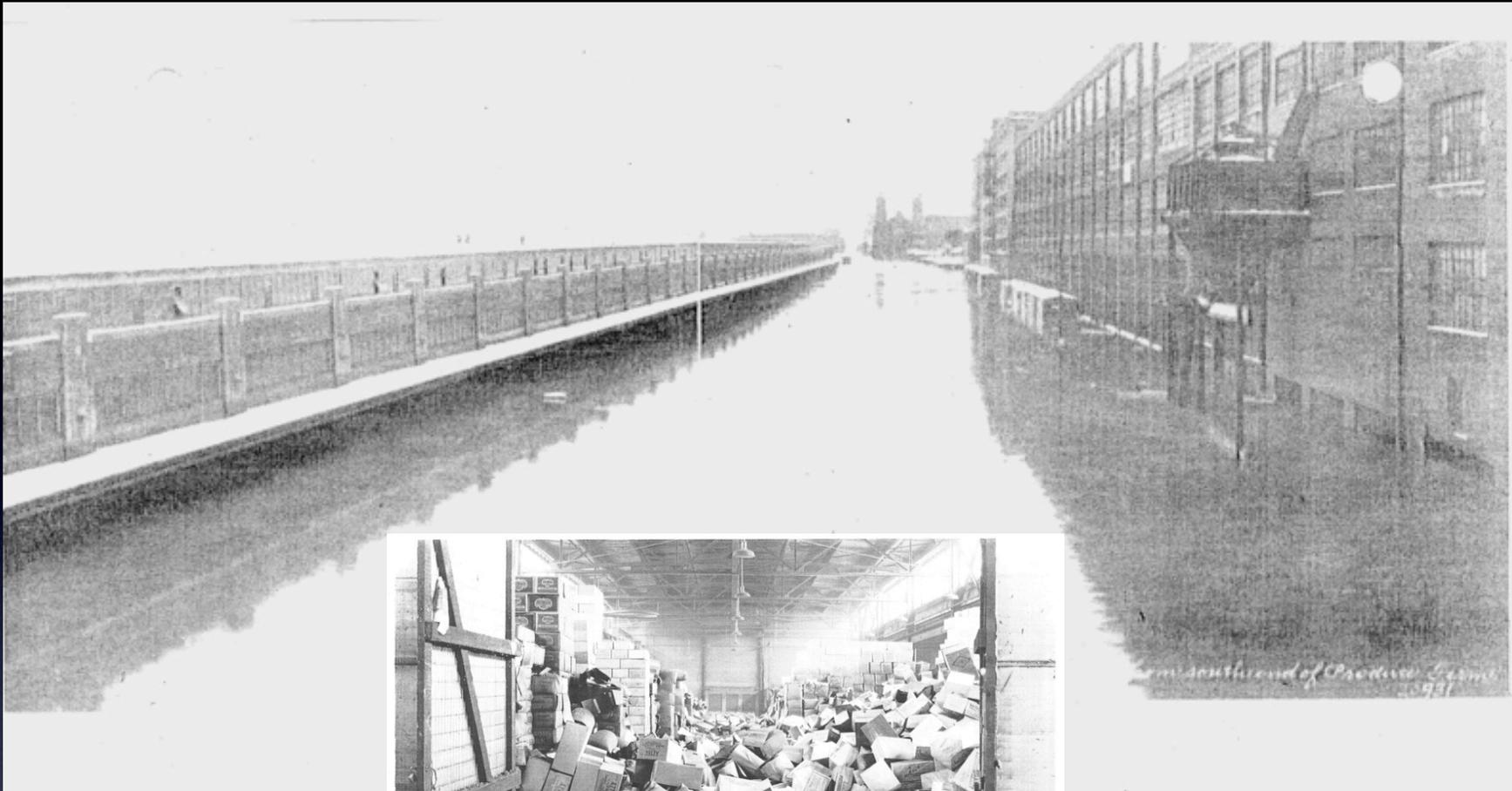




1930's Site Plan



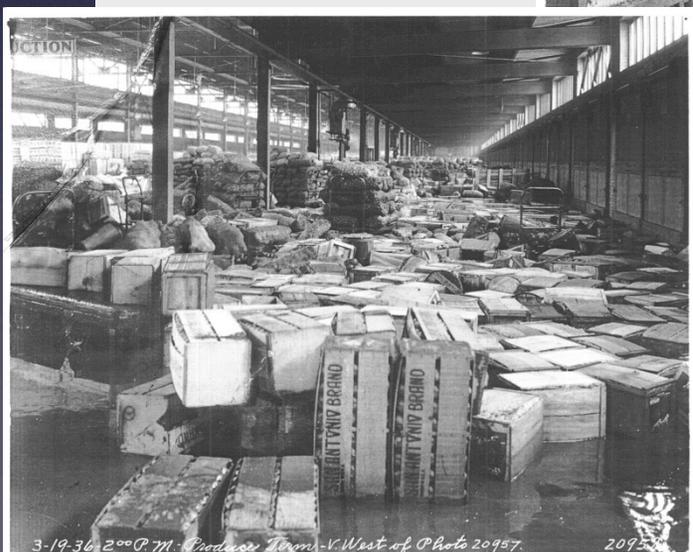
3-18-35-11:50 A.M. - 11th St. Freight House - View W. Eastman
50440



from south end of Produce Farm
1937



20912



3-19-36 2:00 P.M. Produce Farm - West of Photo 20957 20957

1997.0230 - already framed
for exhibit

Flood of '31



Old Plans for the Strip!









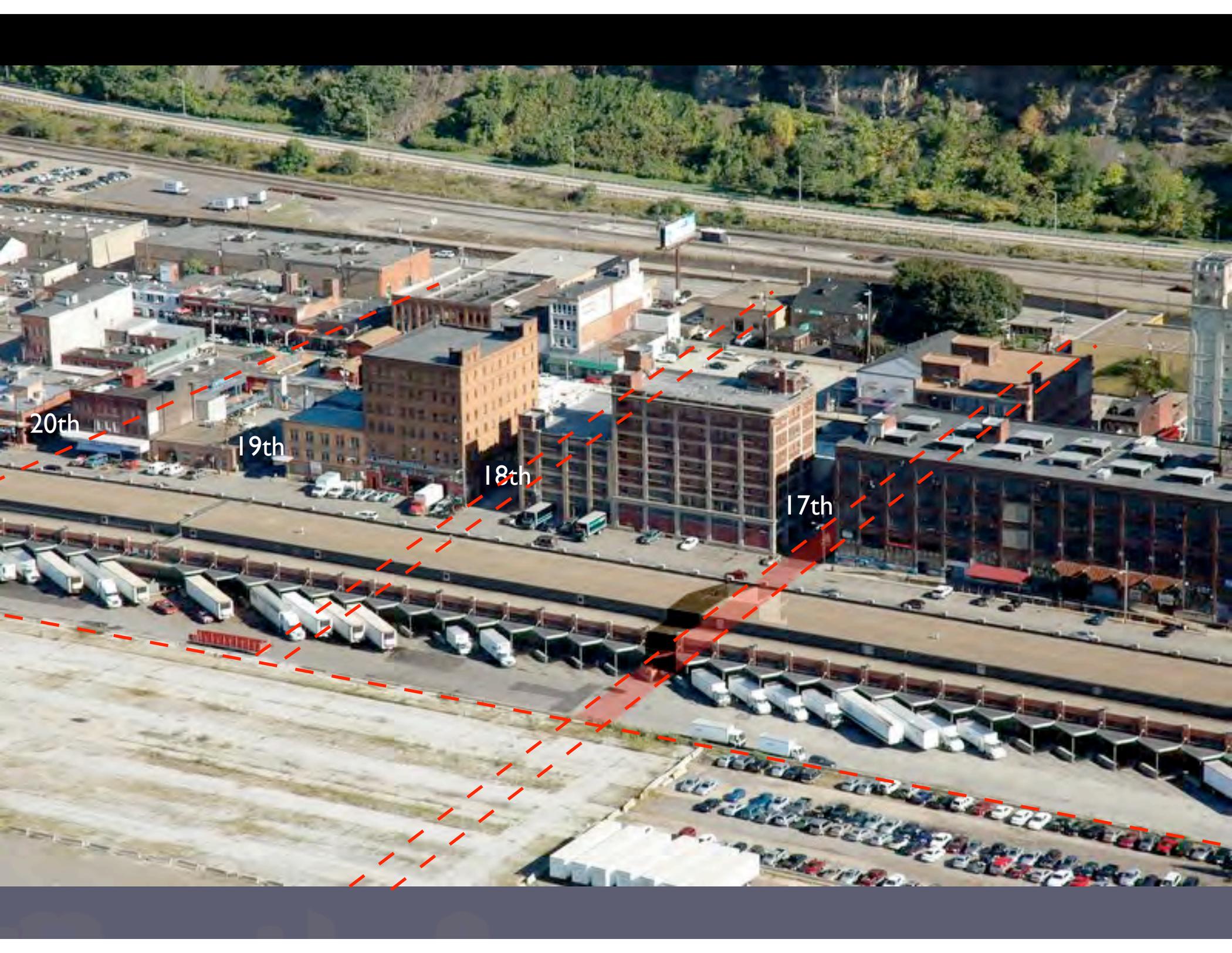
Street Bridge



Image © 2006 Sanborn

© 2006 Google™

Pointer 40° 27'05.33"N 79° 59'08.16"W elev 740 ft Streaming ||||| 100% Eye alt 3293 ft



20th

19th

18th

17th















Sidewalks to the city...







lighting up not in the eyes

distance wayfinding elements

rails

embedding wayfinding elements

control joints?

Access: where and how often?

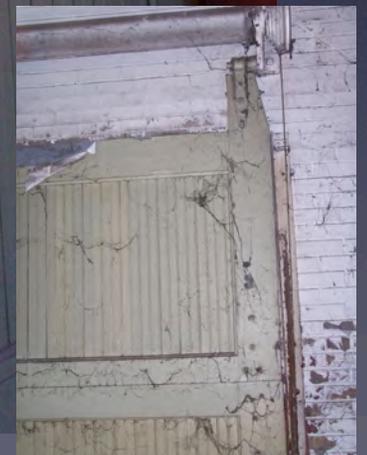


connection to the bridge?



late morning shade (March)

Door issues:
light
character
maintenance
safety





MARKET

Possible ramp to bridge?

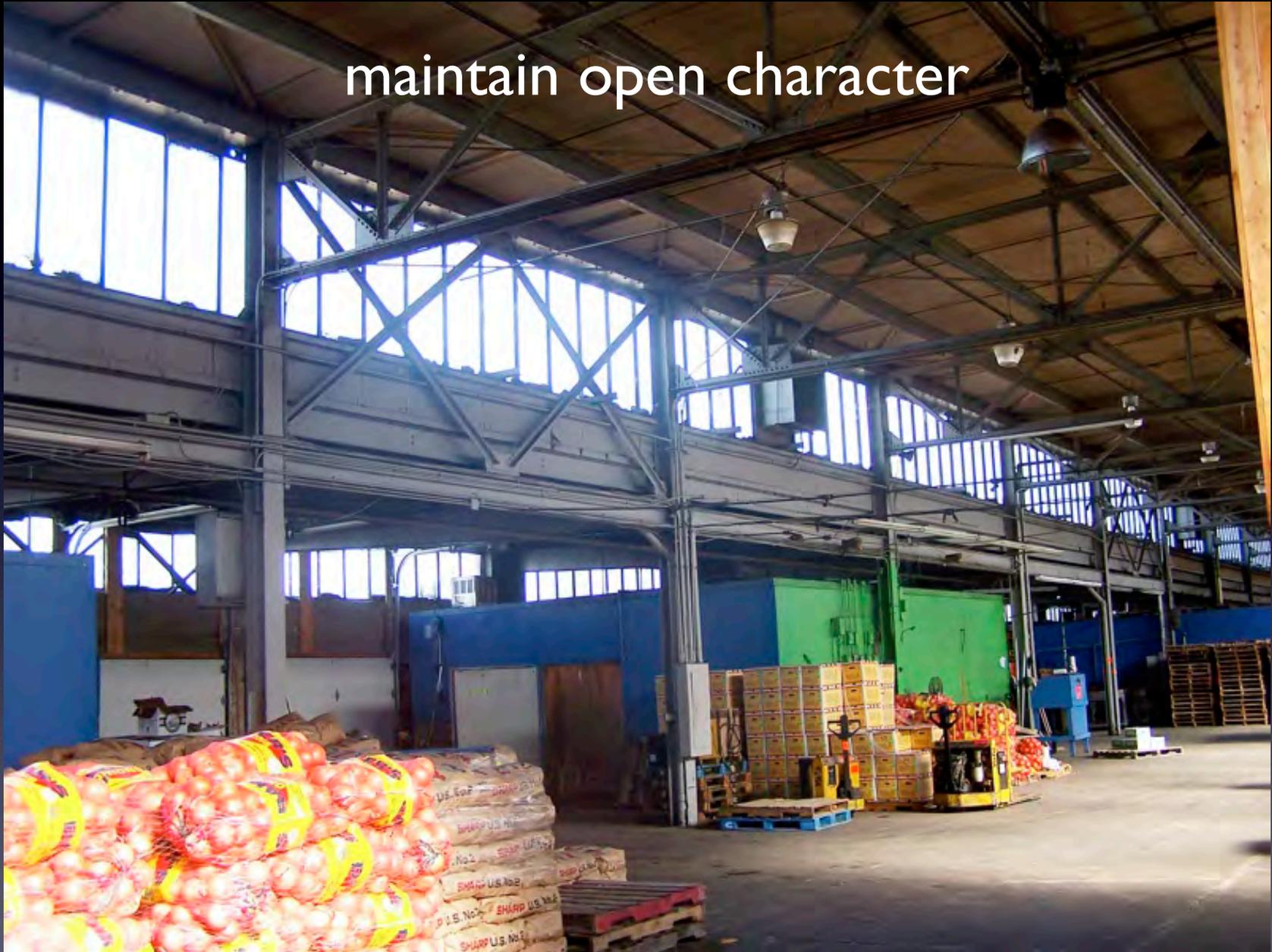
Trail Access...

Cooler ownership options





maintain open character







visual connection to the street



Future RR Street?

Preliminary Systems Report

RAY Engineering

Electrical

- The building has four 400 amp 3 phase 4 wire substations located at quarter points within the building.
- Each of these substations provides power to heating equipment and a 600 amp 120/208 volt transformer.
- All of this equipment appears to be installed around 1983 and should last another 15 to 20 years.
- The amount of power within the buildings as it exists could support the building with a similar use and a minor amount of air conditioning.
- If new roadways were taken through the building the existing power distribution could still be used. Power between the buildings could be routed up high under the roof canopy.





upgrade existing electric DPs...

Preliminary Systems Report

RAY Engineering

Heating

- Existing gas fired heating units appear to be in poor condition. Any renovated space should be provided with new gas fired heaters.
- Existing exhaust fans appear to be in poor condition. Any renovated space should be provided with new exhaust fans.

Sprinklers

- Sprinklers are installed in the western portion of the building. They appear to be in good condition and can probably be reused with very little work.

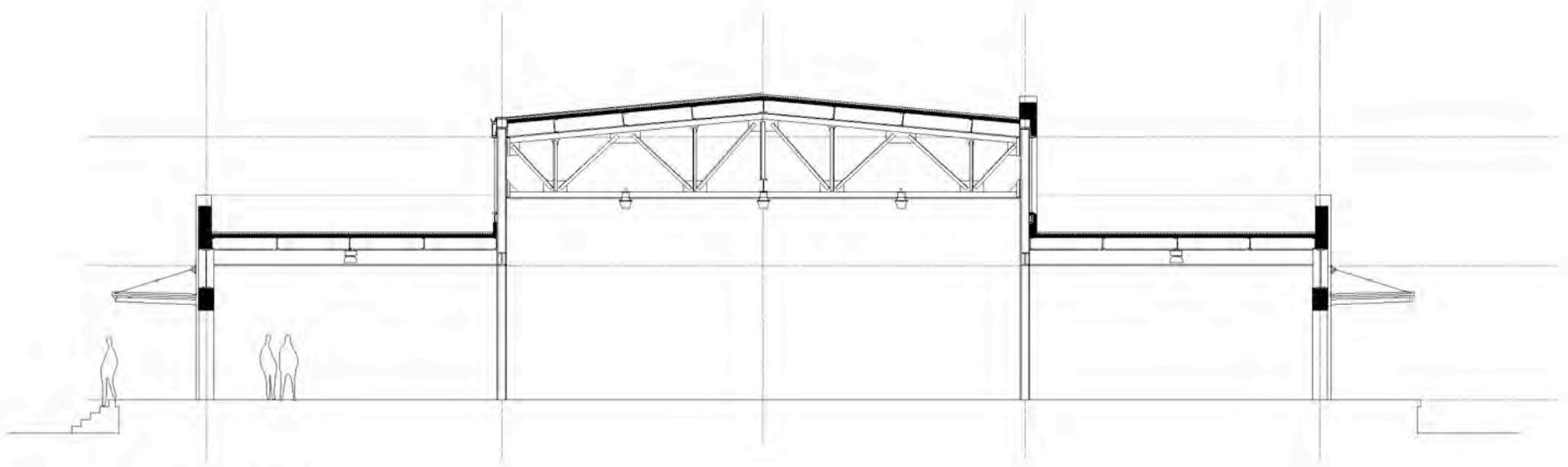


Preliminary Systems Report

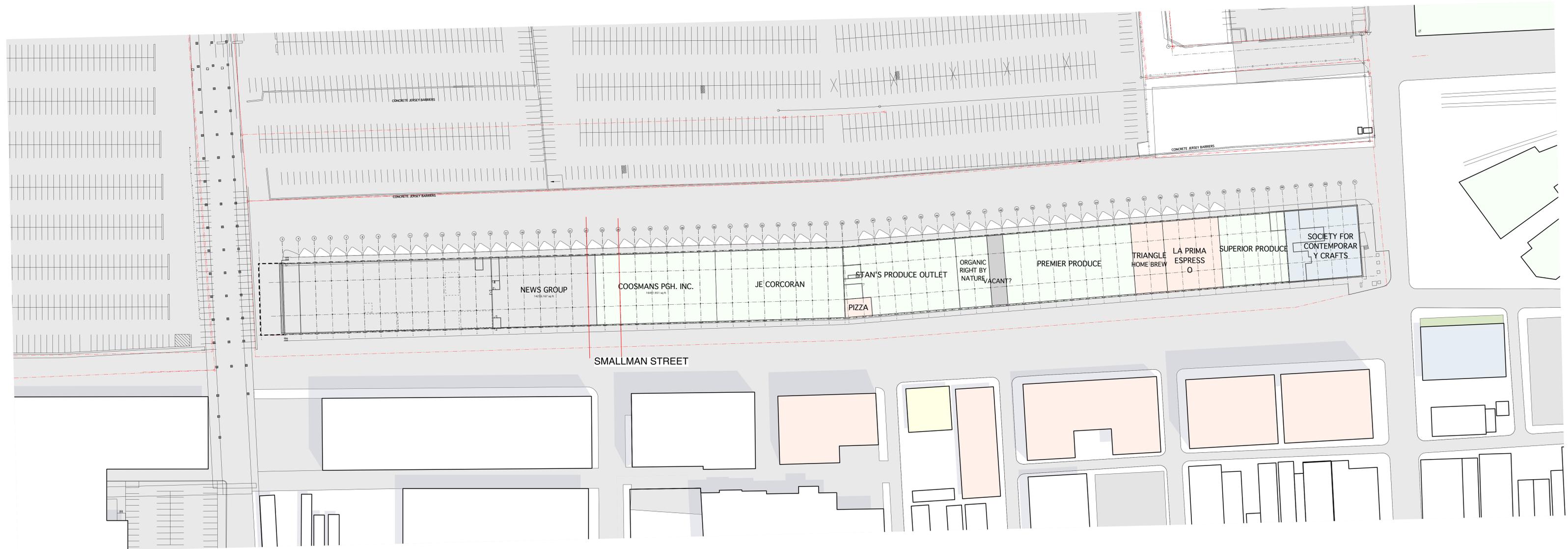
RAY Engineering

Plumbing

- The building has two water service entries one at each end of the building. At each service entry is a 4" domestic water line.
- At the West end of the building there is also a 6" fire line for the sprinklers in a small portion of the building.
- The water lines appear to be in satisfactory condition. The water lines could be reused even if roadways went through the building by routing the water lines below the road and back up into the next building.
- The building has a 4" gas service at each end of the building. The gas line runs along the roof of the building and reduces in size at each tenant location. The pipe appears to be in satisfactory condition. The gas lines could be reused even if roadways went through the building by routing the line up high under the roof canopy.
- The building currently has two small bathroom areas. In order to comply with code new sewer lines would have to be installed from each building created by the new roadways. We do not anticipate adding the sewer lines to be a problem.



TYPICAL CROSS SECTION



THE STRIP MARKET PLACE
EXISTING TENANT LAYOUT
 NEIGHBORS IN THE STRIP



IDENTIFICATION AND LOCATION

Survey Code: HSWP 9-D-200 Parcel/Other #: 9-D-200
County: PA003 Allegheny
Municipality: Pittsburgh
Address: 1917 Smallman Street
Historic Name: Pennsylvania Railroad Fruit Auction and Sales Building
Other Name:
Owner Name/Address: Urban Redevelopment Authority 200 Ross Street Pittsburgh,
PA 15219
Owner Category: Public - Local
Resource Category: Building
Number/Approximate Number of Resources Covered by This Form: 1

USGS Quad: 1. Pittsburgh East 2.
UTM References: 17/585260/4477350
17/585125/4477660
17/587480/4479200
17/587100/4479620
17/585260/4477350

HISTORIC AND CURRENT FUNCTIONS

Historic Function Category: 02 Commerce/Trade
Historic Function Subcategory: 02A Business
02H Warehouse

Particular type:

Current Function Category: 02 Commerce/Trade
Current Function Subcategory: 02H Warehouse

PHYSICAL DESCRIPTION

Architectural Classification: 73 Art Deco
Other:

Exterior Materials: Foundation: Roof:
Walls: 30 Brick Walls:
Other: Other:

Structural System:

Width: I over 50 feet Width/Feet: 0
Depth: F Over 50 feet Depth/Feet: 0
Stories/Height: B 2-2 1/2 Stories Height/Feet: 0

HISTORICAL INFORMATION

Year Built: C. 1926 to C.
Additions/Alterations Dates: C. ; C.
Basis for Dating: Documentary Physical

Explain:

Cultural/Ethnic Affiliation:

Associated Individuals:

Associated Events:

Architects/Engineers:

Builders:

MAJOR BIBLIOGRAPHICAL REFERENCES

Toker, Franklin. Pittsburgh an Urban Portrait. University Park, PA: Penn State University Press, 1986.

PREVIOUS SURVEY, DETERMINATIONS

EVALUATION (Survey Director/Consultant Only)

Individual NR Potential: True

Context(s):

Contributes to Potential District: False

District Name/Status:

Explain:

THREATS

Threats:

Explain:

SURVEYOR INFORMATION

Surveyor Name: Lauren Uhl and Tracy Walther
Surveyor Title:
Project Name: Strip District Survey
Organization: Historical Society of Western PA
Street and No.: 4338 Bigelow Blvd.
City, State: Pittsburgh, PA

Date: 12/1993

Phone: 412-681-5533

Zip Code: 15213

Additional Survey Documentation:

Associated Survey Codes:



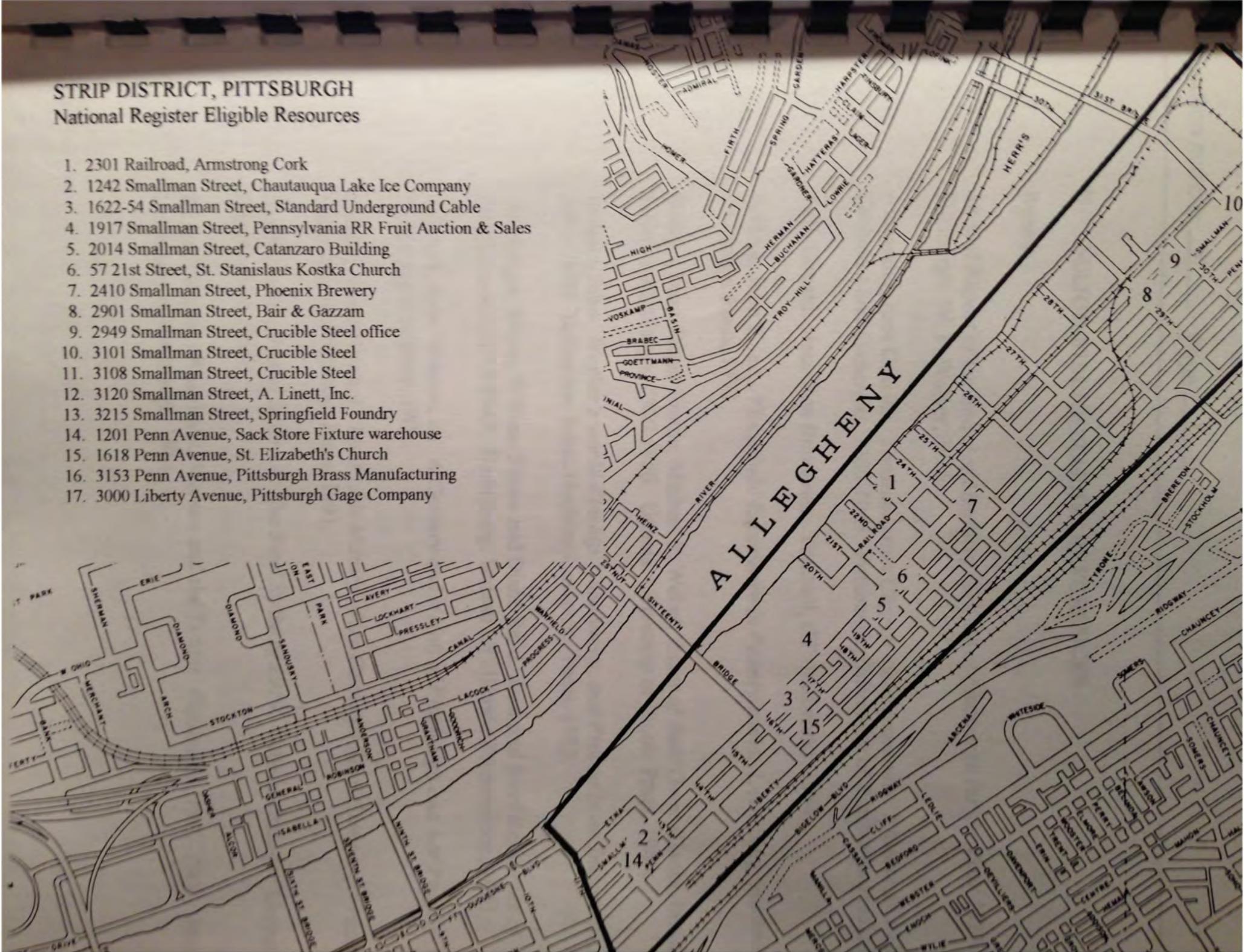
Pennsylvania Fruit Auction and Sales Building
Smallman and 21st streets

TRIP DISTRICT, PITTSBURGH
roduce Distribution Center
ational Register Eligible Historic District



STRIP DISTRICT, PITTSBURGH National Register Eligible Resources

1. 2301 Railroad, Armstrong Cork
2. 1242 Smallman Street, Chautauqua Lake Ice Company
3. 1622-54 Smallman Street, Standard Underground Cable
4. 1917 Smallman Street, Pennsylvania RR Fruit Auction & Sales
5. 2014 Smallman Street, Catanzaro Building
6. 57 21st Street, St. Stanislaus Kostka Church
7. 2410 Smallman Street, Phoenix Brewery
8. 2901 Smallman Street, Bair & Gazzam
9. 2949 Smallman Street, Crucible Steel office
10. 3101 Smallman Street, Crucible Steel
11. 3108 Smallman Street, Crucible Steel
12. 3120 Smallman Street, A. Linett, Inc.
13. 3215 Smallman Street, Springfield Foundry
14. 1201 Penn Avenue, Sack Store Fixture warehouse
15. 1618 Penn Avenue, St. Elizabeth's Church
16. 3153 Penn Avenue, Pittsburgh Brass Manufacturing
17. 3000 Liberty Avenue, Pittsburgh Gage Company



22	106-14 19th Street	9-D-54	Pennsylvania Bldg.	1920-23		contributing
23	1900-16 Smallman	9-D-68	Freshway Produce		1950-1960	not contributing
24	1917 Smallman	9-D-200	PARR Fruit Auction/Sales	1928		National Register eligible
25	2000 Smallman	9-D-47		1905		not contributing
26	2014-22 Smallman	9-D-129, 121	Catanzaro	1907/1908		National Register eligible
27	57 21st Street	9-D-136	St. Stanislaus	1891		National Register eligible
28	45 21st Street	24-S-202	City Banana Company	1932		contributing
29	2121 Smallman	24-S-202	Pgh. Banana Co. /Ayoob Inc.	1936		contributing
30	2400 Smallman	25-N-78	Pittsburgh Brewing		1920-1940	not contributing
31	2401 Smallman	25-N-40	Phoenix Brewery Stock House	1878		contributing
32	2403-05 Smallman	25-N-40	Phoenix Brewery Bottling Hse	1896		contributing
33	2410 Smallman	25-N-78	Phoenix Brewery/Otto Milk	1893		National Register eligible
34	2417-19 Smallman	25-N-30	Duquesne Cigar	1902/1907		contributing
35	2428 Smallman	28-N-78	Fairmont Creamery/Foods	1924		contributing
36	2536-40 Smallman	25-N-104	Kirby Transfer	1927		not contributing
37	2542-54 Smallman	25-N-104	Commercial Solvents of Del.	1938		not contributing
38	2601-07 Smallman	25-J-182	D. J. Kennedy Coal Co. stables	1907		contributing
39	2609-15 Smallman	25-J-187, 188	Jas. R. Craighill hauling stables	1907		contributing
40	2742-56 Smallman	25-K-74	Collins Cigar	1895		not contributing
41	2814-16 Smallman	25-F-215	Cadman Manufacturing	1902/1916		not contributing
42	2818 Smallman	25-F-215	Cadman Manufacturing		1870-1880	not contributing
43	2820-26 Smallman	25-F-212	Fawcus Machine	1900		not contributing
44	2828 Smallman	25-F-207,209	Fawcus/Schaffer Machine Co.	1906		not contributing
45	2835 Smallman	25-F-162	Ruud	1913		not contributing
46	2854 Smallman	25-F-199	rowhouse	1867-72		contributing
47	2856 Smallman	25-F-198	McCaffrey's O'Hara House	1871		contributing
48	2901-13 Smallman	25-F-177	Bair & Gazzam /Ruud	1904		National Register eligible
49	2906-6.5 Smallman	25-F-194	rowhouses	c. 1870		contributing
50	2908-14 Smallman	25-G-40	J. G. Burns garage/Wolf Dist.	1925		contributing
51	2916-30 Smallman	25-G-39	Iron City Spring Co.	1911/1917		not contributing
52	2932 Smallman	25-G-34	Stender Coppersmith	1912		contributing
53	2934-44 Smallman	25-G-33	Ruud Mfg. Co.	1929		contributing
54	2949 Smallman	25-G-11	Crucible Steel		1885-1900	National Register eligible