



## 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:**  
Zion Evangelical Church, First Evangelical  
United Brethern Church, Albright United  
Methodist Church

**2. CURRENT NAME OF PROPERTY:**  
486 S. Graham Street., colloquially "Albright".

**3. LOCATION**

a. Street: 486 S. Graham Street

b. City, State, Zip Code: Pittsburgh, Pa. 15232

c. Neighborhood: Bloomfield, Friendship, Shadyside

**4. OWNERSHIP**

d. Owner(s): In a letter dated October 5<sup>th</sup>, 2015, the City of Pittsburgh recognizes the United Methodist Church of western Pennsylvania as the owner of record.

e. Street: 1204 Freedom Rd.

f. City, State, Zip Code: Cranberry Twp., Pa, 16066 Phone: (724) 776-2300

**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>Last recorded use of the property</u>
<input type="checkbox"/> District	<input checked="" type="checkbox"/> Private – other	<u>was residential. Property now stands</u>
<input type="checkbox"/> Site	<input type="checkbox"/> Public – government	<u>vacant with commercial redevelopment</u>
<input type="checkbox"/> Object	<input type="checkbox"/> Public - other	<u>plans in place for future implementation.</u>
	<input type="checkbox"/> Place of religious worship	<u>_____</u>

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6. NOMINATED BY:

- a. Name: Lindsay Patross
- b. Street: 6015 Walnut St., #202
- c. City, State, Zip: Pittsburgh, Pa. 15206
- d. Phone: (412) 908-2015 Email: lpatross@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: 1905-06
- b. Architectural Style: Eclectic, Richardson Romanesque with prominent Gothic Revival elements
- c. Architect/Builder: Chancey W. Hodgdon

Narrative: See attachment.

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: See attachment.

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;

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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: See attachment.

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#### 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: \_\_\_\_\_

#### 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.

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12. PHOTO LOGS: *Please Attach*

13. BIBLIOGRAPHY: *Please Attach*

14. NOMINATION FORM PREPARED BY:

a. Name: Preservation Pittsburgh

b. Street: 1501 Reedsdale St., Suite 5003

c. City, State, Zip: Pittsburgh, Pa. 15233

d. Phone: (412) 256-8755 Email: info@preservationpgh.org

e. Signature:  \_\_\_\_\_



## **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:

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*“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;

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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.**

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**CHECKLIST: INSERT NAME OF PROPERTY HERE**

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- #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).**

**Individual Property Historic Nomination, Attachment to Form:** Albright United Methodist Church of Pittsburgh, 486 S. Graham Street, Pittsburgh, PA 15232 (Block/Lot: 51-M-155; 51-M-155-0-2)

### **Individual Property Historic Nomination Form**

Historic Name(s): Zion Evangelical Church, First Evangelical United Brethren Church

Current Name: Albright United Methodist Church of Pittsburgh

Location: 486 S. Graham Street, Pittsburgh, PA 15232 (Block/Lot: 51-M-155; 51-M-155-0-2)

Neighborhood: Bloomfield, Friendship, Shadyside

Ownership: Albright United Methodist Church of Pittsburgh, 486 S. Graham Street, Pittsburgh, PA 15232

Type: Structure

Historic Use: Place of religious worship

Current Use: Place of religious worship, community space

### **Descriptive Narrative**

Year Built: 1905-06

Architectural Style: Eclectic, Richardson Romanesque with prominent Gothic Revival elements

Architect: Chancey W. Hodgdon (1851-1925)

### **Physical Description**

*Preparer's Note:* Herein, 486 S. Graham Street will collectively be referred to as "the building." The building is actually a small complex consisting of two structures: a church and a parsonage. The church and parsonage are joined by a single story hyphen.

The building at 486 S. Graham Street sits on a small knoll overlooking the intersection of Centre Avenue and S. Graham Street. Built in 1905-06, the building is sited on what was once a portion of the Roup/Baum Estate, and later, the estate of Joseph G. Holmes. Located at the nexus of several East End neighborhoods (Bloomfield, Friendship, and Shadyside), the building is one of the few unaltered structures remaining from the neighborhood's early period of development.

The lot spans 150 feet on Centre Avenue and 145 feet on South Graham Street. The building sits 45 feet from Centre Avenue and 15 feet from S. Graham Street, allowing for an expanse of lawn between the building and the street.

The building is of masonry and wood construction. The church is of a roughhewn Cleveland bluestone.<sup>1</sup> The stone cladding appears on the three elevations visible from the street. The parsonage and the rear of the church are of orange brick and are simply detailed.

### **Southern (Primary) Elevation**

The southern elevation, facing Centre Avenue, is the building's primary and most recognizable elevation. It is a balanced, but asymmetric composition divided into 7 distinct bays. Read from left to right, the architect uses visual cues to distinguish the different programmatic spaces within the building. At the far left, a single story projection is coupled with a second story octagonal crenellated tourelle. This denotes a youth community room and a pastor's study.

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<sup>1</sup> Charles S. Smith. *Charles S. Smith to Building Committee Zion Church of the Evangelical Association, 9 August 1905.* Letter.

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Moving to the right, a large double height, Romanesque window flanked by two smaller windows denotes the sanctuary. Wood mullions divide the larger Romanesque window into four Gothic lancets and five kites. The smaller windows are divided into two Gothic lancets. A steep end gable roof surmounts this section of the facade. An attic vent is centered above the double height window, just below the peak of the gable.

A three story, crenellated tower rises to the right of the sanctuary. This feature is the primary focal point of the building and clearly indicates the main entrance to the building. The tower projects from the building and greets the viewer with a processional stair. The stair is flanked on either side by iron torchieres. The entrance is recessed within a large Romanesque arch with roughhewn voussoirs. An oversized keystone anchors the arch and extends upward into a simply detailed entablature with dentil molding. The voussoirs of this massive arch once sat on squat, Doric columns, but these columns were replaced with rusticated stone early in the life of the building. The double door entrance is surrounded by vibrant stained glass. Paired stained glass windows with Romanesque arches surmount the entablature above the door and light a room beneath the belfry. The third story of the tower features a single, large Romanesque arch opening on all four sides. Each opening has a vent with two stylized gothic lancets. At the top of the tower, a bartizan extends at the southeastern corner and complements the crenellation.

To the right of the tower, the architect once again denotes a change in programmatic usage with first and second story windows. This section of the building houses offices and school rooms. The second story windows feature Romanesque arches while the first floor windows have a trabeated lintel.

The southern elevation transitions into the eastern elevation with a dramatic rounded corner.

#### Eastern (Secondary) Elevation

The eastern elevation of the church is symmetric with five distinct bays. The most prominent feature is the central projecting bay. On the ground level, a modern entrance to the basement fellowship hall is flanked by squat Doric columns and covered by a hipped metal roof. Above this entrance are two slightly recessed pairs of stained glass windows. The second story windows are set within an elongated Romanesque arch and separated by an unornamented pilaster.

Two bays of windows flank the central bay. These bays mimic the window arrangement on the southern elevation wherein the second story windows are set within Romanesque arches and the first floor windows have a trabeated lintel.

A rounded corner transitions the eastern façade into a single story hyphen with a front gable roof. This hyphen connects the church and parsonage. The hyphen features two large Romanesque arches; on the left a double door, on the right a stained glass window.

The parsonage is an example of a brick foursquare; a very common house typology in this neighborhood. Built of orange brick, it is three bays wide with an off-center main entrance leading to a reception hall. The entrance door features leaded glass sidelights and a transom. Among the most notable features of the parsonage is the original front porch. Supported by slender, wooden Doric columns, the porch spans the width of the parsonage.

**Individual Property Historic Nomination, Attachment to Form:** Albright United Methodist Church of Pittsburgh, 486 S. Graham Street, Pittsburgh, PA 15232 (Block/Lot: 51-M-155; 51-M-155-0-2)

### Northern and Western Elevations

The northern and western elevations are, stylistically, very utilitarian. The western elevation of the building terminates in a steep end gable and is clad in Cleveland bluestone. Windows pierce the walls where necessity dictates.

The northern elevation is clad in the same orange brick as the parsonage. Although it mimics the Centre Avenue façade, it was never intended to be for public view and is very sparse in its detailing. The most noteworthy feature of the northern elevation is the double height stained glass window flanked by buttressing.

### **History**

Although the building must be the primary focus of any historic nomination effort, the building and its congregation are not mutually exclusive.

Albright United Methodist Church is one of Pittsburgh's oldest congregations; formed in 1843 and organized in 1845 as the Zion Church of Pittsburgh of the Evangelical Association.<sup>2</sup> The building at 486 S. Graham Street is only the third permanent home of this 172 year old congregation.

From 1843 to 1844, the congregation worshiped in temporary locations, including a space in Allegheny City, the former Pittsburgh Courthouse in Market Square, and a location on Oliver Avenue and Smithfield Street. The Zion Evangelical Church built its first permanent home at Hand (Ninth) and Fayette Streets in 1844. By 1851, further growth necessitated the construction of a larger church. Located at 528 High Street in Downtown Pittsburgh (the approximate location of the BNY Mellon Center today), the congregation built a two story brick Greek Revival building.

In 1852-53, the Pennsylvania Railroad completed a rail line connecting downtown Pittsburgh to the eastern suburbs. With transportation out of the congested urban core now easily accessible, many upwardly mobile Pittsburghers made the decision to relocate. With their congregations relocating, numerous historically downtown-based religious groups made the decision to move. Among those groups were Saint Paul Roman Catholic Church, Saint Andrew's Episcopal Church, Third Presbyterian Church, and Saint Peter's Episcopal Church. In 1905, the Zion Evangelical Church also made the decision to move.

In spring and summer of 1905, architect Chancey W. Hodgdon prepared plans for a new stone church in Pittsburgh's burgeoning East End. On August 11, 1905, the Zion Evangelical Church purchased a lot measuring 120 feet by 145 feet at the intersection of Centre Avenue and S. Graham Street for the sum of \$19,200.00.<sup>3</sup> That same month, Charles S. Smith of Squirrel Hill was selected as the general contractor and builder with a winning bid of \$37,885.00 for the building's construction.<sup>4</sup> A survey of the lot was

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<sup>2</sup> Historical Sketch of the First Evangelical Church of Pittsburgh, Congregation Files, 1923.

<sup>3</sup> Deed of Sale from Sue E. Holmes, Executrix of the Last Will and Testament of John G. Holmes to Zion Church of Pittsburgh of the Evangelical Association, 11 August 1905 (recorded 6 September 1905), Allegheny County, Pennsylvania, Vol. 1421, Page 68, Allegheny County Recorder of Deeds Office, Pittsburgh, Pennsylvania.

<sup>4</sup> Charles S. Smith. *Charles S. Smith to Building Committee Zion Church of the Evangelical Association, 9 August 1905.* Letter.

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prepared in September 1905 and construction began that fall.<sup>5</sup> During construction, the cornerstone of the 1851 High Street church was relocated to the East End and installed in the basement fellowship hall. Fire insurance maps indicate that the High Street church was demolished shortly thereafter. The inscription on the cornerstone reads:

*Evangelische  
Zions Kirche  
Gebaut 1851*

Clearly referencing the congregation's history as a German Evangelical church, the inscription translates to: *Zion Evangelical Church, Built 1851*. In April 1906, the building was readied for the installation of its stained glass windows. Designed and built by the S.S. Marshall Art Glass Company of Allegheny City, the total cost for the glazing in the church and parsonage was \$990.00.<sup>6</sup> Lighting fixtures were provided by the Reinke, Wilson Company of Pittsburgh for a sum of \$579.80.<sup>7</sup> On July 1, 1906, the completed building was dedicated to service.<sup>8</sup> In May 1917, the church purchased an additional lot from the Joseph G. Holmes estate for \$2,700.00, bringing the total property measurement to 150 feet by 145 feet.<sup>9</sup>

Today, 109 years later, although the name of the church and congregation have changed, both endure.

### **Significance**

***Criterion 3: Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;***

The building is an exceptional example of the Eclectic Period of architectural design in the United States and Pittsburgh. Specifically, it is representative of the late 19th and early 20th century popularity of the Richardson Romanesque style in Pittsburgh.

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<sup>5</sup> E.L. Farren. *Plan of the Property Situated in the 20th Ward Pittsburg Pa., Surveyed for the Trustees of the Zion Church*. 22 September 1905.

<sup>6</sup> S.S. Marshall Art Glass Co. *S.S. Marshall Art Glass Co. to Zion Evangelical Church, 23 November 1905*. Letter.

<sup>7</sup> Reinke, Wilson Company. *Reinke, Wilson Company to Zion Evangelical Church, 27 June 1906*. Invoice.

<sup>8</sup> "New Zion Church is Finished and Will Be Dedicated for Divine Service July 1." *Pittsburgh Chronicle Telegraph*. 6 June 1906.

<sup>9</sup> Deed of Sale from Sue E. Holmes, Executrix of the Last Will and Testament of John G. Holmes to Zion Church of Pittsburgh of the Evangelical Association, 10 May 1917 (recorded 16 May 1917), Allegheny County, Pennsylvania, Vol. 1874, Page 608, Allegheny County Recorder of Deeds Office, Pittsburgh, Pennsylvania.

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Spanning roughly from 1880 to 1930, Eclecticism was a period of architectural design exemplified by the sampling of established historic styles to create new and original designs.<sup>10</sup> Architectural historian, Walter Kidney says of the Eclectic architect:

*The Eclectic saw himself as a participant in, or an heir to, a reform movement that had restored taste and literacy to architecture. Unlike the mid-Victorian, the Eclectic studied all aspects of the style in which he proposed to design not just the standard ornamental motifs, but the scale, proportions, massing, colors, and textures... Once his contribution was assessed, the Eclectic felt free to introduce variations of his own..."<sup>11</sup>*

Among the most noteworthy, recognizable, and celebrated examples of eclecticism in Pittsburgh is Henry Hobson Richardson's Allegheny County Courthouse. Sampling from Italian, Spanish, and French Romanesque traditions, Richardson Romanesque utilizes strong massing, rough-hewn rusticated stone, recessed doorways, massive arches, and squat columns to impart a sense of weight and permanence. It is no coincidence that this style of architecture became one of the most popular in Pittsburgh following the Courthouse's completion.<sup>12</sup>

The Albright building owes a great debt to Richardson and his design sensibilities, but it is not a direct imitation. As Walter Kidney suggests, the architect adapts the design vocabulary and integrates his own touches. The inclusion of medieval crenellation at the roofline and Gothic Revival elements in the stained glass windows make this building a wholly original design.

Each of the stained glass windows, which are 39 in total, can be directly attributed to Pittsburgh's S.S. Marshall & Bros. Founded in 1872 in Allegheny City, Pa., S.S. Marshall & Bros. was one of the oldest art glass studios in the country that continued to manufacture pressed flint and lime glass, an older method of creating stained glass. This labor-intensive process required the creation of individual molds.<sup>13</sup>

Perhaps best known locally for creating some of the more prominent windows in the First English Evangelical Lutheran Church on Grant Street in downtown Pittsburgh, the glass windows present in the Albright building are exceptionally unique. The building houses the largest art glass program in Pittsburgh that can be directly traced to the S.S. Marshall Studio.

The design of the art windows is in keeping with Lutheran design principals popular at the time and emphasizes geometric and curvilinear designs with symbolic representation interspersed to connote a room's specific function. Primary source correspondence between the congregation and S.S. Marshall indicate that all windows were indeed custom designs intended to accentuate, create, and reinforce, space within the building with a special emphasis on the pastor's study, the "Young People's Room", and

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<sup>10</sup> Carroll L. V. Meeks. "Creative Eclecticism" *Journal of the Society of Architectural Historians*, Vol. 12 No. 4, Dec., 1953; (pp. 15-18)

<sup>11</sup> Walter C. Kidney. *The Architecture of Choice: Eclecticism in America, 1880-1930*. New York: George Braziller, Inc. 1974; (p. 3)

<sup>12</sup> Pennsylvania Historical and Museum Commission. "Romanesque Revival Style: 1840-1900." [http://www.portal.state.pa.us/portal/server.pt/community/late\\_victorian\\_period/2389/romanesque\\_revival\\_style/294764](http://www.portal.state.pa.us/portal/server.pt/community/late_victorian_period/2389/romanesque_revival_style/294764) Accessed: 9 August 2015.

<sup>13</sup> Greater Pittsburgh Chamber of Commerce. "Mercantile, Manufacturing and Mining Interests of Pittsburgh." 1884.

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the “S.S. Room”. S.S. Marshall & Bros. were also commissioned to furnish art glass throughout the adjoining parsonage.<sup>14</sup>

***Criterion 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;***

The building is among the best known existing works of architect Chancey W. Hodgdon. It is also one of the few to remain largely intact, unaltered, and functioning in its original intended capacity as a community space.

In comparison to some late 19<sup>th</sup> and early 20<sup>th</sup> century Pittsburgh-based architects, Chancey W. Hodgdon is relatively unknown today. His lack of notoriety, however, should not be a reflection on the caliber or quality of his work. A host of engineering and architectural journals document many of his commissions. He designed everything from modest row houses to well-appointed single family homes; from commercial storefronts to industrial garages and warehouses. But much of what remains today are his ecclesiastical buildings. Chancey W. Hodgdon designed solid, handsome buildings; the types of buildings where average Pittsburghers lived their lives.

Chancey W. Hodgdon was born on September 1, 1851 in Hopkinton, New Hampshire.<sup>15</sup> The son of Charles W. Hodgdon, a carpenter, and Harriet H. Hodgdon, a housekeeper, Chancey had aspirations of following in the family profession.<sup>16</sup> By 1870, United States census records indicate that his family had relocated to Lowell, Massachusetts and that he and his brother George were learning the carpentry trade.<sup>17</sup> By 1880, Chancey was still living in Lowell, had married, and was actively practicing as a carpenter.<sup>18</sup> However, his brother George, had relocated to Allegheny City (now the North Side of Pittsburgh) and was practicing as an architect.<sup>19</sup> Between 1880 and 1889, Hodgdon also relocated to Pittsburgh and began practicing architecture. It is not known where he studied or apprenticed, but his designs suggest at least some formal training. His earliest known, published commissions appear in 1889.<sup>20</sup>

From a stylistic perspective, Hodgdon’s canon of work is impressive and suggests that he should be recognized among Pittsburgh’s cadre of Eclectic architects. His buildings often sample from multiple architectural periods: Queen Anne, Tudor Revival, Romanesque, Gothic Revival. The majority of his known buildings span from 1889 to 1925. The Albright building appears to be one of his first known commissions for an ecclesiastical building. It is one with which Hodgdon was clearly pleased. This building served as inspiration for many of his later ecclesiastical works.

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<sup>14</sup> S.S. Marshall Art Glass Co. *S.S. Marshall Art Glass Co. to Zion Evangelical Church, 23 November 1905; 23 January 1906; 23 January 1906.* Letters.

<sup>15</sup> Death Certificate for Chancey W. Hodgdon, 13 June 1925, File No. 60236, Commonwealth of Pennsylvania, Department of Health, Bureau of Vital Statistics

<sup>16</sup> U.S. Census Bureau (1860), Hopkinton, NH

<sup>17</sup> U.S. Census Bureau (1870), Lowell, MA

<sup>18</sup> U.S. Census Bureau (1880), Pittsburgh, PA

<sup>19</sup> *Ibid.*

<sup>20</sup> A.H. Harryman, ed. “The Sanitary News. Healthy Homes and Healthy Living: A Weekly Journal of Sanitary Science.” Volume 15 (November 2, 1889 – April 26, 1890) p. 368

**Individual Property Historic Nomination, Attachment to Form:** Albright United Methodist Church of Pittsburgh, 486 S. Graham Street, Pittsburgh, PA 15232 (Block/Lot: 51-M-155; 51-M-155-0-2)

Hodgdon was a regional architect, designing buildings as far south as Canonsburg, Pennsylvania and as far north as Mars and Tarentum, Pennsylvania. After a successful career as an architect for nearly 30 years, Chancey W. Hodgdon died June 13, 1925 at the age of 73. He is interred in Uniondale Cemetery.<sup>21</sup>

***Criterion 10: Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Pittsburgh.***

The building is a distinctive feature of the Baum/Centre Corridor and of Pittsburgh's greater East End. For 109 years, it has visually anchored the corner of Centre Avenue and S. Graham Street. It is one of only two remaining high-style structures left on its block, the other being the First United Methodist Church of 1891-93. The building predates the development of the Baum/Centre Corridor as Pittsburgh's "Automobile Row," to a time when the area was largely suburban and residential in character.

Pittsburgh's East End is currently undergoing immense developmental change. In June 2015, the Hyatt House, an extended stay hotel that demolished the former 1920s-era Buick Motor Company/Don Allen Automobile Dealership, opened at Liberty Avenue and Baum Boulevard.<sup>22</sup> Slated to open fall 2015 is the 215-unit Morrow Park City Apartments at Liberty Avenue and Baum Boulevard.<sup>23</sup> Across S. Graham Street from the Albright building, the new 103-unit apartment project known as The Vitmore is under construction.<sup>24</sup> Oxford Development has recently closed on a Centre Avenue parcel where it intends to build Emerald on Center, a 172-unit residential development.<sup>25</sup>

As one of the area's most distinctive buildings and with developmental pressures at an all time high, it is imperative that this building endures to serve its community for another century. The building imparts a sense of place to a section of the East End otherwise consumed by cars and meritless commercial storefronts. If this building were to be lost, it would be to the immense detriment of the surrounding community.

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<sup>21</sup> Death Certificate for Chancey W. Hodgdon, 13 June 1925, File No. 60236, Commonwealth of Pennsylvania, Department of Health, Bureau of Vital Statistics

<sup>22</sup> "Extended-stay Hyatt House Pittsburgh/Bloomfield/Shadyside opens." *Pennsylvania Business Daily*. 9 June 2015. <<http://pennbusinessdaily.com/stories/510548713-extended-stay-hyatt-house-pittsburgh-bloomfield-shadyside-opens>> Accessed: 9 August 2015.

<sup>23</sup> Tim Schooley. "Village Green starts lease up at Morrow Park City Apartments." *Pittsburgh Business Times*. 22 May 2015. <<http://www.bizjournals.com/pittsburgh/blog/the-next-move/2015/05/village-green-starts-lease-up-at-morrow-park-city.html>> Accessed: 9 August 2015.

<sup>24</sup> Tim Schooley. "Vitmore team wows city planning with distinctive 103-unit apartment project slated for Baum." *Pittsburgh Business Times*. 8 April 2015 <<http://www.bizjournals.com/pittsburgh/blog/the-next-move/2015/04/vitmore-team-wows-cityplanning-with-distinctive.html>> Accessed: 9 August 2015.

<sup>25</sup> Tim Schooley. "Oxford furthers commitment for Emerald on Centre apartment project in East Liberty." *Pittsburgh Business Times*. 26 June 2015 <<http://www.bizjournals.com/pittsburgh/blog/the-next-move/2015/06/oxford-furthers-commitment-for-emerald-on-centre.html>> Accessed: 9 August 2015.

**Individual Property Historic Nomination, Attachment to Form:** Albright United Methodist Church of Pittsburgh, 486 S. Graham Street, Pittsburgh, PA 15232 (Block/Lot: 51-M-155; 51-M-155-0-2)

### **Integrity**

Over the course of its 109 years, the building has been well maintained with careful attention paid to its most important features. The exterior of the building looks much the same as the day it was dedicated; exhibiting the soot-blackened stone that has become a hallmark of any historically meritorious Pittsburgh building.

All changes and alterations to the building have been performed in a highly sensitive fashion. All major systems have been upgraded. The only visible modern changes to the building have been the addition of an ADA compliant entrance on the ground level of the S. Graham Street facade and an asphalt composite shingle roof installed on the main church structure. Inside, an elevator was added to make the building completely accessible. None of these alterations, however, negatively affect the historic fabric of the building. On the contrary, they have made the building viable for use in the 21st century. The stained glass windows remain in excellent condition due to the addition of cover glass as well as having undergone several recent, minor repairs.

The building exhibits an exceedingly high level of integrity.

**Individual Property Historic Nomination, Attachment to Form:** Albright United Methodist Church of Pittsburgh, 486 S. Graham Street, Pittsburgh, PA 15232 (Block/Lot: 51-M-155; 51-M-155-0-2)

### **Photo Log**

**Photo 1:** Albright United Methodist Church (then Zion Evangelical Church of Pittsburgh of the Evangelical Association), June 1906. Source: Pittsburgh Chronicle Telegraph

**Photo 2:** Date stone located in Fellowship Hall from second Zion Church of Pittsburgh building (1851) located at 528 High Street. Source: Justin Greenawalt

**Photo 3:** Albright United Methodist Church (then First Evangelical Church of Pittsburgh), c. 1940. Source: Congregation Archive

**Photo 4:** Albright United Methodist Church in context looking west on Centre Avenue, August 2015. Source: Justin Greenawalt

**Photo 5:** Albright United Methodist Church in context looking east on Centre Avenue, August 2015. Source: Justin Greenawalt

**Photo 6:** Albright United Methodist Church, southern, Centre Avenue façade, August 2015. Source: Justin Greenawalt

**Photo 7:** Albright United Methodist Church, eastern, S. Graham Street façade, August 2015. Source: Justin Greenawalt

**Photo 8:** Albright United Methodist Church, western facade, August 2015. Source: Justin Greenawalt

**Photo 9:** Albright United Methodist Church, northern facade, August 2015. Source: Justin Greenawalt

**Photo 10:** Albright United Methodist Church, interior sanctuary view, July 2015. Source: Justin Greenawalt

**Photo 11:** Albright United Methodist Church, window in sanctuary, July 2015. Source: Matthew Falcone

**Photo 12:** Albright United Methodist Church, windows south wall, sanctuary, July 2015. Source: Matthew Falcone

**Photo 13:** Albright United Methodist Church, windows in bell tower, July 2015. Source: Matthew W. C. Falcone

**Photo 14:** Aerial view of site and surroundings. Source: Google Earth

**Individual Property Historic Nomination, Attachment to Form:** Albright United Methodist Church of Pittsburgh, 486 S. Graham Street, Pittsburgh, PA 15232 (Block/Lot: 51-M-155; 51-M-155-0-2)

### List of Supporting Documents

Albright United Methodist Church of Pittsburgh. *Albright United Methodist Church to Historic Review Commission, August 2015.* Letter.

Alfred Mann. *East Liberty Valley Historical Society to Historic Review Commission, 11 August 2015.* Letter.

“New Zion Church is Finished and Will Be Dedicated for Divine Service July 1.” *Pittsburgh Chronicle Telegraph.* 6 June 1906.

Charles S. Smith. *Charles S. Smith to Building Committee Zion Church of the Evangelical Association, 9 August 1905.* Letter.

Charles S. Smith. *Charles S. Smith to Building Committee Zion Church of the Evangelical Association, 21 September 1905; 21 September 1905; 27 November 1905.* Letters.

S.S. Marshall Art Glass Co. *S.S. Marshall Art Glass Co. to Zion Evangelical Church, 23 November 1905; 23 January 1906; 23 January 1906.* Letters.

R.W. Hawthorne. *Peabody & Folbert Co., Ltd. to Zion Church of the Evangelical Association, 3 April 1906.* Letter.

S.S. Marshall Art Glass Co. *S.S. Marshall Art Glass Co. between Zion Evangelical Church, 23 November 1905; 23 January 1906; 23 January 1906.* Contract Agreement.

Reinke, Wilson Company. *Reinke, Wilson Company to Zion Evangelical Church, 27 June 1906.* Invoice.

G.E. Hamlin. *Reinke, Wilson Company to Zion Evangelical Church, 18 April 1906.* Letter.

Deed of Sale from Sue E. Holmes, Executrix of the Last Will and Testament of John G. Holmes to Zion Church of Pittsburgh of the Evangelical Association, 11 August 1905 (recorded 6 September 1905), Allegheny County, Pennsylvania, Vol. 1421, Page 68, Allegheny County Recorder of Deeds Office, Pittsburgh, Pennsylvania.

Deed of Sale from Sue E. Holmes, Executrix of the Last Will and Testament of John G. Holmes to Zion Church of Pittsburgh of the Evangelical Association, 10 May 1917 (recorded 16 May 1917), Allegheny County, Pennsylvania, Vol. 1874, Page 608, Allegheny County Recorder of Deeds Office, Pittsburgh, Pennsylvania.

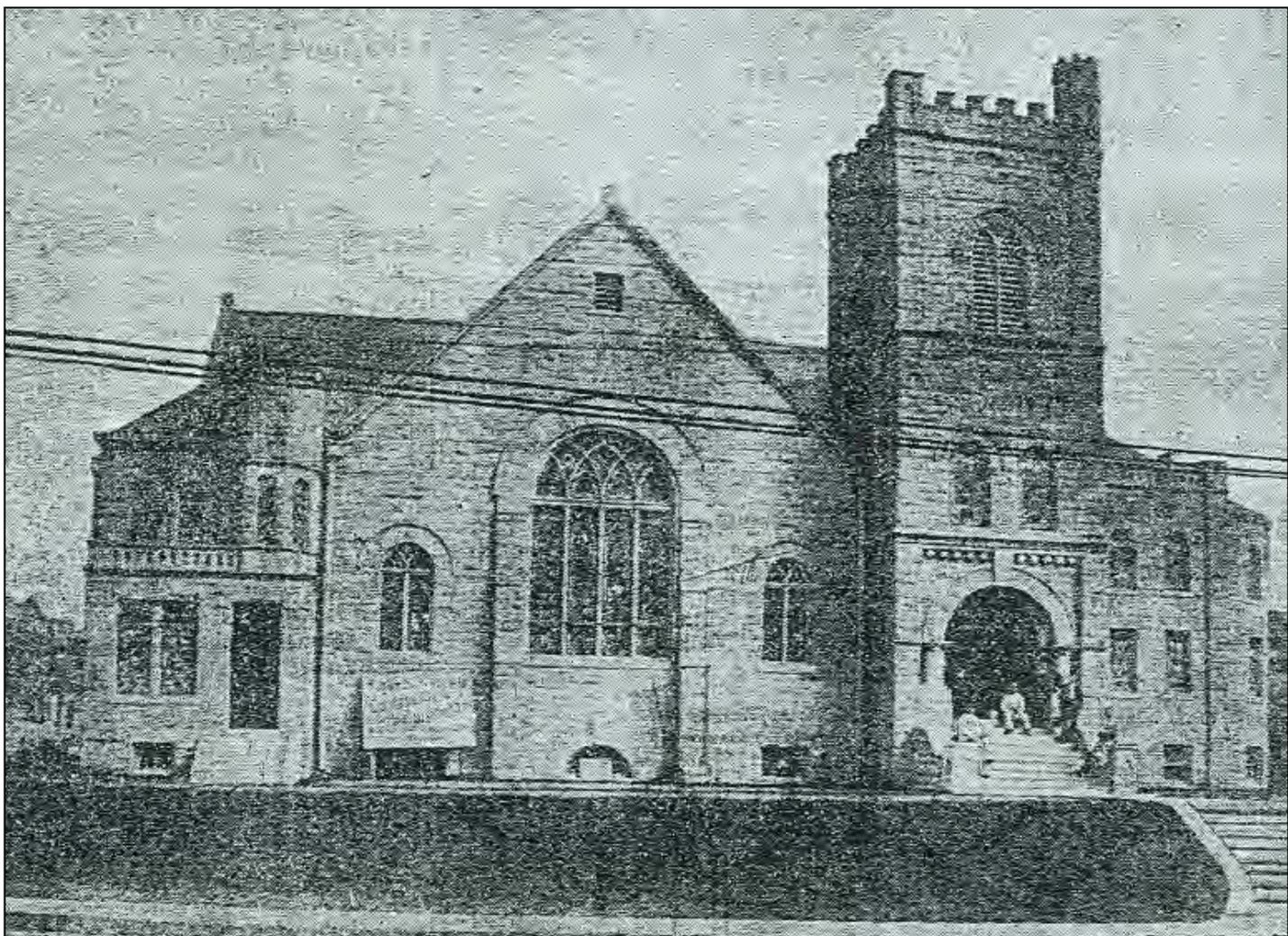
E.L. Farren. *Plan of the Property Situated in the 20th Ward Pittsburg Pa., Surveyed for the Trustees of the Zion Church.* 22 September 1905.

### Nomination Form Prepared By

Preservation Pittsburgh  
1501 Reedsdale St., Suite 5003  
Pittsburgh, PA 15233  
412-417-5910

At the request of:

Tafoi Kamara  
Albright United Methodist Church  
315 S. Evaline Street  
Pittsburgh, PA 15224  
412-760-2999



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**Photo 2:** Date stone located in Fellowship Hall from second Zion Church of Pittsburgh building (1851) located at 528 High Street. Source: Justin Greenawalt



**Photo 3:** Albright United Methodist Church (then First Evangelical Church of Pittsburgh), c. 1940. Source: Congregation Records.



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**Photo 7:** Albright United Methodist Church, eastern, S. Graham Street facade, August 2015. Source: Justin Greenawalt



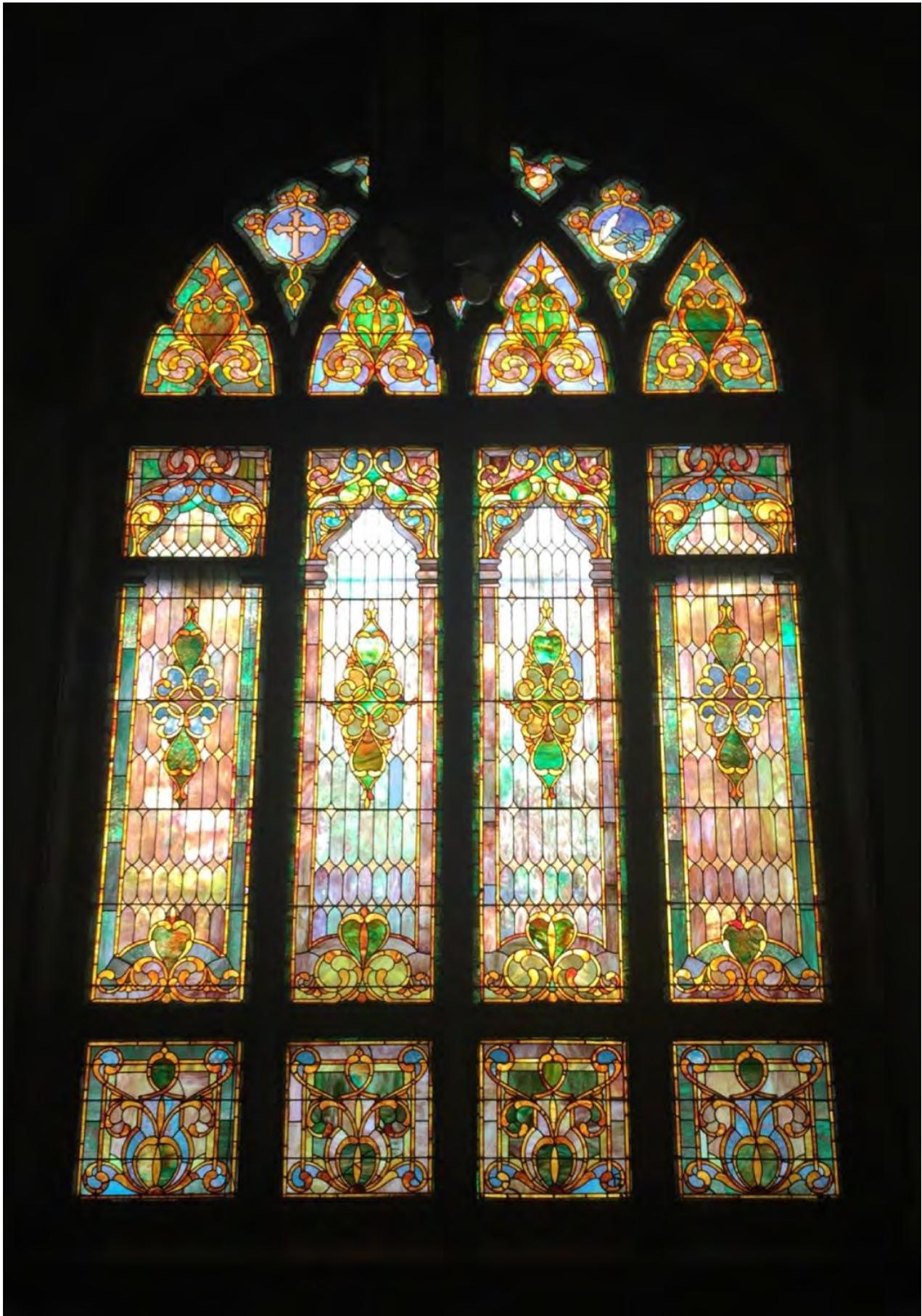
**Photo 8:** Albright United Methodist Church, western facade, August 2015. Source: Justin Greenawalt



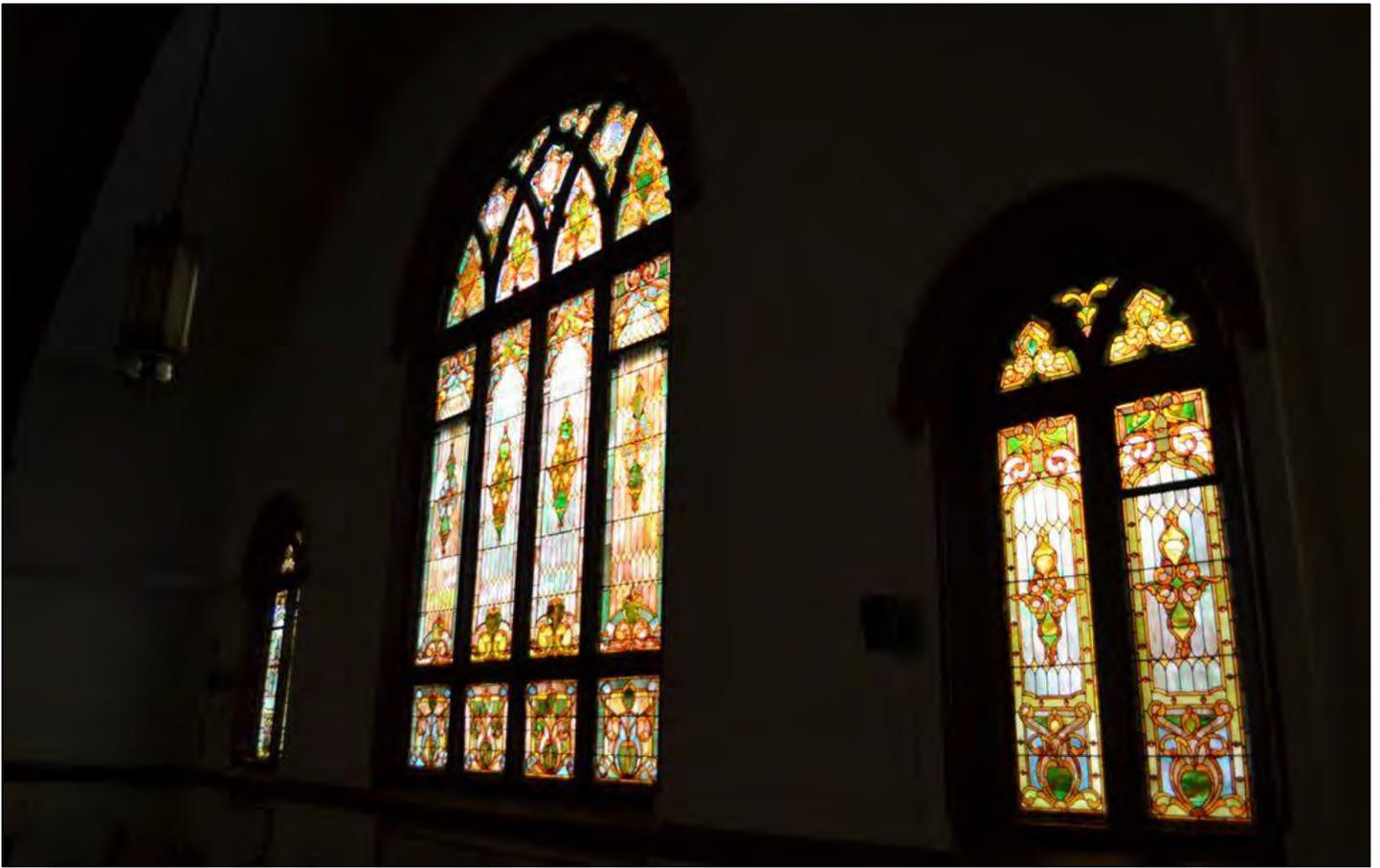
**Photo 9:** Albright United Methodist Church, northern facade, August 2015. Source: Justin Greenawalt



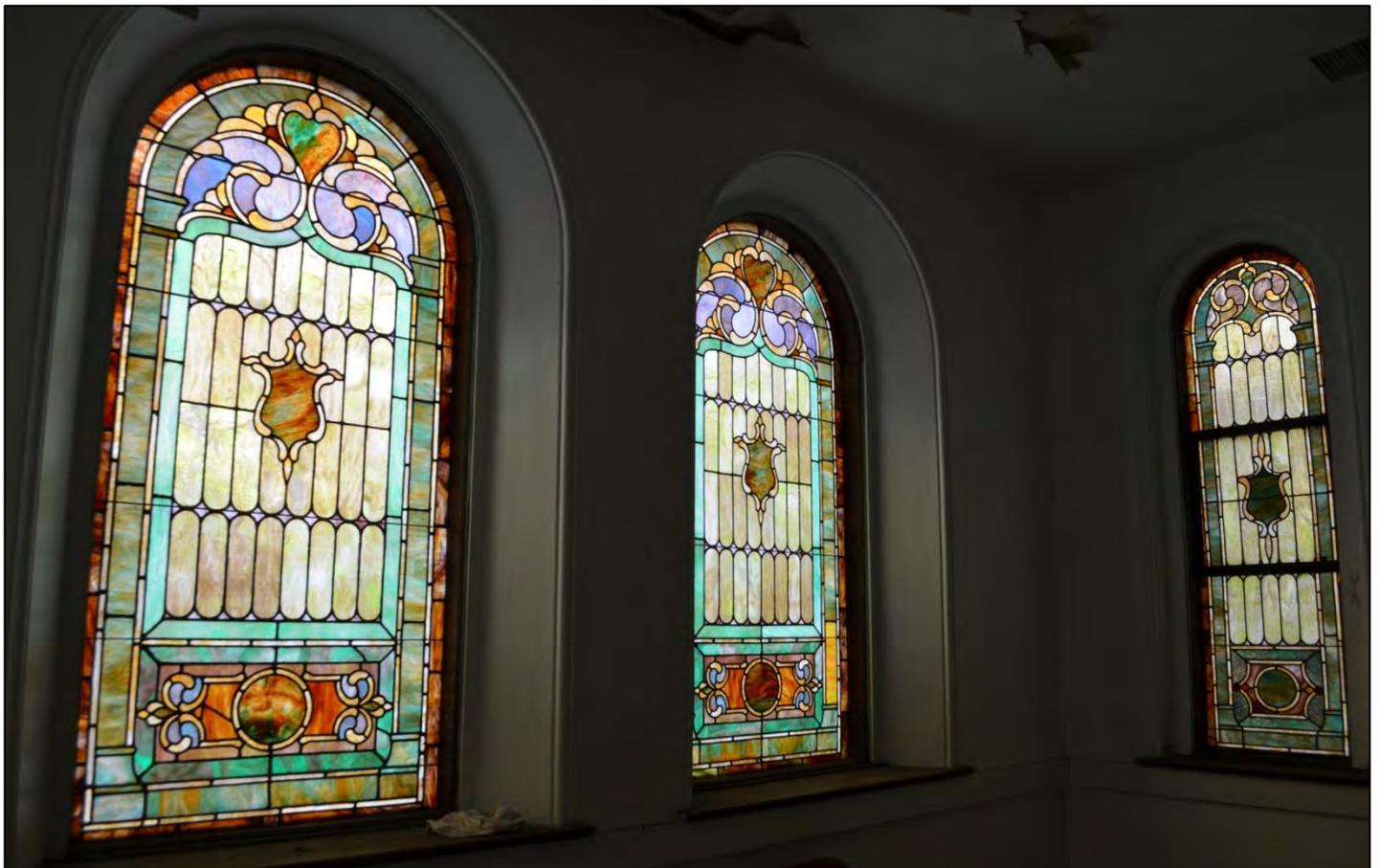
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**Photo 11:** Albright United Methodist Church, window in sanctuary, July 2015. Source: Matthew Falcone



**Photo 12:** Albright United Methodist Church, windows south wall, sanctuary, July 2015. Source: Matthew Falcone



**Photo 13:** Albright United Methodist Church, windows in bell tower, July 2015. Source: Matthew Falcone

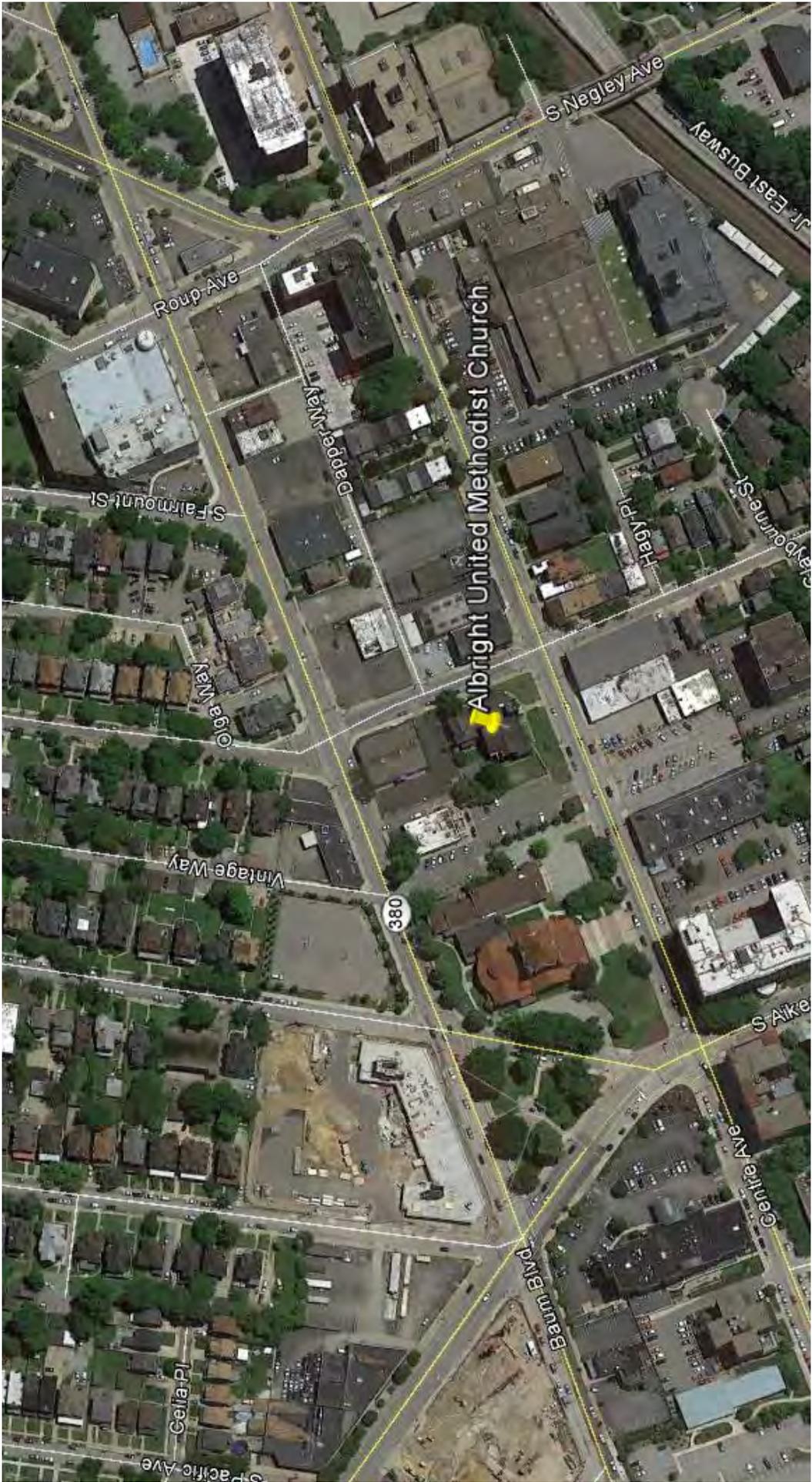


Photo 14: Aerial view of site and surroundings. Source: Google Earth



# Albright Community United Methodist Church

486 S. Graham Street  
Pittsburgh, PA 15224

Historic Review Commission-

The congregation of the Albright Community United Methodist Church fully supports the nomination of the Albright Church building, located at 486 S. Graham Street, in the East End of the City of Pittsburgh, for historical designation. It has held a place of utmost significance not only for our congregation, but also for the community it has served for over 100 years and we want to ensure that its significance is recognized, documented and celebrated.

It is a structure full of historical importance that has housed our congregation since its completion, in the early 1900s. Its architectural composition is representative of the diversity of local materials and structural design of its era and then became a place represent the diversity of the Pittsburgh community.

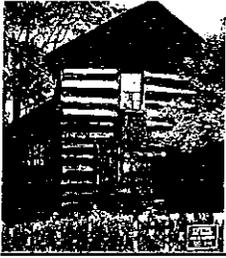
The congregation is united in our support of the nomination and is grateful for the opportunity to help to ensure that the historic place it has held for our congregation and for the community at large, will continue on for generations to come.

Sincerely-

Abass/B. Kamara  
Member of Albright Congregation

Taafoi S. Kamara  
Member of Albright Congregation

Tim Sergi  
Member of Albright Congregation



*East Liberty Valley*  
Historical Society

5707 Penn Avenue  
Pittsburgh, PA 15206  
eastlibertyvalley@gmail.com

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August 11, 2015

Mr. Ernie Hogan, Acting Chair  
Historic Review Commission  
Division of Development Administration and Review  
City of Pittsburgh, Department of City Planning  
200 Ross Street, Third Floor  
Pittsburgh, Pennsylvania 15219

Dear Mr. Hogan,

I am writing on behalf of the East Liberty Valley Historical Society to voice our organization's support for the historic designation of the Albright United Methodist Church, located at 486 S. Graham Street, Pittsburgh, PA 15232.

This building has visually anchored the corner of Centre Avenue and South Graham Street for more than a century. Built in 1906, it is both an architecturally significant building and a link to the community's cultural past. Designed by Pittsburgh architect Chancey W. Hodgdon, it is among the best examples of his extant work and his only known surviving work in the East End.

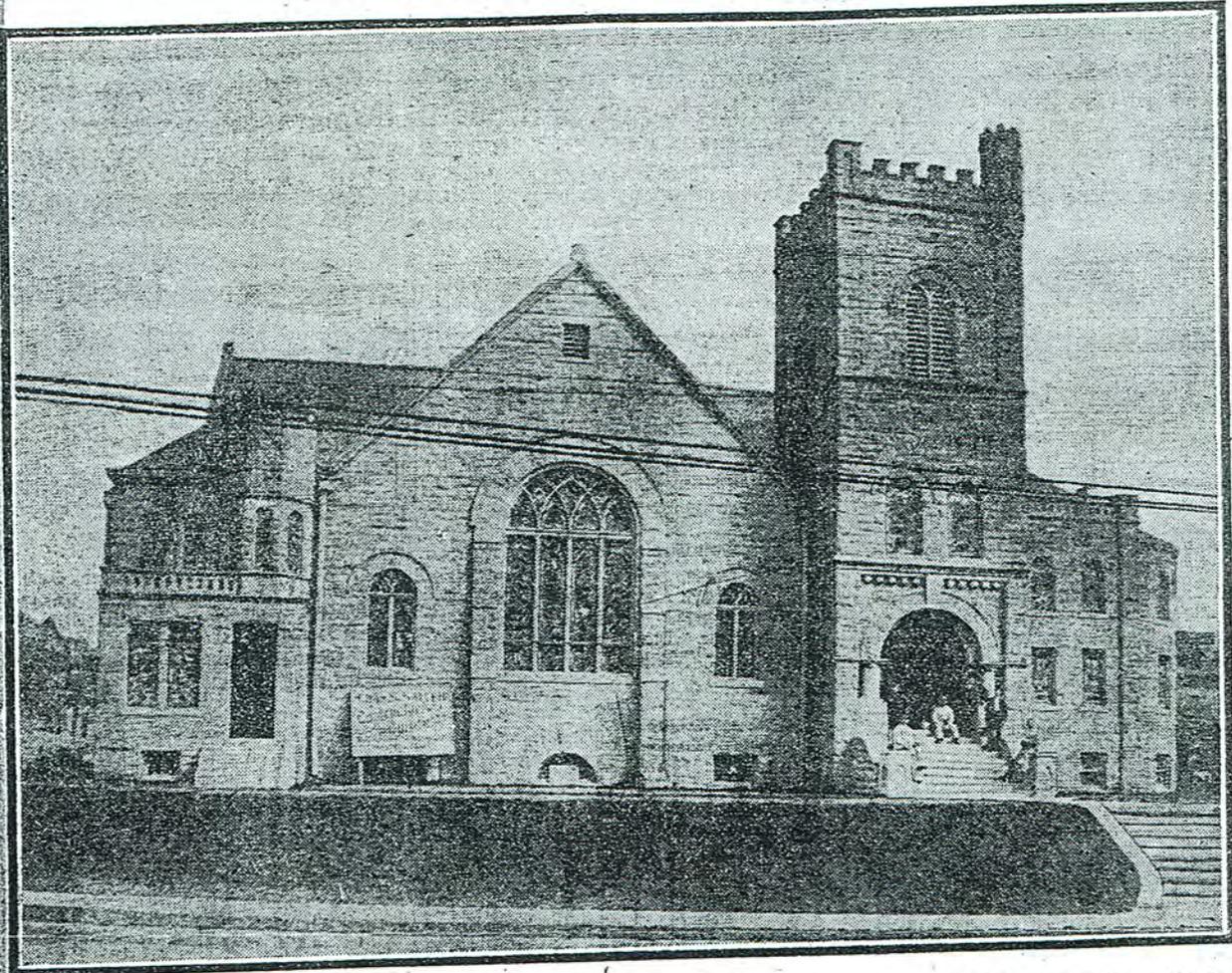
With Pittsburgh's East End currently undergoing incredible transformation, it is imperative that the area's inherited architectural legacy be recognized and preserved. The preservation of historic buildings strengthens and enriches our communities. The Albright United Methodist Church deserves the distinction and honor of being designated a City of Pittsburgh Historic Structure.

Thank you for your time and consideration.

Sincerely,

Alfred Mann, President  
East Liberty Valley Historical Society

# NEW ZION CHURCH IS FINISHED AND WILL BE DEDICATED FOR DIVINE SERVICE JULY 1



**T**HE work of building the new Zion Church of the Evangelical Association, Center avenue and Graham street, was completed today. Tomorrow Contractor Charles S. Smith will remove the scaffolding from the interior of the church and it will then be ready for the placing of the pipe organ, putting down the carpets, setting up the pews and hanging the chandeliers.

The new church was started under the pastorate of the Rev. A. Woerner, who died in December. The Rev. W. L. Seith, formerly of Cleveland, is the present pastor, having preached his first sermon May 20. He will have charge of the dedication services Sunday, July 1, and will be assisted by a number of leading ministers of the Evangelical denomination. Bishop Thomas Bowman, of Allentown, Pa., will preach the morning sermon, which will be in German.

Following are former pastors who are expected to be present at the dedication: The Rev. J. J. Land, Cleveland; the Rev. C. R. Schoepfing, Cleveland; the Rev.

Ernest Koehne, Pittsburgh; the Rev. George Goetz, Lorain; the Rev. Henry Wiegant, Cleveland; the Rev. C. F. Braun, North East; the Rev. F. Mueller, Cleveland; the Rev. C. Witt, Freedom; the Rev. W. Lingelbach, California; and the Rev. J. D. Selp, Cleveland. The Rev. C. Wohlgemuth, of Toledo, and the Rev. W. Yaecker, of Cleveland, two former members of the congregation and who were ordained in the old church, also will be present.

The new edifice is built of blue amherst stone and is of handsome design. It faces 98 feet in Center avenue and 58 feet in Graham street. The tower rises to a height of 85 feet. With handsome stained glass windows, life-size sacred paintings on the walls and highly polished hardwood trimmings the interior of the church is particularly beautiful. The main auditorium, Sunday school rooms and women's parlor are on the first floor, a reading room and library on the second and dining room and kitchen in the basement. It has cost \$3,000 to build the building and \$20,000 was paid for the

ground. Only \$3,000 remains to be raised at the dedication. The building committee was composed of the following: Gustus Dice, Charles R. Rall, Charles Beltz, John C. Knipp, John H. Aufderheide, John H. Aufderheide, Jr., and Charles S. Smith. The trustees are John Haller, Jacob Stoke, J. H. Aufderheide, J. H. Aufderheide, Jr., Charles R. Rall and Gustus Dice.

The old Zion church in Sixth avenue was built in 1851. The congregation, which is the oldest of this denomination in Greater Pittsburgh, was established 60 years ago. Some distinguished Pittsburghers have belonged to Zion congregation.

*Pgh. Churches.  
Evangelical Zion.*

**CHAS. S. SMITH**  
**CONTRACTOR AND BUILDER**

1441 WIGHTMAN STREET

BELL PHONE 698 SCHENLEY

MAIN OFFICE

CENTRE AVE. AND GRAHAM ST.

Bell Phone 2874 Highland. P. & A. Phone 665 East.

Estimate #1044.

*Pittsburg, Pa., Aug. 9th/05. 190*

Building Committee Zions Church of the Ev. Asso.

Pittsburg/ Pa.

Gentlemen:-

I propose to build and finish the Church and Parsonage at Center Avenue and Graham Street, City, in accordance with the plans and specifications as prepared by Chauncey W Hodgdon, Architect, and use Cleveland blue ~~on gray~~ stone, for the sum of THIRTY SEVEN THOUSAND EIGHT HUNDRED EIGHTY FIVE DOLLARS.

~~\$37885.00, and if Beaver County stone is used you may deduct from aforesaid figures the sum of \$439.00~~

~~If Bylestone Marble is desired, add to my first figure the sum of \$8819.00~~

This estimate includes rolling partitions at class rooms as made by J.M.Bald.

This estimate includes sand finish of plastering as desired, and two coats of hard plaster on all work.

Respectfully submitted,

MAIN OFFICE  
CENTRE AVE. AND GRAHAM ST.

Bell Phone 2874 Highland. P. & A. Phone 665 East

*Chas. S. Smith*

I enclose for your information the following items which is reserved work and the prices given are approximate:- steam plant \$2000., Art Glass for entire Church and connecting rooms at \$1.00 and \$1.50 per square foot for sum of \$1500., seats or pews for sum of \$1400. Chandeliers for \$300. Mantels and tile work in parsonage \$300., Organ for church \$4000. (provided part is donated-) Carpets \$1000., making a total of about \$10500. as reserved work.

**CHAS. S. SMITH**  
**CONTRACTOR AND BUILDER**

1441 WIGHTMAN STREET  
BELL PHONE 693 SCHENLEY

REPAIRING AND REMODELING  
PAINTING AND GRAINING

*Pittsburg, Pa. Sept. 21/05. 190*

Building Com. Zions Church,

Gentlemen:-

I propose to build a additional width of  
eighteen inches to the sizes now shown on the plans of Zions Church  
This additional width to appear in the S.S Room, also six inches to be  
taken off the main Auditorium and added to the width of S.S. Room

I will complete all work necessary to make said changes for the a  
sum of One Hundred and Fifty Dollars. \$150.00

Approved and accepted by

respectfaully submitted,

*Chas. S. Smith*

*This bid. accepted.  
Chas. S. Smith  
archt*

**CHAS. S. SMITH**  
**CONTRACTOR AND BUILDER**

1441 WIGHTMAN STREET  
BELL PHONE 693 SCHENLEY

REPAIRING AND REMODELING  
PAINTING AND GRAINING

Estimate #1051

*Pittsburg, Pa., Nov. 27/05. 190*

Building Com. Zion Church of Evang. Asso.

Pittsburg, Pa.

Gentlemen:-

As per your request I herewith submit figure for allowance which I will make in case the following work is omitted, namely:-  
all sash, **chain and weights** in the first and second floors of church and connecting rooms, with the exception of one window in rear of pastors study.

I will allow for said changes the sum of ONE HUNDRED and FIFTY SIX DOLLARS. \$156.00

Respectfully yours,

*Chas. S. Smith*



# S. S. MARSHALL ART GLASS CO.,

MANUFACTURERS OF ART STAINED GLASS.

SPECIAL ATTENTION GIVEN TO FIGURE AND MEMORIAL WINDOWS.

822 CEDAR AVENUE.

S. S. MARSHALL, Manager.

Allegheny, Pa., Nov. 16<sup>th</sup> 1905

Zion Lutheran Association  
Gentlemen.

We propose to furnish the <sup>Art</sup> Glass  
for the New Church Building Cor. of  
Centre Ave. and Graham St. Pittsburg.  
As follows.

All windows in Auditorium as per Design  
for same with 12 Double Iron Ventilators.  
Best Opalescent Glass with Cut Jewels,  
Windows in Sunday School and Rooms.  
Vestibule Tower &c. As per Design for same  
Opalescent Glass.

Pastor's Study. Opalescent and Meridian  
Glass, as per Design for same.

Basement Windows of Cathedral or Meridian  
Glass, as per Design for same.

All work put in Complete for the sum  
of Nine Hundred Dollars.

This includes all exterior windows  
shown on plans of Architect.

Yours Truly

S. S. Marshall Art Glass Co.



# S. S. MARSHALL ART GLASS CO.,

MANUFACTURERS OF ART STAINED GLASS.

SPECIAL ATTENTION GIVEN TO FIGURE AND MEMORIAL WINDOWS.

822 CEDAR AVENUE.

S. S. MARSHALL, Manager.

Allegheny, Pa., Jan. 23<sup>d</sup> 1906

Dr. Geo. W. Rall. & Committee  
Gentlemen.

We will furnish the Art Glass  
for the ~~Parsonage~~ as per Designs for  
Same.

- Front Door 1 Transom. 2 Side Lights
- And Vestibule Door Light.
- 1 Transom in Parlor
- 1 Stair Window
- 1 Bath Room Windows.

Glazed in Sash and delivered  
in building for the sum of  
Seventy five Dollars

Yours Truly

S. S. Marshall Art Glass  
Co.

P. S. After figuring up all the extra work added  
and giving credit for Emblems left out, and  
Windows where plain Glass is used we have an extra  
Cost over our agreement of \$40<sup>00</sup>. Not including Front Transoms.

Yours Truly S. S. Marshall



# S. S. MARSHALL ART GLASS CO.,

MANUFACTURERS OF ART STAINED GLASS.

SPECIAL ATTENTION GIVEN TO FIGURE AND MEMORIAL WINDOWS.

822 CEDAR AVENUE.

S. S. MARSHALL, Manager.

Allegheny, Pa., Jan. 23<sup>d</sup> 1906

Zion's Evangelical Association  
Building Committee.  
Gentlemen,

We will place your windows  
as per our agreement with the changes  
suggested by the Committee.

Leaving out all the Emblems but six in tops of  
large windows one in Pastors Study. And a large  
Emblem in <sup>The</sup> Young Peoples Room.

Making the Centre Openings of the 2 Large  
Windows more elaborate as per sketch. Side Openings  
with extra band.

Front Window in S. S. Room as per design.

Front Basement Windows more elaborate.

12 Ventilators in Auditorium.

27 " " Other Windows.

For the sum of Ten Hundred and Thirty  
Dollars. Complete in Building.

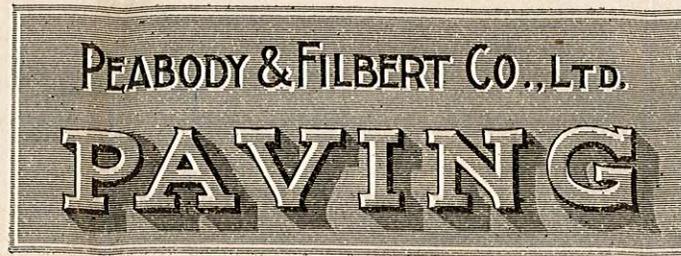
If extra Ventilators are needed we will put them  
in at a cost of \$3<sup>00</sup>/<sub>100</sub> each.

This does not include the Front Door Frames, as  
we have nothing to go by it should cost at least \$25<sup>00</sup>/<sub>100</sub> per ft.  
to correspond with the other work. S. S. Marshall Art Glass Co

ASPHALT

(All Kinds)

FLAG STONE

"NEUCHATEL"  
VAL-DE-TRAVERSCRUSHED  
LIMESTONE6812 HAMILTON AVENUE.  
General Office, 5850 Center Avenue  
Long Distance Telephone 212 E. E.ARTIFICIAL  
STONEGENERAL  
CONTRACTING

Pittsburg, Pa. April 3rd. 06.

Zion Church of the Evangelical Association,  
Centre Avenue & Graham St. City,

Gentlemen:—

We quote the price of Six hundred (\$600.00) dollars, for constructing Granolithic sidewalks and Cement steps at Zion Church, Centre Ave. & Graham Street, E.P. according to plans laid out by C. S. Smith, excepting sidepieces, or cheek blocks to have no ornaments at top, or bottom. Below find specifications and guarantee for same.

Ground shall be excavated to the depth of One (1') foot and all soft, or spongy places removed.

There shall then be provided a foundation of Eight (8") inches of cinder, thoroughly rolled and rammed to place, on which shall be laid Three (3") inches Cement Concrete; said Concrete to be composed of One (1) part American Portland Cement to Three (3) parts Allegheny River sand, and Five (5) parts clean gravel thoroughly mixed dry, and then sufficient water added to thoroughly dampen the same when mixed, it shall then be shoveled to place and thoroughly rammed.

On said Concrete shall be laid a One (1") inch wearing surface; same to be composed of One (1) part above named Portland Cement to Two (2) parts clean grit, or screenings.

We guarantee the above for a period of Five (5) years against any defects due to inferior material, or workmanship.

Respectfully yours,

Dic. H.

PEABODY &amp; FILBERT CO., LTD.

Per *R. H. Hawthorne*

OFFICE OF CLANCEY W. HODGDON, ARCHT.

This agreement made this 20<sup>th</sup> day of December, One Thousand & Nine Hundred & Five (1905) by and between the S. S. Marshall Art Glass Co. of Allegheny City, County of Allegheny, State of Pennsylvania, as party of the first part, and the building committee of the Zions Church of the Evangelical Association, Center Ave. & Graham St., Pittsburgh, Pa. as party of the second part.

WITNESSETH:-  
-----

*S. S. Marshall Art Glass Co.*

That for and in consideration of the sum of Nine Hundred & Ninty (\$990.00) Dollars, paid to the party of the first part, by party of the second part, the party of the first part agrees to furnish all materials and labor, make and construct and put in place in the afore-said church, all and every portion of the Art Glass, in the best and most modern and workmanlike manner, and in strict accordance with the designs submitted, and according to the estimate furnished by the party of the first part, under date of Nov. 23rd 1905, and is hereto attached and accepted by party of the second part, and it is further agreed that all glass, above the first floor, shall be put in the frames without the sash, and they shall be beded, tacked, puttied and back puttied, and cemeted on both sides, and storm stayed with iron bars, cut into the inside beads, which shall be furnished and fitted in by the General Contractor, it is further agreed that all ventilators shall be the double iron frame pivott action pattern, made perfectly water tight, all glass shall be left whole at the completion of the work, work under the contract shall be commenced in time to allow all glaizing with cement to properly dry out before being set in, and that all glass shall be furnished and set in place on or before the Fifteenth Day of March, 1906, it is also agreed that any changes made from the oridginal designs shall not in any way invalidate the contract, but shall be added to, or deducted from the contract by a price agreed upon before changes are made

J. S. MARSHALL ART GLASS CO.,

MANUFACTURERS OF ART STAINED GLASS.

SPECIAL ATTENTION GIVEN TO FIGURE AND MEMORIAL WINDOWS.

822 CEDAR AVENUE.

S. S. MARSHALL, Manager.

Allegheny, Pa., Nov. 23<sup>rd</sup> 1905

Zion's Evangelical Church.  
Pittsburg Pa.  
Building Committee.  
Gentlemen.

We will furnish the Art Glass windows  
for your Church. All exterior windows  
including Basement.

Same as Designs submitted for same.  
Auditorium windows best Opalescent Glass,  
with 12 Double Iron Ventilators.

Sunday School. Ladies Parlor. Committee Room.  
Vestibule. Stair ways. Towers &c.

With 25 Double Iron Ventilators. All Opalescent  
Glass of best quality

Pastor's Study. Opalescent and Rippled Glass.  
One Double Ventilator.

Basement windows. Opalescent and Rippled or  
Cathedral Glass.

Aluminum Doors. To correspond with Large Cornice  
All put in complete in Building for the sum of  
Nine Hundred and Ninety Dollars.  
Yours Truly S. S. Marshall Art Glass Co. 38 of 55 Over

P. S. If ~~the~~ emblems are omitted in  
all the windows, will make a reduction  
of forty dollars.

Making nine hundred and fifty  
dollars.

Yours Truly

S. S. Marshall

Arch Glass Co.

at Glass Fronts of  
St. John's Church  
and St. Graham's



# REINEKE, WILSON COMPANY

## GAS APPLIANCES, CHANDELIERS AND PUMPS

WOOD STREET AND FIRST AVENUE  
PITTSBURGH, PA.

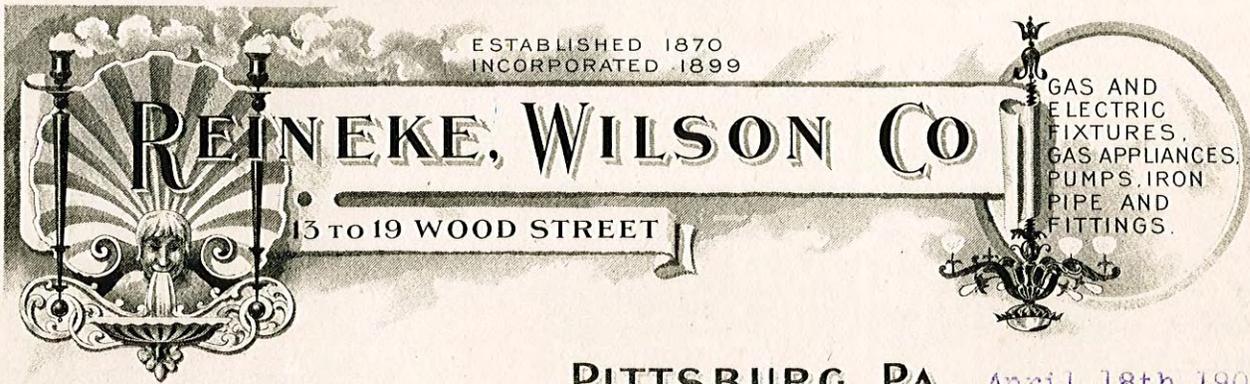
SOLD TO Zion Evangelical Church

Center Ave. & Graham Sts  
City.

DATE June 27<sup>th</sup> 1906 ✓

ORDER NO.	QUANTITY	SALESMAN	SHIPPED VIA	BILLED BY
		4/11/06 Hamlin 128	Hung	R
		Chandeliers etc as per estimate		575 00
		EXTRA		
	8	5" Plates & Finishing Caps to cover outlets		4 80
			.60	579 80
Shipped to Pittsburg Piping & Equipment Co., 38th St & A V R R				
c/o Chas. R. Rall				

THE TENGWALL COMPANY, CHICAGO AND NEW YORK.



PITTSBURG, PA. April 18th 1906

Zion Evangelical Church,

C/o Chas. R. Rail,

Pittsburgh Piping & Equipment Co.,

Westinghouse Bldg, City.

Gentlemen:-

We herewith submit memorandum of lighting fixtures, for new church, ordered a few days ago, as follows:-

Auditorium

1--#G1168 5 Lt. Chandelier, Flemished Brass (Nernst)  
 4 Special Chain Pendants " "  
 8--#G1170 1/2 Lt. Brackets " "

Organ Loft

2--#3511 1/1 " " Oxidized Brass

Record Room

1--#3511 1/1 " " " "

Halls

6--#G1139 1/1 " " Flemish Brass

S S Room

2 Special Chain Pendants " " (Nernst)  
 2--#G1170 1/2 Lt. Brackets " "

Book Room

1--#3511 1/1 " " Oxidized Brass

Ladies Parlor

1--#12077 3/3 " Chandelier Flemish Brass

Y P A Room

1 Special 3 " Gas " " " arranged for two Glowar  
 41 of 55 Nernst.

\*

Infant Room

1 Special Ceiling Lt. Flemish Brass (Nernst)

Arcade

1 " 1 Lt. Ceiling Lt. Flemish Brass "

Tower Hall

1 " " " "

Dining Room

2--#3510 1/1 Lt. Brackets Oxidized Brass

4 Special 1 Lt. Ceiling Lt. " " (Nernst)

1 " 4 " Gas Chandelier " " arranged for Nernst on bottom.

Toilets

2--#3511 1/1 Lt. Brackets " "

1--#3311 1/1 " Pendants " "

Kitchen & Pantry

2--#3069 2/2 " " " "

Cellar

8--#113 1 " Gas Brackets Oxidized Copper  
-Parsonage-

Porch

1--#149 1 " Ceiling Lt. Black Iron

Hall

1--#3308 2/1 " Chandelier Oxidized Brass

Parlor

1--#3078 3/3 " " Polished & Matt Gilt

D. Room

1--#6572 2/3 " " Oxidized Brass

Study

1--#3007 3/3 " " " "

Kitchen

1--#3311 1/1 " Pendant Oxidized Copper

Pantry

1--#3511 1/1 " " " "

Cellar

4--#113 1 " Gas Bracket Oxidized Brass ✓

-Second Floor

Hall

1--#3319 1/1 Lt. Pendant, Oxidized Brass

Chambers

4--#3005 2/2 " Chandeliers Polished & Matt Gilt

Bath

1--#247 1/1 " Bracket Nickel

-Third Floor

Hall-Storage & Maids Room

3--#3511 1/1 Lt. Brackets Oxidized Brass

Front Room

1 Special 1/1 " " " "

We are to furnish and install the above fixtures complete, for the net sum of Five Hundred & Seventy Five (\$575.00) Dollars, net. This price does not include Nernst lamps or Welsbach mantles. Welsbach burners are included for Parsonage only, and we do not furnish electric lamps, excepting for brackets #G1139 and #G1170.

Yours truly

GEH/LBH

REINEKE, WILSON CO.

*Chandelier Dept. J. C. Hamilton*

This estimate does not include any charges for inspection by the Fire Underwriters or Electric Light Companies.

*Mantels for parsonage*

T H I S I N D E N T U R E made this eleventh day of August in the year of our Lord one thousand nine hundred and five (1905), between SUE E. HOLMES, Executrix of the last Will and Testament of John G. Holmes, Deceased, late of the City of Pittsburgh, County of Allegheny and State of Pennsylvania, party of the first part, and GUSTUS DICE, CHARLES R. RALL, JOHN H. AUFDERHEIDE, JACOB STOCKE, JOHN HALLER, JOHN AUFDERHEIDE, and ANDREW WOERNER, Trustees of The Zion Church of Pittsburgh of the Evangelical Association, parties of the second part, WITNESSETH:

W H E R E A S the said John G. Holmes became in his lifetime seized in fee of the property hereinafter described and being so seized thereof made his last will and testament, duly proved and registered in the said City of Pittsburgh, wherein and whereby he authorized his said executrix to sell and convey by good and sufficient deed any real estate of which he might be seized, if in her judgment the sale would be for the best interest of his estate:

A N D W H E R E A S the sale and conveyance of the property hereinafter described is, in the judgment of the said executrix, for the best interest of the said estate of John G. Holmes, Deceased:

N O W T H I S I N D E N T U R E W I T N E S S E T H, that the said Sue E. Holmes, Executrix as aforesaid, for and in consideration of the sum of Nineteen thousand two hundred (\$19,200) Dollars to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents by virtue and in pursuance of the power in her vested by the said last will and testament of the said John G. Holmes, Deceased, as well as of any and every other power in her vested or

her hereunto enabling, does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the said parties of the second part, their heirs, successors and assigns, forever:\_\_\_\_\_

ALL that certain lot or piece of ground situate in the Twentieth Ward of the City of Pittsburgh aforesaid, bounded and described as follows, to wit:\_\_\_\_\_

BEGINNING on the North side of Centre Avenue at the West side of Graham Street; thence extending westwardly along the North side of Centre Avenue one hundred and twenty feet (120 ft.) and extending back along the West side of Graham Street at right angles to Centre Avenue, preserving the same width, one hundred forty-five feet (145 ft.) to land of Alfred Hicke.\_\_\_\_\_

BEING part and parcel of the premises which William W. Baum by deed bearing date the 1st day of October, 1891, recorded in Deed Book Vol. 766, page 244, granted and conveyed to the said John G. Holmes.\_\_\_\_\_

IT BEING AGREED between the parties hereto that the property is conveyed subject to the following restrictions, to wit: That all buildings are to be kept back from Centre Avenue a distance of forty-five (45 ft.) and from Graham Street a distance of fifteen feet (15 ft.); that no apartment house or livery stable is to be built on any part of the property; and it is the intention of the party of the first part hereby to convey said premises free from all her right, title, interest and claim as widow of said decedent.\_\_\_\_\_

TOGETHER with all and singular, the buildings, improvements, streets, alleys, passages, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the rever-  
45 of 55

immediately before the time of his decease, or is of her, the said Sue E. Holmes, Executrix as aforesaid, in law, equity or otherwise howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of land above described, hereditaments and premises hereby granted or mentioned and intended so to be, and with the appurtenances, unto the parties of the second part, their heirs, successors and assigns forever, in trust that they shall erect and maintain thereon a house or place of worship for the use of the members of the Evangelical Association in the United States of America, according to the rules and discipline which from time to time may be agreed upon and adopted by the ministers and preachers of the said Association at their General Conference in the United States of America; and in further trust and confidence that they shall at all times forever hereafter permit such ministers and preachers belonging to the said Evangelical Association as shall from time to time be duly authorized by the General Conference of the ministers and preachers of the said Evangelical Association, or by the annual Conference authorized by the said General Conference to preach and expound God's Holy Word therein; and in further trust and confidence that as often as any one or more of the trustees hereinbefore mentioned shall die or cease to be a member or members of said church according to the rules and discipline as aforesaid, then and in such case it shall be the duty of the stationed minister or preacher (authorized as aforesaid) who shall have the pastoral charge of the members of said church to call a

46 of 55

year a member or members of the said church immediately preceding such nomination and be at least twenty-one years of age, and the said trustees so assembled shall proceed to elect and by a majority of votes appoint the person or persons so nominated to fill such vacancy or vacancies in order to keep up the number of trustees forever; and in case of an equal number of votes for and against the said nomination, the stationed minister or preacher shall have the casting vote, provided, nevertheless, that if the said trustees or any of them, or their successors, have advanced or shall advance any sum or sums of money, or are or shall be responsible for any sum or sums of money on account of the said premises, and they, the said trustees, or their successors be obliged to pay the said sum or sums of money, they, or a majority of them, shall be authorized to raise said sum or sums of money by a mortgage on the said premises, or by selling the said premises after notice given to the pastor or preacher who has the oversight of the congregation attending divine service on the said premises if the money due be not paid to the said trustees or their successors within one year after such notice given; and if such shall take place, the said trustees or their successors, after paying the debt and other expenses which are due, from the money arising from such sale, shall deposit the remainder of the money produced by the said sale in the hands of the stewards of the society belonging to or attending divine service on said premises, which surplus of the produce of such sales shall be deposited in

THIS INSTRUMENT IS VALID AND EFFECTIVE FROM THE DATE OF RECORDATION AND THE DATE OF RECORDATION IS THE DATE OF THE FIRST RECORDATION OF THIS INSTRUMENT IN THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA.

AND the said Sue E. Holmes, for herself, her heirs, executors and administrators, does covenant, promise, grant and agree to and with the said parties of the second part, their successors and assigns by these presents that she, the said Sue E. Holmes, Executrix as aforesaid, has not done or committed or knowingly or willingly suffered to be done or committed any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof is, are, shall or may be impeached, charged or encumbered in title, estate or otherwise howsoever.

IN TESTIMONY WHEREOF the said Sue E. Holmes has hereunto set her hand and seal the day and year first above written.

Sealed and delivered in presence of )

*Darbin Stone* )

\_\_\_\_\_ )

*Sue E. Holmes* 

Executrix of the last Will and Testament of John G. Holmes, Deceased.

Received the day and date of the above Indenture of the parties of the second part named therein, the sum of Nineteen thousand two hundred (\$19,200) Dollars, lawful money of the United States, being the consideration money above mentioned in full.

County of Barnstable  
State of Massachusetts (ss.)

On this eleventh day of August, A. D.  
1905, before me, James Gifford  
Notary Public

came the above named Sue E. Holmes, Executrix as aforesaid, and  
acknowledged the foregoing indenture to be her act and deed as  
such Executrix, and desired the same to be recorded as such.

WITNESS my hand and Official seal the  
day and year aforesaid.



James Gifford (SEAL)  
Notary Public.

Commonwealth of Pennsylvania, }  
County of Allegheny, } ss:

Recorded on this 6th day of  
September A. D., 1905 in the Recorder's  
Office of said County in Deed 49 of 55

SEP 6 1905

26058

1421

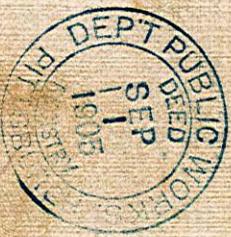
68

Recd

Wm. S. Holmes  
Secretary of War  
Washington D.C.

W

Encl. 1000 of  
at. 1000  
J. W. Adams



# This Indenture

Made the Tenth day of May in the year of Our Lord one thousand nine hundred and Seventeen.

Between SUE E. HOLMES, Executrix of the Last Will and Testament of JOHN G. HOLMES, Deceased, Late of the City of Pittsburgh, SUE E. HOLMES, Widow, MARY E. HOLMES Unmarried, JOSEPH H. HOLMES and GWENDOLEN HOLMES, his Wife, and NATHANIEL Holmes, Second, Unmarried, all of the City of Pittsburgh, County of Allegheny and State of Pennsylvania

parties of the first part and

THE ZION CHURCH of PITTSBURGH of THE EVANGELICAL ASSOCIATION

parties of the second part,

Witnesseth, that the said parties of the first part, in consideration of

TWENTY-SEVEN HUNDRED (\$2700) DOLLARS

to them now paid by the said parties of the second part, do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns,

ALL that certain lot or piece of ground situate in the 8th (formerly 20th) Ward of the City of Pittsburgh, County of Allegheny and State of Pennsylvania, bounded and described as follows, to-wit:-

BEGINNING on the Northerly side of Center Avenue at a point distant One Hundred Twenty Feet (120') Westwardly from South Graham Street and at line of other lands of the party of the second part hereto; thence along said side of Center Avenue westwardly Thirty Feet (30') more or less to line of property this day conveyed to HELEN WALKER GAGGIN; thence Northwardly along said line One Hundred Forty-five Feet (145') to line of property now or formerly of VIDA COFFIN; thence along said line and parallel with Center Avenue Eastwardly Thirty Feet (30') more or less to line of other property of the party of the second part hereto; thence along said line Southwardly One Hundred Forty-five Feet (145') to Center Avenue at the place of Beginning.

SUBJECT to the following restrictions; That no building is to be erected thereon within forty-five feet (45') of the Northerly line of Center Avenue, said restrictions running until April 20th, 1925.

BEING a part of the same property which William W. Baum by his deed dated October 1st, 1891 and recorded in Recorder's Office of Allegheny County in deed book vol. 766, Page 244, granted and conveyed to JOHN G. HOLMES, who being so seized thereof died September 5th, 1904 and by his last will and testament recorded in Will Book Vol.79, Page 606, devised, inter alia, the above described lot of ground to his wife and children, as part of his residuary estate. The said John G. Holmes left to survive him, his widow, Sue E. Holmes and three (3) children viz. - Mary E. Holmes, Joseph H. Holmes and Nathaniel Holmes, Second, parties of the first part hereto.

With the appurtenances: To Have and to Hold the same unto and for the use of the said parties of the second part their heirs and assigns forever,

And the said SUE E. HOLMES, MARY E. HOLMES, JOSEPH H. HOLMES and NATHANIEL HOLMES, the Second,

for their heirs, executors and administrators covenant with the said parties of the second part their heirs and assigns against all lawful claimants the same and every part thereof to Warrant and Defend.

Witness the hands and seals of the said parties of the first part.

Attest:

*Elythe Hagg*

*Sue E. Holmes Executrix* 

*Sue E. Holmes* 

*Mary E. Holmes* 

*Joseph H. Holmes* 

*Gwendolen Holmes* 

*Nathaniel Holmes* 













Commonwealth of Pennsylvania, }  
County of Allegheny } 55.

On this 10th day of May A. D. 1917, before me a Notary Public in and for said State and County came the above named

Sue E. Holmes, Executrix, Sue E. Holmes, Mary E. Holmes, (unmarried), Joseph H. Holmes & Gwendolen Holmes, his wife, and Nathaniel Holmes, (the second), unmarried.

and they acknowledged the foregoing Indenture to be their act and deed to the end that it may be recorded as such.

Witness my hand and Notarial seal.

*Elythe Hagg*  
Notary Public

MY COMMISSION EXPIRES  
MARCH 9, 1919.

Vol 1875  
Pg 608  
**Deed**

MAY 16 1917  
16884

From

SUE E. HOLMES, Executrix

et al

to

THE ZION CHURCH OF PITTSBURGH.

Dated, May 10th 1917

Recorded, Vol. 1875 Page 608



P. O. Naly Co., Law Blank Publishers, 433 Fourth Ave., Pittsburgh-7154

off and

BEING a part of the same property which William W. Baum by his deed dated October 1st, 1891 and recorded in Recorder's Office of Allegheny County in deed book vol. 766, Page 244, granted and conveyed to JOHN G. HOLMES, who being so seized thereof died September 5th, 1904 and by his last will and testament recorded in WILL Book Vol. 79, Page 606, devised, inter alia, the above described lot of ground to his wife and children, as part of his residuary estate. The said

me a Notary Public in and for said State am

County came the above named Sue E. Holmes, Executrix, Sue E. Holmes, Mary E. Holmes, (unmarried), Joseph H. Holmes, Gwendolen Holmes, his wife, and Nathaniel Holmes, (the second), unmarried.

and they acknowledged the foregoing Indenture to be their act and deed to the end that it may be recorded as such.

Notarial seal

*John G. Holmes*  
Notary Public  
MY COMMISSION EXPIRES MARCH 9, 1919

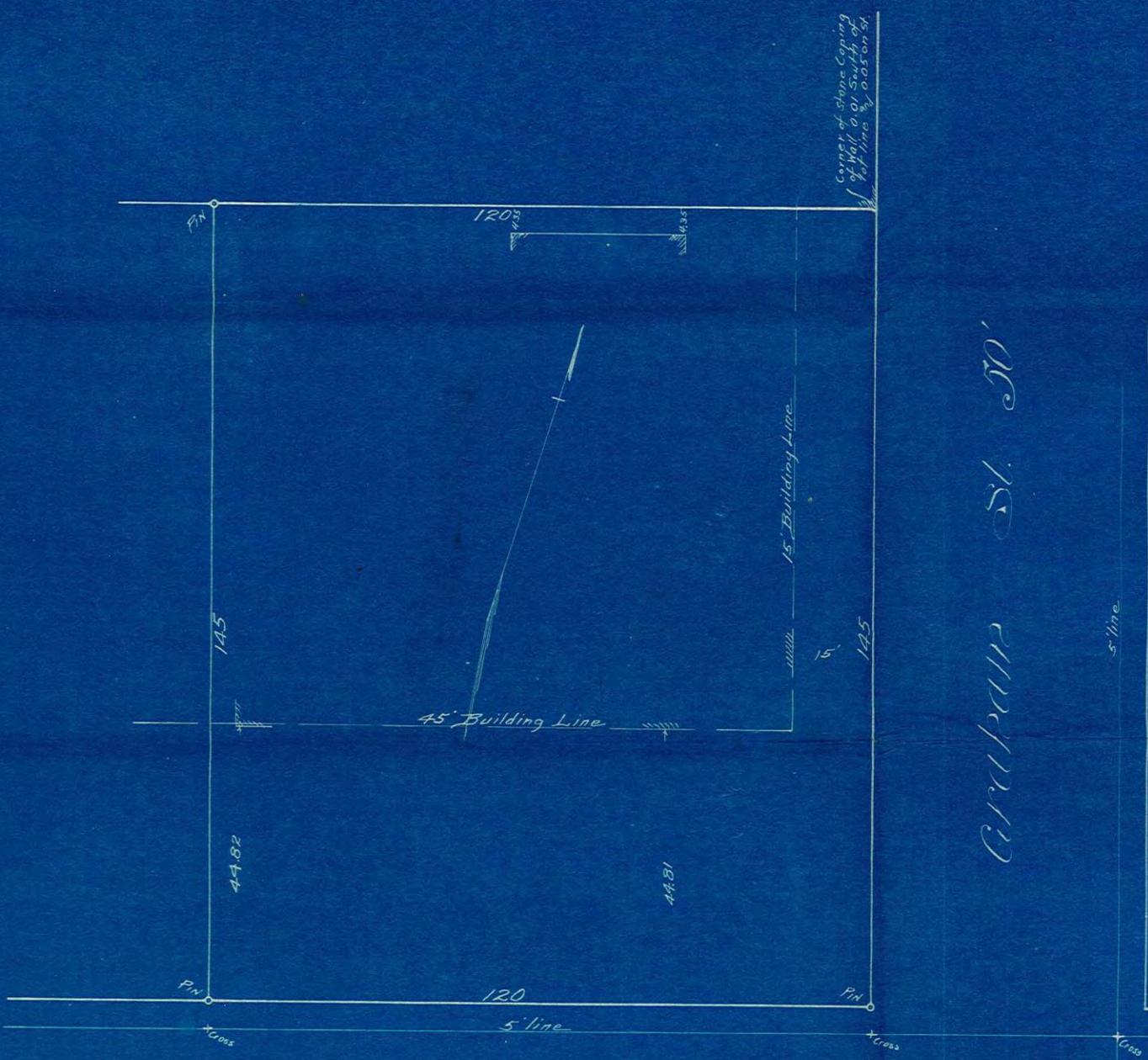
Commonwealth of Pennsylvania, }  
County of Allegheny } ss.

Recorded on this 16, day of May

A. D. 1917, in the Recorder's Office of the said County, in Deed Book Vol. 1875, page 608.

Given under my hand and the seal of the said office.

*John G. Holmes*  
Recorder.



Center Ave. 60'

Carpenter St. 30'

**PLAN**  
 of property situated in the  
 20<sup>th</sup> Ward Pittsburg Pa.  
 Surveyed for the  
 Trustees of The Zion Church  
 Sept. 22-1905 Scale 1" = 20'

E. L. Farren,  
 341-4<sup>th</sup> Ave.,  
 Pittsburg.



**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: The Neighborhood Academy		Phone Number: ( 412 ) 362-2001	
Address: 709 N. Aiken Ave	City: Pittsburgh	State: PA	Zip Code: 15201
2. Applicant/Company Name: same as above		Phone Number: ( )	
Address:	City:	State:	Zip Code:
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: The Neighborhood Academy			
4. Development Location: 709 N. Aiken Ave., Pittsburgh, PA 15201			
5. Development Address:			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	r1DL		
Present Use of Site: (Select from attached list)	School - secondary limited		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
0CC10-04406	9/22/2011	School	
8. Estimated Construction:	Start Date:	Occupancy Date:	Project Cost:
	7/ 30 / 16	7/ 30 / 17	\$ 1,800,000
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to <a href="http://pittsburghpa.gov/dcp/zoning/">pittsburghpa.gov/dcp/zoning/</a> and select the link for the City Zoning Code maintained at the Municode.com website.			
9. Proposed Use of Site (Select from attached list): 110			
10. Select the Type of Work:			
<input type="checkbox"/> New Construction, New	<input checked="" type="checkbox"/> Renovation, Interior		
<input checked="" type="checkbox"/> New Construction,	<input type="checkbox"/> Renovation, Exterior		
<input type="checkbox"/> Change in Use Only	<input type="checkbox"/> Renovation, Change in Use		
11. Describe the Development:			
Classroom addition			
12. Is a Land Operations Permit needed? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <a href="http://www.city.pittsburgh.pa.us/bbi/">http://www.city.pittsburgh.pa.us/bbi/</a> )			

**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:	24,900	sq ft
Retained Area to be Renovated:	4,000	sq ft
To be Constructed:	5,900	sq ft
Building Footprint:	30,800	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	1	14'		
Proposed Addition/Extension			1	12'
Provide Accessory Structure Type(s) and Height(s):				

**16. Number of Dwelling Units:**  
 Existing to Remain: NA      Proposed: NA

**17. Lot Area:** 341,841 sq ft

**18. On Site Parking:**  N/A

	Existing	Proposed
Full (8 1/2' x 19')	44	44
Compact (7 1/4' x 16')	0	0
Handicap (13 1/2' x 19')	2	2

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

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

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](http://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:

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

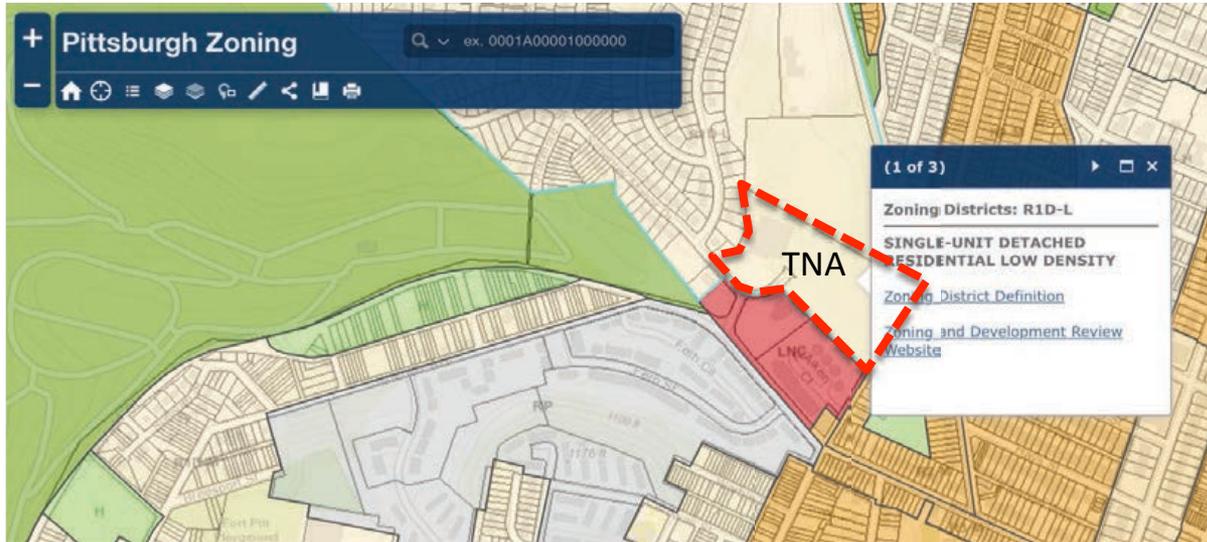
- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where 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: 

# The Neighborhood Academy (TNA)

709 North Aiken  
Pittsburgh, PA 15206



The Neighborhood Academy is proposing a building expansion to their existing academic building to add new classrooms which would allow accommodations for an additional 30 students over the current 75 student capacity. The existing Neighborhood Academy site is located at 709 North Aiken Avenue in the City of Pittsburgh, in the Stanton Heights neighborhood and is zoned R1DL. The parcel is 7.84 acres of which 0.96 acres will be disturbed.

# Location Map

The Neighborhood Academy  
709 North Aiken  
Pittsburgh, PA 15206

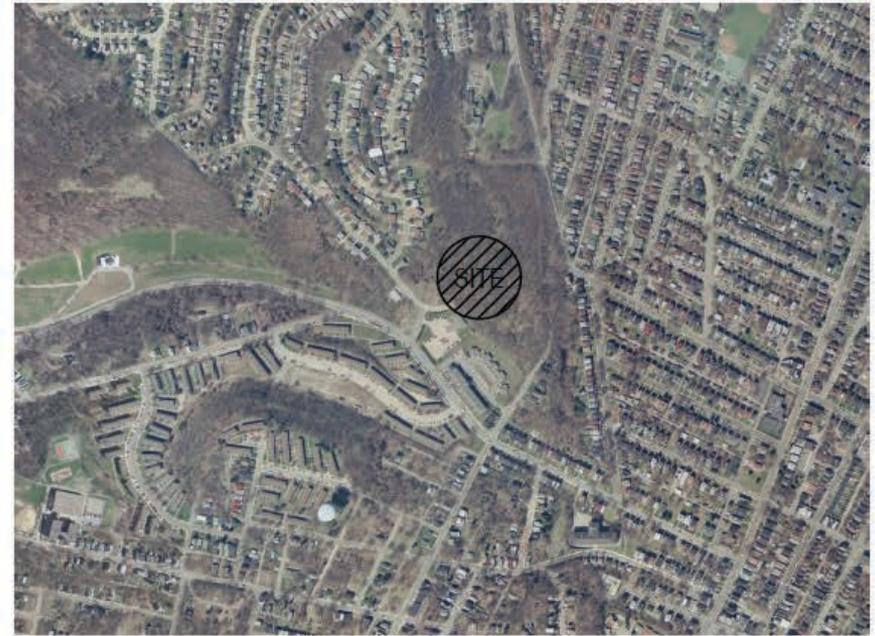


LOCATION MAP

SCALE: 1" = 1000'



QUAD MAP: PITTSBURGH EAST



CAMPUS MAP

SCALE: 1" = 500'



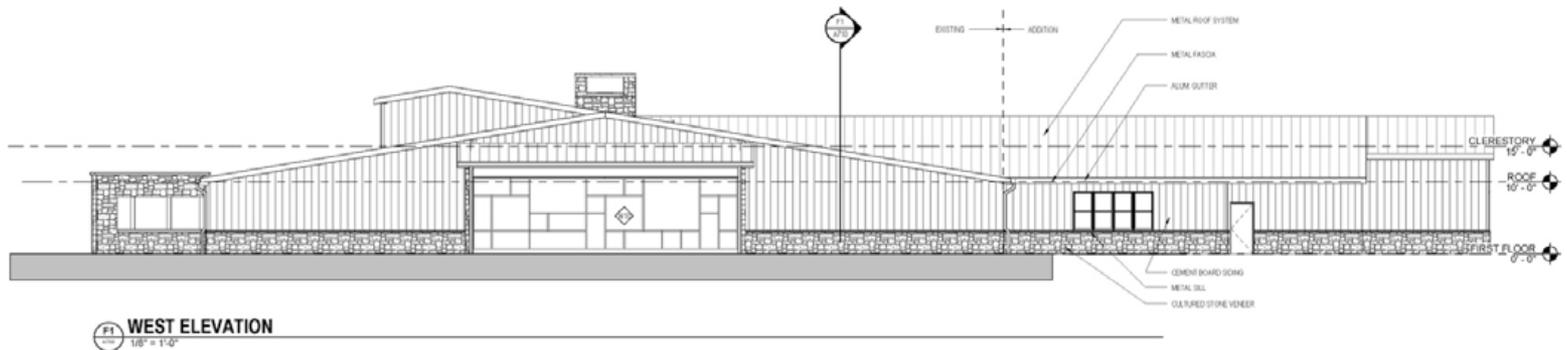
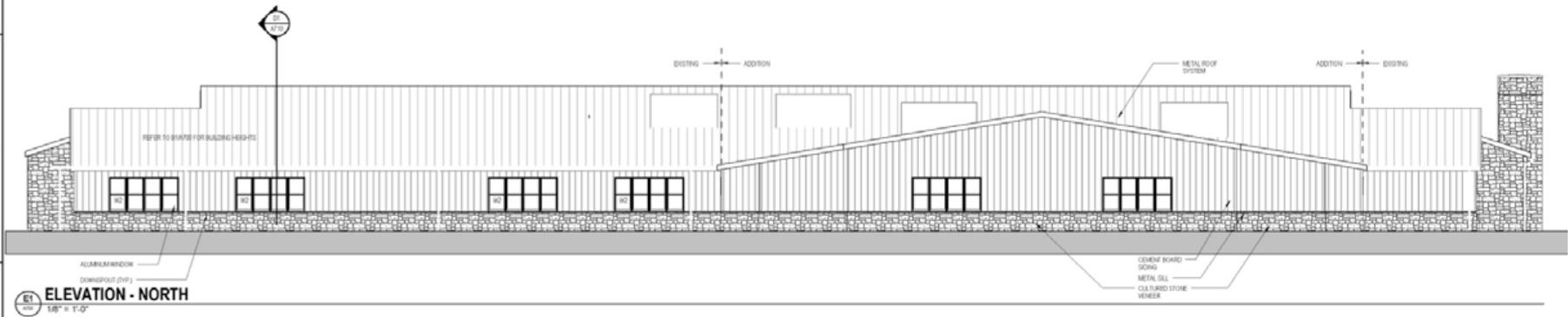
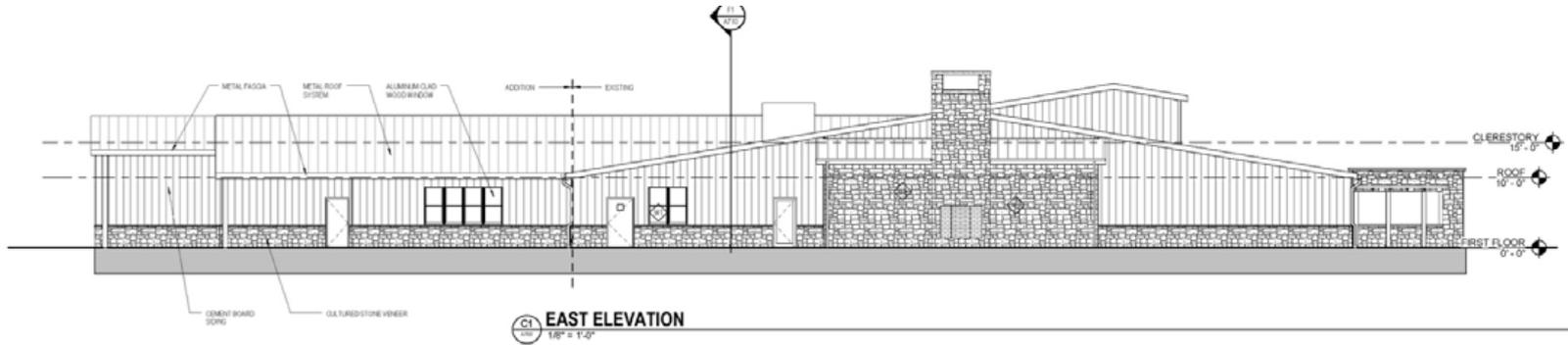
IMAGES PROVIDED BY PASDA



# Surrounding Context



# Building Elevations & Building Materials





# Perspective Drawing



# Sustainability + Storm Water Management

- The final site development will mimic the existing hydrologic patterns of the contributing areas, as to not present any adverse impacts upon the immediate downstream areas.
- Currently the existing area to be developed flows to an inlet then onto an existing pond.
- Following the new building addition the drainage will pass thru a bio-swale with a gravel sump to aide in the control and maintenance of the stormwater quality and quantity characteristics prior to reaching the existing inlet and onsite pond. The sump and bio-swale will ensure that the new impervious areas create no change in the existing storm network.

# Accessibility & Universal Design

The is no changed to the accessibility of campus. The Neighborhood Academy campus parking will remain existing. A traffic impact update was performed and submitted by HRG. The total existing parking is 49 stalls, 2 which are ADA accessible spaces. The main entry to the buildings will remain as existing.

# Community Process

On Monday April 11<sup>th</sup>, Representatives from The Neighborhood Academy are contacting the adjacent property owners to present preliminary design and discuss the intended program.



STBEP ST0P EDW 2/17

Date Filed:

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

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: <i>Winter Park Development, LLC</i>		Phone Number: <i>(412) 537-8604</i>	
Address: <i>PO Box 245</i>	City: <i>Inverness</i>	State: <i>PA</i>	Zip Code: <i>15127</i>
2. Applicant/Company Name: <i>Synergy Capital, Inc.</i>		Phone Number: <i>(412) 537-8604</i>	
Address: <i>PO Box 245</i>	City: <i>Inverness</i>	State: <i>PA</i>	Zip Code: <i>15127</i>
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: <i>Villas at Winter Park</i>			
4. Development Location: <i>Pine &amp; Gregory Street Pittsburgh PA 15203</i>			
5. Development Address: <i>Parcel ID # 3-3-166 &amp; 12-N-182</i>			
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: <i>4/1/2017</i>	Occupancy Date: <i>1/1/2018</i>	Project Cost: \$ <i>5,000,000</i>

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to [pittsburghpa.gov/dcp/zoning/](http://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: *The Villas at Winter Park consist of a small extension of three existing streets, Heckstown, Magdalena and Gregory. On these street extensions we plan to build fourteen new homes in ~~three~~ four phases.*

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: 14  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: 45,570 sq ft  
 Building Footprint: \_\_\_\_\_ sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure			<u>3</u>	<u>30</u>
Proposed Addition/Extension				

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


16. Number of Dwelling Units:  
 Existing to Remain: \_\_\_\_\_ Proposed: 14

17. Lot Area: 3,200 min sq ft total development site 3+ acres

18. On Site Parking:  N/A

	Existing	Proposed
Full (8 1/2' x 19')		<u>Min. 2 per unit</u>
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)**

Office of the Zoning Administrator

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

**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](http://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:

14 New Water Service Connection(s)                      \_\_\_\_\_ Termination of Existing Water Service Tap(s)  
14 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: \_\_\_\_\_

# Babst | Calland

Attorneys at Law

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Two Gateway Center | Pittsburgh, PA 15222 | TEL 412.394.5400 | [babstcalland.com](http://babstcalland.com)

# Villas at Winter Park

Southside Slopes

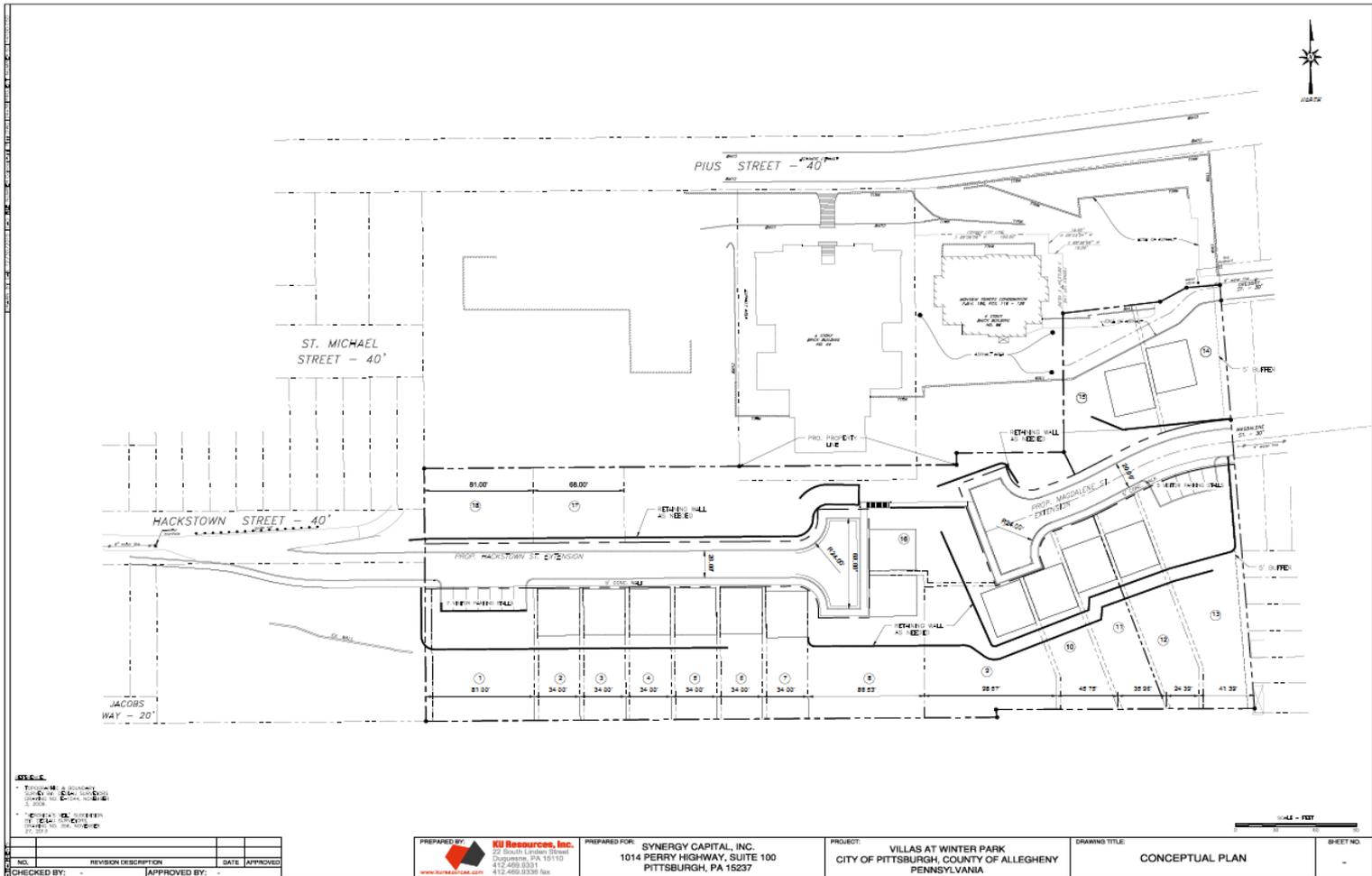
Magdalena, Gregory, and Hackstown Streets



# Natural Landforms

## **1. Natural landforms shall be maintained to the maximum extent possible.**

Three existing streets (Hackstown St., Magdalena St., and Gregory St.) are being extended along the hillsides' natural benches in the proposed Winter Park master plan. These street extensions are single loaded with buildable parcels preserving 50% of the natural formations of the hillsides and tree canopies as undisturbed.



- SYMBOLS**
- PROPERTY & BOUNDARY
  - EXISTING CONCRETE DRIVEWAY
  - EXISTING DRIVEWAY
  - EXISTING SIDEWALK
  - EXISTING CURB
  - EXISTING SIDEWALK
  - EXISTING DRIVEWAY
  - EXISTING SIDEWALK

NO.	REVISION DESCRIPTION	DATE	APPROVED

CHECKED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

PREPARED BY: **KJI Resources, Inc.**  
 22 South Linden Street  
 Duquesne, PA 15110  
 412.469.0331  
 412.469.0336 fax

PREPARED FOR: **SYNERGY CAPITAL, INC.**  
 1014 PERRY HIGHWAY, SUITE 100  
 PITTSBURGH, PA 15237

PROJECT: **VILLARS AT WINTER PARK**  
 CITY OF PITTSBURGH, COUNTY OF ALLEGHENY  
 PENNSYLVANIA

DRAWING TITLE: **CONCEPTUAL PLAN**

SHEET NO. **-**

**Babst Calland**  
 Attorneys at Law





# Scale and Context

## **2. The scale of the structure shall be contextual with proximate structures of the same use.**

The proposed structures are detached single-family homes with three levels, which are consistent with use and scale of structures on the streets where development will occur.

## **3. Attached single family residential units shall employ architectural, materials, or color variations to allow the units to read as individual units.**

Not applicable as the proposed development is detached single-family homes. However, the homes will still employ variations on architecture, materials, and color to distinguish the units (see renderings).



**Babst | Calland**  
Attorneys at Law

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# Impervious Surface and Vegetation

**4. The proposed development shall minimize impervious surfaces.**

Home footprints are minimal (31' x 35') and allow for 3' in between homes to allow for downhill flow. Road paving area is the minimum required at a 20' width, and guest parking and rear patios are to be pervious surfaces.

**5. The proposed development shall employ foundations that include ground contours, embankments, vegetation or other such measures.**

Contours and vegetation will be employed. See master landscaping plan and geotech report.

**6. Development shall be set back fifty (50) feet in both directions from the edge of the SS-O boundary when it occurs at either the Ridgeline or Base.**

Not applicable as the site is significantly more than 50' from the Ridgeline and Base.



# Parking, Screening, and Lighting

**7. Parking areas shall be internal to the primary structure or screened from view through vegetation or architectural features.**

On-site parking is integral to proposed home design. Accessory parking area to be tastefully screened with vegetation and/or architectural features.

**8. Utilities and mechanical equipment (including but not limited to HVAC equipment) and storage areas (refuse or otherwise) shall be screened from view.**

HVAC equipment is located in the rear of proposed home design, and refuse will be screened if located in view.

**9. All on-site lighting shall be shielded to prevent light spillover onto adjacent properties.**

Standard exterior lights are recessed cans or cylinder (shielded) down lights (see cut sheet).



18" Exterior sconces  
Progress Lighting  
Coated Metal finishes  
Dual bulb

# Vegetation

**10. Vegetation removal solely to create views is prohibited; views to the site shall be considered to be as important as views from the site.**

Natural vegetation not to be disturbed outside of designated 50% max disturbance area. Non-invasive tree canopies to be preserved to the extent possible.

**11. The proposed structure shall minimize the need for vegetation removal with the exception of invasive species.**

Natural vegetation not to be disturbed outside of designated 50% max disturbance area, see also #1 and #10.

**12. Vegetation with similar appearance and growing requirements as existing proximate vegetation (excepting invasive species) or native species shall be employed in revegetating the site.**

The development will comply with this requirement (see master landscaping plan).





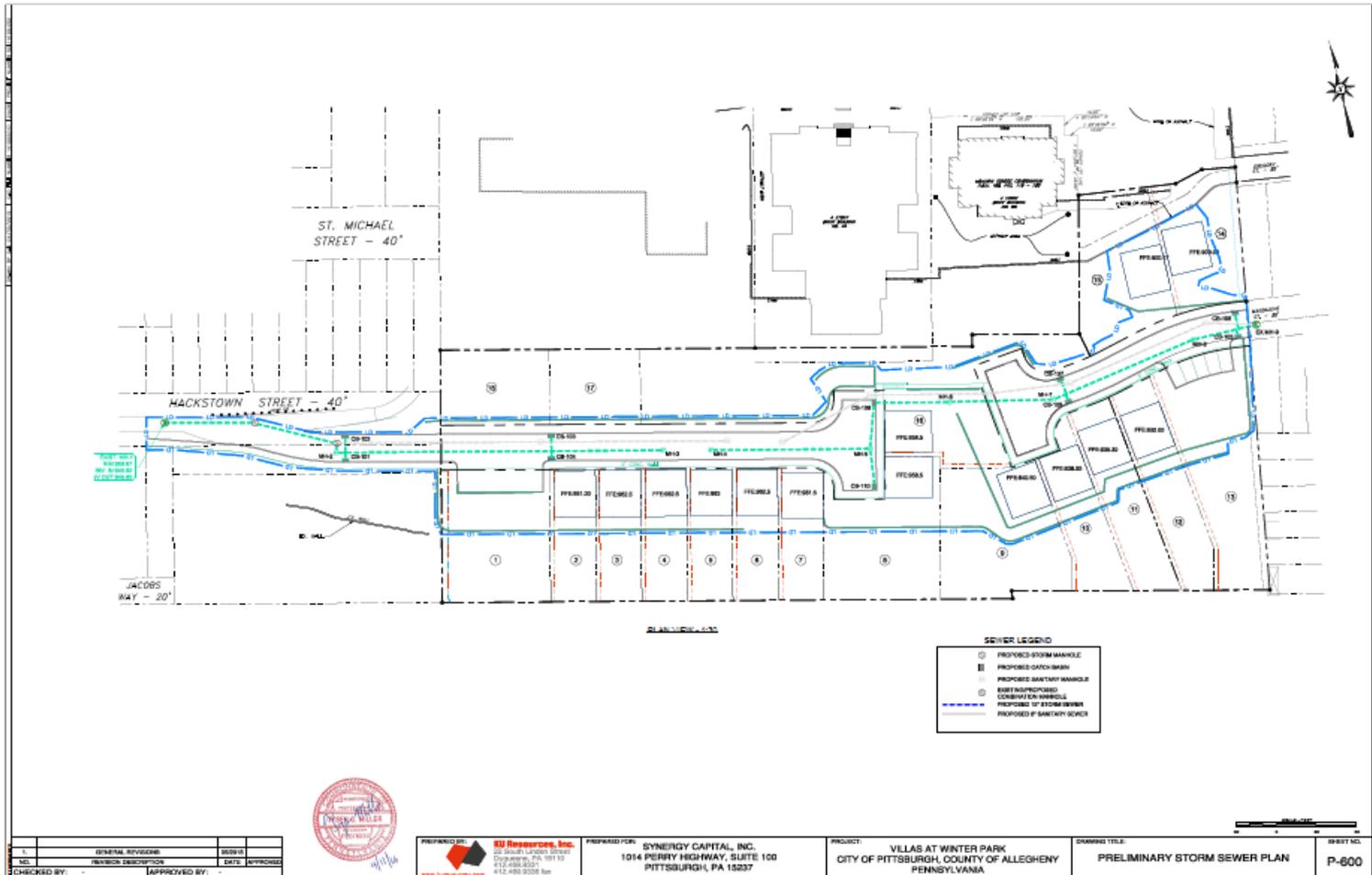
# Stormwater Management

**13. Natural drainage patterns shall be maintained to the extent physically possible.**

Street extensions to be built along the hillside's natural benches while preserving 50% of the site's natural formations. Homes to be spaced 3' apart as to allow downhill flow.

**14. Stormwater runoff from impervious surfaces shall be collected and transported from the site rather than directed or allowed to flow onto adjacent properties or rights-of-way.**

Stormwater runoff resulting from the additional roadways and single-family dwellings shall be collected and conveyed to the existing storm water sewer systems located on Hackstown Street, Magdalene Street & Gregory Street.



NO.	REVISION	DATE
1	GENERAL REVISION	05/09/16
2	REVISION DESCRIPTION	EXITS APPROVED

CHECKED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_



PREPARED FOR: **RD Resources, Inc.**  
 200 South Liberty Street  
 15106-1400, Pittsburgh, PA 15110  
 412-488-5533  
 412-488-9200 fax

PREPARED FOR: **SYNERGY CAPITAL, INC.**  
 1014 PERRY HIGHWAY, SUITE 100  
 PITTSBURGH, PA 15237

PROJECT: **VILLAS AT WINTER PARK**  
 CITY OF PITTSBURGH, COUNTY OF ALLEGHENY  
 PENNSYLVANIA

DRAWING TITLE: **PRELIMINARY STORM SEWER PLAN**

PROJECT NO.: **P-600**



Thank You

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Energy and Natural Resources | Environmental | Land Use and Public Sector | Litigation

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Sewell, NJ 856.256.2495 | State College, PA 814.867.8055 | Washington, DC 202.853.3455

[babstcalland.com](http://babstcalland.com)

**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: <b>Stephen Choder</b>		Phone Number: <b>(412) 855-8686</b>	
Address: <b>7665 Lock Way West, Pgh.</b>		State: <b>PA</b>	Zip Code: <b>15206</b>
2. Applicant/Company Name: <b>Choderwood</b>		Phone Number: ( )	
Address: <b>Same AS Above</b>		State:	Zip Code:
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: <b>Choderwood</b>			
4. Development Location: <b>7665 Lock Way West, Pittsburgh, PA 15206</b>			
5. Development Address: <b>Same AS #4</b>			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	<b>n/a</b>		
Present Use of Site: (Select from attached list)	<b>Single Family home</b>		
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: / /	Occupancy Date: / /	Project Cost: \$
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to <a href="http://pittsburghpa.gov/dcp/zoning/">pittsburghpa.gov/dcp/zoning/</a> and select the link for the City Zoning Code maintained at the Municode.com website.			
9. Proposed Use of Site (Select from attached list): <b>Event Venue - outdoor</b>			
10. Select the Type of Work:			
<input type="checkbox"/> New Construction, New <input type="checkbox"/> Renovation, Interior <input type="checkbox"/> New Construction, <input type="checkbox"/> Renovation, Exterior <input checked="" type="checkbox"/> Change in Use Only <input type="checkbox"/> Renovation, Change in Use			
11. Describe the Development:			
<b>Use of existing outdoor Gardens/yard AS meeting/court venue</b>			
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input type="checkbox"/> NO			
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <a href="http://www.city.pittsburgh.pa.us/bbi/">http://www.city.pittsburgh.pa.us/bbi/</a> )			

**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: \_\_\_\_\_ sq ft  
 Existing to be Retained: \_\_\_\_\_ sq ft      *none*  
 Retained Area to be Renovated: \_\_\_\_\_ sq ft  
 To be Constructed: \_\_\_\_\_ sq ft  
 Building Footprint: \_\_\_\_\_ sq ft

	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:   3    
 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)**

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**WATER AND SEWER INFORMATION**

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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](http://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

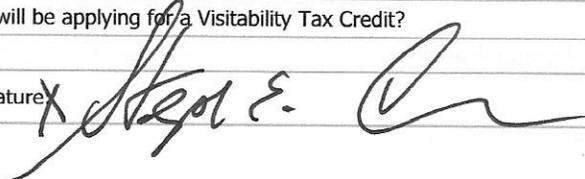
**WORK IN AND AROUND THE CITY RIGHTS-OF-WAY**

**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.
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- 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



**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 - 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

# CHODERWOOD

An Urban, Sustainable Riverfront Retreat



# CHODERWOOD

7665 Lock Way West  
Pittsburgh, PA 15206  
[Choderwood@gmail.com](mailto:Choderwood@gmail.com)

**Objective:** Seeking Conditional Use approval by City Council for use of 7665 Lock Way West, Pittsburgh, PA 15206 (Park zone) as small event venue pursuant to Section 922.06.E.1 of the City of Pittsburgh Zoning Code.

## **Background:**

Stephen E. Choder and Joann E. Noble own and live at 7665 Lock Way West, Pittsburgh, PA 15206, "Choderwood."

Choderwood is a unique property with a historic past located along the Allegheny River at the Highland Park Dam, Lock No. 2 in the City of Pittsburgh.

Choderwood is one of two Lockkeepers houses built in 1908 by the U.S. Army Corps of Engineers at the Highland Park Dam, Lock No. 2. Lockkeeper houses were built at every lock and dam site constructed by the Corps of Engineers Pittsburgh District between 1877 and 1940.

The Corps' primary rationale for on-site housing in the Pittsburgh District resulted from the need for Corps' employees to stay on site to carry out any constantly demanded activity, such as locking boats through the dam and having someone on site to operate the dam's water control gates in emergency conditions. The main function of all dams built by the Pittsburgh District was flood control. In conditions of high water or heavy rain, the dams played an important role in holding back flood waters. The constant adjustment of water levels in dams, holding back and releasing the correct amounts, was an essential component of the Pittsburgh District's flood control system.

Most of the locks and dams of the Pittsburgh District were in rural areas. These areas may not have had available housing that was close enough to the dam to be practical to damtenders. In addition, automobile ownership/usage was not common until the 1920s and roads in these areas were often of very poor quality

until well into the late 20<sup>th</sup> Century. Having damtenders living far off-site ran the risk that no supervisor might be able to reach the dam site in case of severe weather or other conditions.

In conformance with its policy for on-site housing, the Corps provided damkeeper housing at Lock No. 2 from 1908 (after completion of the Highland Park Dam) until 1957.

The Corps standard pattern was to build twin, mirror image houses at the Locks/Dams. The houses at the Allegheny Lock and Dam No. 2 were built according to the four-square plan (which was also used at the Monongahela Lock & Dam No. 5). These houses have hipped roofs with dormers at each side and boxy, square plans typical of four-square houses. They also had wooden, hipped-roof front porches supported by wood Tuscan columns, two large windows on the second floor of the primary façade, and hipped roofs that flared out at the bottom.

Once it was automobiles were common, it was no longer necessary to provide employee housing, and the Corps sold the two houses located at the Highland Park Dam publicly in 1957.

The Choders bought their house located at 7665 Lock Way West in June 2001. The twin lockkeepers house at the Highland Park Dam is owned by Luksick/Yugar. The next closest residential properties are approximately one mile away, on Butler Street near the Pittsburgh Zoo.

The Choderwood property (Parcel 122-K-50) is 25,651 square feet. In addition, the Choders are leasing approximately 15,000 square feet of the US Army Corps of Engineers Parcel 122-K-4 and are in the process of purchasing the leased area.

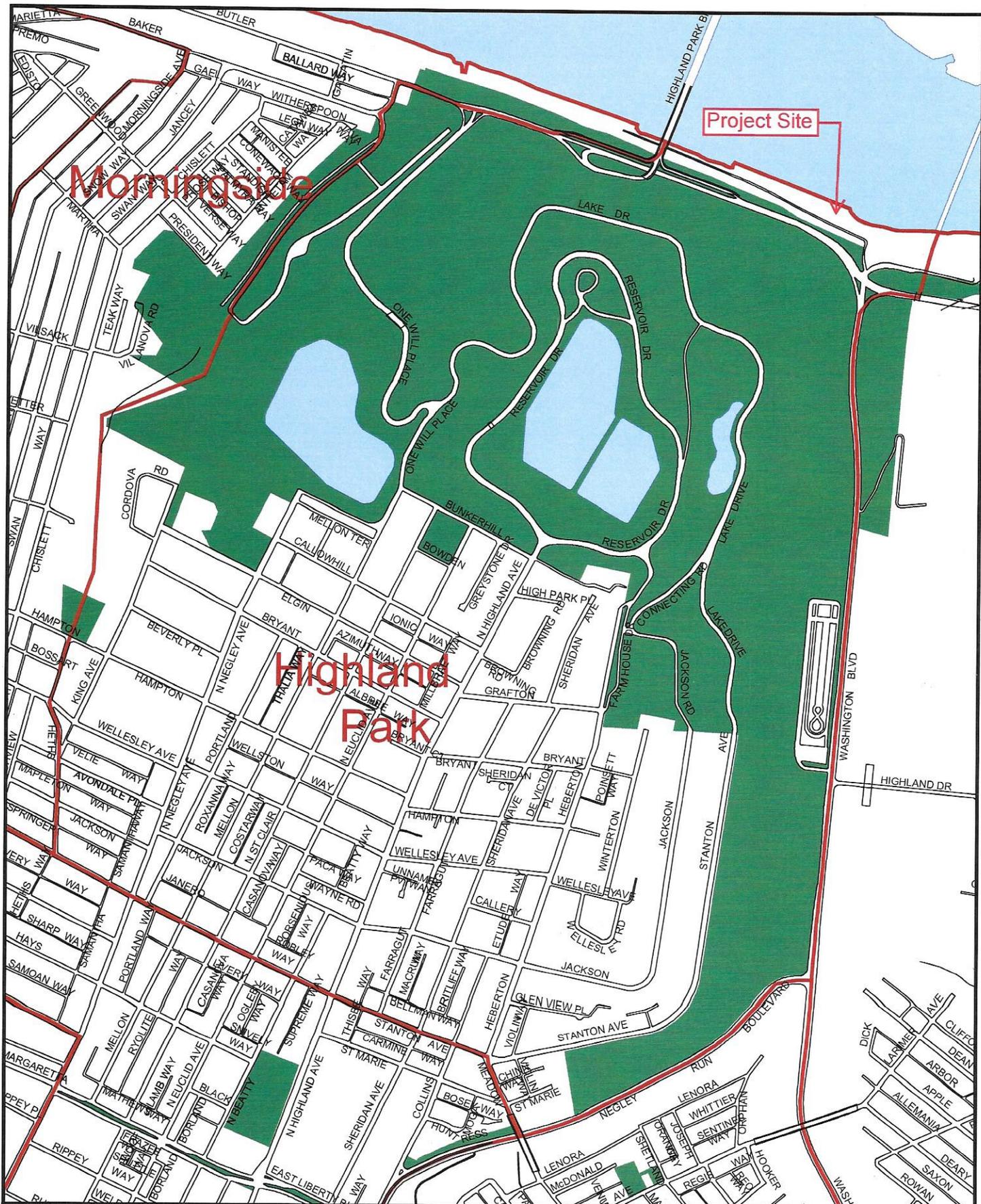
The property is a distinctive setting located directly on the Allegheny River. After purchasing this unique property, the Choders created an urban garden oasis, with extensive gardens including an organic potager garden with Amish Garden Shed, swimming pool inside of a greenhouse with fireplace, Amish built chicken coops, koi ponds and stream, fire pit on the banks of the Allegheny River, a private boat dock (the only private boat dock in the City of Pittsburgh) with a riverfront board walk, private kayak launch and houseboats.

The gardens at Choderwood have been featured on the Pittsburgh Botanic Garden Tour (2005 and 2015), as well as other garden club tours. Choderwood was a winner of the Pittsburgh Post Gazette's Garden Contest, and Choderwood is a National Wildlife Federation Certified Wildlife Habitat. Most recently, the Garden Club of Allegheny County has undertaken a year-long photographic study of Choderwood for possible inclusion in the Smithsonian Institution's Archives of American Gardens.

The Choders are asking for Conditional Use approval by City Council pursuant to Section 922.06.E.1 of the Pittsburgh Zoning Code to host events in their gardens. The events would include boutique weddings, yoga workshops, corporate retreats, fundraisers, garden concerts, and garden tours.

No buildings will be constructed to accommodate the events. All events will take place within the Choderwood gardens. Tents, tables, porta-johns, etc will be brought in as needed for events.

Choderwood showcases Pittsburgh's industrial past and its evolution into a 21<sup>st</sup> Century leader.



- Legend**
- Streets
  - ▭ Neighborhoods
  - ▭ Parks
  - ▭ Water

**City of Pittsburgh**  
Highland Park





**AREA MAP**  
**PARCEL B, ALLEGHENY RIVER L/D 2**



<p><b>U. S. ARMY CORPS OF ENGINEERS</b> <b>PITTSBURGH DISTRICT</b></p> <p><b>PROJECT:</b> ALLEG L/D 2</p> <p><b>COUNTY:</b> ALLEGHENY</p> <p><b>STATE OF:</b> PENNSYLVANIA</p>	<p><b>GRANTEE NAME:</b> <b>STEPHEN CHODER &amp; JOANNE NOBLE</b></p> <p><b>LICNESE:</b> PARCEL B, L/D 2</p>
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## 922.06.E.1 Conditional Use Criteria

- (a) That the development will not create detrimental visual impacts, such that the size and visual bulk of the proposed development is determined to create an incompatible relationship with the surrounding built environment, public streets and open spaces and land use patterns;

Choderwood is located within an industrialized area along the Allegheny River at the bottom of Washington Boulevard, between to the former City of Pittsburgh Asphalt plant (which is currently being used for storage of gravel, road salt, and a staging area for Public Works) and a residential property owned by Luksick/Yugar. Other property owners in the “neighborhood” are the U.S. Army Corps of Engineers (Highland Park Dam, Lock No. 2), Allegheny Valley Railroad, City of Pittsburgh Public Works/Homeland Security, Pittsburgh Water & Sewer, Brilliant Marina and most recently, Buncher is leasing property to a concrete recycling company.

While Choderwood is located within a Park zone, it is adjacent to an Industrial zone (Army Corps of Engineers property). Choderwood is located within the proposed Allegheny Riverfront Green Boulevard area, and falls within the recently adopted Allegheny Riverfront IPOD.

The proposed small event activities at Choderwood are complimentary to activities envisioned by the Allegheny Riverfront Green Boulevard Vision Plan.

Choderwood is located behind a 9 foot tall privacy fence and all events will take place behind the fence.

Attached are maps, photos of the area.

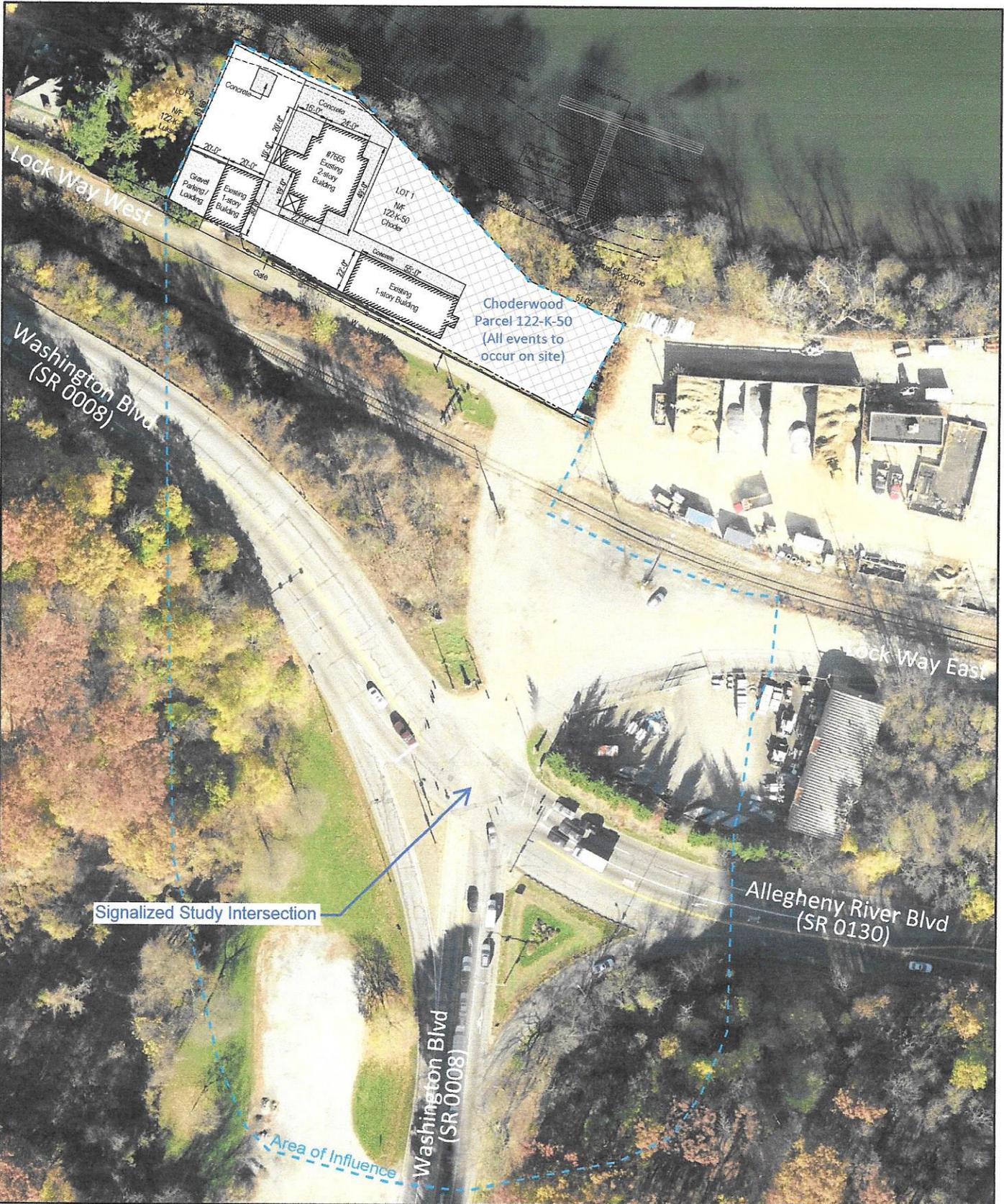
(b) That the development will not create detrimental transportation impacts, such that the proposed development is determined to adversely affect the safety and convenience or residential neighborhoods or of vehicular and pedestrian circulation in the vicinity of the subject tract, including traffic reasonably expected to be generated by the proposed use and other uses in the area given the existing Zoning, existing land uses and proposed land uses in the area;

While Choderwood is in a Park zone, it is located within an industrialized area at the Highland Park Dam along the Allegheny River and is not within a residential neighborhood. Other than our residential neighbor, the Luksick/Yugar, traffic on Lock Way is limited to employees of the Army Corps, Pittsburgh Public Works, Pittsburgh Water & Sewer, and ALCOSAN. During the summer months, additional visitors include Brilliant Marina boaters on Lock Way East and people using the Army Corps parklet on Lock Way West.

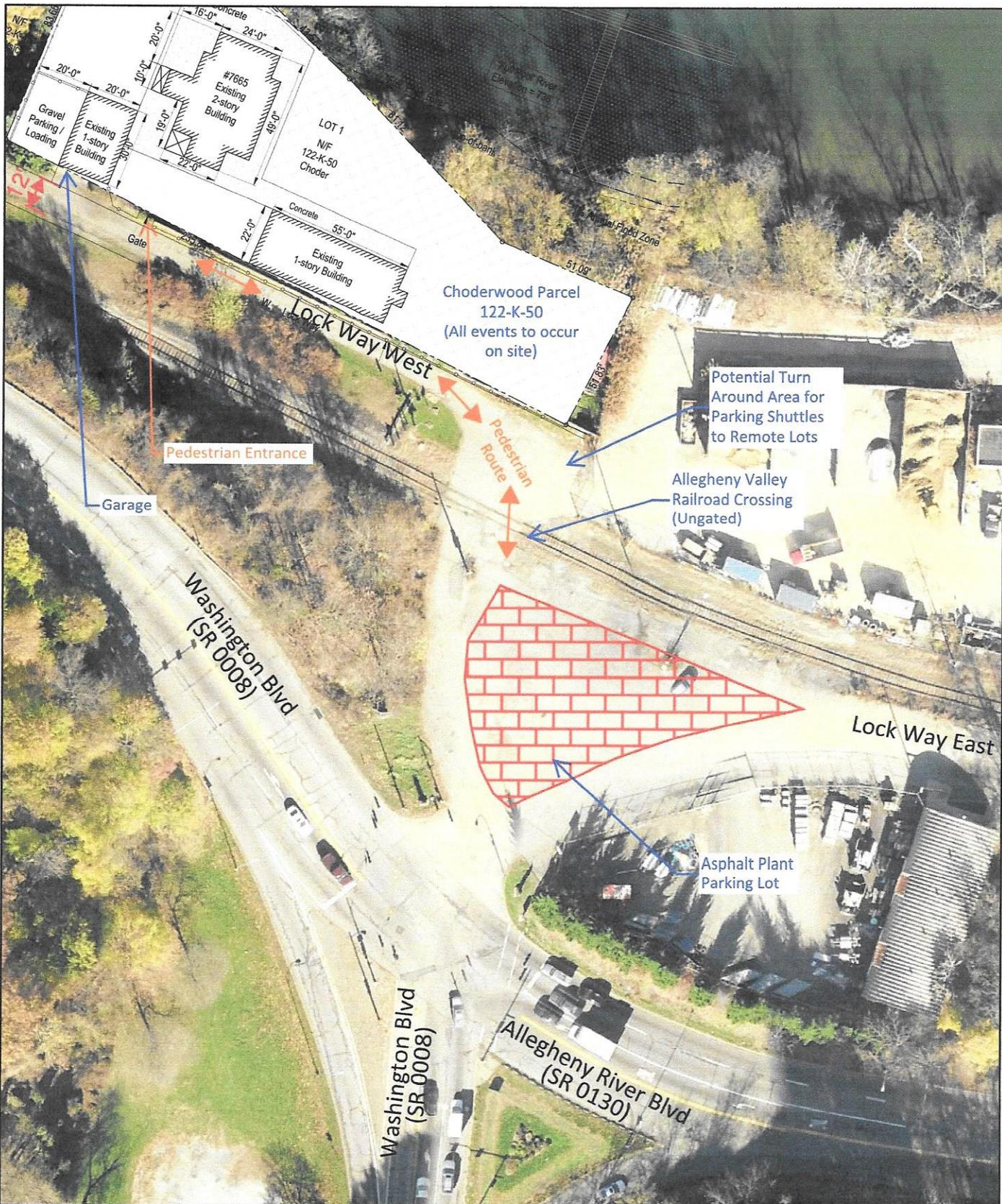
The proposed use of Choderwood for small events is in conformance with the Allegheny Riverfront Vision Plan.

Choderwood is located directly across the Allegheny River from Riverfront 47 – which will transformer 47 acres of riverfront property in Aspinwall, Sharpsburg and O’Hara into a riverfront jewel.

GAI Consultants, Inc. completed a traffic and parking study and determined that the proposed event activities at Choderwood will not create any detrimental impacts. The GAI/Choderwood traffic and parking study was reviewed and approved by the City of Pittsburgh, Department of City Planning, Transportation Planning/Development Review on April 4, 2016.



 gai consultants Pittsburgh Office 385 East Waterfront Drive Homestead, PA 15120-5005 412-476-2000	PROJECT NO/CLIENT C160088.00 / Choderwood	 SCALE: NTS	DWN. TMW CHKD. RAK
	PROJECT Choderwood Traffic and Parking Study City of Pittsburgh, Allegheny County		FIGURE <h1>4</h1>
	TITLE <h2>Area of Influence Study Intersection</h2>		



 gai consultants Pittsburgh Office 385 East Waterfront Drive Homestead, PA 15120-5005 412-476-2000	PROJECT NO/CLIENT	C160088.00 / Choderwood	 SCALE: NTS	DWN. TMW
	PROJECT	Choderwood Traffic and Parking Study City of Pittsburgh, Allegheny County		CHKD. RAK
	TITLE	Parking Pedestrian Circulation		FIGURE

(c) That the development will not create detrimental transportation impacts, such that the proposed development will result in traffic volumes or circulation patterns that exceed the capacity of streets and intersections likely to be used by traffic to and from the proposed development;

The Choders are working to formalize a parking lease with the City for the former Asphalt Plant lot adjacent to Choderwood. Until that parking lease is formalized, Choderwood will lease off-site parking on Washington Boulevard and utilize a shuttle service from the off-site parking area to Choderwood.

Lock Way is located at the intersection of Washington Boulevard, Allegheny River Boulevard and Butler Street – a very high volume traffic area.

GAI Consultants, Inc. completed a traffic and parking study and determined that the proposed event activities at Choderwood will not create any detrimental impacts. The GAI/Choderwood traffic and parking study was reviewed and approved by the City of Pittsburgh, Department of City Planning, Transportation Planning/Development Review on April 4, 2016.

(d) That the development will not create detrimental operational impacts, including potential impacts of hours of operation, management of traffic, servicing and loading operations, and any on-site operations associated with the ongoing functions of the use on the site, in consideration of adjacent and surrounding land uses which may have differing sensitivities to such operational impacts;

Choderwood's proprietors, Steve Choder and Jody Noble-Choder, are on site during events to ensure that property rules are followed.

The Choders' have rules in place to (i) ensure minimal disruption to our residential neighbor (Luksick/Yugar), (ii) 24/7 access to the Highland Park Dam by the Army Corps of Engineers and/or any safety or emergency vehicles that may need to access the Dam, and (iii) railroad safety.

The majority of large events (75-125 people) at Choderwood occur during the weekend. The Choders monitor traffic, loading/servicing to ensure that activities at Choderwood do not obstruct Lock Way or the City parking lot. In addition, Choderwood provides two parking attendants during events.

In accordance with City regulations, all amplified music must be turned off at 11:00 p.m. on weekends, 9:00 p.m. during the week. Events must end by midnight on the weekends and 10:00 p.m. during the week.

The Choders have improved signage to ensure that visitors/guests do not inadvertently end up at the residential neighbor's house (Luksick/Yugar). A gate between the Choder and Luksick/Yugar property has been chained shut to ensure that Choderwood guests/visitors do not trespass onto the neighbor's property.

The Choders routinely police the surrounding areas following events to ensure that any trash or debris is immediately picked up.

The Allegheny Valley RR has expressed concern about Choderwood hosting events. However the AVRR does not operate on the weekends, but rather operates Sundays through Thursdays after 9:00 p.m. Based upon 15 years of

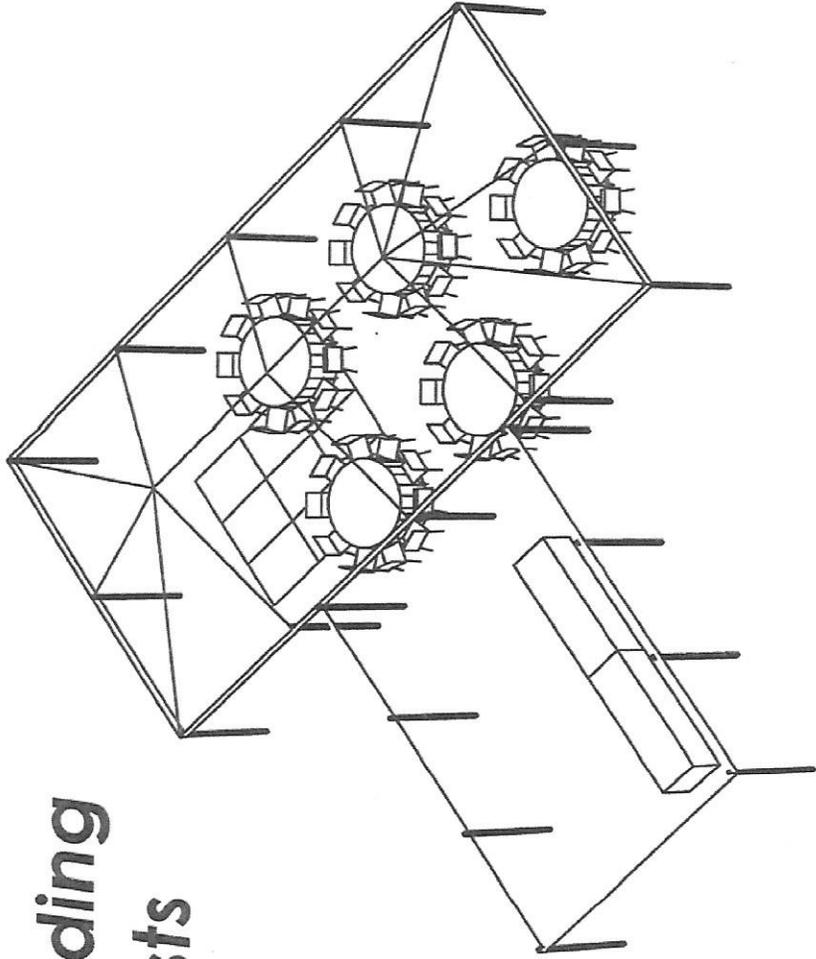
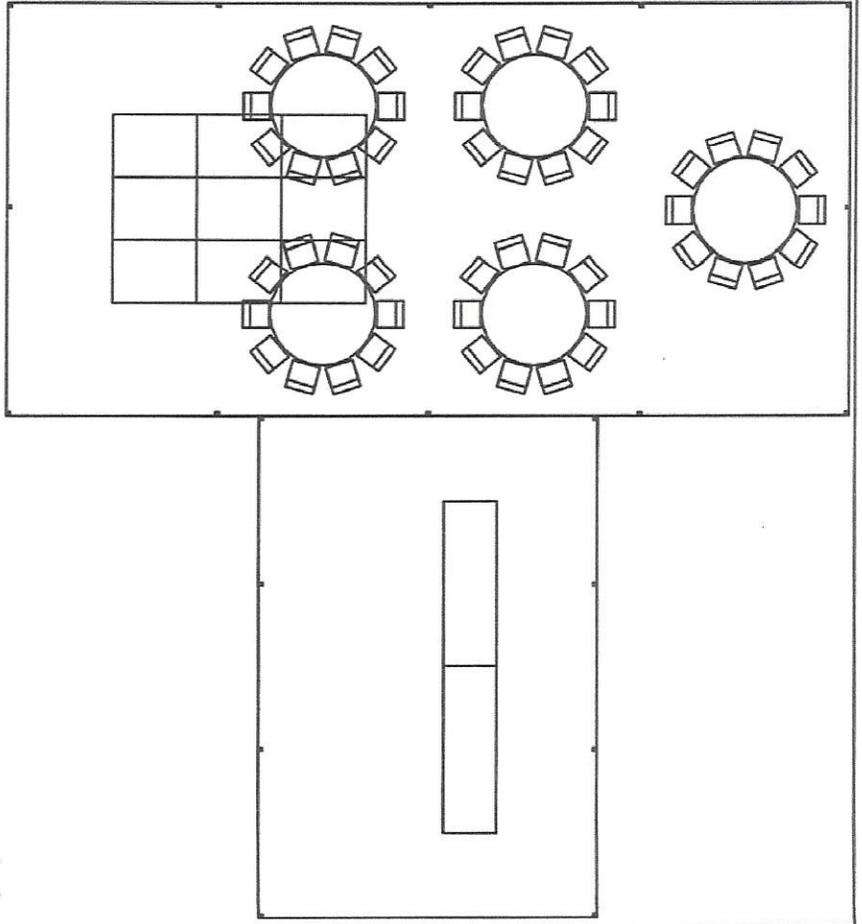
observation, on average the AVRR runs by Choderwood three times a week. The Choders have offered to indemnify AVRR to alleviate its concerns.

# Choderwood Wedding

## Approx 50 Guests

Description of equipment:

- (1) 20'x40' frame tent
- (1) 16'x24' frame tent
- 9'x12' wood grain dance floor
- (5) 60" round tables
- (50) Padded Garden Chairs
- (2) 8' buffet tables



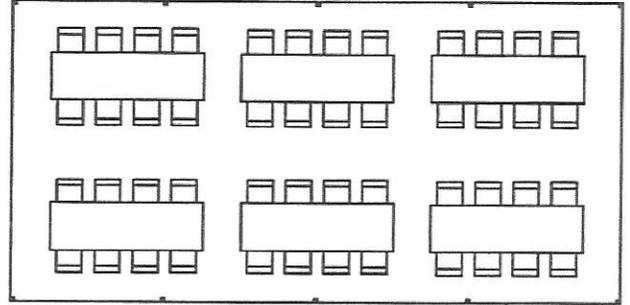
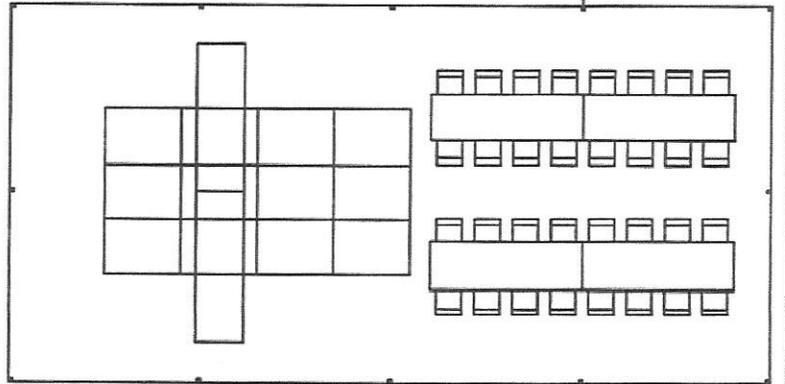
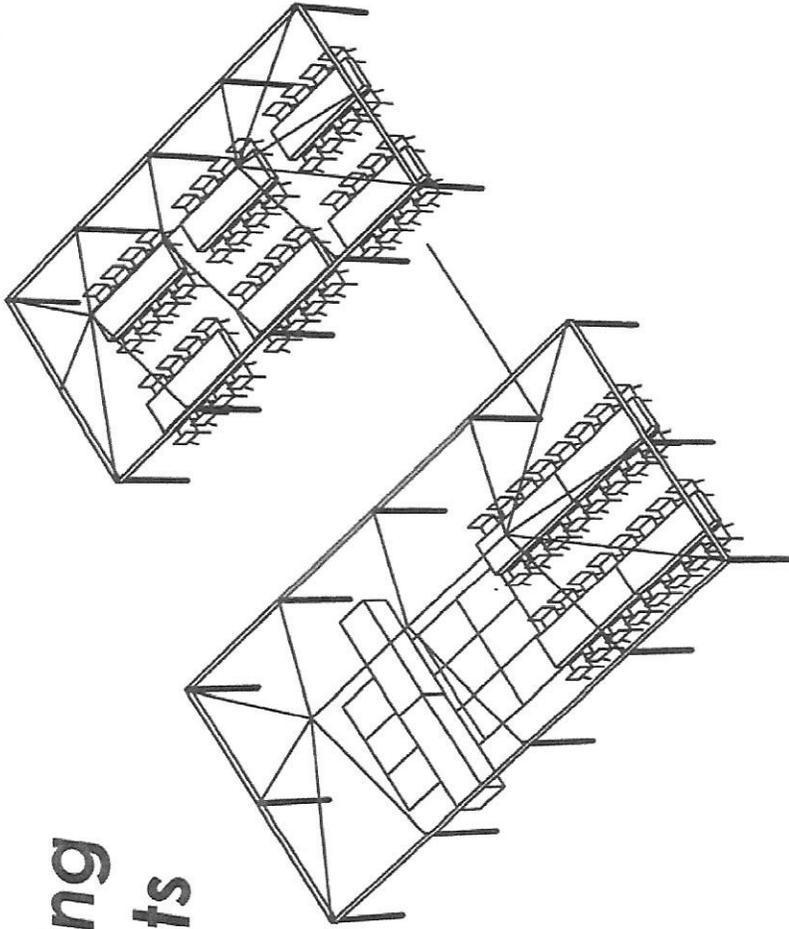
PartySavvy  
 Drawing by: Mindy Bacon  
 10/21/15

# Choderwood Wedding

## Approx 75-80 Guests

Description of equipment:

- (1) 20'x40' frame tent
- (1) 16'x32' frame tent
- 9'x16' wood grain dance floor
- (10) 8' banquet tables for guest seating
- (2) 8' buffet tables
- (80) Padded Garden Chairs

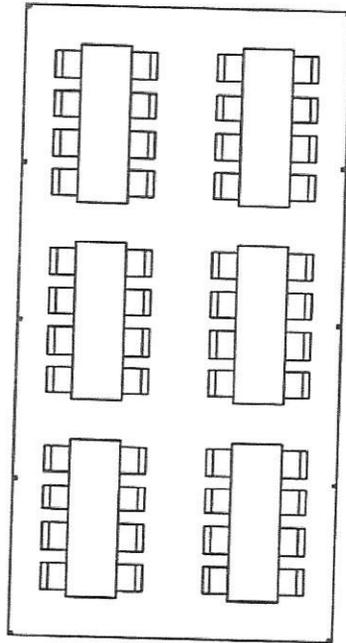
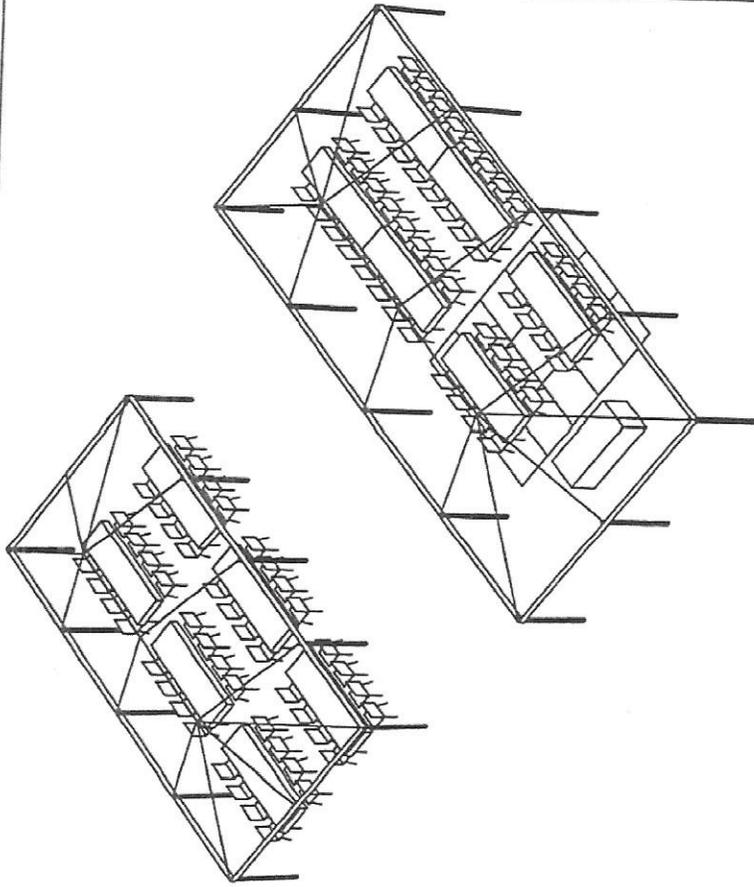


Approximately  
15'  
between tents

PartySavvy  
Drawing by: Mindy Bacon  
10/21/15

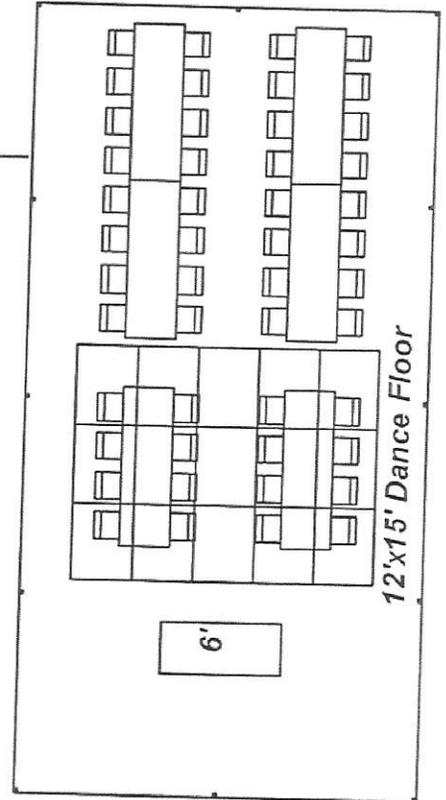
# Wedding Reception Choderwood

R I V E R   H E R E



16'X32' Tent  
Seating for 48 as shown

15' Approx.



20'X40' Tent  
Seating for 48 as shown

12'x15' Dance Floor

party Savvy™

flawless event rentals™

Drawing by: Dan Skena  
412-856-8368

(e) That the development will not create detrimental health and safety impacts, including but not limited to potential impacts of noise, emissions, or vibrations from the proposed development, or functions within the proposed site which would otherwise affect the health or safety of others as a direct result of the operation of the proposed use;

Any noise generated by activities at Choderwood will be well below the City noise requirements. As noted previously, amplified music ends at 11:00 p.m. on weekends and 9:00 p.m. during the week.

Trash generated at the site during events is picked up by a private trash hauler within 48 hours of an event.

# Choderwood

Event History  
2013 – 2015

2013 Events	Event Type	Date	Day	Time	# of Guests
3 <sup>rd</sup> Annual Chicks-in-the-Hood Chicken Coop Tour *	Edgy self-guided garden tour of Chicken coops in the City that I organize annually – Raised \$2,500 for Just Harvest	6/11/13	Sunday	9:00 – 3:00	300
Propelle Retreat	Professional Women Networking	10/11/13	Friday	8:00 – 5:00 pm	20
Girls' Retreat	Girlfriend R&R/Spa Day	10/12/13	Saturday	Noon – 6:00 pm	20
Brooklyn Mash Chaos Cooking *	Slow Food Pittsburgh organized a night of chaos cooking inside house	10/22/13	Tuesday	7:00 – 11:00 pm	25

\* Personal Event Hosted by Choderwood Owners. These 'rolling' events are not to be included in the traffic analysis per City of Pittsburgh direction at the January 19, 2016 pre-application/scoping meeting with the Departments of City Planning and Public Works. This traffic analysis is for use in applying for a Conditional Use Permit for Public Assembly (Events) where large amounts of people arrive all at once (that is, non 'rolling' events).

2014 Events	Event Type	Date	Day	Time	# of Guests
The Fork & The Road	Culinary Adventure Tour	4/29/14	Tuesday	10:00 – 11:00 am	30
Wedding	Ceremony only	5/3/14	Saturday	1:00 – 2:00 pm	30
4 <sup>th</sup> Annual Chicks-in-the-Hood Chicken Coop Tour *	Edgy self-guided garden tour of chicken coops in the City - Raised \$2,200 for ARL	6/8/14	Sunday	9:00 – 3:00	300
Slow Food Pittsburgh	Father's Day Brunch	6/15/14	Sunday	11:30 – 2:00 pm	60
Wedding	Ceremony & Reception	6/21/14	Saturday	4:00 – Midnight	75
Hitchburgh 3 Bohemian Bash	Pittsburgh's Indie Wedding Show	6/26/14	Tuesday	6:00 – 9:00 pm	80
Choderwood Open House * Houseboat Renaming Party	Open House at Choderwood	6/28/14	Saturday	5:00 – 11:00 pm	200
Pop-Up Yoga *	Local Pittsburgh Yoga Class	7/5/14	Saturday	11:00 – noon	30
Wedding	Ceremony only	7/13/14	Sunday	2:00 – 3:00	30
Jewish Voices for Peace	Prayer Service	7/19/14	Saturday	5:00 – 7:00	30
Garden Writers of America 6 <sup>th</sup> Annual GWA Symposium *	Garden Tour	8/10/14	Tuesday	11:00 – noon	40
Wedding	Ceremony & Reception	8/16/14	Saturday	4:00 – Midnight	95
Wedding	Ceremony & Reception	8/23/14	Saturday	4:00 – Midnight	100

2014 Events	Event Type	Date	Day	Time	# of Guests
Wedding	Ceremony only	8/30/14	Saturday	4:00 – 5:00	50
Wedding	Ceremony & Reception	8/31/14	Sunday	4:00 – Midnight	100
Rodef Shalom	Shabbat Service	9/6/14	Saturday	10:30 – 1:30	50
Pgh Tech Crawl	Pittsburgh Regional Alliance sponsored Tech Writers Media Tour of Pgh Cocktail Mixert	9/11/14	Thursday	6:00 – 9:00 pm	30
Wedding	Ceremony & Reception	9/20/14	Saturday	5:00 – Midnight	75
Crown of Eternity	Meditation Workshop	10/1-10/5	Monday-Friday	9:00 – 6:00	15
BikePgh	Staff Retreat	11/18/14	Tuesday	9:30 – 5:00	12

**\* Personal Event Hosted by Choderwood Owners. These 'rolling' events are not to be included in the traffic analysis per City of Pittsburgh direction at the January 19, 2016 pre-application/scoping meeting with the Departments of City Planning and Public Works. This traffic analysis is for use in applying for a Conditional Use Permit for Public Assembly (Events) where large amounts of people arrive all at once (that is, non 'rolling' events).**

2015 Events	Event Type	Date	Day	Time	# of Guests
Wedding	Ceremony and reception	5/24/15	Sunday	4:00 – Midnight	50
Wedding	Ceremony and reception	6/6/15	Saturday	4:00 – Midnight	75
Wedding	Ceremony and reception	6/13/15	Saturday	4:00 – Midnight	110
Pgh Botanic Garden Club *	Town & Country Garden Tour	6/28/15	Sunday	9:00 – 5:00 pm	400
Wedding	Ceremony and reception	7/4/15	Saturday	4:00 – Midnight	100
Pgh Society of Illustrators	Retreat Picnic	7/12/15	Saturday	2:00 – 9:00	50
Co-Ed Wedding Shower		7/18/15	Saturday	7:00 – Midnight	60
Barkaritaville	Animal Rescue League Fundraiser	7/25/15	Saturday	3:00 – 10:00	100
Pups & Pints Yappy Hour	Animal Rescue League Fundraiser	8/7/15	Friday	5:00 – 9:00 pm	50
Wedding	Ceremony and reception	8/15/15	Saturday	4:00 – Midnight	90
Birthday Party	Surprise Birthday Party	9/2/15	Wednesday	5:00 – 9:00	15
Wedding	Ceremony and reception	9/6/15	Sunday	4:00 – Midnight	110
Fox Chapel Garden Club	Garden Club Tour & Luncheon *	9/8/15	Tuesday	11:00 – 2:00	35
Wedding	Ceremony and reception	9/12/15	Saturday	4:00 – Midnight	90
Wedding	Ceremony and reception	9/20/15	Sunday	4:00 – Midnight	100

2015 Events	Event Type	Date	Day	Time	# of Guests
Wedding	Ceremony and reception	9/26/15	Saturday	2:00 – 6:00 pm	15
Wedding	Ceremony and reception	10/17/15	Saturday	4:00 – Midnight	115

\* Personal Event Hosted by Choderwood Owners. These 'rolling' events are not to be included in the traffic analysis per City of Pittsburgh direction at the January 19, 2016 pre-application/scoping meeting with the Departments of City Planning and Public Works. This traffic analysis is for use in applying for a Conditional Use Permit for Public Assembly (Events) where large amounts of people arrive all at once (that is, non 'rolling' events).

(f) That the development will not create detrimental impacts on the future and potential development of parcels in the vicinity of the proposed site of the development; and

Future development in the area is limited by PWSA, ALCOSAN, Sunoco and AVRR rights of way throughout this congested, industrialized zone.

The proposed small events activities at Choderwood are aligned with the Allegheny Riverfront Green Boulevard Strategic Plan.

(g) That the development will not create detrimental impacts on property values.

While in a Park zone, Choderwood is located within an industrialized area at the Highland Park Dam surrounded by industrialized activities.

The proposed activities at Choderwood are aimed to open up Pittsburgh's restricted riverfront and welcome others to enjoy the beauty of the Allegheny River in an urban garden oasis. Choderwood's proposed activities are a higher and better use for Pittsburgh's riverfront than the surrounding industrial activities. Choderwood's proposed activities match well with Pittsburgh's vision for the rivers as a public amenity.



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

**Office of the Zoning Administrator**

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

Date Filed:

April 12, 2016

*(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: Housing Authority of the City of Pittsburgh		Phone Number: ( 412 ) 456-5000	
Address: 200 Ross Street	City: Pittsburgh	State: PA	Zip Code: 15219
2. Applicant/Company Name: Beacon/Corcoran Jennison Company		Phone Number: ( 617 ) 822-7345	
Address: 150 Mt. Vernon St	City: Boston	State: MA	Zip Code: 02125
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Oak Hill Apartments			
4. Development Location: Parcel Tax Key Number 11-C-100			
5. Development Address: Oak Hill Management Office, 280 Burrows Street, Pittsburgh, PA 15213			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			N/A
Proposed Zoning District:	LP		
Present Use of Site: (Select from attached list)	#5 Multi-Unit Residential		
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: 09/01 /2016	Occupancy Date: 12 / 01 /2017	Project Cost: \$ 22,000,000

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to [pittsburghpa.gov/dcp/zoning/](http://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): #5 Multi-Unit Residential			
10. Select the Type of Work:			
<input checked="" type="checkbox"/> New Construction, New	<input checked="" 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: The proposed 137 unit Brackenridge Phase of the Oak Hill Apartments mixed income development consists of a sub-divided			
parcel in the 5th Ward of 2.99 acres this is owned by the HACP. Parcel #1 with Buildings #1, #2, #3 will provide 78 rental units on 1.8 acres totaling 78,329 sq. ft. Parcel #2 with Building #4			
will provide 59 rental units on 1.19 acres totaling 146,281 sq ft. Additionally, the Wadsworth Hall Community bldg will be renovated to include a fitness center and a Leasing office.			
12. Is a Land Operations Permit needed? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <a href="http://www.city.pittsburgh.pa.us/bbi/">http://www.city.pittsburgh.pa.us/bbi/</a> )			



**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:	_____	sq ft
Existing to be Retained:	Wadsworth Hall - 8,387	sq ft
Retained Area to be Renovated:	WH Renovation - 10,303	sq ft
To be Constructed:	Gross Residential - 120,768	sq ft
Building Footprint:	Five Buildings - 55,225	sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure			Building #1, #2, #3 - 3 Story Building #4 5 Story	40'-0" 60'-0"
Proposed Addition/Extension	1 Story - Wadsworth Hall	14'-0"		14'-0"

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


**16. Number of Dwelling Units:**  
 Existing to Remain: 1 - Wadsworth Hall      Proposed: 4 - New Buildings - 137 Units

**17. Lot Area:** 130,244.4 sq ft

**18. On Site Parking:** 134 spaces       N/A      118 Residential and 16 Wadsworth Hall

	Existing	Proposed
Full (8 ½' x 19')	17	120
Compact (7 ¼' x 16')		14
Handicap (13 ½' x 19')	1	8

Off-Street Loading Spaces:  N/A  
 Actual: 4  
 Required: 4

**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)

Office of the Zoning Administrator

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

**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](http://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:

4	New Water Service Connection(s)	_____	Termination of Existing Water Service Tap(s)
4	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

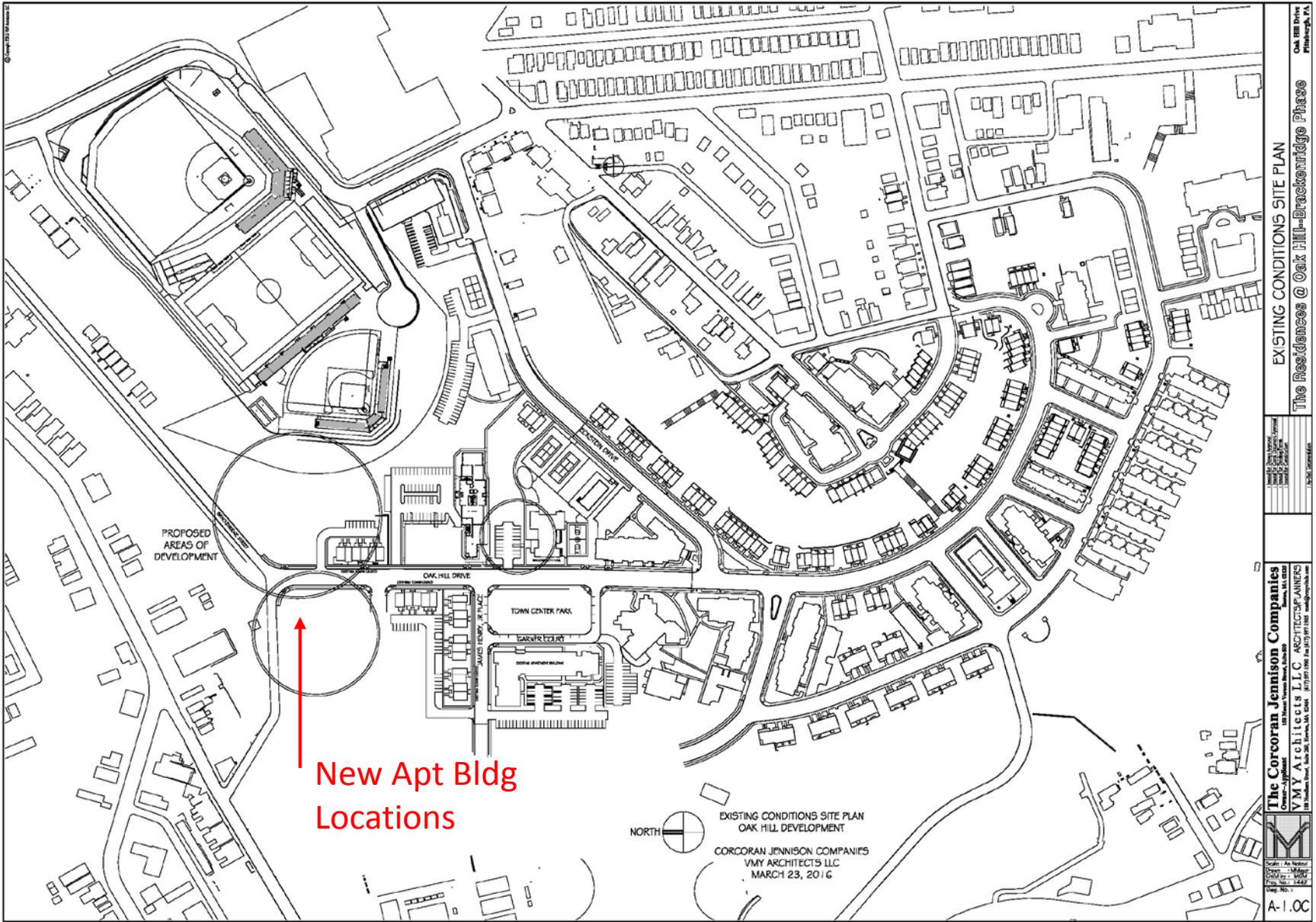
Applicant Signature:

Mikes Byrne  
Development Director  
Oak Hill Apartments

## Oak Hill Brackenridge Phase – Proposed Apartment Building #4



**Oak Hill Brackenridge Phase – Proposed New Construction Apartments Buildings**  
Totals: Four Apartments Buildings – 137 Units (47 Studios, 7-1BR, 55-2BR, 28-3BR)  
Zoning District – RP-Residential Planned Unit Development



Existing Conditions Site Plan – Oak Hill Development



**J** FRONT VIEW OF OAK HILL HOUSING COMMUNITY APARTMENT BLDG  
OAK HILL DEVELOPMENT -- PITTSBURGH, PA  
THIS BUILDING WAS BUILT DURING "PHASE ONE"



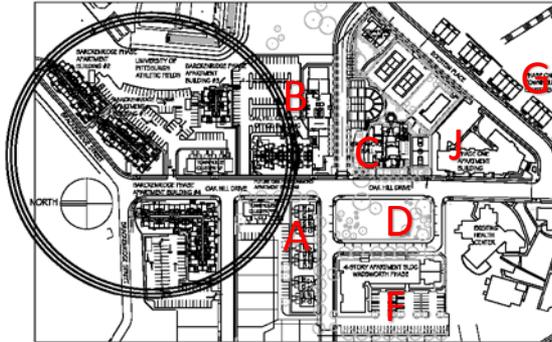
**H** AERIAL VIEW OF OAK HILL HOUSING COMMUNITY--PHASE ONE  
OAK HILL DEVELOPMENT -- PITTSBURGH, PA



**G** FRONT VIEW OF OAK HILL HOUSING COMMUNITY TOWNHOUSES  
OAK HILL DEVELOPMENT -- PITTSBURGH, PA  
THIS BUILDING WAS BUILT DURING "PHASE ONE"



**F** REAR ELEVATIONS -- GARDEN APARTMENT BUILDING  
OAK HILL DEVELOPMENT--WADSWORTH PHASE



**E** KEYPLAN -- PROPOSED OAK HILL BRACKENRIDGE PHASE HOUSING  
OAK HILL DEVELOPMENT -- PITTSBURGH, PA  
NOT TO SCALE



**D** FRONT ELEVATION -- GARDEN APARTMENT BUILDING  
OAK HILL DEVELOPMENT--WADSWORTH PHASE



**C** REAR ELEVATION -- WADSWORTH HALL  
OAK HILL DEVELOPMENT--WADSWORTH PHASE

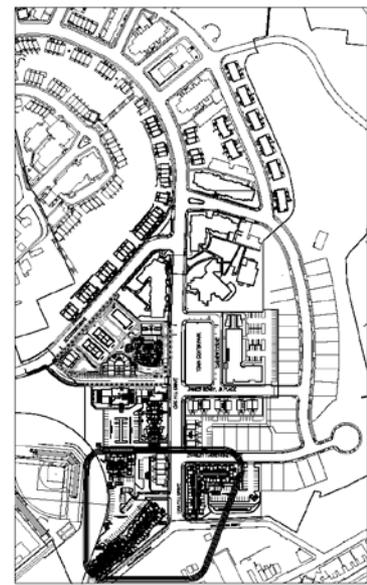
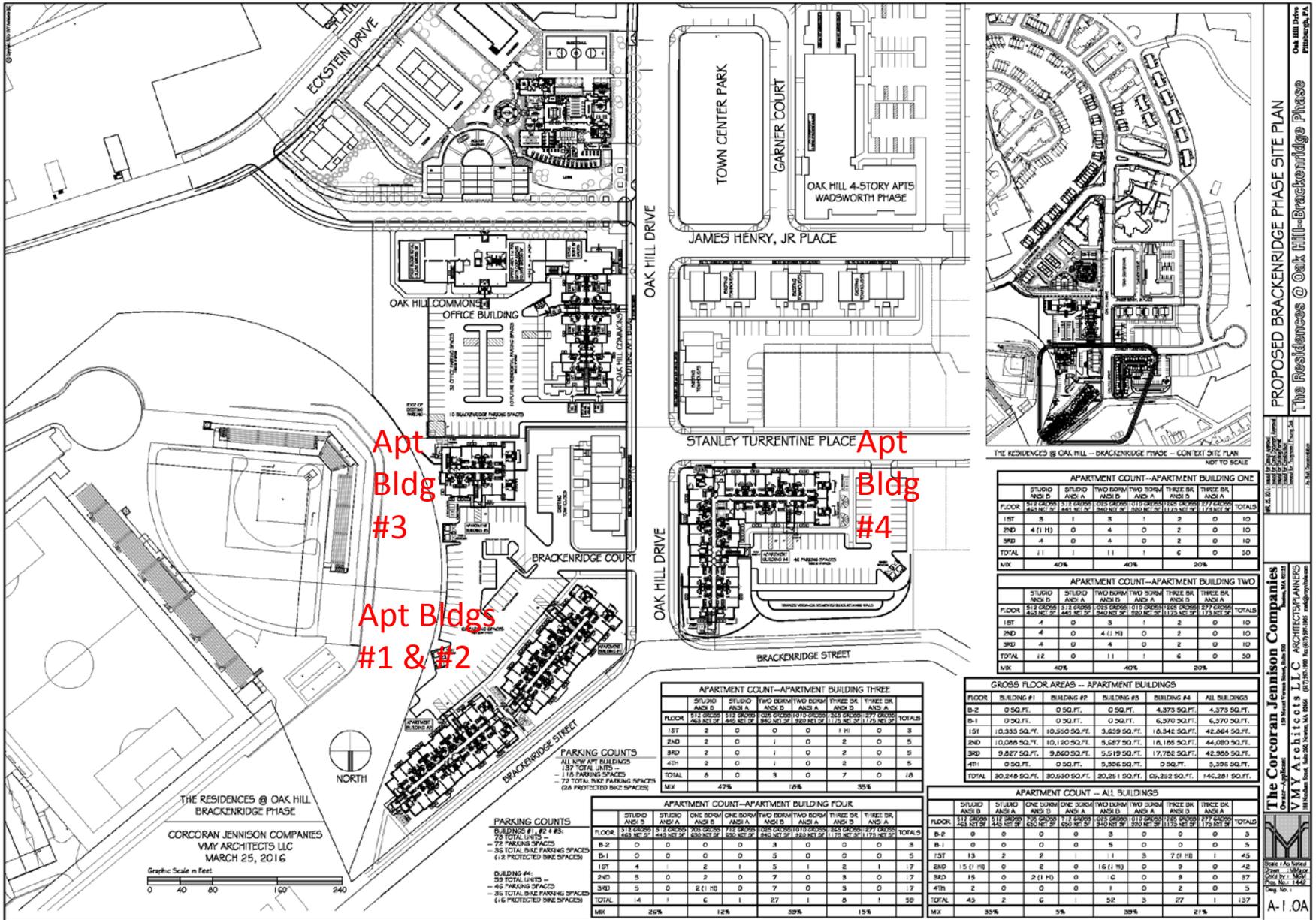


**B** OAK HILL COMMONS OFFICE BUILDING FRONT ELEVATION  
OAK HILL DEVELOPMENT--OAK HILL COMMONS PHASE



**A** FRONT OAK HILL DRIVE ELEVATIONS --TOWNHOUSE "CLUSTER E"  
OAK HILL DEVELOPMENT--WADSWORTH PHASE

OAK HILL BRACKENRIDGE PHASE -- CONTEXT NEIGHBORHOOD PHOTOS  
 The Residences @ Oak Hill--Brackenridge Phase  
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 The Corcoran Jennison Companies  
 150 Market Street, Suite 200, Memphis, TN 38102  
 V.M.Y. Architects L.L.C. ARCHITECTS/PLANNERS  
 148 Madison Street, Suite 200, Memphis, TN 38104  
 (615) 991-1900 Fax (615) 991-1902 mail@vjcm.com  
 Scale: As Shown  
 Date: 10/1/2018  
 Project: Oak Hill Drive  
 Drawing: PH-1



THE RESIDENCES @ OAK HILL - BRACKENRIDGE PHASE - CONTEXT SITE PLAN  
NOT TO SCALE

Apt Bldg #3

Apt Bldg #4

Apt Bldgs #1 & #2

APARTMENT COUNT - APARTMENT BUILDING ONE

FLOOR	STUDIO ANS D	STUDIO ANS A	TWO BRDM ANS D	TWO BRDM ANS A	THREE BR ANS D	THREE BR ANS A	TOTALS
1ST	8	0	0	0	0	0	8
2ND	4 (1 H)	0	4	0	2	0	10
3RD	4	0	4	0	2	0	10
TOTAL	11	0	11	0	6	0	30
MIX	40%		40%		20%		

APARTMENT COUNT - APARTMENT BUILDING TWO

FLOOR	STUDIO ANS D	STUDIO ANS A	TWO BRDM ANS D	TWO BRDM ANS A	THREE BR ANS D	THREE BR ANS A	TOTALS
1ST	4	0	0	0	2	0	6
2ND	4	0	4 (1 H)	0	2	0	10
3RD	4	0	4	0	2	0	10
TOTAL	12	0	11	0	6	0	30
MIX	40%		40%		20%		

APARTMENT COUNT - APARTMENT BUILDING THREE

FLOOR	STUDIO ANS D	STUDIO ANS A	TWO BRDM ANS D	TWO BRDM ANS A	THREE BR ANS D	THREE BR ANS A	TOTALS
1ST	2	0	0	0	1 H	0	3
2ND	2	0	1	0	2	0	5
3RD	2	0	1	0	2	0	5
4TH	0	0	0	0	2	0	2
TOTAL	6	0	3	0	7	0	16
MIX	47%		18%		35%		

GROSS FLOOR AREAS - APARTMENT BUILDINGS

FLOOR	BUILDING #1	BUILDING #2	BUILDING #3	BUILDING #4	ALL BUILDINGS
B-2	0.50 SQ. FT.	0.50 SQ. FT.	0.50 FT.	4.375 SQ. FT.	4.375 SQ. FT.
B-1	0.50 SQ. FT.	0.50 SQ. FT.	0.50 SQ. FT.	6.370 SQ. FT.	6.370 SQ. FT.
1ST	10,333 SQ. FT.	10,250 SQ. FT.	3,529 SQ. FT.	16,342 SQ. FT.	42,854 SQ. FT.
2ND	10,066 SQ. FT.	10,100 SQ. FT.	5,587 SQ. FT.	16,186 SQ. FT.	44,039 SQ. FT.
3RD	9,827 SQ. FT.	9,860 SQ. FT.	5,519 SQ. FT.	17,762 SQ. FT.	42,968 SQ. FT.
4TH	0.50 SQ. FT.	0.50 SQ. FT.	5,306 SQ. FT.	0.50 SQ. FT.	5,306 SQ. FT.
TOTAL	30,248 SQ. FT.	30,530 SQ. FT.	20,281 SQ. FT.	65,252 SQ. FT.	146,281 SQ. FT.

APARTMENT COUNT - APARTMENT BUILDING FOUR

FLOOR	STUDIO ANS D	STUDIO ANS A	ONE BRDM ANS D	ONE BRDM ANS A	TWO BRDM ANS D	TWO BRDM ANS A	THREE BR ANS D	THREE BR ANS A	TOTALS
B-2	0	0	0	0	0	0	0	0	0
B-1	0	0	0	0	5	0	0	0	5
1ST	4	0	2	1	5	1	2	1	17
2ND	5	0	2	0	7	0	3	0	17
3RD	3	0	2 (1 H)	0	7	0	3	0	17
TOTAL	12	0	6	1	27	1	8	1	55
MIX	22%		12%		30%		15%		

APARTMENT COUNT - ALL BUILDINGS

FLOOR	STUDIO ANS D	STUDIO ANS A	ONE BRDM ANS D	ONE BRDM ANS A	TWO BRDM ANS D	TWO BRDM ANS A	THREE BR ANS D	THREE BR ANS A	TOTALS
B-2	0	0	0	0	0	0	0	0	0
B-1	0	0	0	0	5	0	0	0	5
1ST	13	2	2	1	11	3	7 (1 H)	1	45
2ND	15 (1 H)	0	2	0	16 (1 H)	0	9	0	42
3RD	15	0	2 (1 H)	0	11	0	9	0	37
4TH	2	0	0	0	1	0	2	0	5
TOTAL	45	2	6	1	32	3	27	1	137
MIX	33%		5%		30%		21%		

PARKING COUNTS

ALL NEW APT BUILDINGS  
137 TOTAL UNITS  
115 PARKING SPACES  
72 TOTAL BAZE PARKING SPACES  
(12 PROTECTED BAZE SPACES)

BUILDING #4:  
39 TOTAL UNITS  
45 PARKING SPACES  
35 TOTAL BAZE PARKING SPACES  
(10 PROTECTED BAZE SPACES)



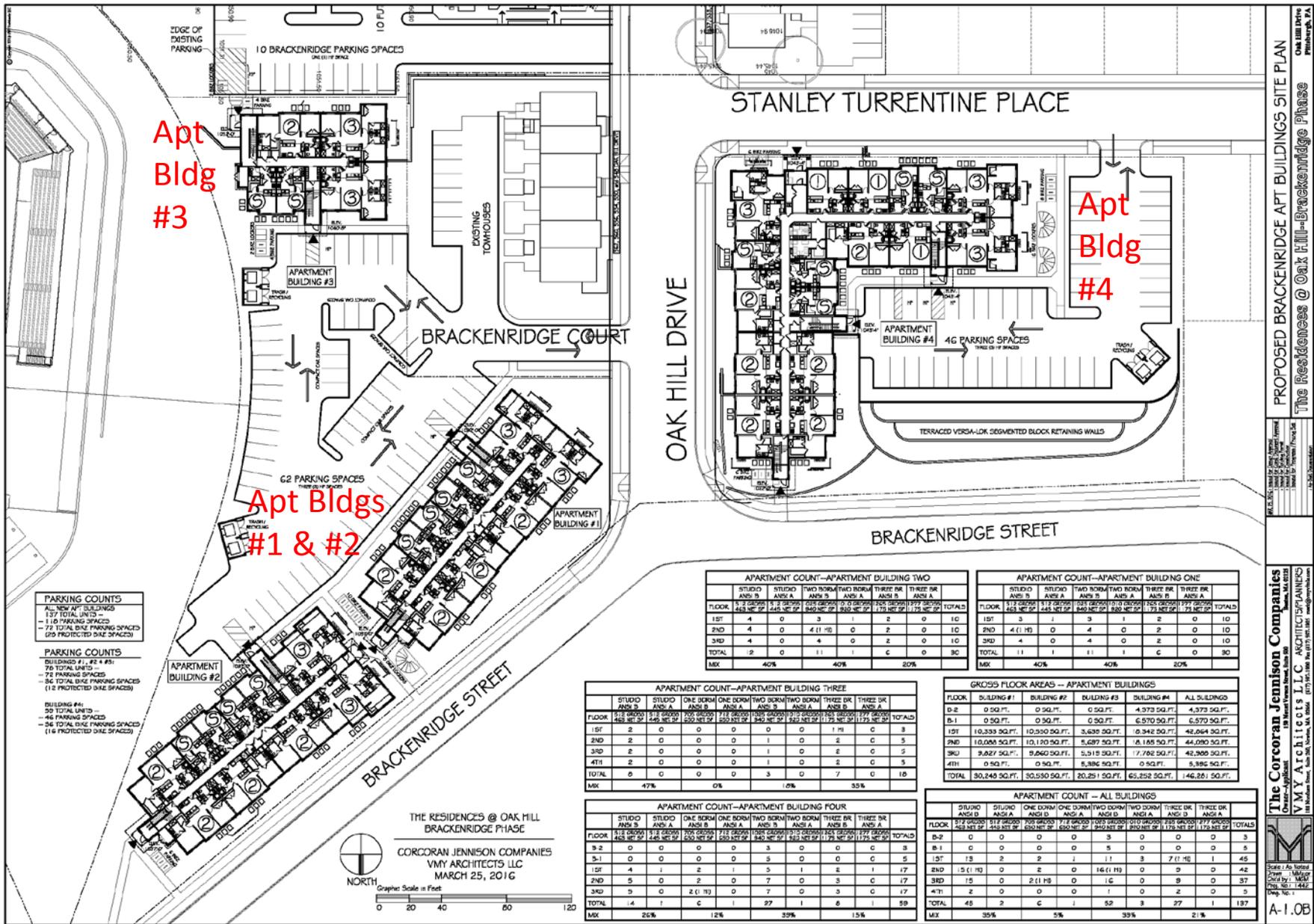
THE RESIDENCES @ OAK HILL  
BRACKENRIDGE PHASE  
CORCORAN JENNISON COMPANIES  
V.M.Y. ARCHITECTS LLC  
MARCH 25, 2016

PROPOSED BRACKENRIDGE PHASE SITE PLAN  
The Residences @ Oak Hill-Brackenridge Phase

The Corcoran Jennison Companies  
120 Mount Vernon Street, Suite 500  
Boston, MA 02128  
V.M.Y. Architects LLC ARCHITECTS/PANNERS  
140 Brackley Street, Suite 205, Boston, MA 02109  
(617) 551-7878 Fax: (617) 551-7877  
vmay@vmay.com

A-1.0A

Proposed Brackenridge Phase - Oak Hill Development



Proposed Brackenridge Phase Apartment Buildings

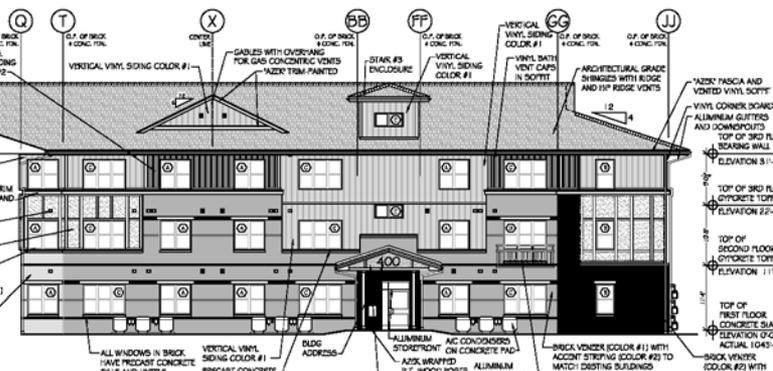
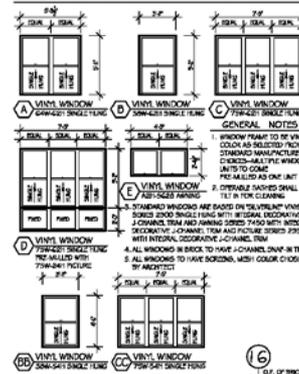
**PROPOSED BRACKENRIDGE APT BUILDINGS SITE PLAN**  
 The Residences @ Oak Hill-Brackenridge Phase  
 VMY ARCHITECTS LLC ARCHITECTS/PLANNERS  
 18 North Vernon Street, Suite 200  
 Pittsburgh, PA 15222  
 412.326.4444  
 Scale: As Noted  
 Date: 3/25/16  
 A-1.0B



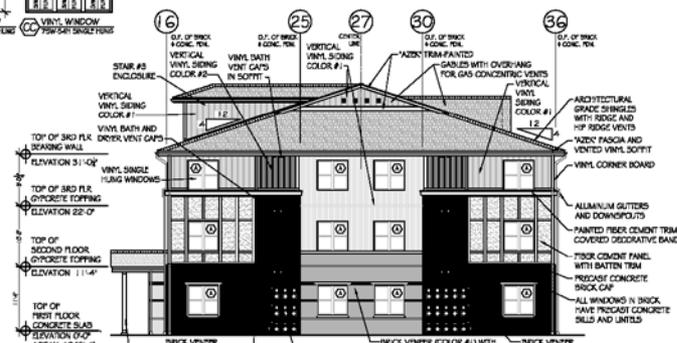
**Exterior Materials:**  
**Walls: Face Brick, Fiber Cement Siding & Vinyl Siding**  
**Roof: Architectural Shingles**

**Accessibility:**  
 --All Building Entries and Interior Public Spaces  
 --5% of Units are ANSI Type "A"  
 --All Other Units are ANSI Type "B"

VINYL WINDOW SCHEDULE--APARTMENT BUILDING

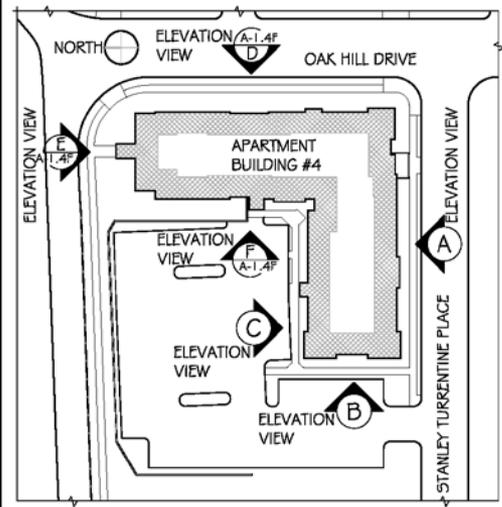


(C) PROPOSED REAR PARKING LOT (NORTH) ELEVATION  
 APARTMENT BUILDING #4 -- OAK HILL BRACKENRIDGE PHASE 1/8"=1'-0"

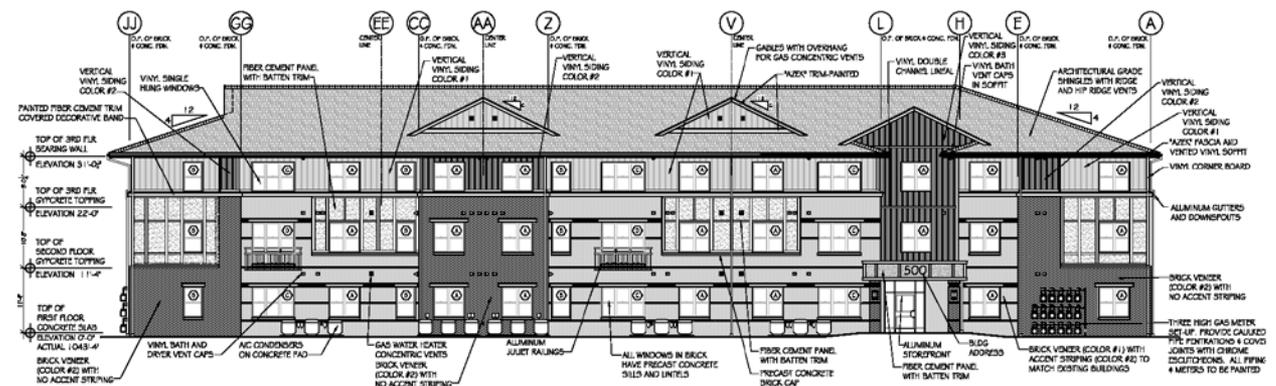


(B) PROPOSED LEFT SIDE (WEST) ELEVATION  
 APARTMENT BUILDING #4 -- OAK HILL BRACKENRIDGE PHASE 1/8"=1'-0"

**Apt Bldg #4 Elevations**



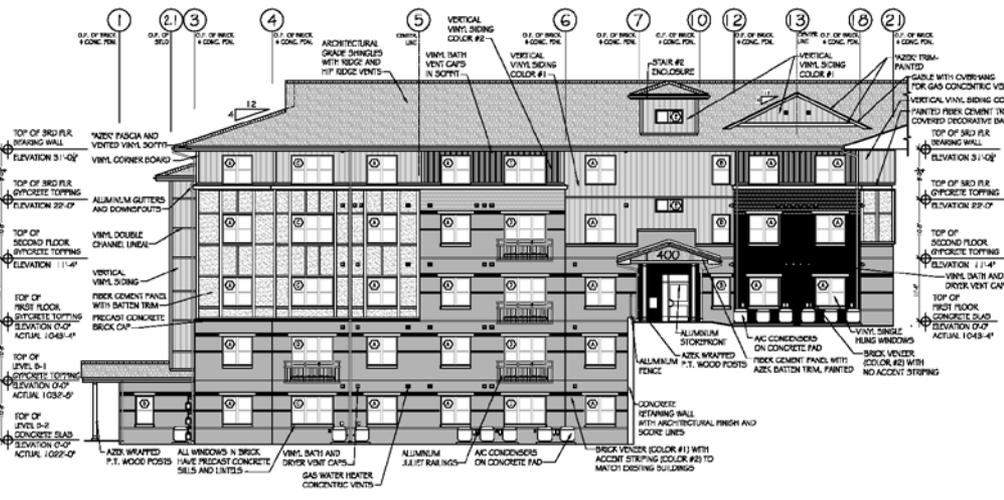
(G) PROPOSED SITE PLAN AND KEYPLAN--APT BLDG #4  
 THE RESIDENCES @ OAK HILL BRACKENRIDGE PHASE



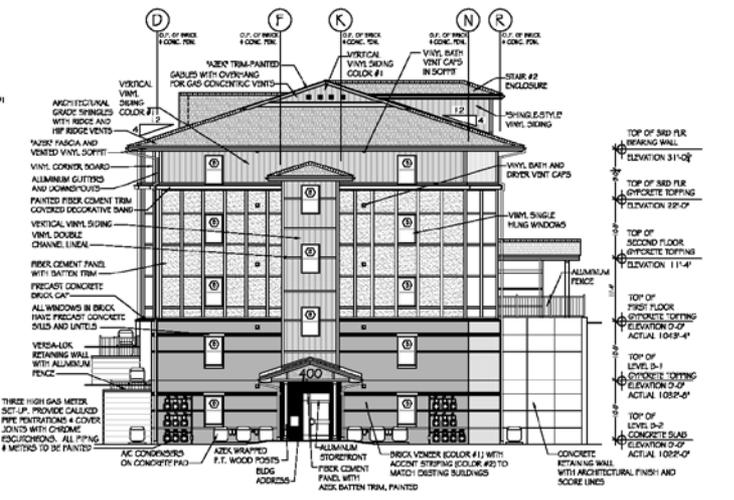
(A) PROPOSED FRONT (SOUTH) ELEVATION  
 APARTMENT BUILDING #4 -- OAK HILL BRACKENRIDGE PHASE 1/8"=1'-0"



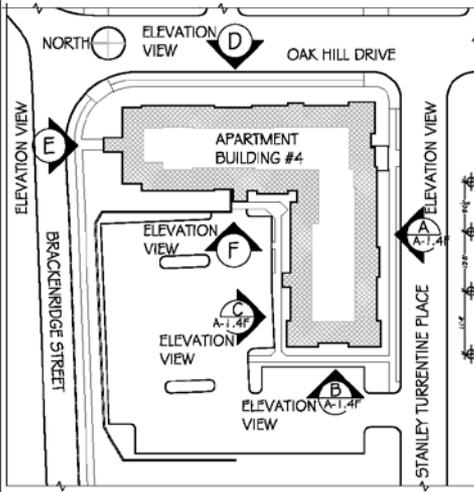
# Exterior Materials: Walls: Face Brick, Fiber Cement Siding & Vinyl Siding; Roof: Architectural Shingles



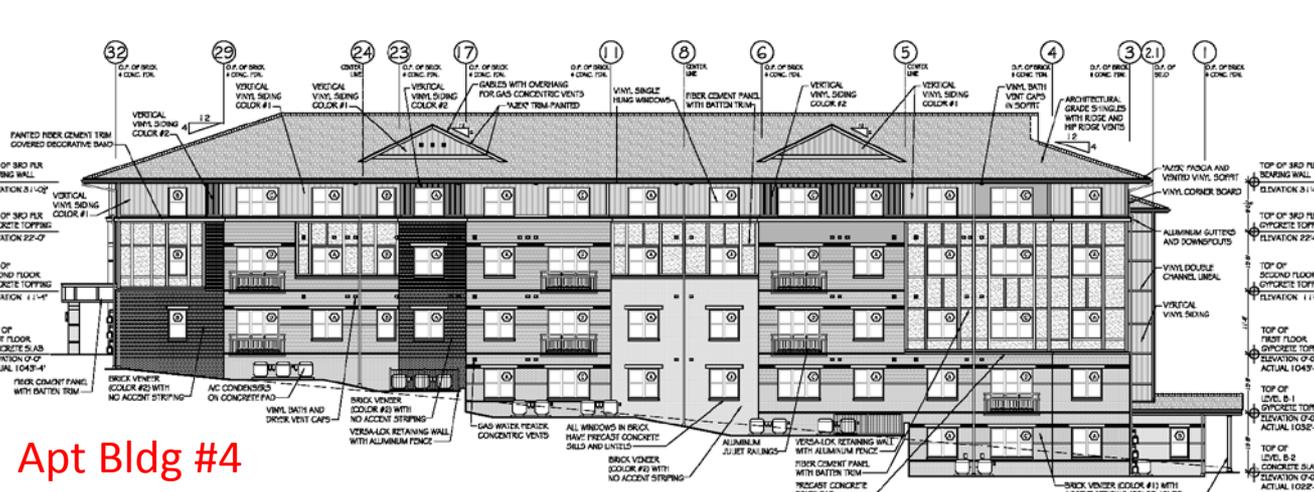
**F** PROPOSED PARKING LOT (WEST) ELEVATION  
 APARTMENT BUILDING #4 -- OAK HILL BRACKENRIDGE PHASE 1/8"=1'-0"



**E** PROPOSED REAR END (BRACKENRIDGE STREET) (NORTH) ELEVATION  
 APARTMENT BUILDING #4 -- OAK HILL BRACKENRIDGE PHASE 1/8"=1'-0"



**G** PROPOSED SITE PLAN AND KEYPLAN--APT BLDG #4  
 THE RESIDENCES @ OAK HILL BRACKENRIDGE PHASE



**D** PROPOSED RIGHT SIDE (OAK HILL DRIVE) (EAST) ELEVATION  
 APARTMENT BUILDING #4 -- OAK HILL BRACKENRIDGE PHASE 1/8"=1'-0"



**Apt Bldg #4  
 Elevations**



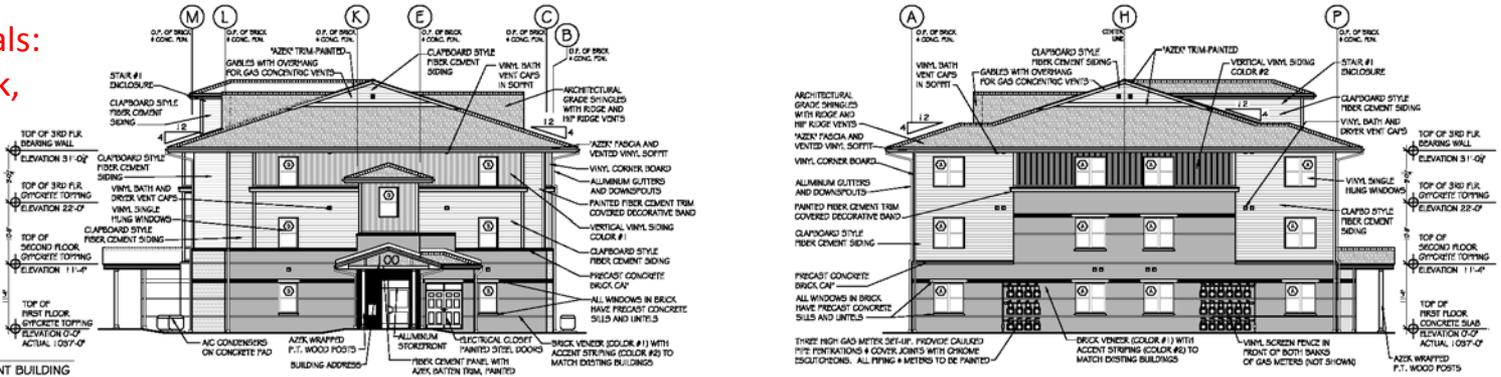
Apartment Building #4 – Brackenridge Street Side



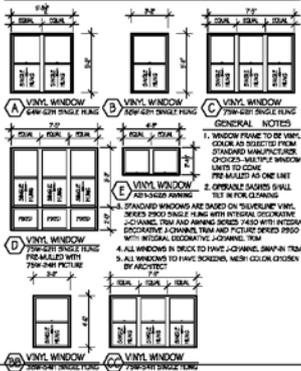


Wadsworth Phase  
Garden Apartment Building

**Exterior Materials:**  
**Walls: Face Brick,**  
**Fiber Cement**  
**Siding & Vinyl**  
**Siding; Roof:**  
**Architectural**  
**Shingles**



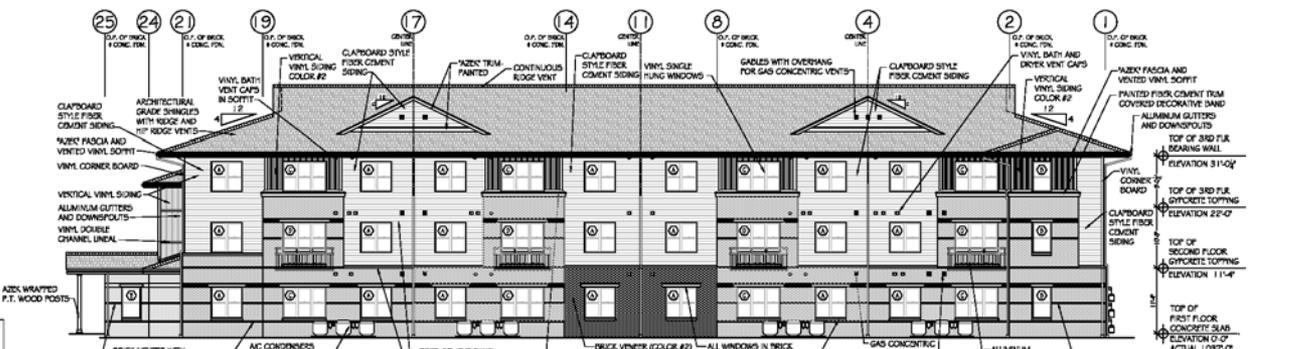
VINYL WINDOW SCHEDULE--APARTMENT BUILDING



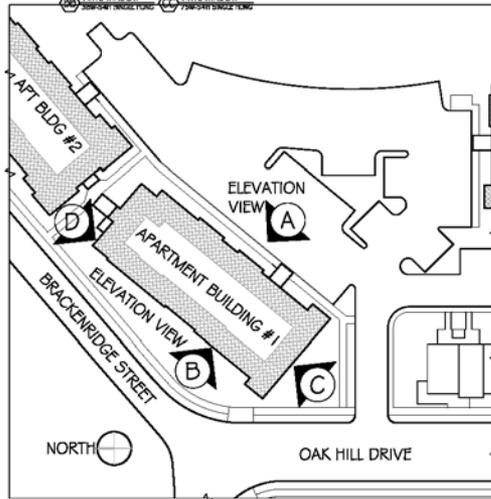
**D** PROPOSED RIGHT SIDE (NORTHEAST) ELEVATION  
 APARTMENT BUILDING #1 -- OAK HILL BRACKENRIDGE PHASE 1/8" = 1'-0"

**C** PROPOSED LEFT SIDE--OAK HILL DRIVE (SOUTHWEST) ELEVATION  
 APARTMENT BUILDING #1 -- OAK HILL BRACKENRIDGE PHASE 1/8" = 1'-0"

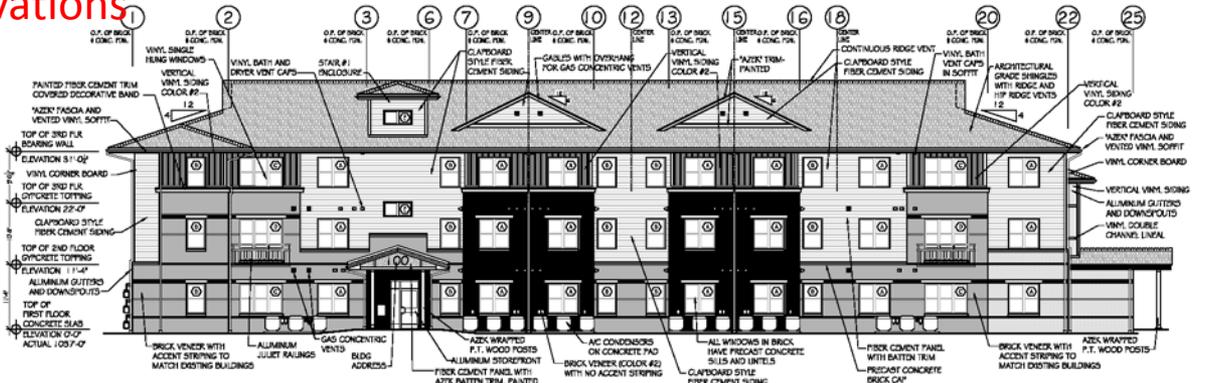
**Apt Bldg #1**  
**Elevations**



**B** PROPOSED REAR--BRACKENRIDGE STREET (NORTHWEST) ELEVATION  
 APARTMENT BUILDING #1 -- OAK HILL BRACKENRIDGE PHASE 1/8" = 1'-0"



**E** PROPOSED SITE PLAN AND KEYPLAN--APT BLDG #1  
 THE RESIDENCES @ OAK HILL BRACKENRIDGE PHASE



**A** PROPOSED FRONT (SOUTHEAST) ELEVATION  
 APARTMENT BUILDING #1 -- OAK HILL BRACKENRIDGE PHASE 1/8" = 1'-0"







Apartment Building #4 – Main Building Entry

A photograph of a three-story brick apartment building. The building has a red brick facade with horizontal tan-colored bands. Each floor has a window with a white frame and a small balcony with a tan metal railing. Below the ground floor windows, there are two air conditioning units. In front of the building, there is a landscaped area with tall grasses and small shrubs. To the right, a sidewalk leads to a street. A street sign on a white pole reads "Garner Ct" in blue letters. Below it is a "ONE WAY" sign with a white arrow pointing right. A black street lamp stands on the sidewalk. In the background, there are green trees and a blue sky with white clouds.

Wadsworth Phase  
Garden Apartment Building

Typical  
Landscape &  
Fence screening  
of Mech Equip









Oak Hill Brackenridge Phase Development – Apartment Building #4

PDP #16-041



DEPARTMENT OF CITY PLANNING  
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

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

3/10/16

ZONING APPLICATION

The Zoning Application **can be** used for the following:

- New Construction of a 1-Family or 2-Family Dwelling;
- Repairs, Alterations, Additions to, and/or Extensions of either a 3-Family or larger Residential Dwelling or a Non-Residential Structure.

PROPERTY OWNER/APPLICANT INFORMATION

Property Owner Name: WALLEY YASIN		Phone Number: (412) 338-2255	
Address: 409 SMITHFIELD STREET	City: PITTSBURGH	State: PA	Zip Code: 15222
Applicant/Company Name: GRAVES DESIGN GROUP, LLC		Phone Number: (412) 338-1976	
Address: 223 FOURTH AVENUE, SUITE 600	City: PITTSBURGH	State: PA	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City) N/A			

PROJECT INFORMATION

Address where Work will Occur:

Location of Work:

If a Certificate of Occupancy exists, the following is required:

Certificate of Occupancy#: \_\_\_\_\_ Date Issued: \_\_\_\_\_ Existing Use of Property: MERCANTILE GROUP M

Estimated Construction: Start Date: 5 / 2 / 2016 Occupancy Date: / / N/A Project Cost: \$

- Check the appropriate structure type:
- Residential, 1-Family Dwelling  Non-Residential
- Residential, 2-Family Dwelling
- Residential, 3-Family or Larger Dwelling

Select the Type(s) of Work from the following categories:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> <b>New Construction of:</b> | <input type="checkbox"/> <b>Addition to or</b> <input type="checkbox"/> <b>Extension of:</b> | <input checked="" type="checkbox"/> <b>Alteration or</b> <input type="checkbox"/> <b>Repair Type:</b>           |
| <input type="checkbox"/> 1-Family Dwelling Structure | <input type="checkbox"/> Existing Primary Use Structure                                      | <input type="checkbox"/> Structural, Interior <input type="checkbox"/> Structural, Exterior                     |
| <input type="checkbox"/> 2-Family Dwelling Structure | <input type="checkbox"/> Existing Accessory Structure  | <input checked="" type="checkbox"/> Aesthetic, Interior <input checked="" type="checkbox"/> Aesthetic, Exterior |

New Certificate of Occupancy is Needed

Describe the Work: COMPREHENSIVE EXTERIOR FRONT FACADE AND STOREFRONT RENOVATIONS, TO INCLUDE RESTORATION OF 3 STORY CARRARA GLASS PANELS, NEW ALUMINUM CURTAIN WALL, NEW ALUMINUM CANOPY AND SIGNAGE, NEW ENTRY DOOR.

Provide the Square Footage (sq. ft.) of each of the items listed below, even if the answer is zero:

Lot Area: 1,223 GSF	Existing Structure to be Retained: 1,223 GSF
Building Footprint: 1,223 GSF	Retained Space to be Renovated/Altered: 1,068 GSF AREA
Existing Structure to be Razed: N/A	New Structure to be Constructed: N/A

Provide the Structure Height(s):	EXISTING		PROPOSED	
	Stories	Feet	Stories	Feet
Main Structure	(3) THREE	52'-4"	(3) THREE	52'-4"
Proposed Addition/Extension				
Accessory Structure:				
Accessory Structure:				
Accessory Structure:				

On-Site Parking: New Total Number of Spaces After Work is Complete:  N/A

Please check any of the following items that will be part of the proposed work:

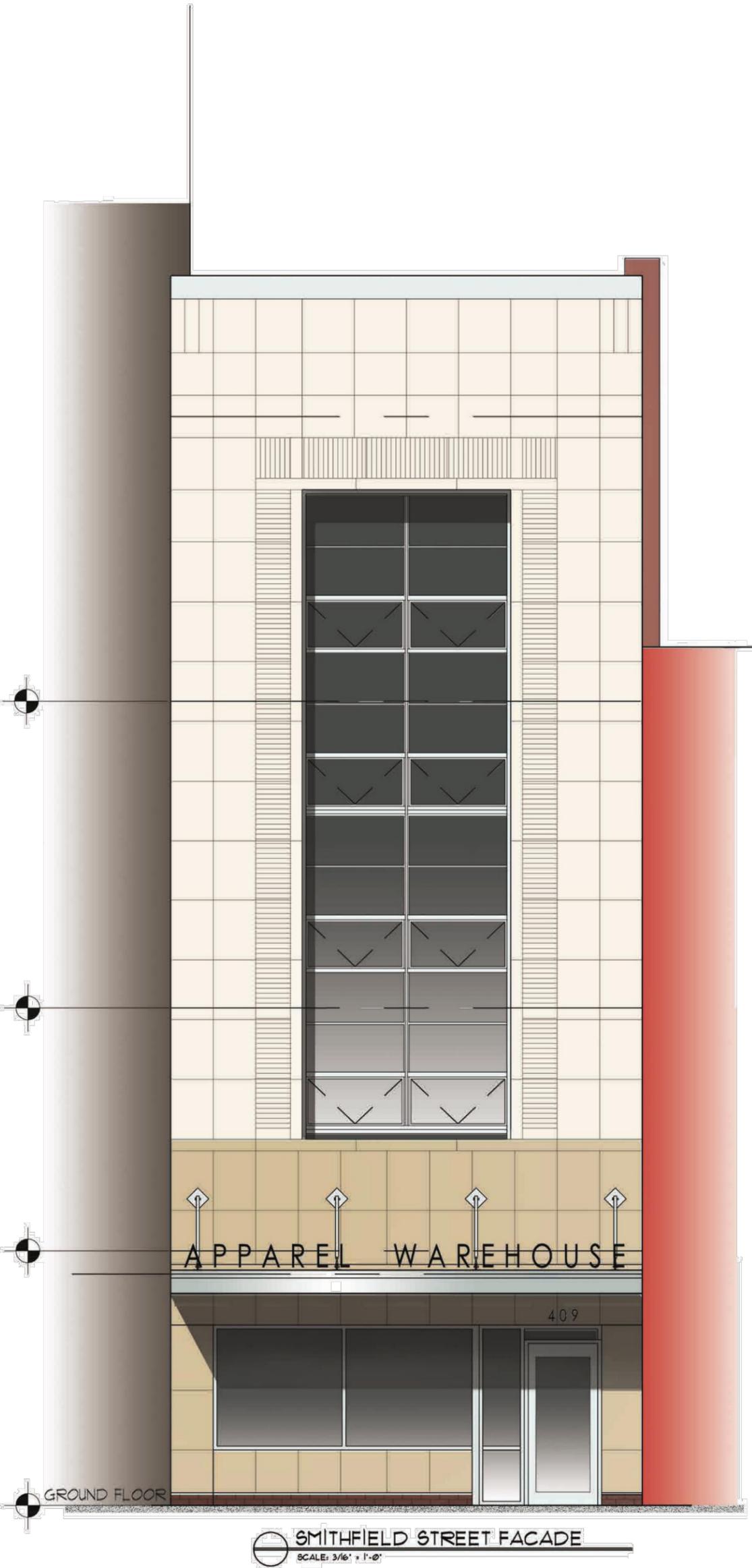
- Demolition  Electrical  Fire Alarm  Fire Protection/Sprinklers
- HVAC (Interior)  HVAC (Exterior)  Commercial Cooking Hood  N/A

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

Applicant will be applying for Visitability Tax Credit?  Yes  No

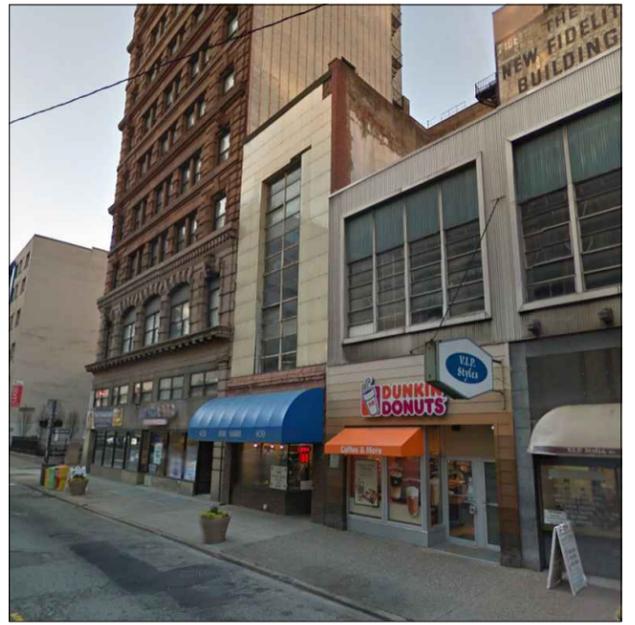




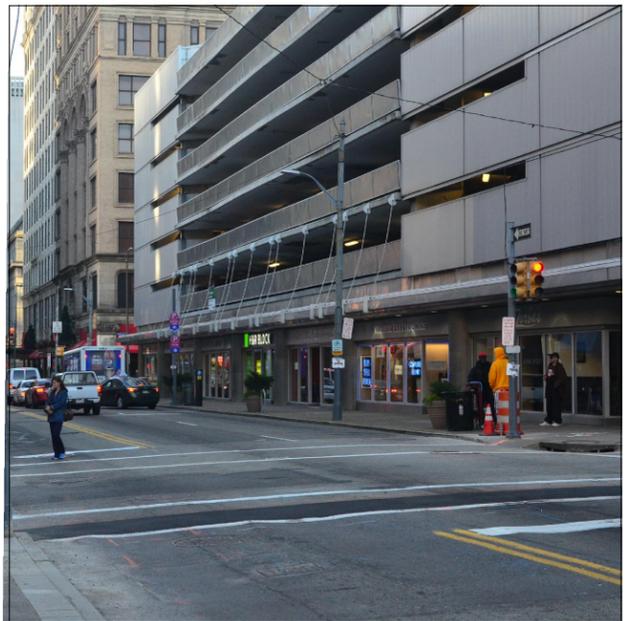
SMITHFIELD STREET FACADE  
SCALE: 3/16" = 1'-0"



EXISTING SMITHFIELD STREET FACADE  
NOT TO SCALE:



EXISTING SMITHFIELD STREET CONTEXT  
NOT TO SCALE:



EXISTING SMITHFIELD STREET CONTEXT  
NOT TO SCALE:

# SYMBOLS LIST

- \$ 120/277 VOLT, SINGLE POLE AC WALL SWITCH, QUIET STYLE, 20 AMP
- ⊙ SURFACE MOUNTED INCANDESCENT
- ⊠ EXIST SIGN
- ↔ 1 PHASE HOME RUN TO PANEL

ALL ALUM. RETURNS @ WALL TO MATCH NEW CLEAR STORY WINDOW UNITS

SAVE EXISTING RETURN GLASS FOR PATCH WORK

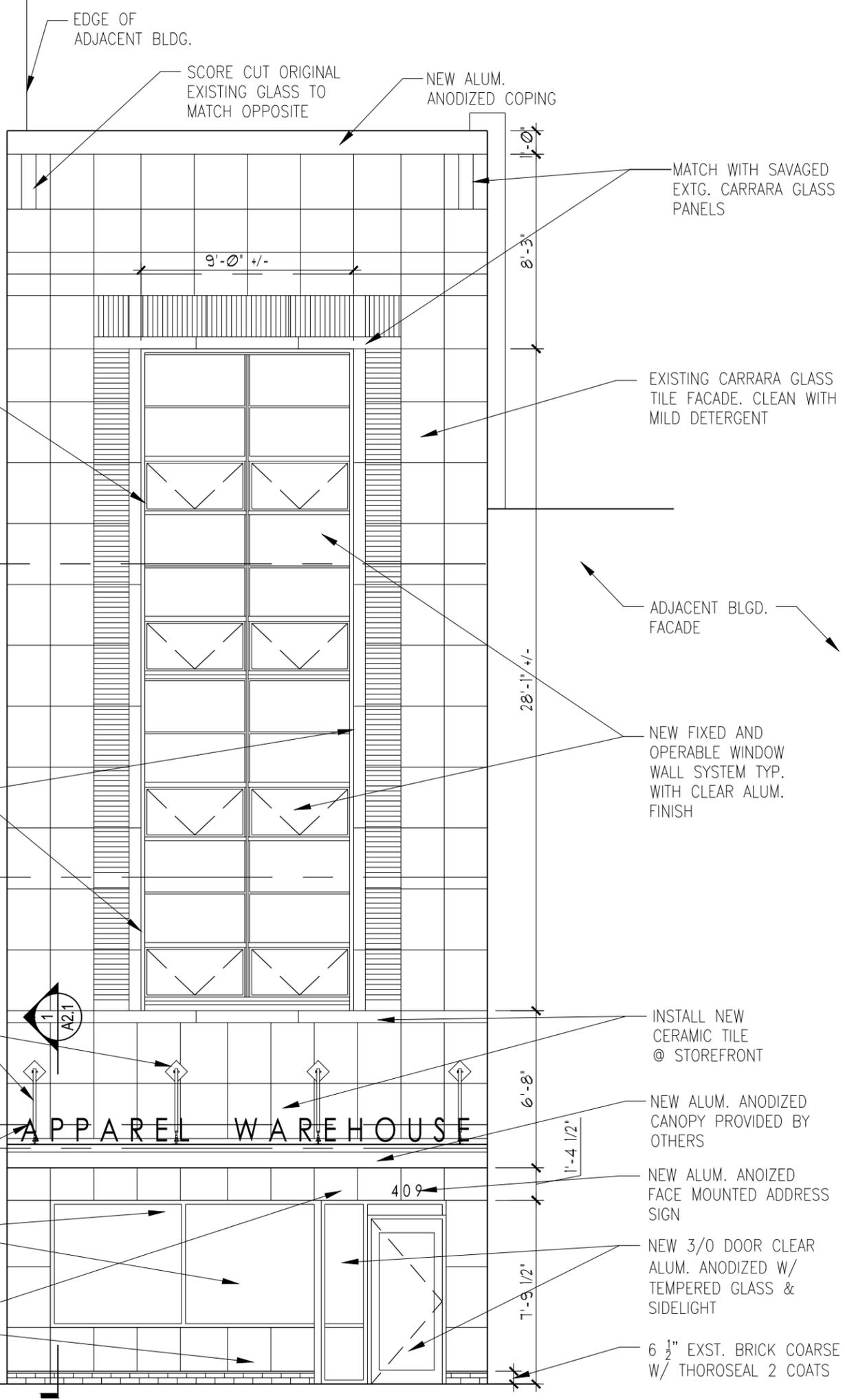
NEW ALUM. ANOIZED CABLE AND PLATE SUPPORT

NEW ALUM. ANOIZED STANDING SIGNAGE

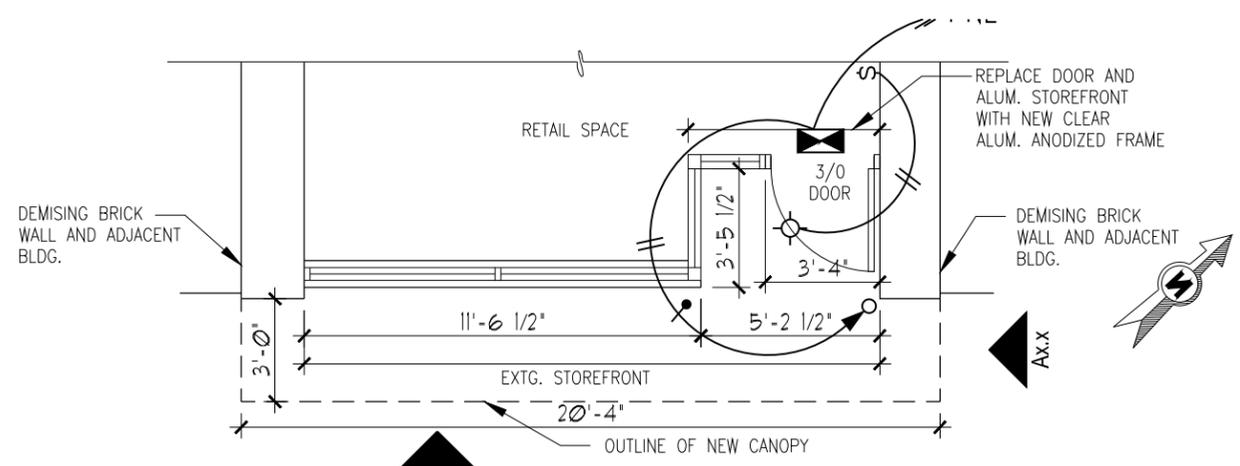
INSTALL NEW LAMINATED STOREFRONT GLASS

INSTALL NEW CERAMIC TILE

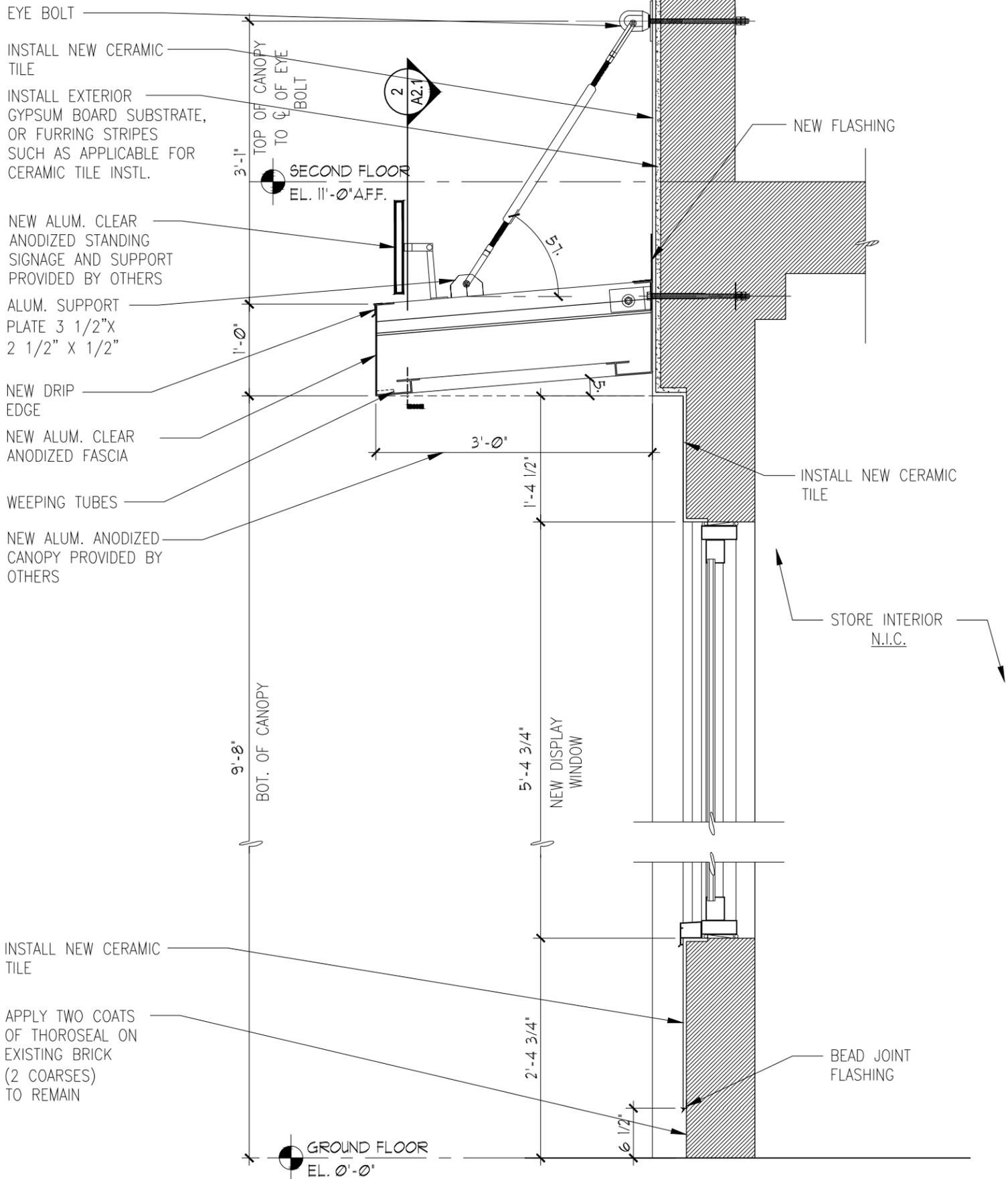
GROUND FLOOR



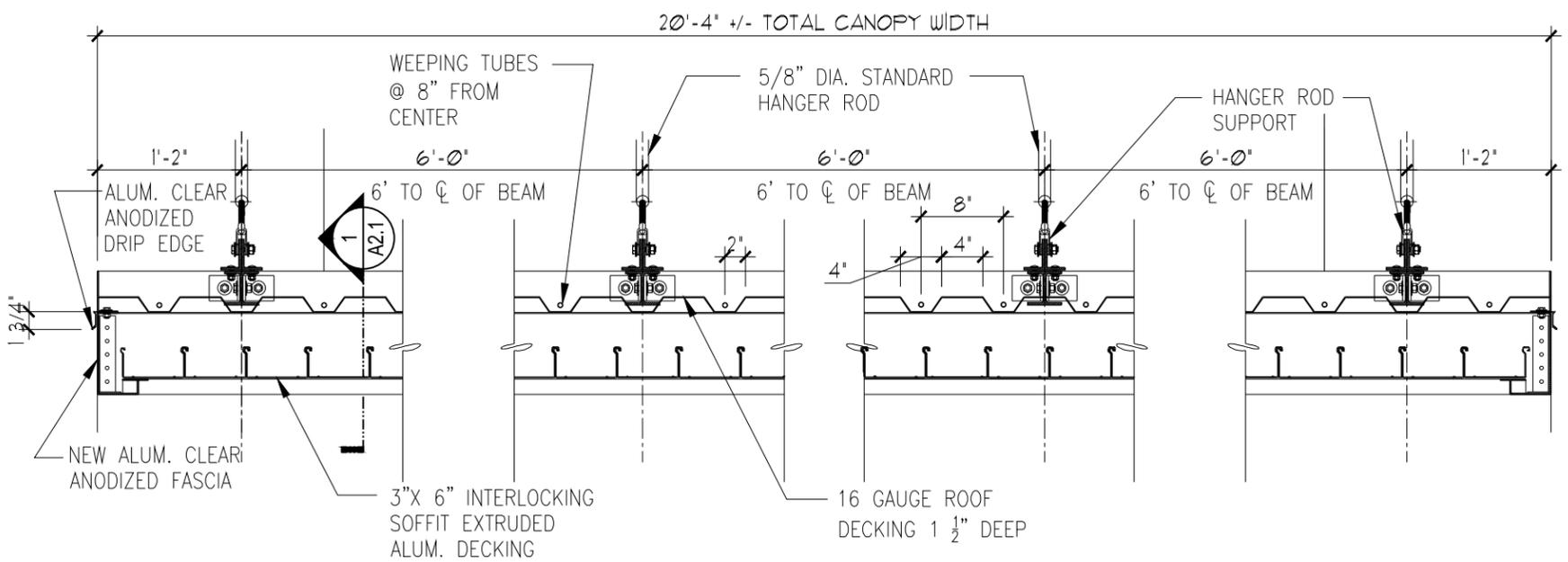
**2 SMITHFIELD STREET FACADE**  
SCALE: 3/16" = 1'-0"



**A2.1 PARTIAL FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



1 CANOPY SECTION- SMITHFIELD STREET FACADE  
 A2J SCALE: 3/4" = 1'-0"



2 CANOPY SECTION  
 A2J SCALE: 3/4" = 1'-0"

