



Historic Review Commission of Pittsburgh

200 Ross Street, First Floor Hearing Room
December 2, 2015

AGENDA

(Vacant), *Chairman*
Ernie Hogan, *Acting Chairman*
Raymond Gastil, *Director of Planning*
Erik Harless, *Assistant Chief PLI, Secretary*
Joe Serrao
Carol Peterson
Matthew Falcone

➤ **12:30 PM CALL TO ORDER**

➤ **12:30 PM INTERNAL BUSINESS**

Old Business

New Business

- Approval of the minutes from the October and November hearings
- Certificates of Appropriateness Report – November 2015
- Applications for a Certificate of Economic Hardship
United American Savings Bank – 1812 East Carson Street

➤ **1:00 PM HEARING & ACTION**

- | | |
|---|--|
| <p>1. Allegheny West Historic District
931 Beech Avenue
John and Melissa Tingué, owners and applicants
Construction of a rear fence</p> | <p>5. East Carson Street Historic District
620 Cabot Way
Sandra Massimimino, owner and applicant
Rear fencing and awning, front stoop replacement</p> |
| <p>2. Allegheny West Historic District
808 Ridge Avenue
CCAC, owner
Radelet McCarthy Polletta Inc., applicant
Facade restoration including door replacement</p> | <p>6. East Carson Street Historic District
1731 E. Carson Street
1731 East Carson St Associates, owners
Morgan Architecture + Design, applicant
Building renovations</p> |
| <p>3. Allegheny West Historic District
930 Western Avenue
Dr. James J. Worry, owner
John D. Francona, applicant
Building renovations</p> | <p>7. Naser's Tavern—Individual Landmark
4021-4029 Butler Street
Lawrenceville Holdings, owner
PWWG Architects, applicant
Rear addition/infill construction</p> |
| <p>4. Deutschtown Historic District
1006 Cedar Avenue
Pinnacle Redevelopment, owner
Bob Baumbach, applicant
Construction of a rear rooftop deck</p> | |

8. Phipps Conservatory—Individual Landmark
1 Schenley Drive
Phipps Conservatory, owner
FortyEighty Architecture, applicant
Rehabilitation of warehouse and garage, installation of panel arrays

9. Market Square Historic District
260 Forbes Avenue
Garden at Market Square, owner
Chad Wheatley, applicant
Modifications to previously approved façade and open space plans

10. Mexican War Streets Historic District
1244-1246 Buena Vista Street
Dr. Grant Latimore, owner
Margaret Ringel, applicant
Building renovations

524 N. Taylor Avenue
Justin Kennedy, owner
Richard Wallace, applicant
Change of roofing material and installation of skylights

12. Oakland Civic Center Historic District
201 N. Bellefield Avenue
W. PA School for Blind Children, owner
PWWG Architects, applicant
Construction of a pedestrian bridge

- **DEMOLITIONS**
- **HISTORIC NOMINATIONS**
- **ORDINANCE REVISION REVIEW**
Review of Proposed Title 11 Revisions
- **DIRECTOR’S REPORT**
- **ADJOURNMENT**

The John Robin Civic Building, located at 200 Ross St. downtown, is wheelchair accessible. This meeting is open to all members of the public. INTERPRETERS FOR THE HEARING IMPAIRED WILL BE PROVIDED WITH FOUR DAYS NOTIFICATION BY CONTACTING RICHARD MERITZER AT 412-255-2102.

Please contact Sarah Quinn with questions and comments: 412-255-2243
sarah.quinn@pittsburghpa.gov

11. Mexican War Streets Historic District



Division of Development Administration and Review

City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor

Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to:
Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

OWNER:

NAME: John & Melissa Tingue

ADDRESS: 931 Beech Ave, PGH, 15233

PHONE: 503.593.1793

EMAIL: john.tingue@gmail.com

STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

DISTRICT:

APPLICANT:

NAME: Owner

ADDRESS: _____

PHONE: _____

EMAIL: _____

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

We would like to re-build the 16' wide fence in the back of our property facing Dounton Way

using the 2 existing posts, and adding two more for support. Fence to be 6' High, have one swinging gate, and made of entirely of wood. Visible portions of fence will be natural colored cedar planks.

SIGNATURES:

OWNER: John Tingue DATE: Nov. 2, 2015

APPLICANT: _____ DATE: _____



Division of Development Administration and Review

City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor

Pittsburgh, Pennsylvania 15219

STAFF LEVEL REVIEW and FEES – Project adheres to historic guidelines

Type of Project	Residential Fees	Commercial Fees
In-kind repairs	\$25	\$5 per linear foot of the façade (minimum \$50)
In-kind restoration		
Mechanical and HVAC		
Commercial awnings		
Signage		
Painting	No Fee	

HISTORIC REVIEW COMMISSION LEVEL REVIEW AND FEES – Project does not adhere to historic guidelines and changes in materials

Type of Project	Residential Fees	Commercial Fees
Awnings	\$100	\$10 per linear foot of the façade (minimum \$150)
Fencing		
Painting		
Restoration		
Replacement		
Change in materials		
Change in fenestration		
Mechanical and HVAC		
New construction		
Signage		

****All demolitions and historic nominations require full HRC review. Fees vary for demolitions (\$100 or \$400) and for historic nominations (\$100 or \$250) depending on type.****

* Residential review is for single-family homes, and structures originally built as houses with four units or less. Properties with more than four units and apartment buildings are considered commercial buildings.

* Applicants do not pay for both the Staff Review and the full HRC review for any single project. Fees are non-refundable.



931 Beech Avenue

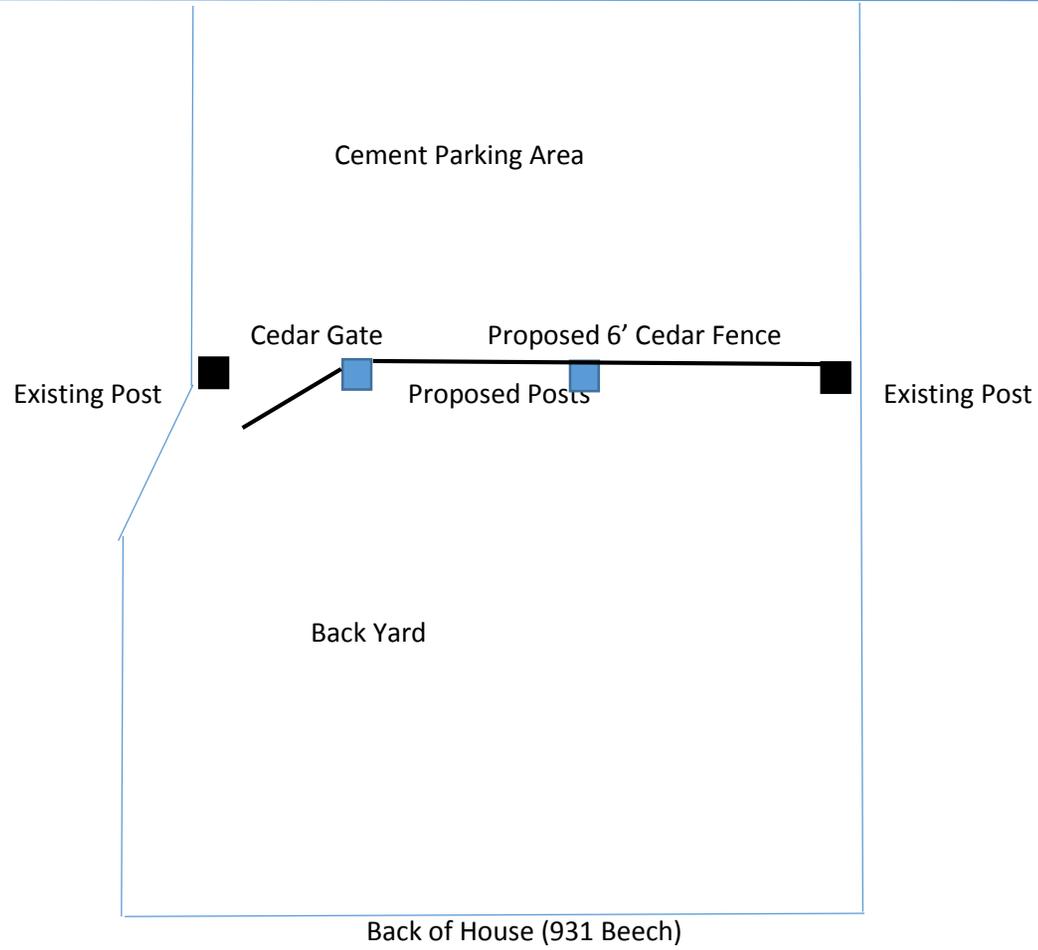
© 2015 Google

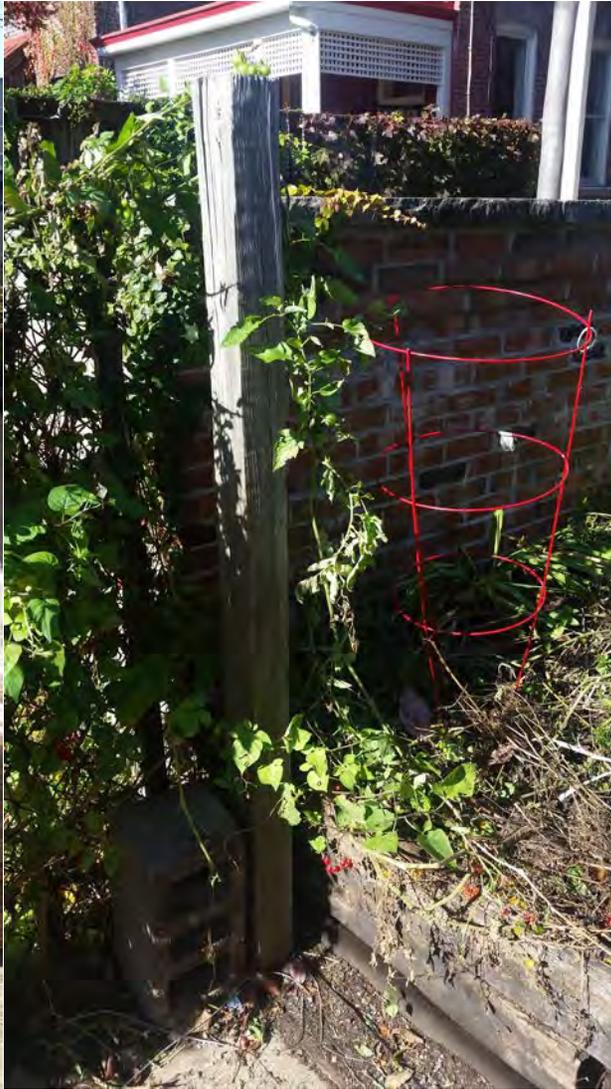
Google earth

1993

Imagery Date: 6/14/2014 40°27'08.50" N 80°01'04.33" W elev 767 ft eye alt 1085 ft

Dounton Way (Alley)

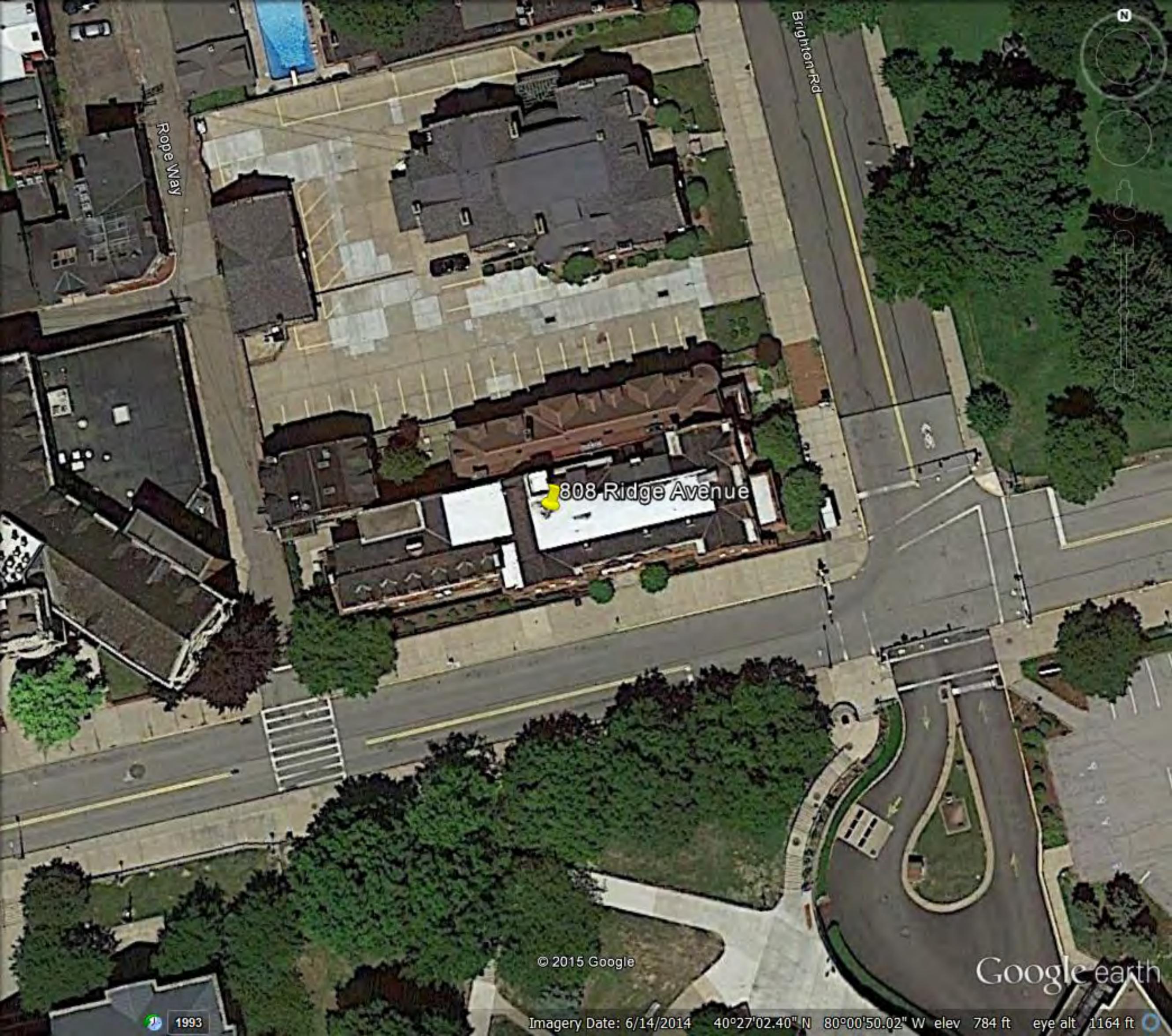












Rope Way

Brighton Rd

808 Ridge Avenue

© 2015 Google

Google earth

1993

Imagery Date: 6/14/2014 40°27'02.40" N 80°00'50.02" W elev 784 ft eye alt 1164 ft



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 City of Pittsburgh, Department of City Planning
 200 Ross Street, Third Floor
 Pittsburgh, Pennsylvania 15219

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FEE SCHEDULE:

See attached. Please make check payable to: *Treasurer, City of Pittsburgh.*

ADDRESS OF PROPERTY:

808 Ridge Avenue (Jones Hall)

Pittsburgh PA 15212

OWNER: Community College of Allegheny County

NAME: _____

ADDRESS: 800 Allegheny Avenue
 Pittsburgh PA 15233

PHONE: (412) 237-3072

EMAIL: rmarks@ccac.edu

STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

DISTRICT:

Allegheny West

APPLICANT:

NAME: Radelet McCarthy Polletta Incorporated

ADDRESS: 100 First Avenue, Suite 300
 Pittsburgh PA 15222

PHONE: (412) 471-4445

EMAIL: jpolletta@radeletmccarthy.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

N/A

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Replace existing stone steps in kind. Scope may be expanded to include: restore exist. cheek walls, replace light fixtures, restore stone curb, and/or replace entrance doors.

SIGNATURES:

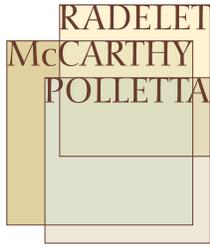
OWNER: **Raymond Marks**

Digitally signed by Raymond Marks
 DN: cn=Raymond Marks, o=CCAC, ou=Facilities Management,
 email=rmarks@ccac.edu, c=US
 Date: 2015.11.12 14:50:04 -05'00'

DATE: 11/12/15

APPLICANT: *[Signature]*

DATE: 11/12/15



300 First & Market Building
100 First Avenue
Pittsburgh, PA 15222
T. 412.471.4445 F. 412.471.2881
www.radeletmccarthy.com

Architects and Interior Designers

Principals
Kelly W. Brown, AIA, CSI, LEED AP
Julie C. Polletta, AIA, LEED AP
David J. Wells, AIA

November 13, 2015

Historic Review Commission of Pittsburgh
Department of City Planning, City of Pittsburgh
c/o Sharon Spooner
200 Ross Street, Third Floor
Pittsburgh PA 1519

Subject: Proposed Repairs for Main Entrance of Jones Hall, 808 Ridge Avenue
CCAC Allegheny Campus

Dear Ms Spooner and members of the Commission:

The primary objective of the project is to replace the existing stone steps in kind. However, CCAC may expand the scope of work to include: Restoration of existing stone cheek walls; Replacement of two existing pole-mounted light fixtures; Restoration of existing stone curb; and Replacement of the existing entrance doors.

The attached documents illustrate the intent of the project.

1. Photograph of existing entrance
2. Photograph of existing curb wall, typical condition
3. Photograph of existing pole-mounted light fixture and manufacturer's data for proposed fixture
4. Photograph of similar existing light fixture at J&K Building, 834 Ridge Avenue
5. Photograph of existing entrance doors and manufacturer's data for proposed doors
6. Site Plan and Building Elevation (11x17 sketch A101 dated 10/29/15)

We also note that the proposed glass doors are the same type that has been approved as part of the ongoing work at West Hall.

In preparation for this submission, we met with the Local Review Committee of Allegheny West on October 29, 2015.

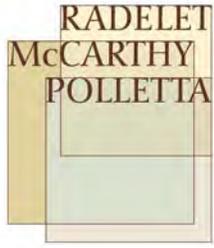
Thank you for your attention to this project. Please contact me should you have questions.

Sincerely,

RADELET McCARTHY POLLETTA INCORPORATED

Julie Polletta, AIA, LEED AP

cc: Mr JB Messer, Community College of Allegheny County
Mr Ray Marks, Community College of Allegheny County



Historic Review Commission of Pittsburgh

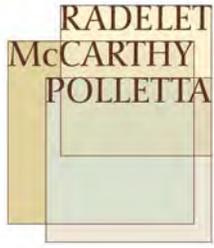
*Proposed Repairs for Main Entrance of Jones Hall
808 Ridge Avenue, CCAC Allegheny Campus*

November 13, 2015

Page 2 of 6

Existing Entrance

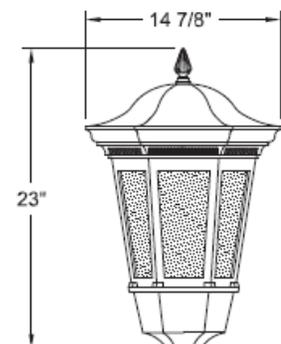




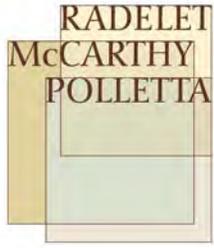
Existing Curb Wall, typical condition



Existing and Proposed pole-mounted light fixture

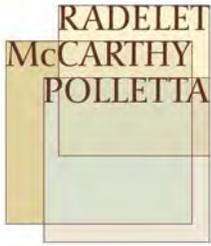


Proposed Fixture:
Ambassador; Environmental Lighting for Architecture, Inc



Existing light fixture at J&K Building, 834 Ridge Avenue





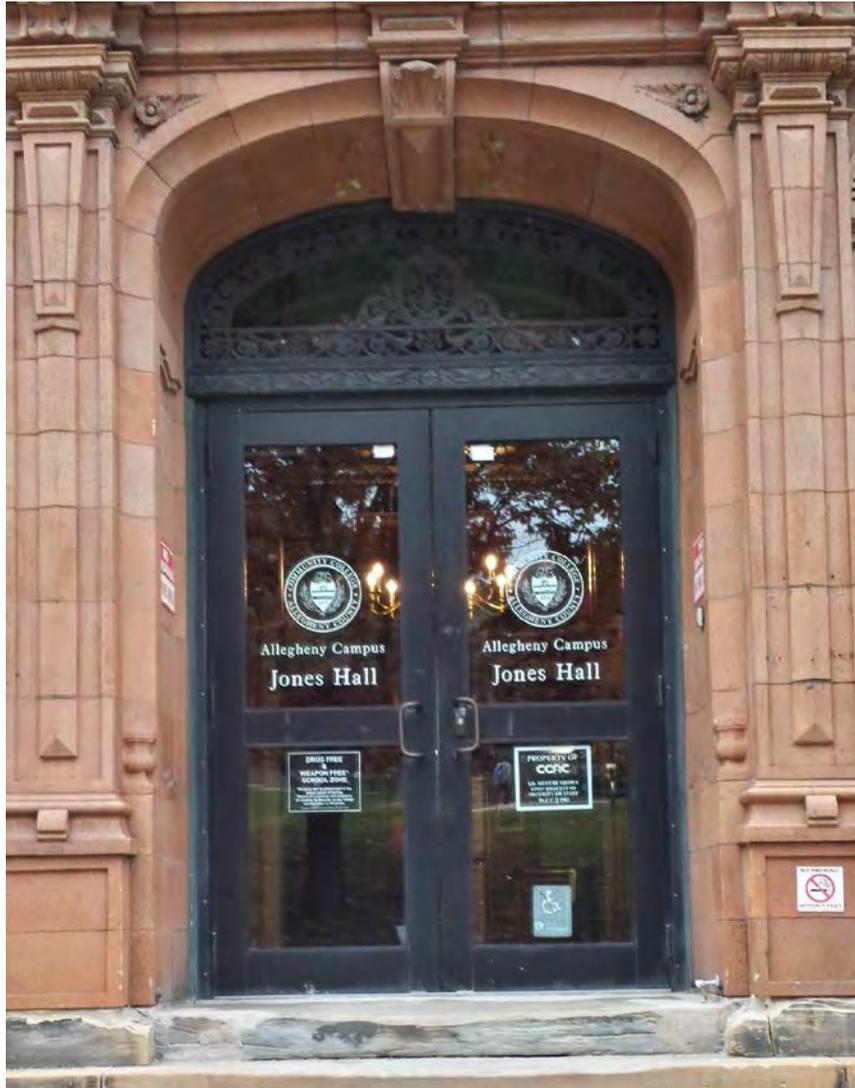
Historic Review Commission of Pittsburgh

*Proposed Repairs for Main Entrance of Jones Hall
808 Ridge Avenue, CCAC Allegheny Campus*

November 13, 2015

Page 6 of 6

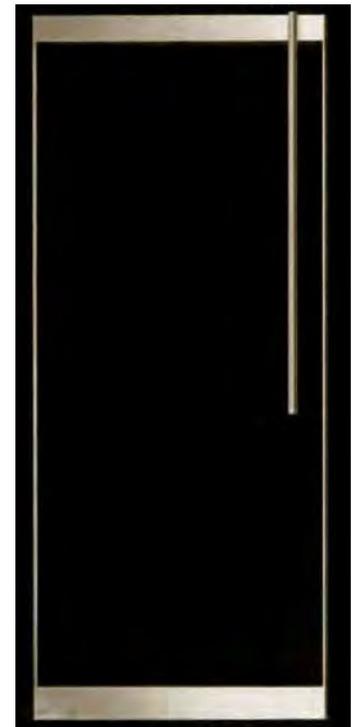
Existing and Proposed Entrance Door



Original Transom and Frame:
To remain in place (to be cleaned)

Proposed Door:
Series 250; Blumcraft

- Door Type will match new door at West Hall
- Metal finish will be bronze (not the finish in below photo)





- LEGEND:**
- BASE BID: STONE STEPS
 - ALTERNATE 1: CHEEK WALLS AND LIGHT FIXTURES
 - ALTERNATE 2: STONE CURBS
 - ALTERNATE 3: ENTRANCE DOORS

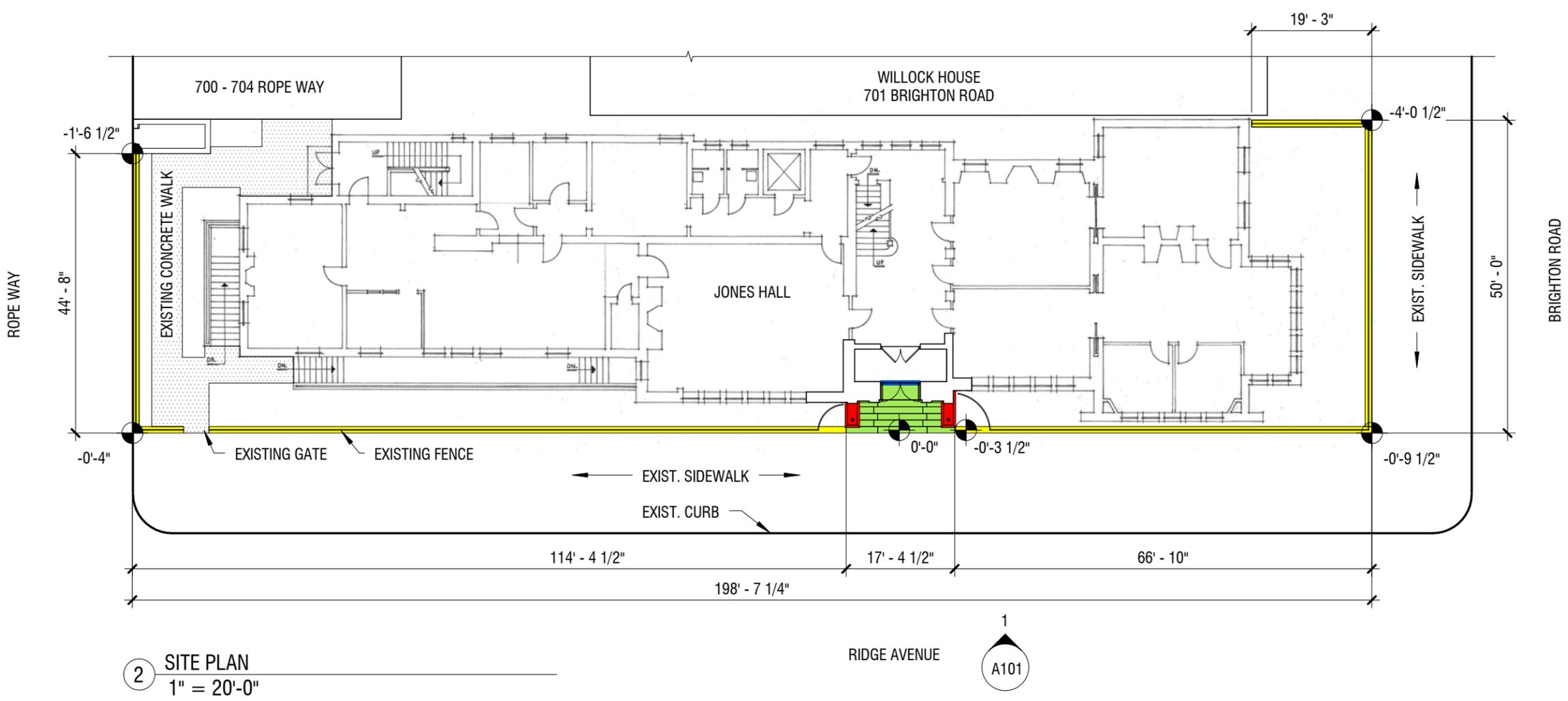
1 BUILDING ELEVATION
1" = 20'-0"

REVISIONS

**RADELET
McCARTHY
POLLETTA**

500 First & Market Building
100 First Avenue
Pittsburgh, PA 15222
T. 412.471.4445 F. 412.471.2881
www.radeletmccarthy.com

Architects and Interior Designers



2 SITE PLAN
1" = 20'-0"

PROJECT	
Repair Main Entrance Jones Hall CCAC - Allegheny Campus	
DRAWING NAME	
Site Plan and Elevation	
OWNER PROJECT NUMBER	DRAWING NUMBER
16-AC-001	A101
PROJECT NUMBER	
15052	
DATE	
10/29/15	
REVIEW	



Division of Development Administration and Review
 City of Pittsburgh, Department of City Planning
 200 Ross Street, Third Floor
 Pittsburgh, Pennsylvania 15219

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FEE SCHEDULE:

See attached. Please make check payable to: *Treasurer, City of Pittsburgh.*

ADDRESS OF PROPERTY:

930 Western Avenue
 Pittsburgh, PA 15233

STAFF USE ONLY:

DATE RECEIVED: 11/12/15
 LOT AND BLOCK NUMBER: 7-D-136
 WARD: 2nd
 FEE PAID: yes

Allegheny West Historic District

OWNER:

NAME: Dr. James J. Worry
 ADDRESS: 2745 Amman Street
Pittsburgh, PA 15226
 PHONE: 724-875-5794
 EMAIL: worryj@gmail.com

APPLICANT:

NAME: John D Francona
 ADDRESS: 1234 Resaca Place
Pittsburgh, PA 15212
 PHONE: 412-596-3477
 EMAIL: john.d.francona@gmail.com

REQUIRED ATTACHMENTS:

Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

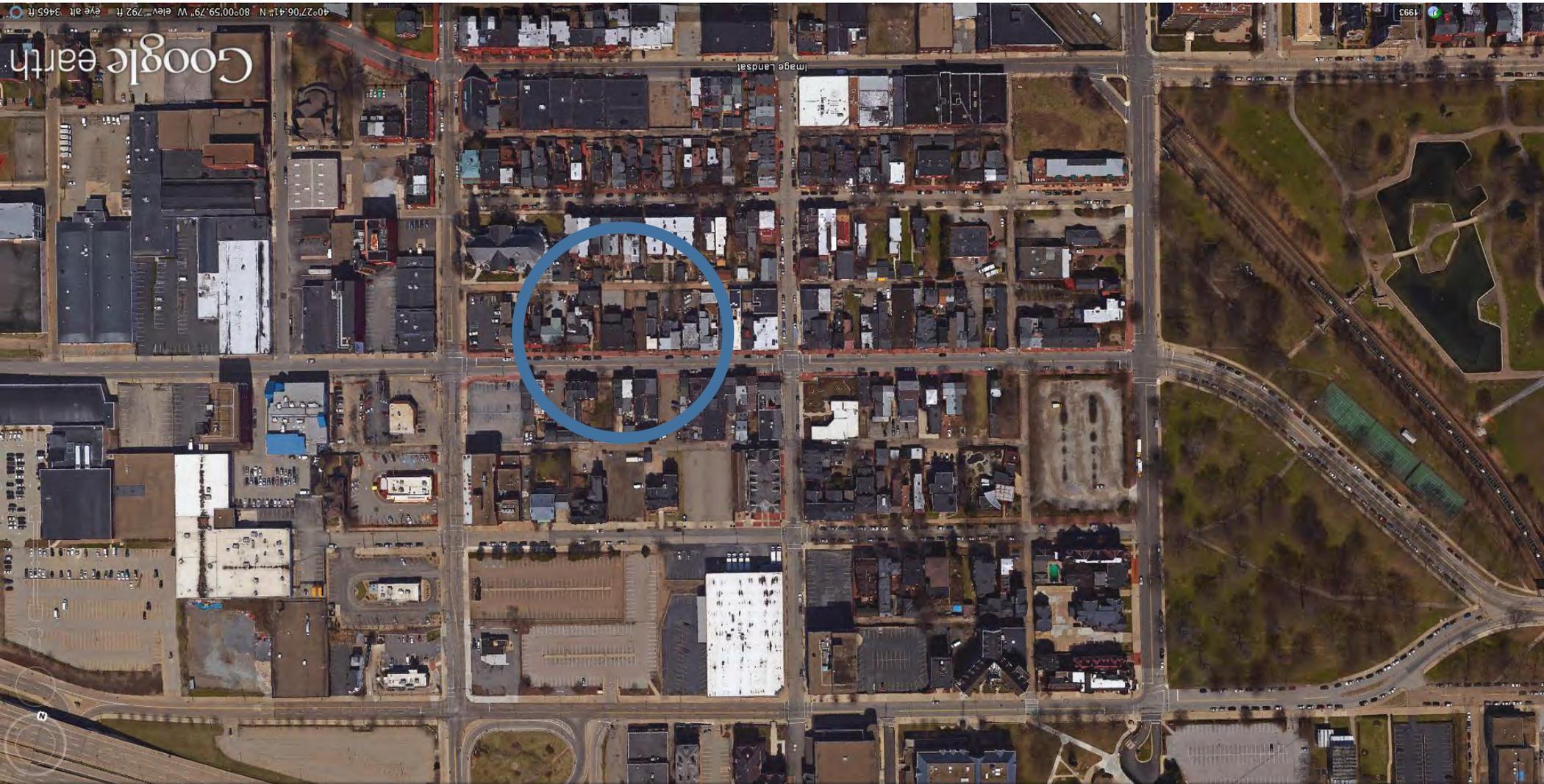
Exterior renovation to replace existing windows with new painted wood windows; clean and repaint existing painted brick; repair and repaint all existing wood trim. The existing painted terracotta Mansard roof will be cleaned and repainted. The existing stained glass windows on the second floor will be saved and installed inside of the new windows on the second floor. A new screen wall is proposed to separate the front porch. A new painted wood porch is proposed for the rear of the house. A new painted wood fence will be installed at the rear yard.

SIGNATURES:

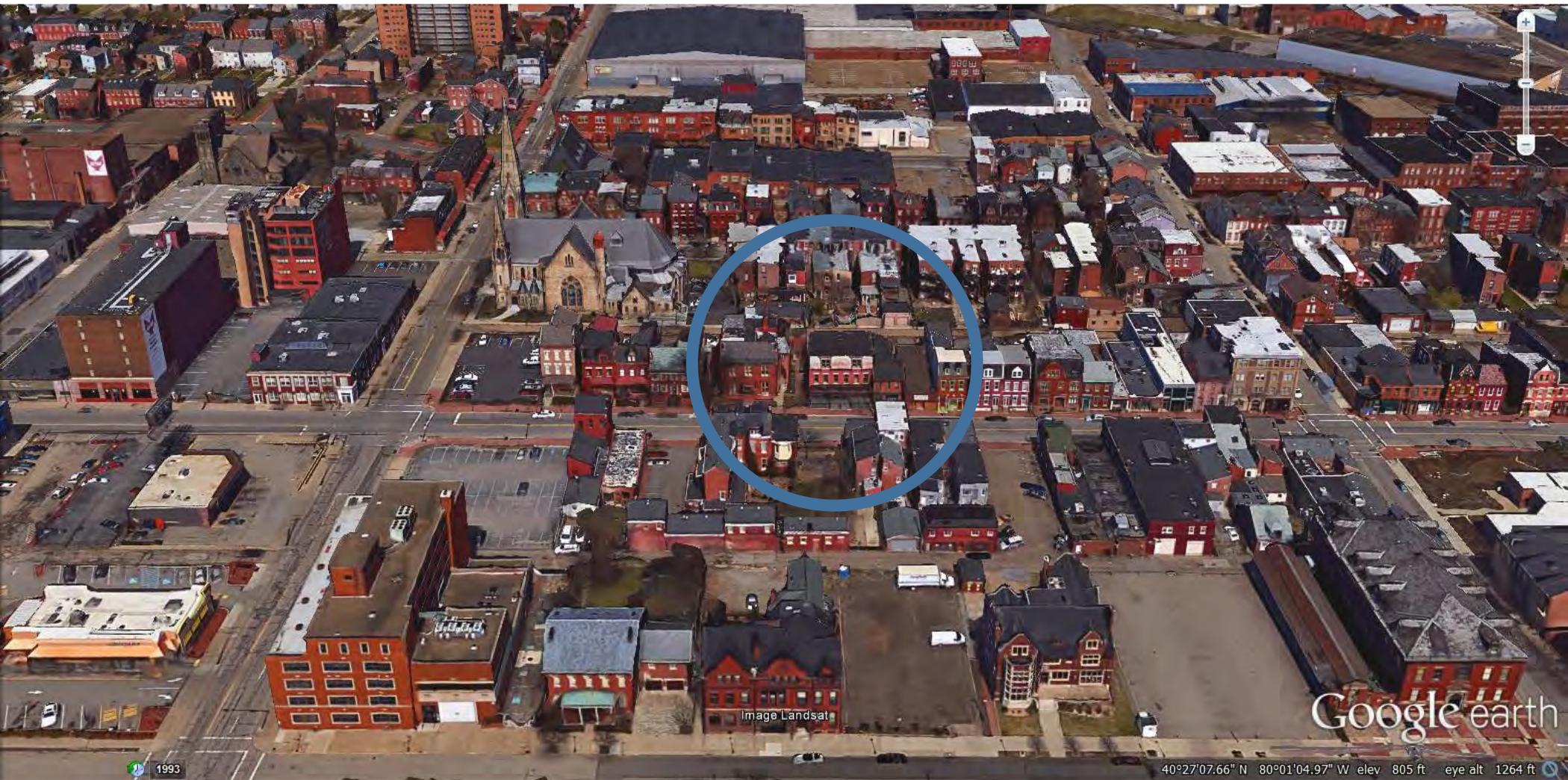
OWNER: _____ DATE: _____

APPLICANT: *John D Francona* DATE: November 12, 2015

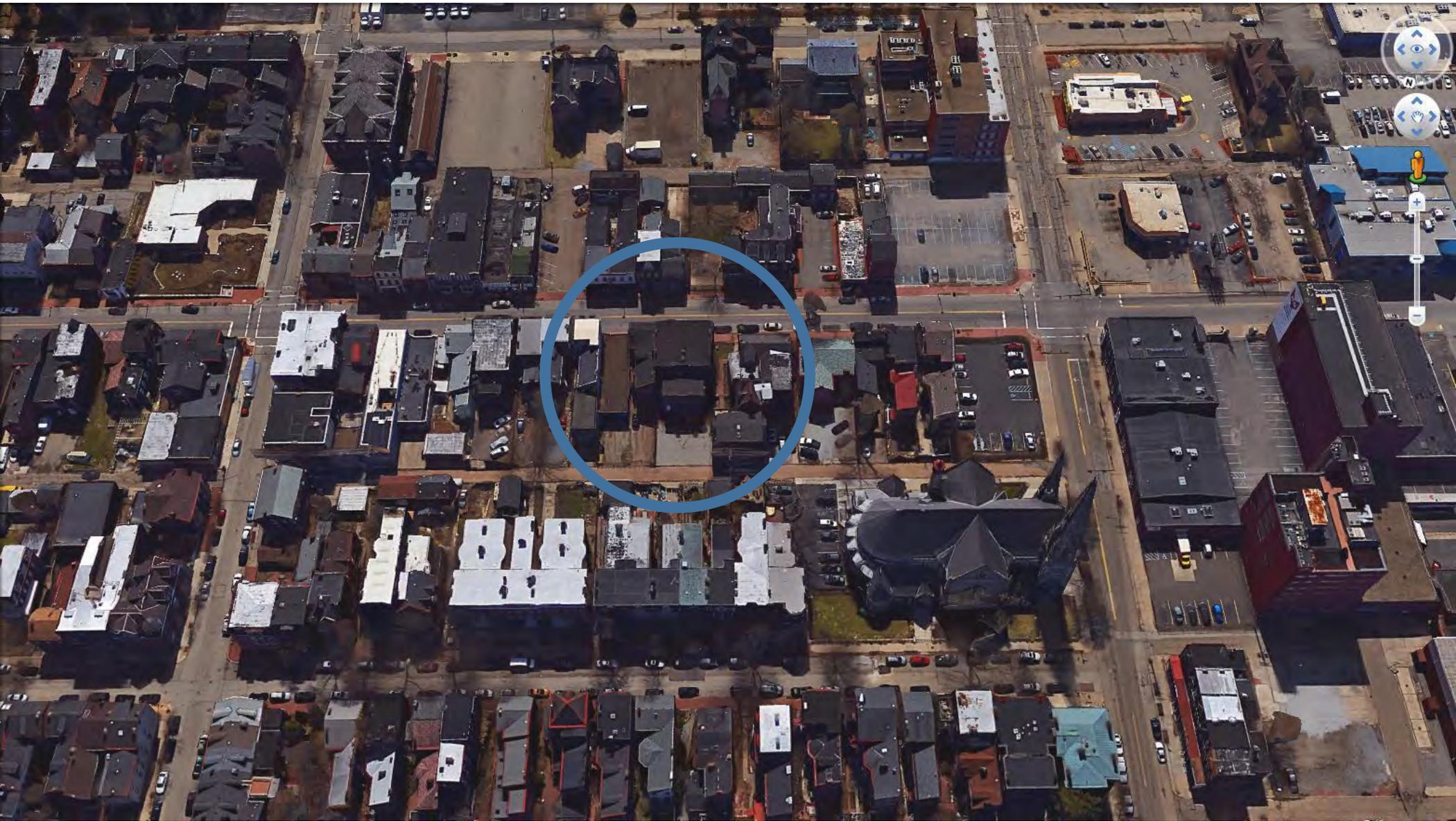
930 WESTERN AVENUE



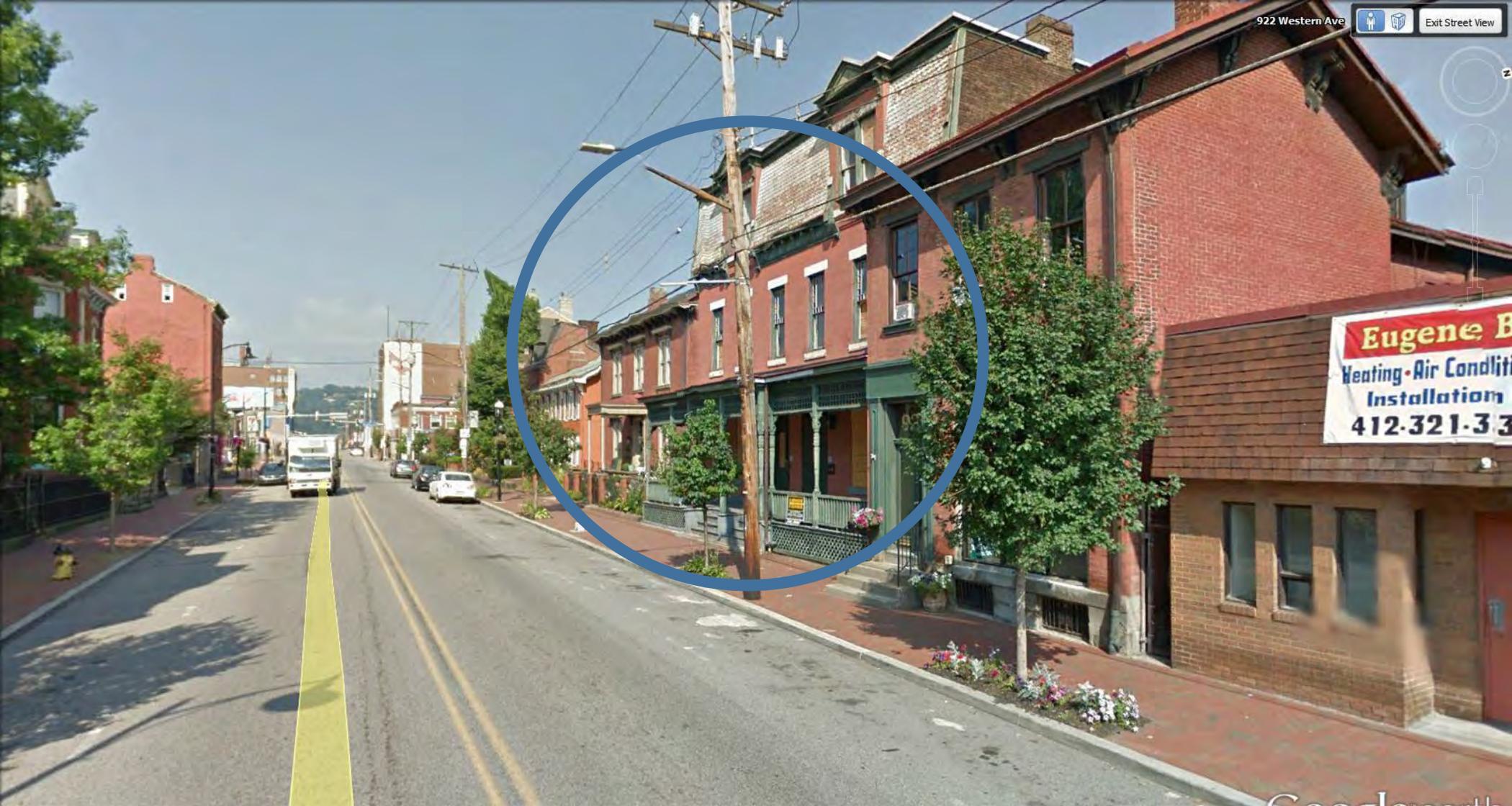
ALLEGHENY WEST



BIRDSEYE FROM SOUTH



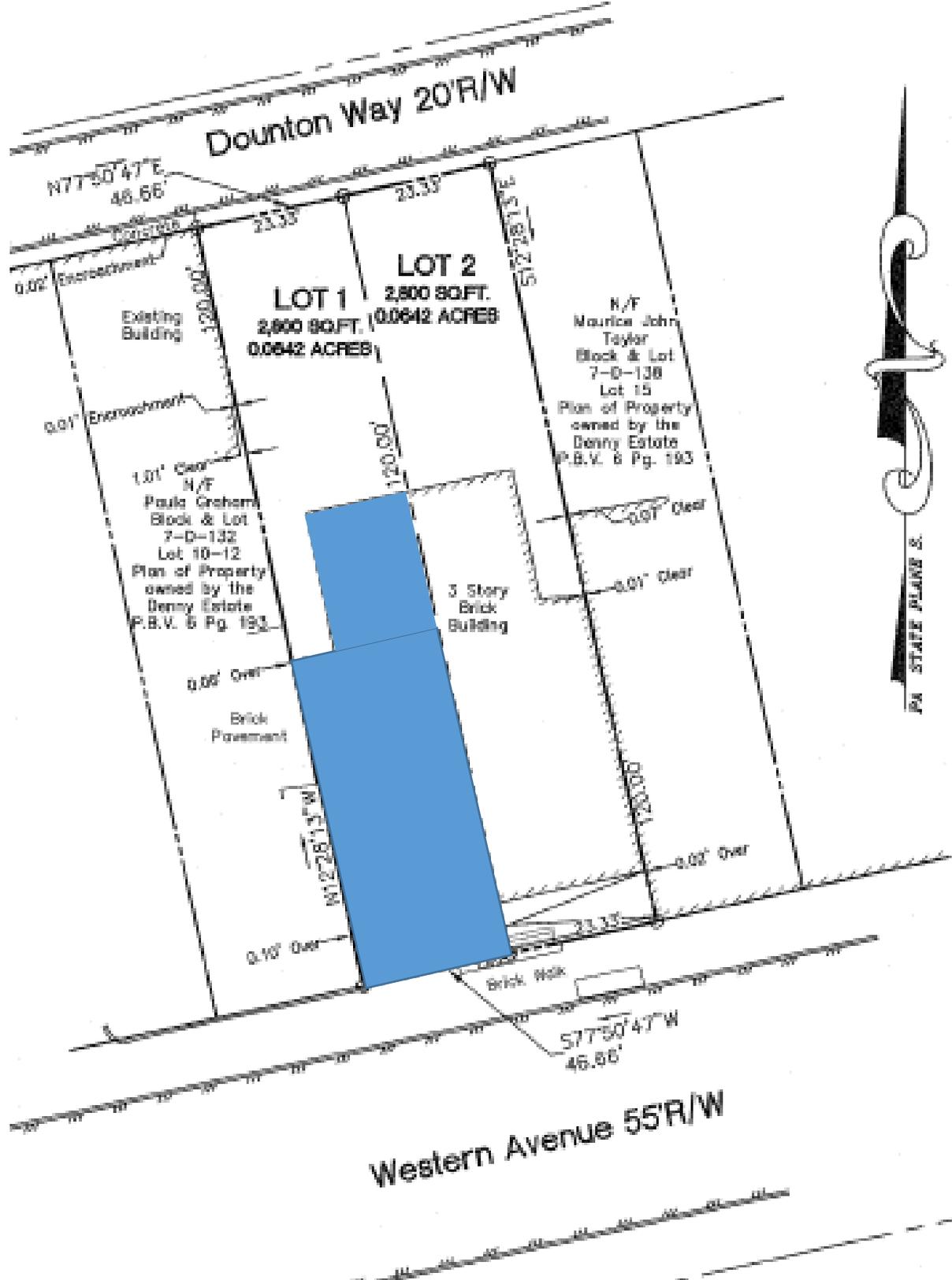
BIRDSEYE FROM NORTH



STREET CONTEXT FROM EAST



STREET CONTEXT FROM WEST



Western Avenue 55'R/W

REPAIR ALL EXISTING WOOD TRIM AND REPAINT

CLEAN EXISTING PAINTED TERRACOTTA ROOFING AND REPAINT

NEW PAINTED WOOD WINDOWS

REPAIR EXISTING WOOD TRIM AND REPAINT

INSTALL EXISTING STAINED GLASS WINDOWS BEHIND NEW WINDOWS

NEW PAINTED WOOD WINDOWS

CLEAN EXISTING PAINTED BRICK AND REPAINT

REPAIR ALL EXISTING WOOD TRIM AND REPAINT

REPAIR EXISTING WOOD AND GLASS DOORS AND REPAINT

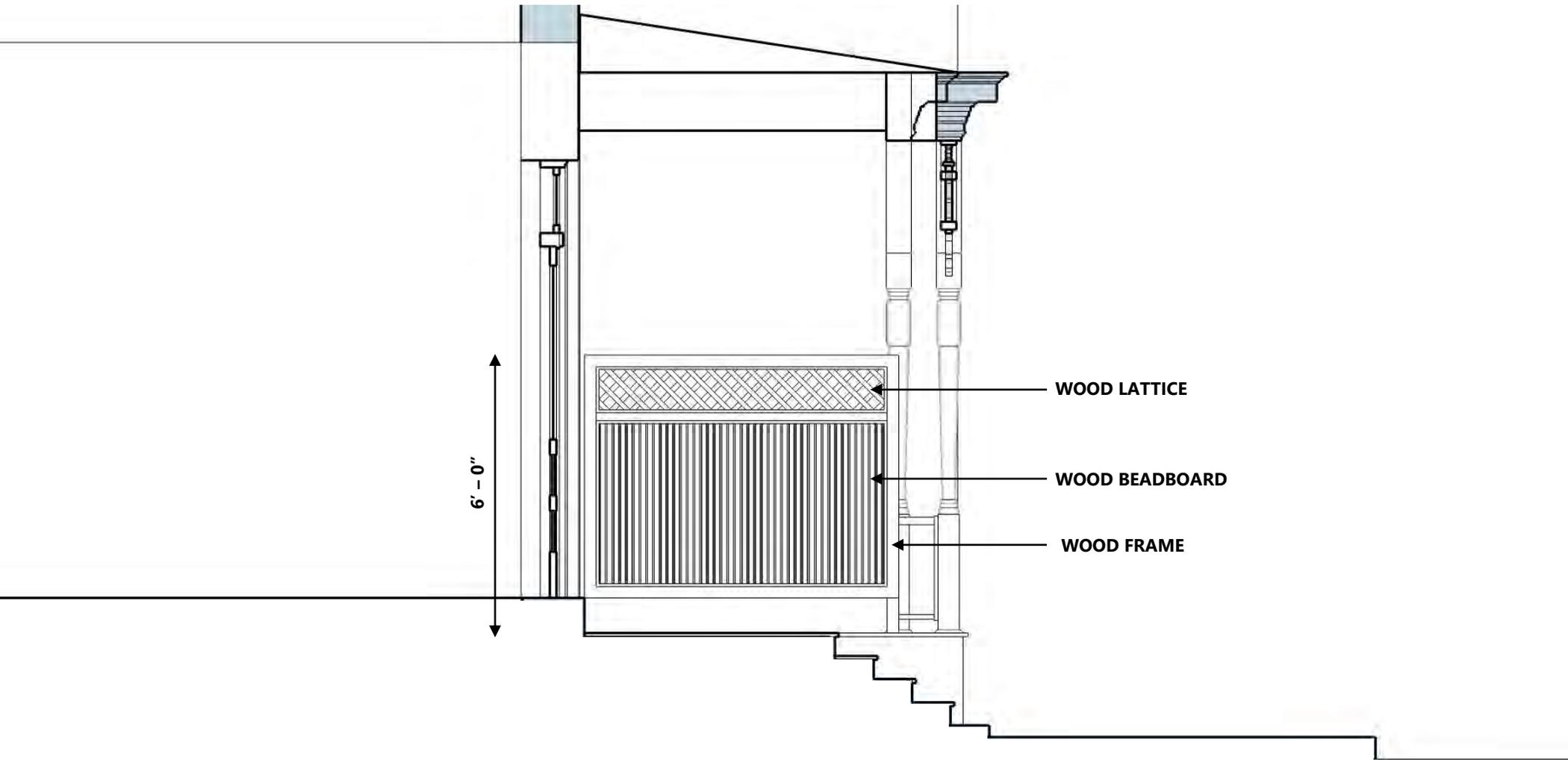
NEW PAINTED WOOD WINDOWS



PROPOSED WESTERN AVENUE ELEVATION



PROPOSED SCREEN WALL ON FRONT PORCH



6' - 0"

WOOD LATTICE

WOOD BEADBOARD

WOOD FRAME

PROPOSED SCREEN WALL



EXISTING DOUNTON WAY ELEVATION



ALL NEW PAINTED WOOD WINDOWS

REPAIR AND REPAINT ALL EXISTING WOOD TRIM

EXISTING BRICK – REPOINT AS NECESSARY

NEW PAINTED WOOD AND GLASS DOOR WITH TRANSOM

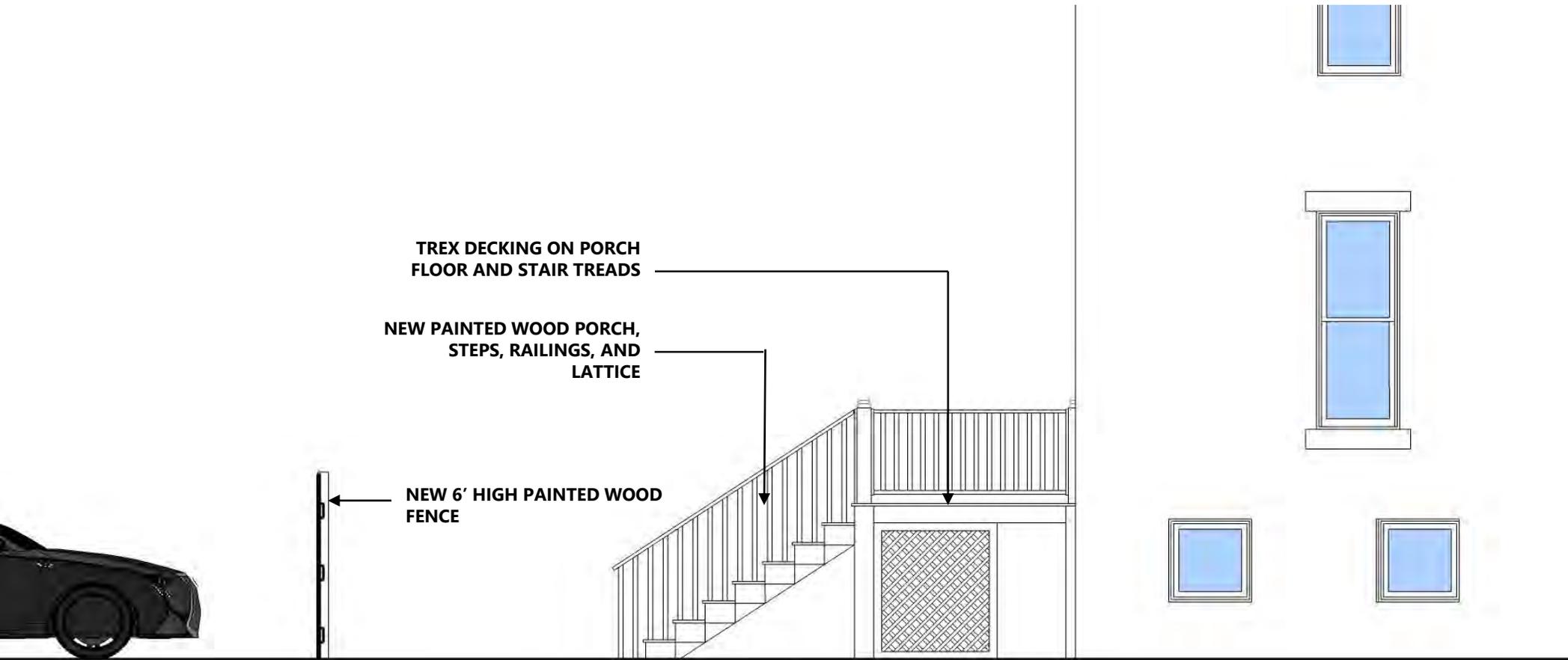
NEW PAINTED WOOD PORCH

NEW 6' HIGH PAINTED WOOD FENCE

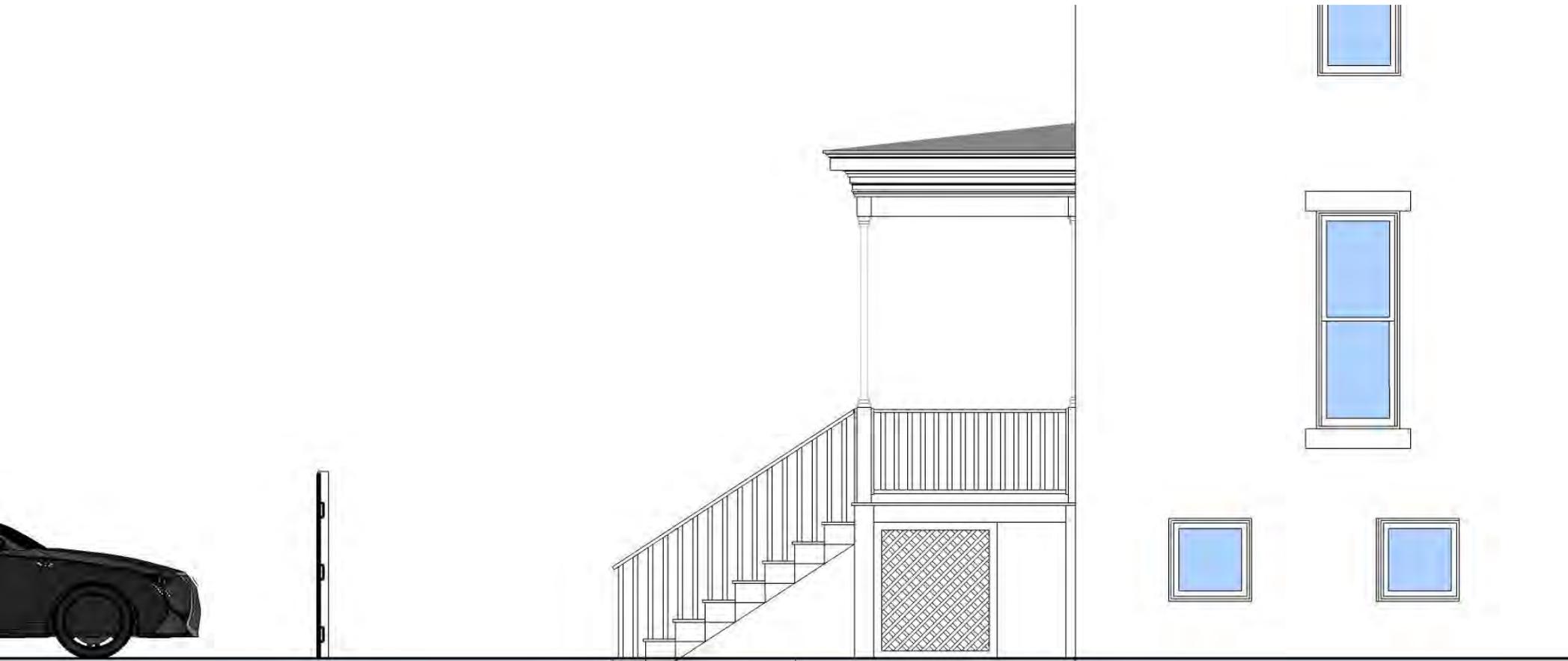
PROPOSED DOUNTON WAY ELEVATION



**PROPOSED DOUNTON WAY ELEVATION
WITH FUTURE ROOF OVER PORCH**



PROPOSED REAR PORCH – INITIAL BUILD



PROPOSED REAR PORCH – WITH FUTURE ROOF



**PROPOSED DOUNTON WAY FROM NORTHEAST
SHOWING NEW PORCH, AREAWAY TO BASEMENT, 6' HIGH PAINTED WOOD FENCE, AND
EXISTING PARKING PAD**



HISTORIC REVIEW COMMISSION OF PITTSBURGH
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FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

1006 CEDAR AVENUE
 PITTSBURGH, PA 15212

OWNER:

NAME: PINNACLE REDEVELOPMENT
 ADDRESS: 145 27TH PH H ST
 NEW YORK, NY 10016-9039
 PHONE: 412.580.9619
 EMAIL:

STAFF USE ONLY:

DATE RECEIVED: _____
 LOT AND BLOCK NUMBER: _____
 WARD: _____
 FEE PAID: _____

DISTRICT:

DEUTSCHTOWN

APPLICANT:

NAME: BOB BAUMBACH
 ADDRESS: 900 MIDDLE ST
 PITTSBURGH PA 15212
 PHONE: 412.266.4425
 EMAIL: bob.baumbach@comcast.net

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

PROPOSED CONSTRUCTION OF 12'X20' ROOF DECK ABOVE 2ND FL
 REAR STRUCTURE; TO BE RECESSED IN ROOF W/ CEDAR 'PLYNTH'

SIGNATURES:

AND WOOD HAND RAILS

OWNER: _____ DATE: _____

APPLICANT: Robert Baumbach DATE: 11/13/2015



1006 Cedar Avenue

Cedar Ave

© 2015 Google

Google earth

1993

Imagery Date: 6/14/2014 40°27'21.44" N 80°00'07.52" W elev 786 ft eye alt 1192 ft



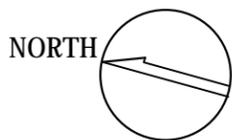
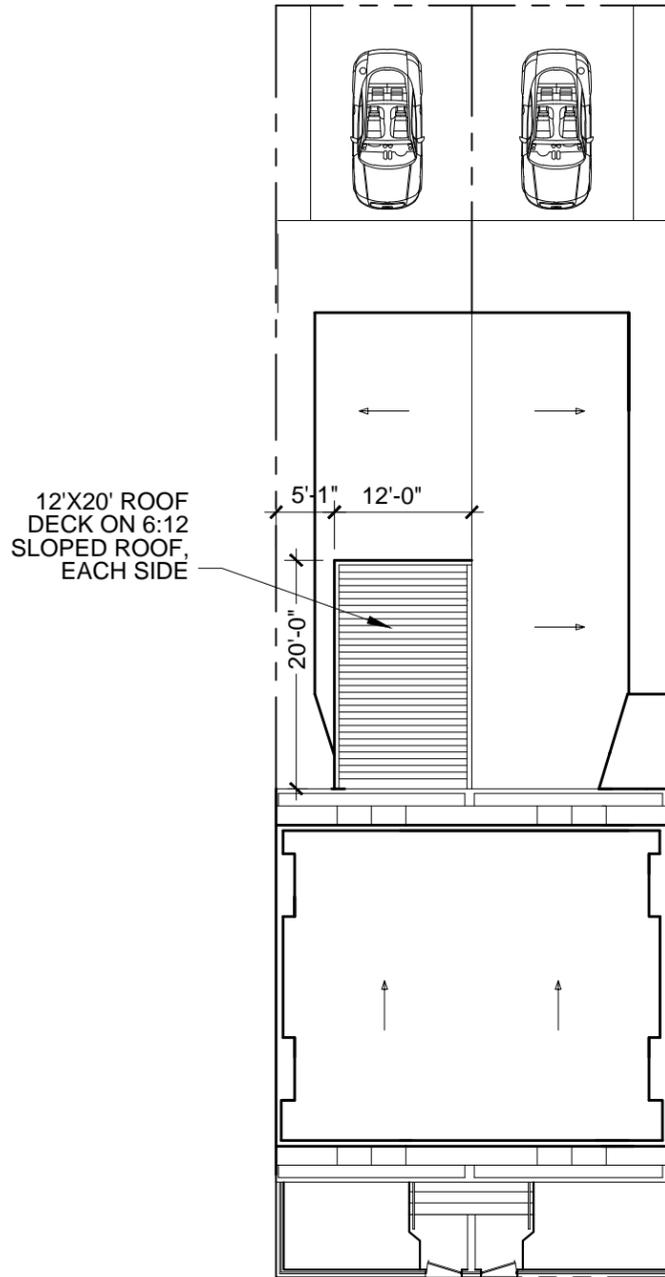


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Google earth

[Report a problem](#)

MORAVIAN WAY

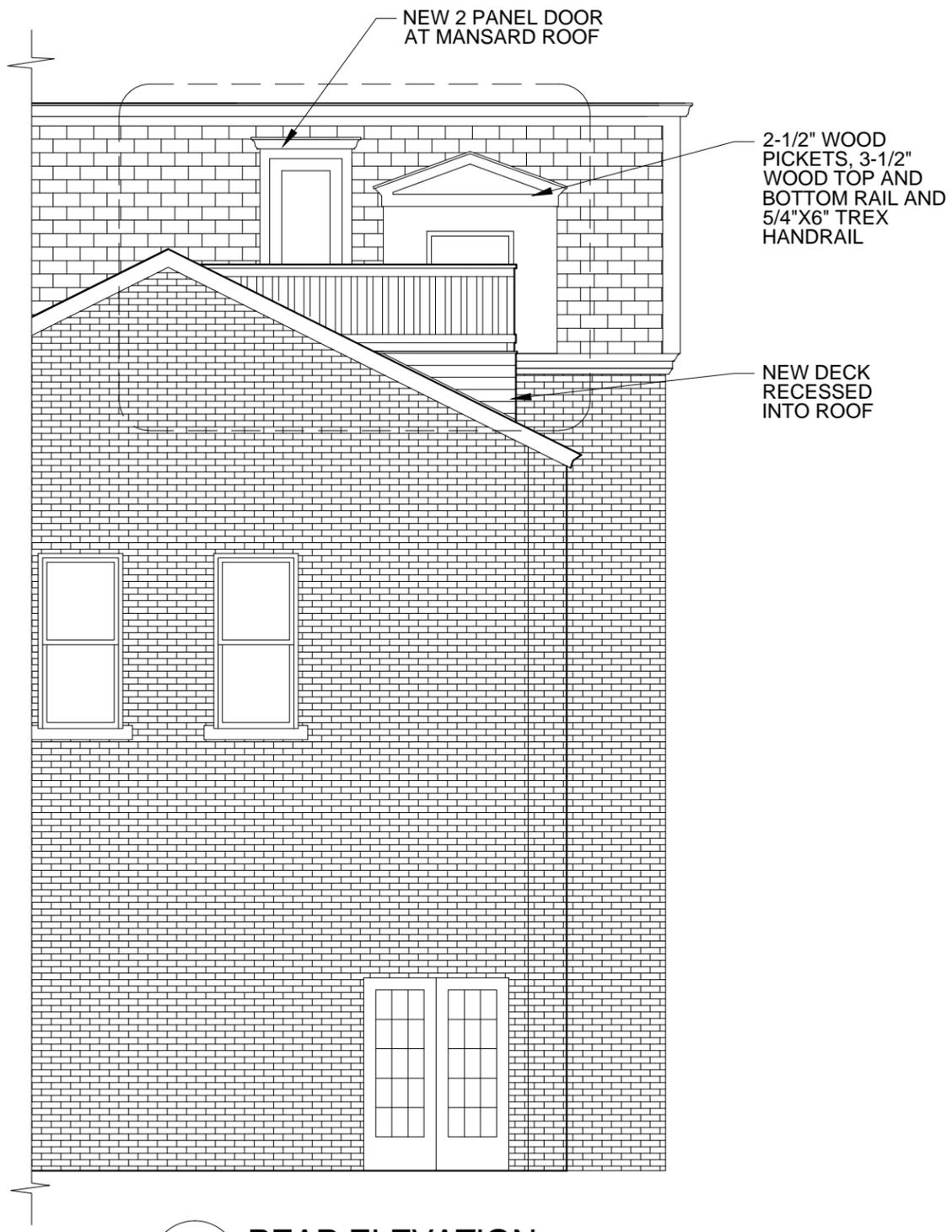


SIDEWALK

CEDAR AVENUE

**PLAN OF PROPERTY
PINNACLE REDEVELOPMENT
1006 CEDAR AVENUE
PITTSBURGH PA 15212
LOT AND BLOCK 24-N-85-A**

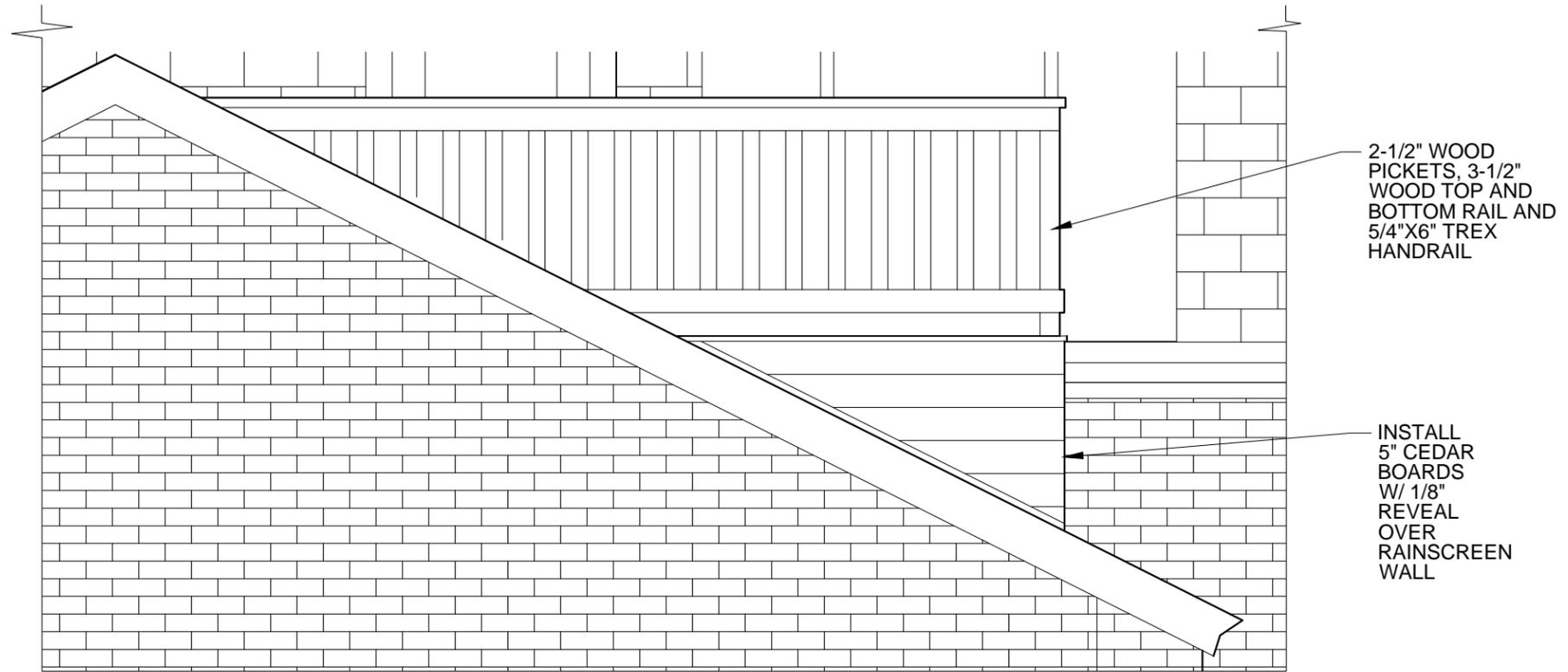
**SCALE: 1/16" = 1'-0"
NOVEMBER 11, 2015**



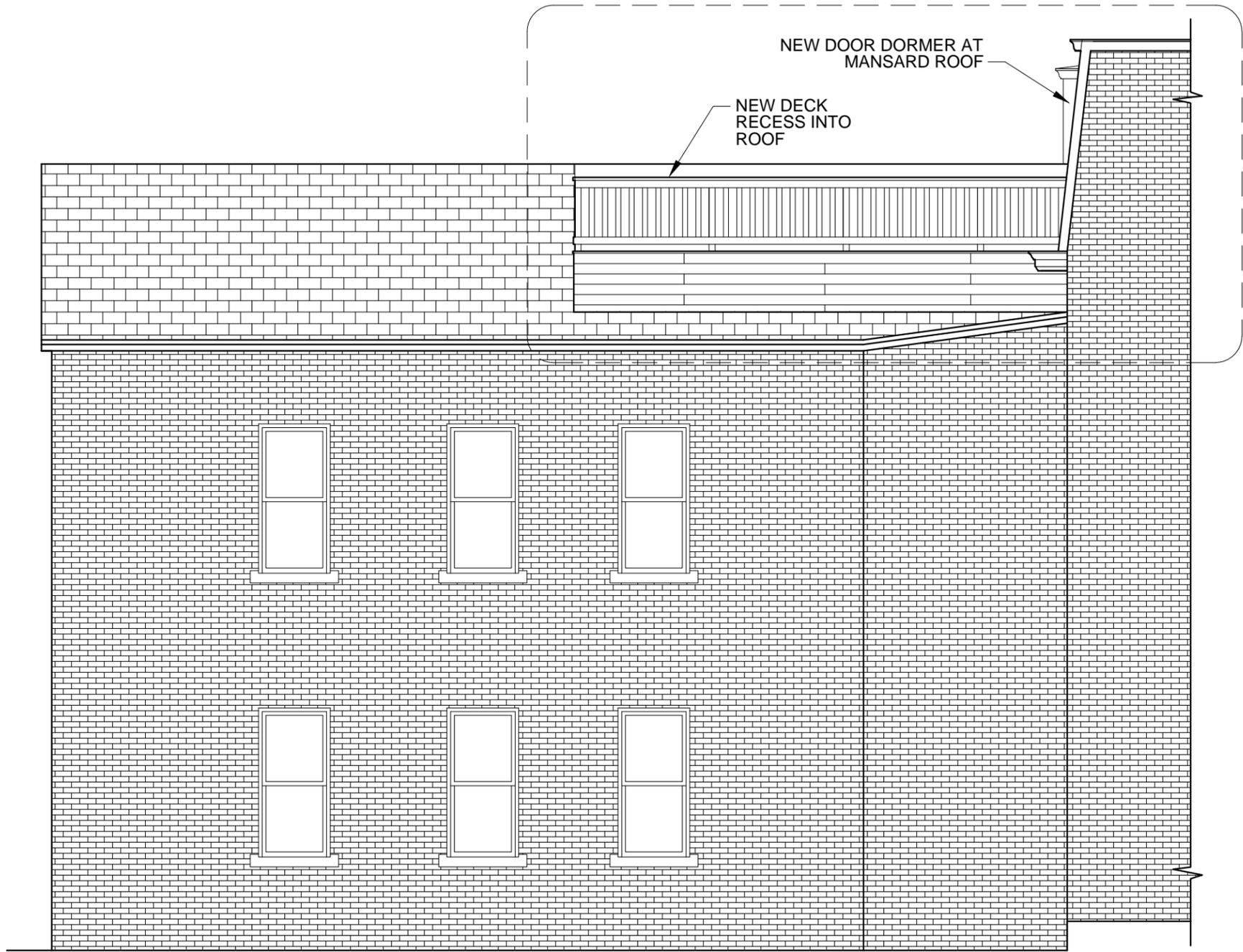
1 REAR ELEVATION
SCALE: 3/16" = 1'-0"



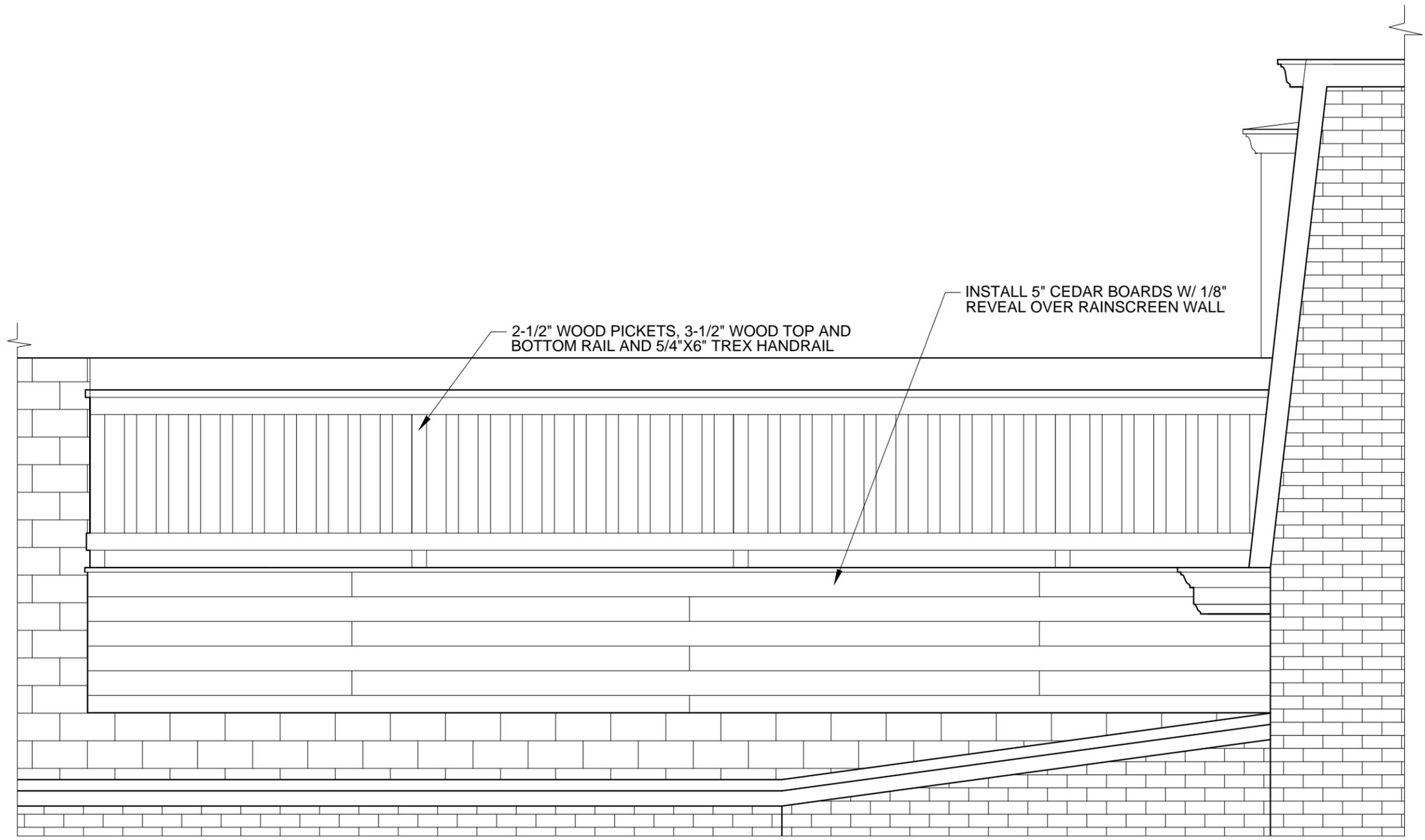
1 REAR ELEVATION PHOTO
SCALE: NTS



1 REAR ELEVATION
SCALE: 1/2" = 1'-0"



1 **SIDE ELEVATION**
SCALE: 3/16" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/2" = 1'-0"



HISTORIC REVIEW COMMISSION OF PITTSBURGH
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STAFF USE ONLY:

DATE RECEIVED: 10/21/15

LOT AND BLOCK NUMBER: 3-F-39

WARD: 17th

FEE PAID: yes

FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

620 Cabot Way
Pgh 15203

DISTRICT:

East Carson Street

OWNER:

NAME: Sandra Massimino

ADDRESS: 500 620 Cabot Way

PHONE: 412 716 6793

EMAIL: smassimino@comcast.net

APPLICANT:

NAME: Same

ADDRESS: Same

PHONE: _____

EMAIL: smassimino@comcast.net

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

1. - Fence, rear yard, 6' high, solid wood plank, stained, 5' x 8' ^{aluminum} awning
2. - Front stoop replacement, design TBD as per requirements of city - historical
3. - Change color of front of house (TBD) natural brick if possible ^{revolve board} paint if necessary

SIGNATURES:

OWNER: [Signature]

DATE: 10-21-2015

APPLICANT: [Signature]

DATE: 10-21-2015

4. - Keep awning over front door.
5. - Repair & replace rear patio
6. New patio door rear of home

N

Bingham St

620 Cabot Way

S 7th St

© 2015 Google

Google earth

1995

Imagery Date: 6/14/2014 40°25'44.20" N 79°59'33.76" W elev 750 ft eye alt 1172 ft



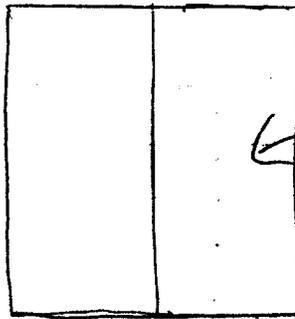




620 Cabot Way - Rear view

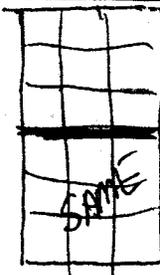
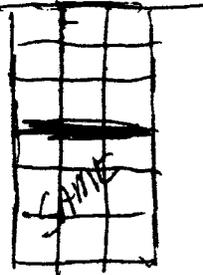


PROPOSED →

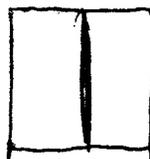
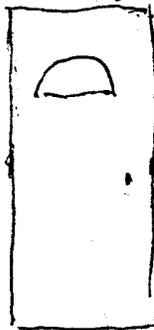


Proposed
6' sliding
door
All others unchanged

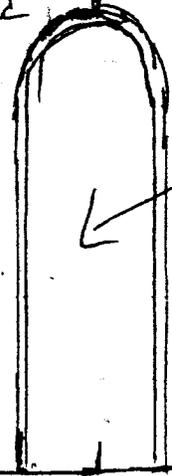
EXISTING →



To be removed

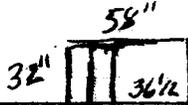


WALKWAY
EASEMENT



CABOT WAY

20'



17'6"

EASEMENT

1'8"

31'3 1/2"

42.61

Proposed Aluminum Awning 5' x 8'

Proposed fence 6' high wood-stained

9'4"

17'6"

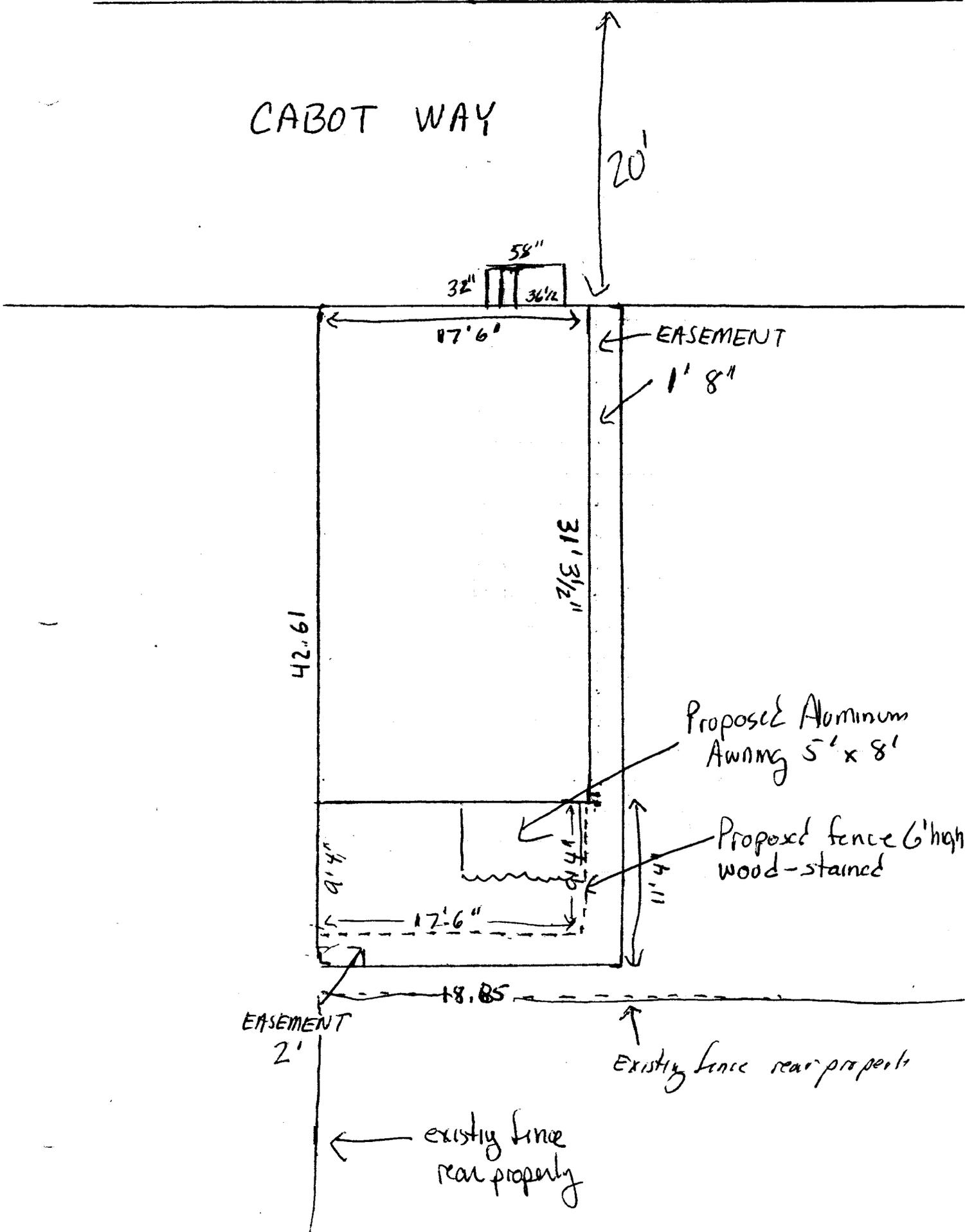
11'4"

EASEMENT 2'

18.85

Existing fence rear property

existing fence rear property





Division of Development Administration and Review
 City of Pittsburgh, Department of City Planning
 200 Ross Street, Third Floor
 Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH

Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

1731 East Carson Street
Pittsburgh, PA 15203

OWNER:

NAME: 1731 East Carson St Associates
ADDRESS: 1 PPG Place, Suite 1640
Pittsburgh, PA 15222
PHONE: (412) 398-7119
EMAIL: zsmith@hannalwe.com

STAFF USE ONLY:

DATE RECEIVED: _____
 LOT AND BLOCK NUMBER: _____
 WARD: _____
 FEE PAID: _____

DISTRICT:

East Carson Street

APPLICANT:

NAME: Morgan Architecture + Design
ADDRESS: 3308 Perrysville Ave
Pittsburgh, PA 15214
PHONE: (412) 901-7765
EMAIL: morgan412@gmail.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Divide existing storefront into two separate storefronts. Rebuild portion of existing storefront "in-kind". remove portion of existing storefront and extend front portion of facade upwards to create a taller facade. Install new entrance in existing masonry wall. Install new glass garage door

SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT: David Morgan DATE: **11 / 12 / 2015**



Division of Development Administration and Review
 City of Pittsburgh, Department of City Planning
 200 Ross Street, Third Floor
 Pittsburgh, Pennsylvania 15219

STAFF LEVEL REVIEW and FEES – Project adheres to historic guidelines

Type of Project	Residential Fees	Commercial Fees
In-kind repairs	\$25	\$5 per linear foot of the façade (minimum \$50)
In-kind restoration		
Mechanical and HVAC		
Commercial awnings		
Signage		
Painting	No Fee	

HISTORIC REVIEW COMMISSION LEVEL REVIEW AND FEES – Project does not adhere to historic guidelines and changes in materials

Type of Project	Residential Fees	Commercial Fees
Awnings	\$100	\$10 per linear foot of the façade (minimum \$150)
Fencing		
Painting		
Restoration		
Replacement		
Change in materials		
Change in fenestration		
Mechanical and HVAC		
New construction		
Signage		

All demolitions and historic nominations require full HRC review. Fees vary for demolitions (\$100 or \$400) and for historic nominations (\$100 or \$250) depending on type.

* Residential review is for single-family homes, and structures originally built as houses with four units or less. Properties with more than four units and apartment buildings are considered commercial buildings.

* Applicants do not pay for both the Staff Review and the full HRC review for any single project. Fees are non-refundable.



Wrights Way

S 18th St

1731 E Carson Street

© 2015 Google

Google earth

1995

Imagery Date: 6/14/2014 40°25'44.41" N 79°58'50.94" W elev. 755 ft eye alt 1190 ft



1786

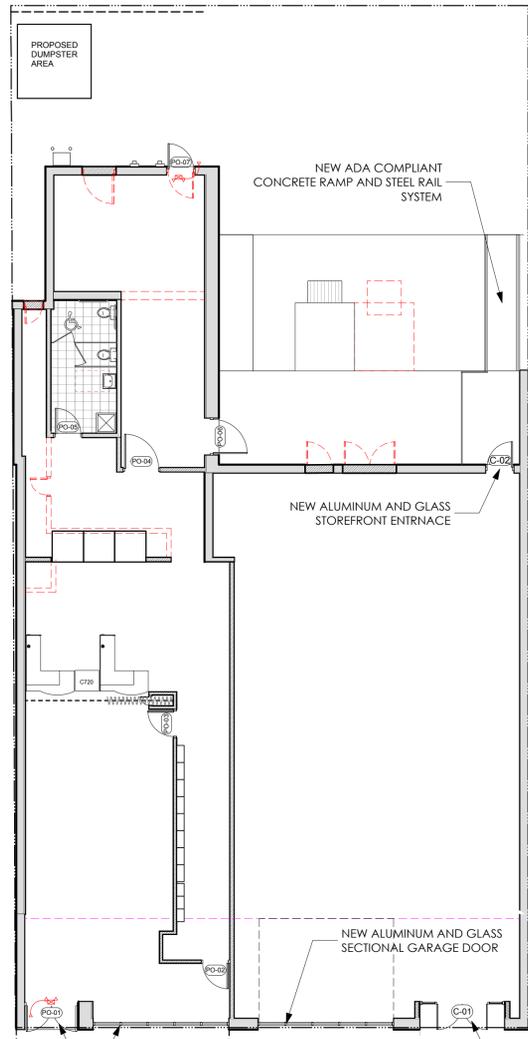


UNITED STATES
POST OFFICE
CASS STATION
PITTSBURGH, PA 15201

The UPS

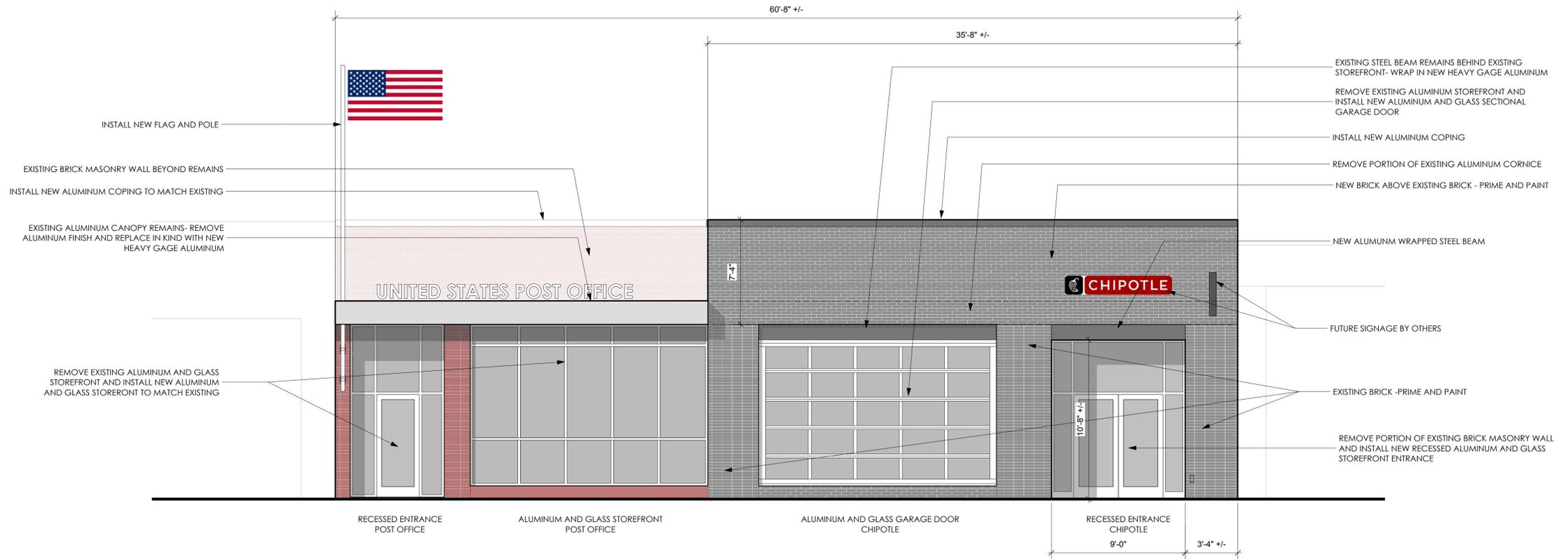
Hide in

WRIGHTS WAY

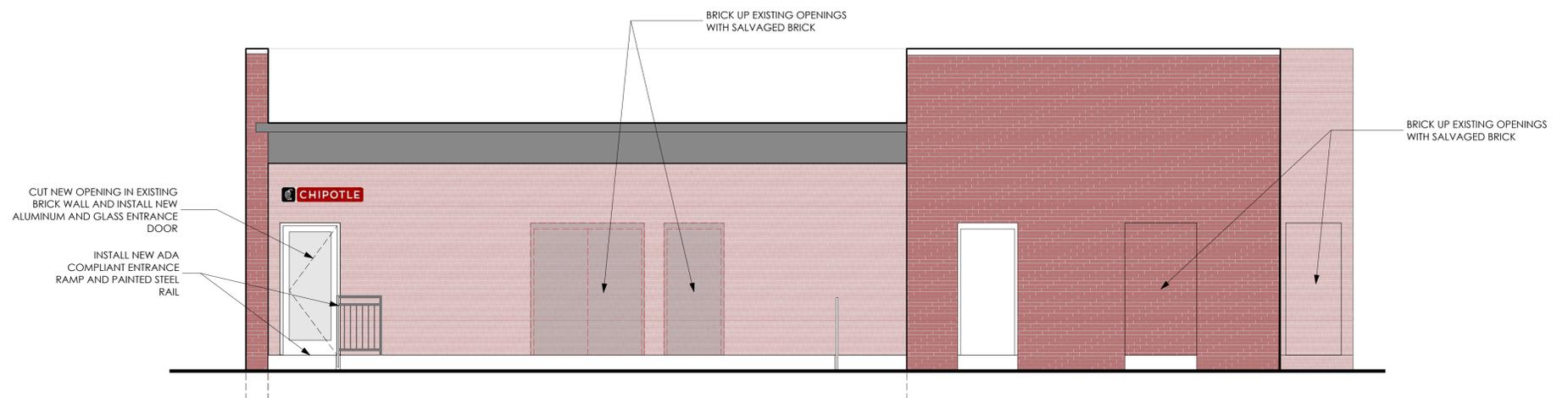


EAST CARSON STREET

PROPOSED PLAN
Scale: 1" = 10 ft



CARSON STREET ELEVATION
Scale: 1/4" = 1'-0"



REAR [WRIGHT'S WAY] ELEVATION
Scale: 1/4" = 1'-0"

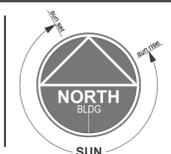
1234 SARAH STREET PITTSBURGH, PA 15203

MORGAN ARCHITECTURE + DESIGN

412. 901. 7765 MORGAN412@GMAIL.COM

PRELIMINARY

DATE: 11/12/15



RENOVATIONS TO EXISTING BUILDING
SOUTH SIDE CHIPOTLE / POST OFFICE
 1731 EAST CARSON STREET, PITTSBURGH, PA 15203

HRC SUBMISSION

A-1

(C) COPYRIGHT 2015 MORGAN ARCHITECTURE+DESIGN



CARSON STREET • CHIPOTLE • SOUTHSIDE

C. HEIDORN • 10.23.15



Division of Development Administration and Review

City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor

Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to:
Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

4021-4029 Butler Street

Pittsburgh, PA 15201

OWNER:

NAME: Lawrenceville Holdings (c/o John Pergal)

ADDRESS: 4025 Butler Street

Pittsburgh, PA 15201

PHONE: 412-853-8609

EMAIL: jpergal68@gmail.com

STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

DISTRICT:

APPLICANT:

NAME: Lisa Carver, AIA - PWWG Architects

ADDRESS: 408 Blvd of the Allies

Pittsburgh, PA 15219

PHONE: 412-391-2884

EMAIL: lcarver@pwwgarch.com

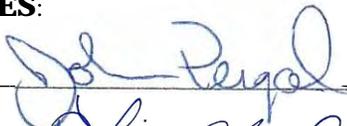
REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

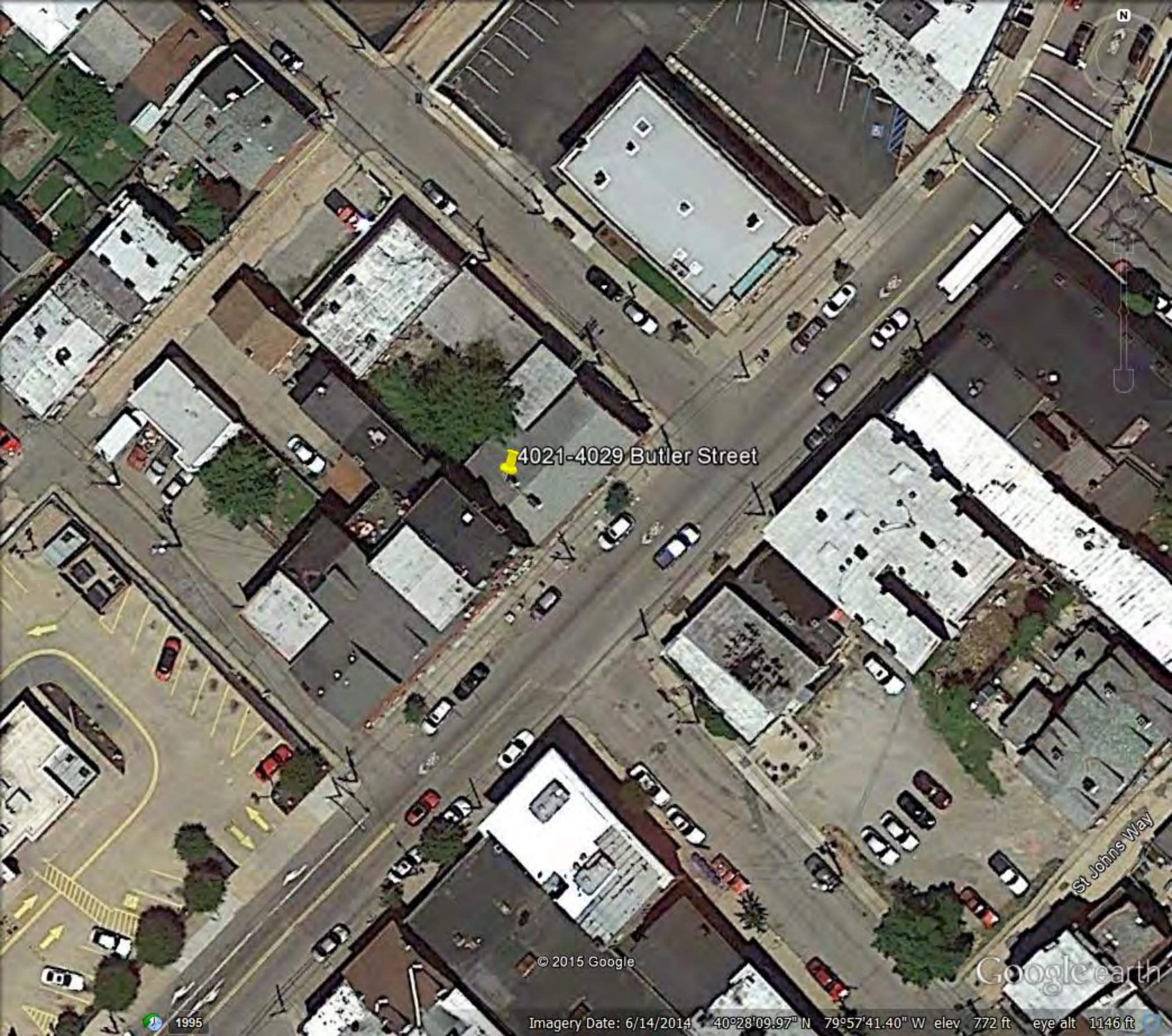
DETAILED DESCRIPTION OF PROPOSED PROJECT:

Infill construction of courtyard behind 4023-4029 Butler Street to accommodate new retail and expansion of music venue.

SIGNATURES:

OWNER:  DATE: 11/13/15

APPLICANT:  DATE: 11/13/15



4021-4029 Butler Street

© 2015 Google

Google earth

1995

Imagery Date: 6/14/2014 40°28'09.97" N 79°57'41.40" W elev 772 ft eye alt 1146 ft

Thunderbird Café Mixed-Use Project
Historic Review Commission Application
Design Narrative – November 13, 2015

By way of the consolidation of 3 lots, from 4021 to 4029 Butler Street, the proposed Thunderbird Café Mixed-use Project will include the expansion of the Thunderbird Café, a new deli tenant, an upscale retail tenant, and 5 dwelling units on upper floors.

The existing building at 4025-4029 Butler is a locally designated historic structure, therefore the entire project will be reviewed by the Historic Review Commission of the City of Pittsburgh's planning department. The owner is proposing to maintain the existing exterior perimeter walls of all 3 buildings and only a portion of the courtyard walls will be demolished. The visual impact of the new construction (infill of courtyard) will be minimal from public streets. It should be noted that based on our field investigation it is clear that the rear-most addition, has been "re-faced" on the 41st St. and Eden Way elevations, eliminating any historic significance the building may have once had (see attached photos). With the machine made brick, steel window lintels, and the size of the windows, we estimate this re-facing occurred after 1930. The courtyard side of the building also had significant alterations to window openings, leaving little original fabric (see photo). The new portions of exterior wall will be clad with vinyl siding, though very little will be visible from a public way. The upper floors of all 3 buildings will contain 5 total dwelling units.

The Café intends to shift its target market by shortening the front bar to allow customer table seating at the Butler St. storefront and by increasing its food sales. The rear addition will allow for this increase in food sales during non-event nights as well, by providing a large amount of customer seating at tables and chairs to offset those patrons visiting the bar only. As agreed to with the neighborhood organizations of Lawrenceville United and Lawrenceville Corporation, a 'full house' for musical acts will be limited to 382 customers, and a rear deck will accommodate those same patrons who choose to smoke – another part of the neighborhood agreement, in order to limit crowding of Butler Street during performance times.

As a guest enters the front door of the Thunderbird, they will arrive, as previously noted, in the café portion of the restaurant, with tables, chairs, and reduced bar seating. Within the music venue addition, the first floor actually becomes the balcony to the stage below, located in the basement. Tables and chairs line the floor opening to provide views of the stage. An open stair guides patrons downstairs to the basement where the main performance area is located. There is a secondary bar on this level, beneath the café, in an area which will retain and expose its original stone foundation. Original stone of the demolished portions of the buildings will be salvaged to the maximum extent possible and reused in the new addition at this level. The kitchen for the café, the band loading area and green room, public toilet rooms, and a small office area are also located on this level.

The apartments above will be within the existing footprints of the three buildings with 'walk-up' entrances on Butler. There will be a mix of 1 and 2 bedroom apartments with laundry facilities provided within each apartment.

The buildings along Butler will be sympathetically rehabilitated, with replacement of non-original or refurbishment of existing windows and storefront. Character defining decorative elements will be repaired to their original design and repainted. Along 41st Street, we are proposing to maintain the existing exterior wall and reestablishing the original rhythm of openings, but instead of installing new windows we are proposing to recess new infill to allow for upcoming show posters or a community art project to be displayed. Along this façade we are also proposing historically appropriate signage for the retail tenant, in the spirit of the original use of this façade (see historic 1909 photo). Additionally, we propose to repaint the existing brick a light gray with dark trim, the light/dark scheme derived from the historic photo.

This project will be an asset to the community by providing enhanced services and renovated apartments. Saving and rehabilitating the existing historic facades along Butler Street will highlight the commitment to the community by the owner and the reinvestment that Lawrenceville Holdings is making in the neighborhood.

Thunderbird Café Mixed Use Project – Historic Review Commission

Application – November 13, 2015

Hearing – December 2, 2015

Lawrenceville Holdings

PERFIDO
WEISKOPF
WAGSTAFF+
GOETTEL

- Office / Retail
- Multi-Unit Residential
- Restaurant - General (live entertainment)
- Restaurant, Fast Food - Limited

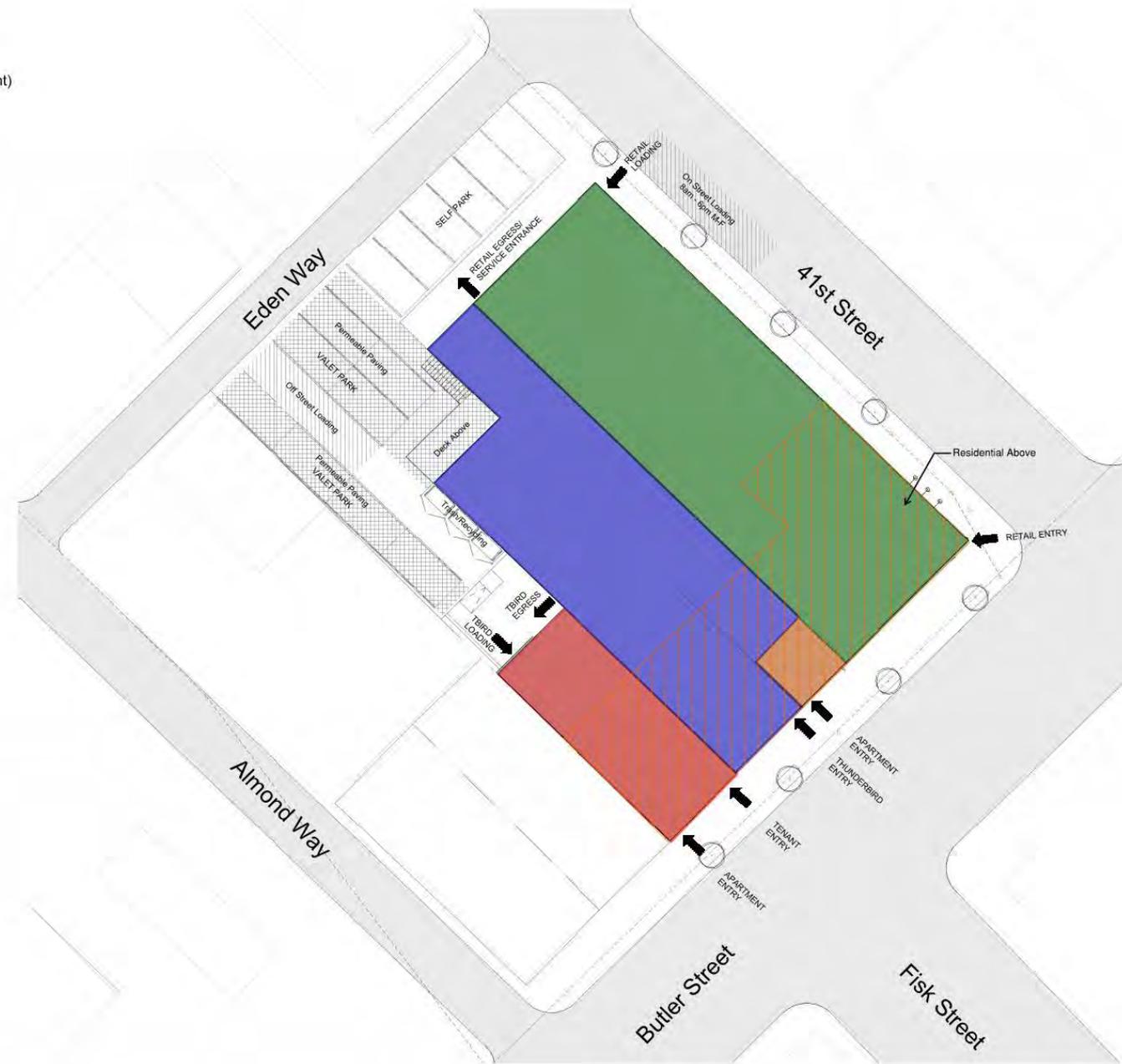


Historic Review Commission
 Application – November 13, 2015
 Hearing – December 2, 2015
Lawrenceville Holdings



4021-4029 Butler Street – Existing Site Plan

- Office / Retail
- Multi-Unit Residential
- Restaurant - General (live entertainment)
- Restaurant, Fast Food - Limited



Historic Review Commission
 Application – November 13, 2015
 Hearing – December 2, 2015
Lawrenceville Holdings





Existing 4025-4029 Butler – Butler Elevation

Historic Review Commission
Application – November 13, 2015
Hearing – December 2, 2015
Lawrenceville Holdings





Existing 4025-4029 Butler – View down 41st

Historic Review Commission
Application – November 13, 2015
Hearing – December 2, 2015
Lawrenceville Holdings





Existing 4025-4029 Butler – View down 41st

Historic Review Commission
Application – November 13, 2015
Hearing – December 2, 2015
Lawrenceville Holdings





Existing 4025-4029 Butler – View at 41st & Eden

Historic Review Commission
Application – November 13, 2015
Hearing – December 2, 2015
Lawrenceville Holdings

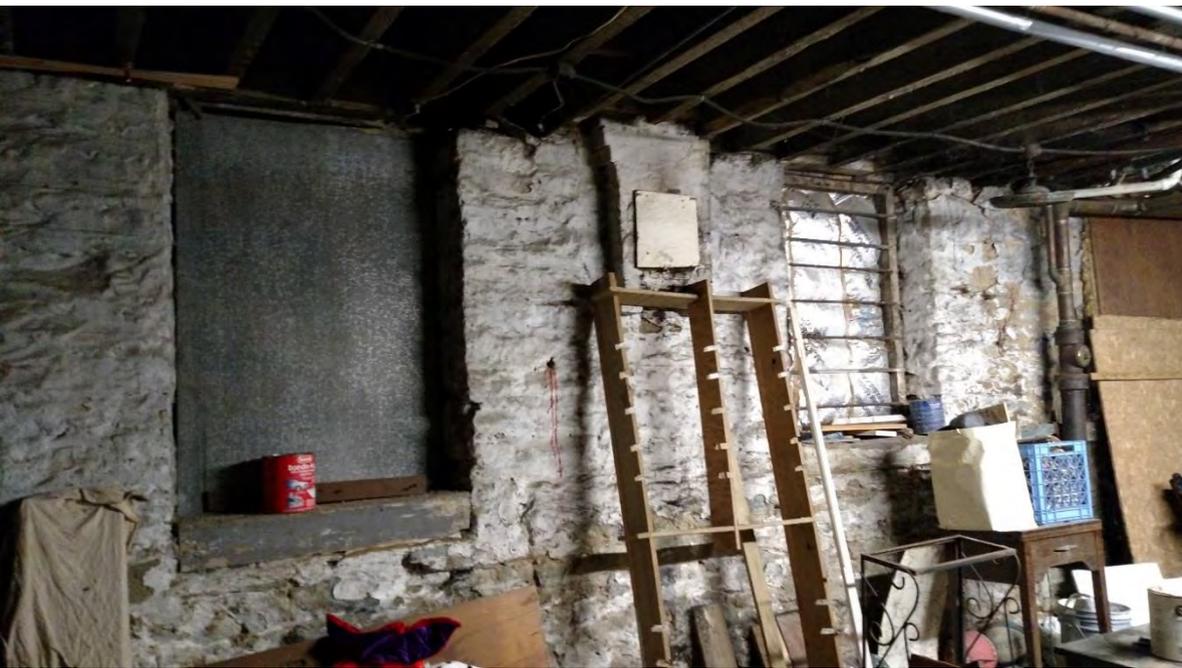




Existing 4021 and 4023 Butler – Butler and Eden Way Elevations

Historic Review Commission
Application – November 13, 2015
Hearing – December 2, 2015
Lawrenceville Holdings

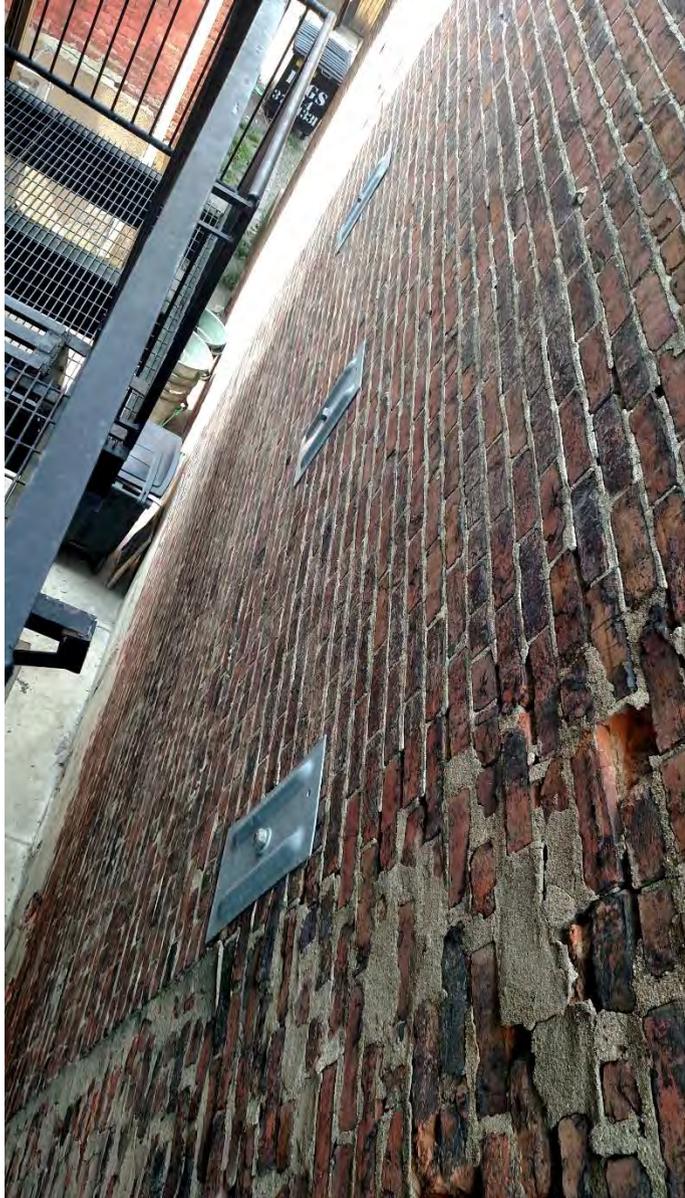




4025-4029 Butler – Existing Condition Photos

Historic Review Commission
Application – November 13, 2015
Hearing – December 2, 2015
Lawrenceville Holdings

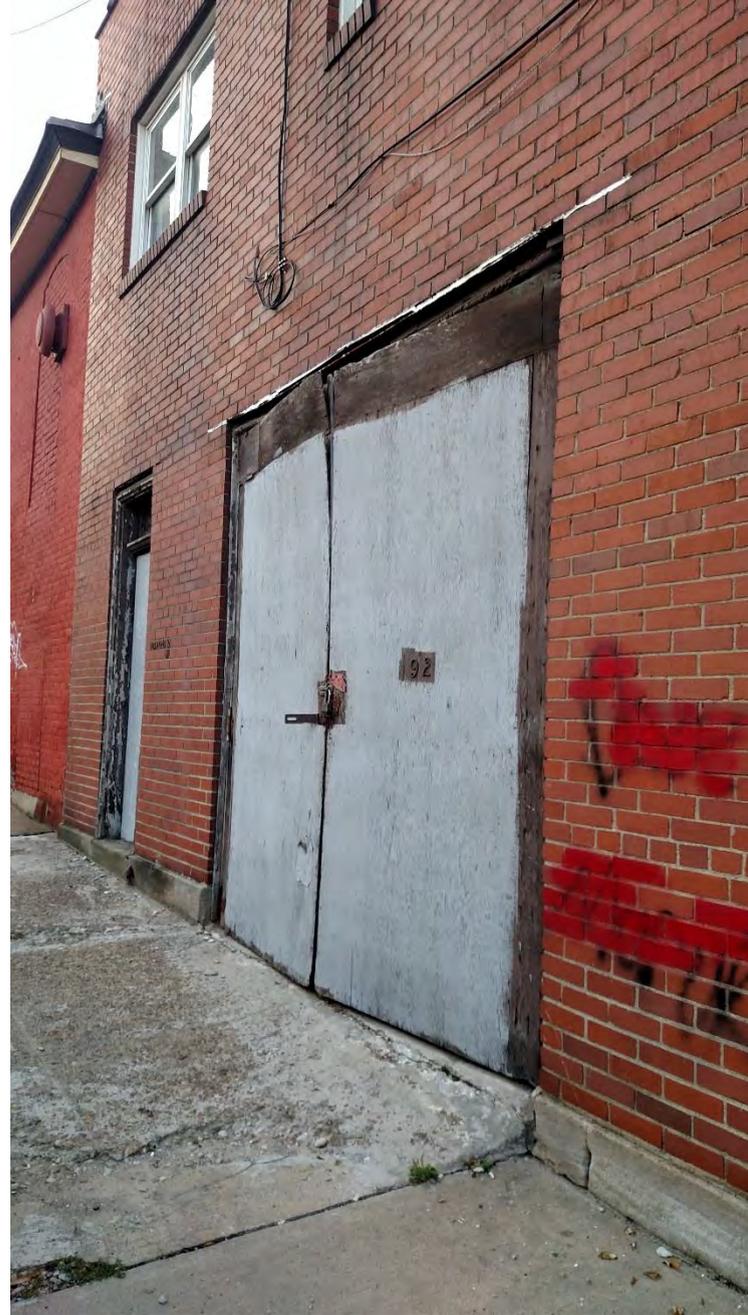




4025-4029 Butler – Existing Condition Photos

Historic Review Commission
Application – November 13, 2015
Hearing – December 2, 2015
Lawrenceville Holdings

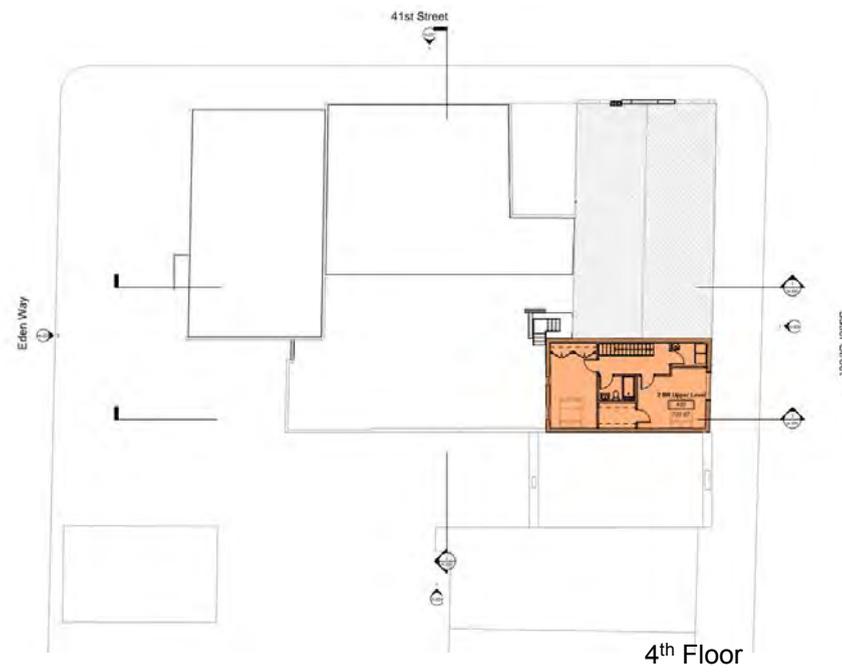




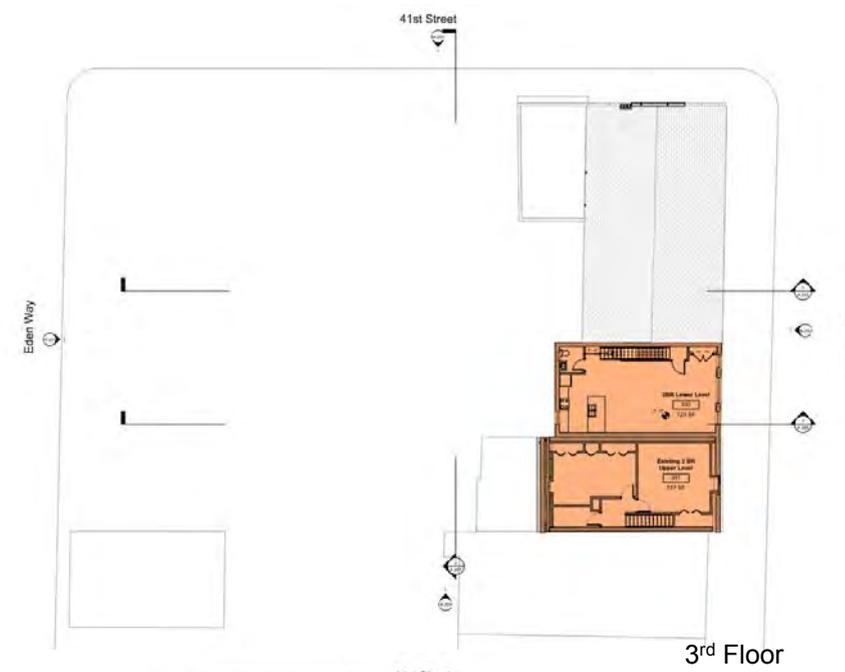
4025-4029 Butler – Existing Condition Photos

Historic Review Commission
Application – November 13, 2015
Hearing – December 2, 2015
Lawrenceville Holdings

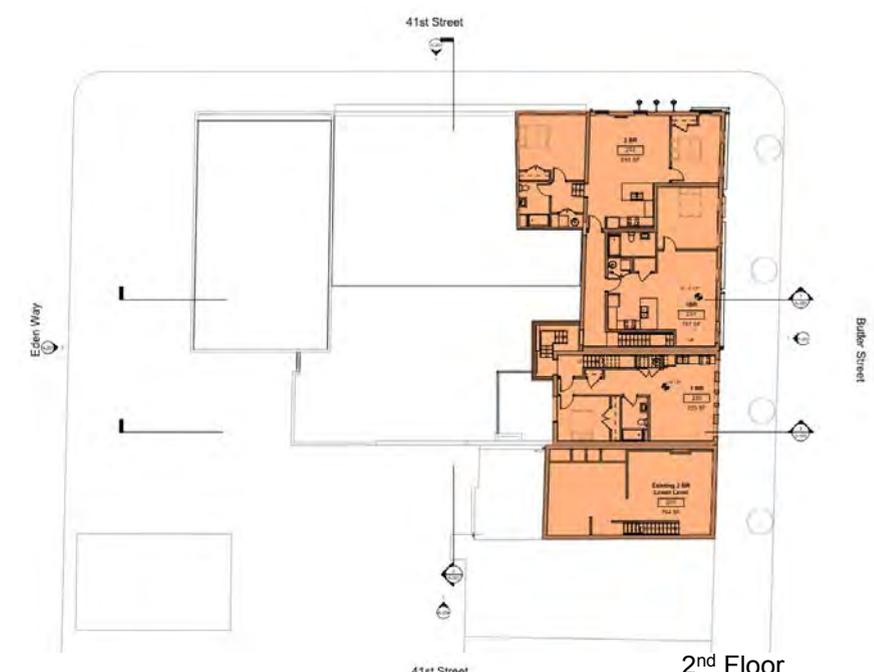




4th Floor

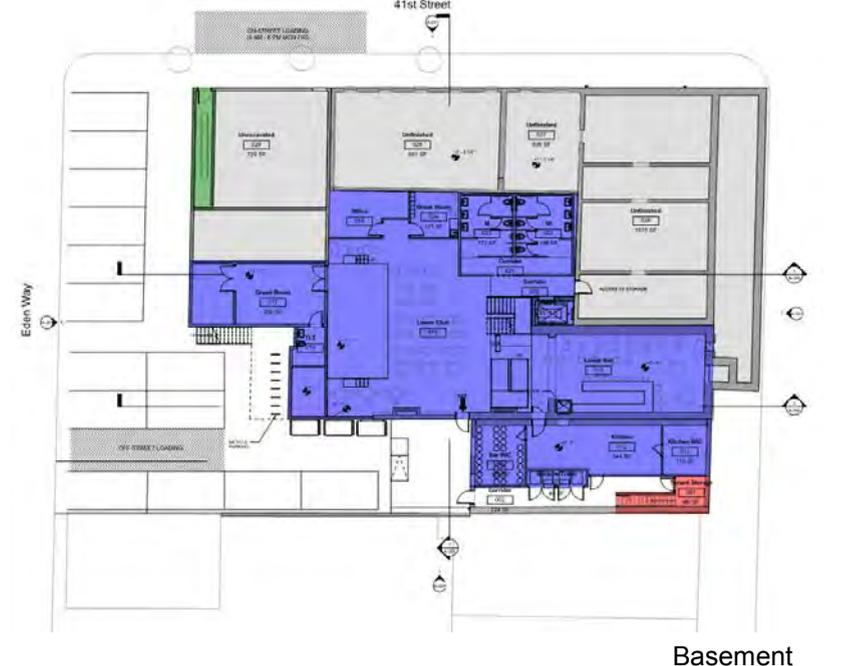


3rd Floor

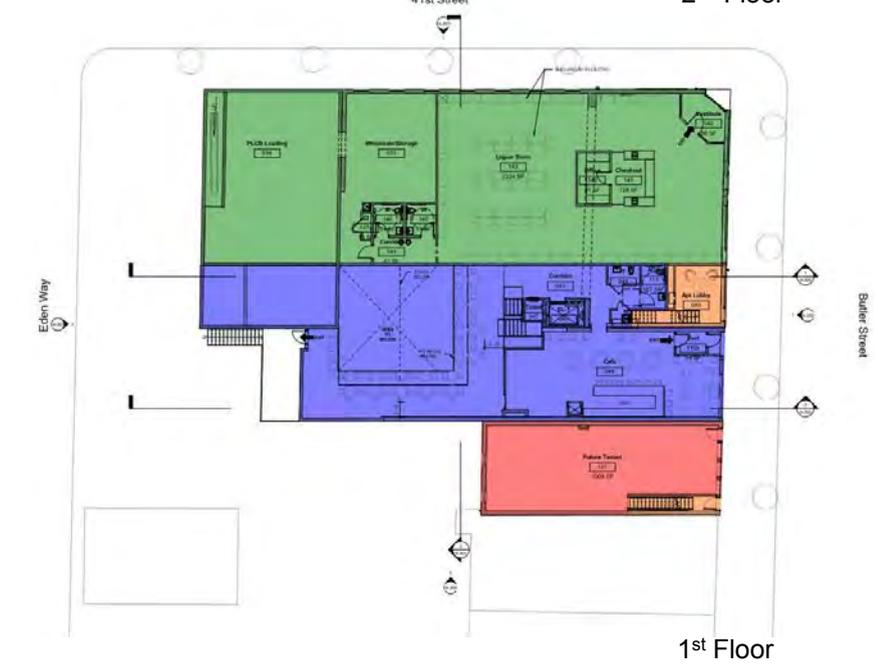


2nd Floor

- Office / Retail
- Multi-Unit Residential
- Restaurant - General (live entertainment)
- Restaurant, Fast Food - Limited



Basement



1st Floor

Historic Review Commission
 Application – November 13, 2015
 Hearing – December 2, 2015
Lawrenceville Holdings





Existing 4025-4029 Butler – 1909 Photo

Historic Review Commission
Application – November 13, 2015
Hearing – December 2, 2015
Lawrenceville Holdings

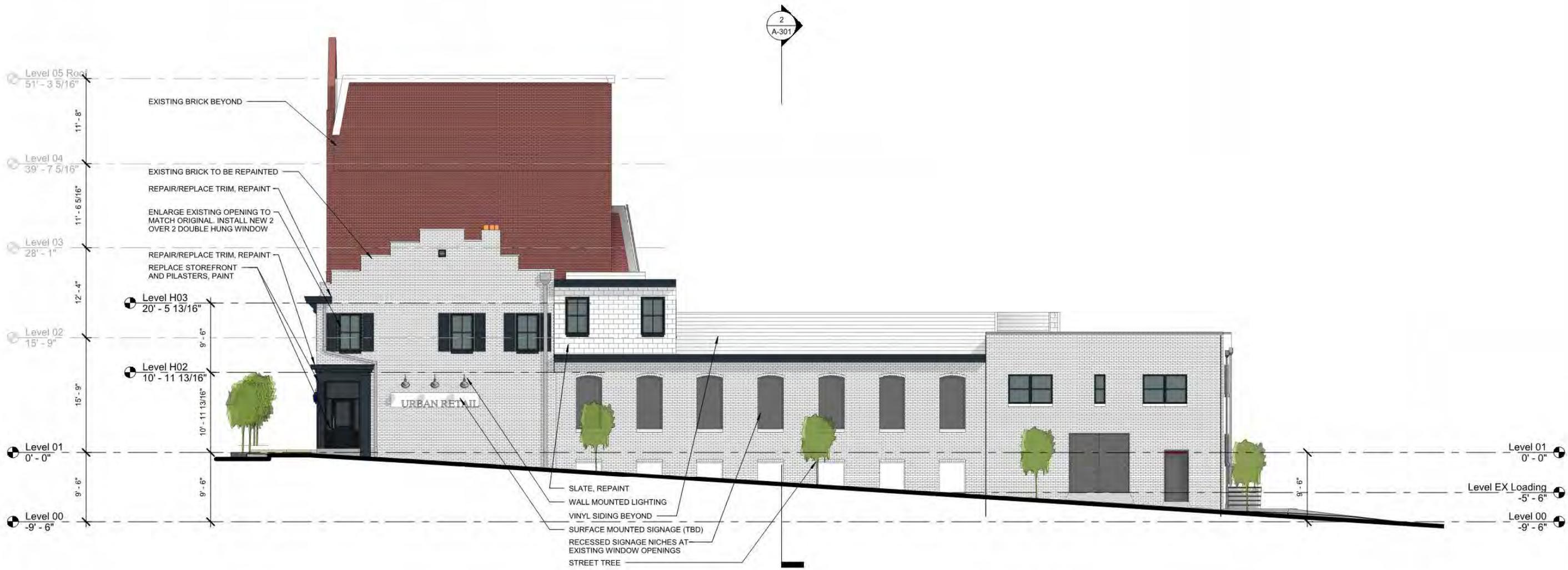




Existing 4025-4029 Butler – Butler Elevation

Historic Review Commission
 Application – November 13, 2015
 Hearing – December 2, 2015
Lawrenceville Holdings





Existing 4025-4029 Butler – 41st St. Elevation

Historic Review Commission
 Application – November 13, 2015
 Hearing – December 2, 2015
Lawrenceville Holdings





Existing 4025-4029 Butler – Eden Way Elevation

Historic Review Commission
 Application – November 13, 2015
 Hearing – December 2, 2015
Lawrenceville Holdings





Existing 4021-4029 Butler – View across Butler

Historic Review Commission
Application – November 13, 2015
Hearing – December 2, 2015
Lawrenceville Holdings





Proposed Building – View from Butler

Historic Review Commission
Application – November 13, 2015
Hearing – December 2, 2015
Lawrenceville Holdings





S Neville St

Schenley Dr
Schenley Drive

Phipps Conservatory

Boundary St

Frew St

Panther Hollow Rd

Panther Hollow Trail

© 2015 Google

Google earth

1995

Imagery Date: 6/14/2014 40°26'20.30" N 79°56'51.69" W elev 936 ft eye alt 2302 ft



HISTORIC REVIEW COMMISSION OF PITTSBURGH

Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to: *Treasurer, City of Pittsburgh.*

ADDRESS OF PROPERTY:

One Schenley Park
 Pittsburgh, Pennsylvania 15213

OWNER:

NAME: Phipps Conservatory and Botanical Gardens
 ADDRESS: One Schenley Park
 Pittsburgh, Pennsylvania 15213
 PHONE: 412.315.0680
 EMAIL: jwirick@phipps.conservatory.org

STAFF USE ONLY:

DATE RECEIVED: _____
 LOT AND BLOCK NUMBER: _____
 WARD: _____
 FEE PAID: _____

DISTRICT:

Schenley Park

APPLICANT:

NAME: FortyEighty Architecture
 ADDRESS: 4 Smithfield Street, Sixth Floor
 Pittsburgh, Pennsylvania 15222
 PHONE: 412.281.8300
 EMAIL: jdavis@fortyeighty.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

The Exhibit Staging Center project is a rehabilitation of a one-story warehouse and garage structure. The existing 6,250 sf warehouse building and 3,225 sf garage will include spaces for Phipps Conservatory's operations storage, wellness studio, and facilities carpentry/prop shop/office space. In addition, new PV panel arrays will be erected on the adjacent hillside to provide electrical power to the facility.

SIGNATURES:

OWNER: _____ DATE: _____
 APPLICANT:  _____ DATE: 13 November 2015



Division of Development Administration and Review

City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor

Pittsburgh, Pennsylvania 15219

STAFF LEVEL REVIEW and FEES – Project adheres to historic guidelines

Type of Project	Residential Fees	Commercial Fees
In-kind repairs	\$25	\$5 per linear foot of the façade (minimum \$50)
In-kind restoration		
Mechanical and HVAC		
Commercial awnings		
Signage		
Painting	No Fee	

HISTORIC REVIEW COMMISSION LEVEL REVIEW AND FEES – Project does not adhere to historic guidelines and changes in materials

Type of Project	Residential Fees	Commercial Fees
Awnings	\$100	\$10 per linear foot of the façade (minimum \$150)
Fencing		
Painting		
Restoration		
Replacement		
Change in materials		
Change in fenestration		
Mechanical and HVAC		
New construction		
Signage		

****All demolitions and historic nominations require full HRC review. Fees vary for demolitions (\$100 or \$400) and for historic nominations (\$100 or \$250) depending on type.****

* Residential review is for single-family homes, and structures originally built as houses with four units or less. Properties with more than four units and apartment buildings are considered commercial buildings.

* Applicants do not pay for both the Staff Review and the full HRC review for any single project. Fees are non-refundable.











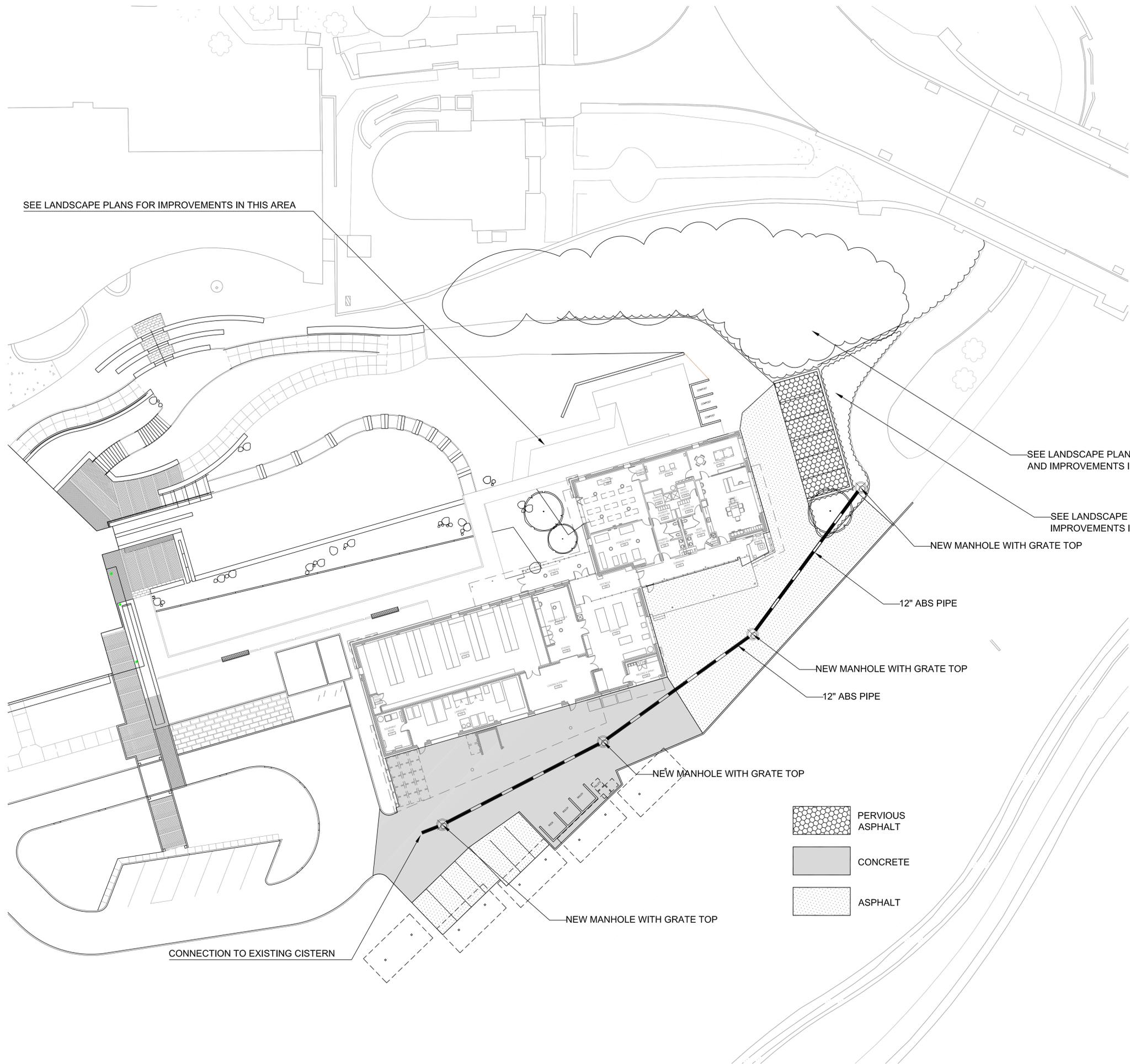
FOR

PHIPPS CONSERVATORY
AND BOTANICAL GARDENS

4434 FREW STREET
PITTSBURGH,
PENNSYLVANIA 15213

FortyEightyArchitecture

4 Smithfield Street Sixth Floor Pittsburgh PA 15222
1412 281 8300 1412 281 8375 www.fortyeighty.com



Revisions

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

Scale

AS NOTED

Drawn By

40 80

Checked By

40 80

Project No.

14-009

Date

DESIGN DEVELOPMENT
JULY 22, 2015

Drawing Title

SITE PLAN

Drawing No.

C100

FOR

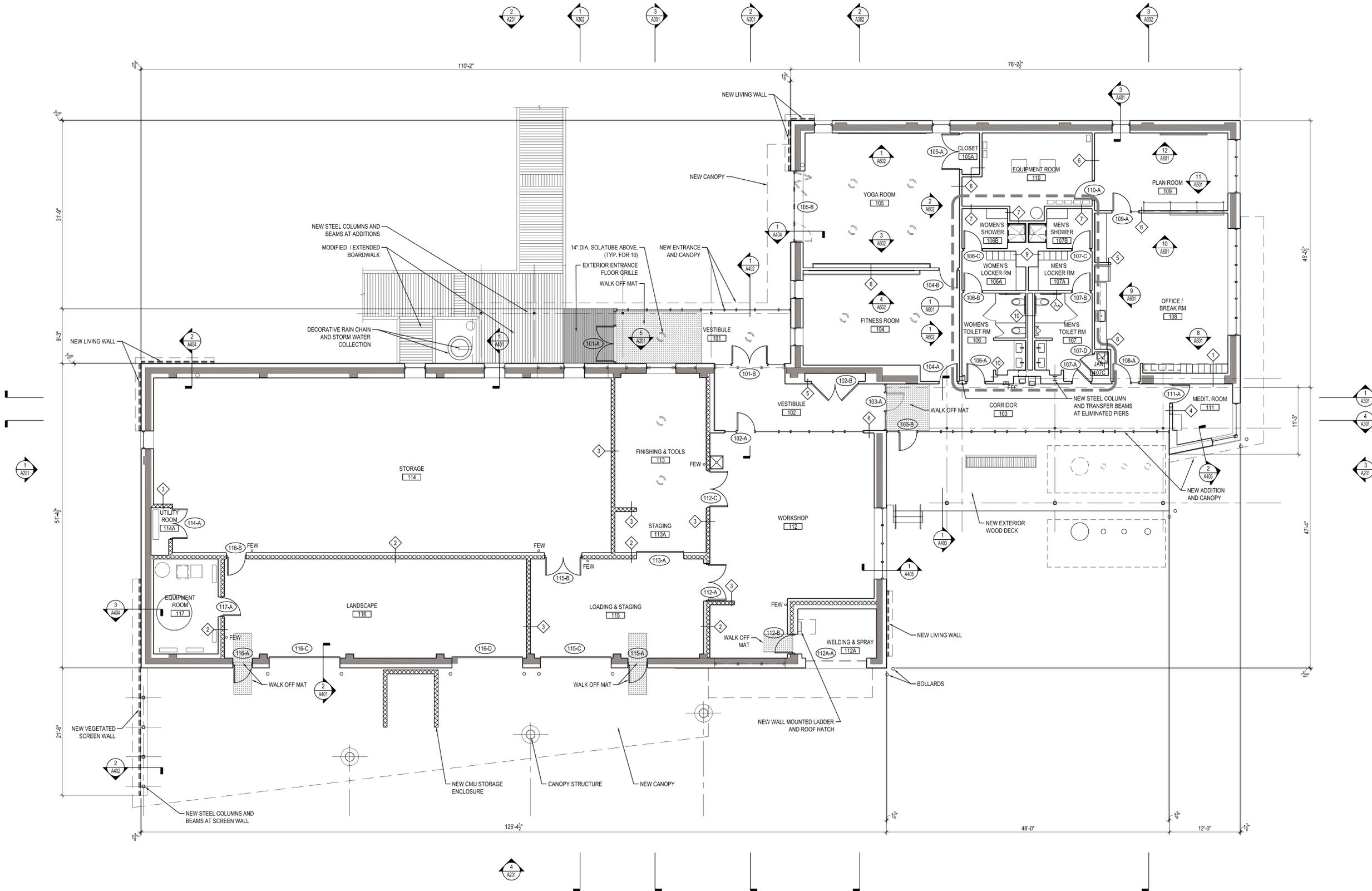
PHIPPS CONSERVATORY
AND BOTANICAL GARDENS

4434 FREW STREET
PITTSBURGH,
PENNSYLVANIA 15213

FortyEightyArchitecture

4 Smithfield Street Sixth Floor Pittsburgh PA 15222
1 412 281 8300 1 412 281 8375 www.fortyeighty.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**



Revisions

- △ _____
- △ _____
- △ _____
- △ _____
- △ _____

Scale

AS NOTED

Drawn By

40 80

Checked By

40 80

Project No.

14-009

Date

NOVEMBER 4, 2015

Drawing Title

FLOOR PLAN
1/8" = 1'-0"

1

FLOOR PLAN

Drawing No.

A101

FOR

PHIPPS CONSERVATORY
AND BOTANICAL GARDENS

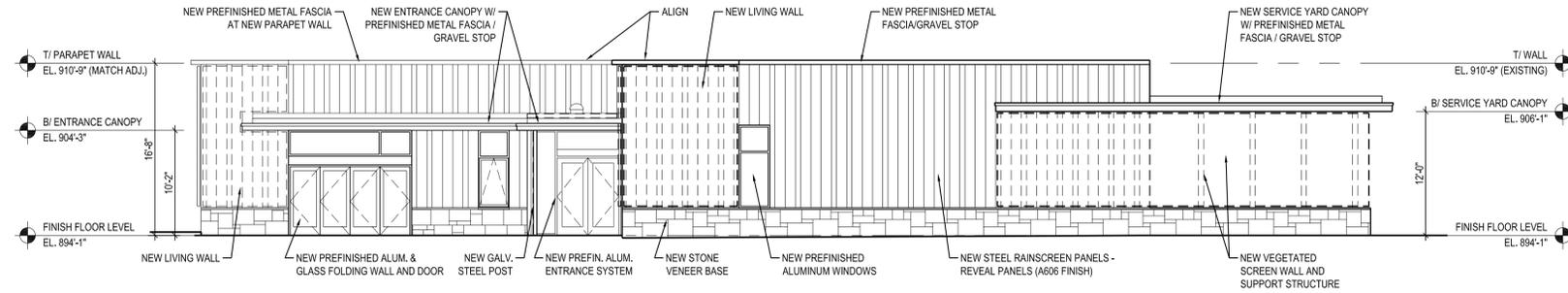
4434 FREW STREET
PITTSBURGH,
PENNSYLVANIA 15213

FortyEightyArchitecture

4 Smithfield Street Sixth Floor Pittsburgh PA 15222
1 412 281 8300 1 412 281 8375 www.fortyeighty.com

WEST ELEVATION

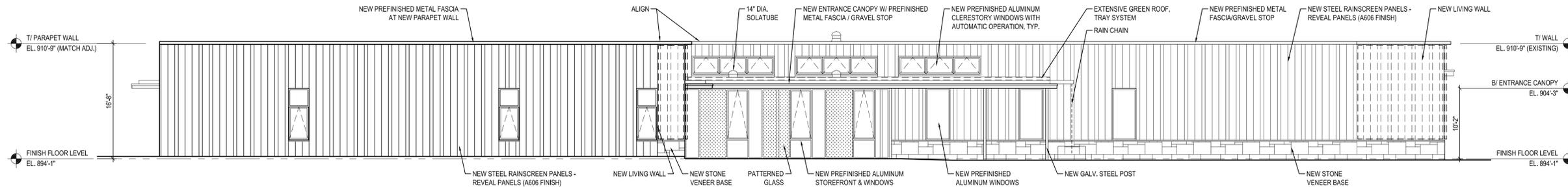
1/8" = 1' - 0"



1

NORTH ELEVATION

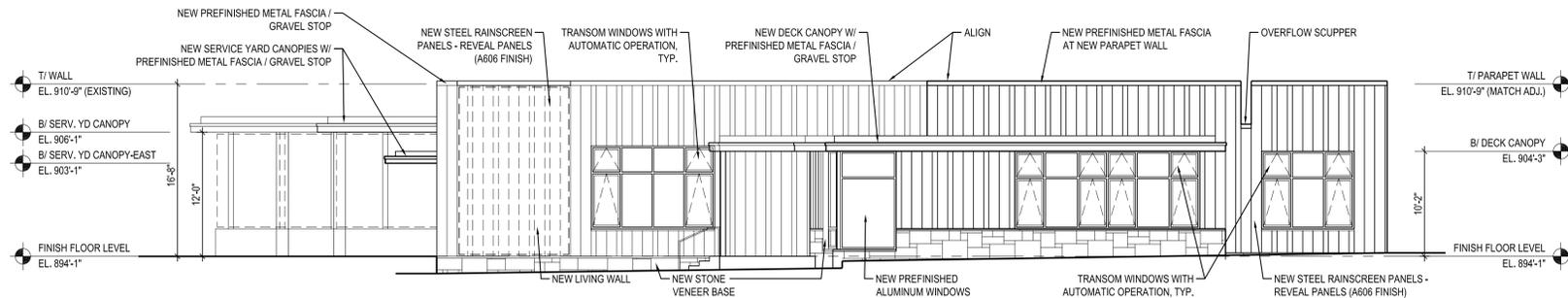
1/8" = 1' - 0"



2

EAST ELEVATION

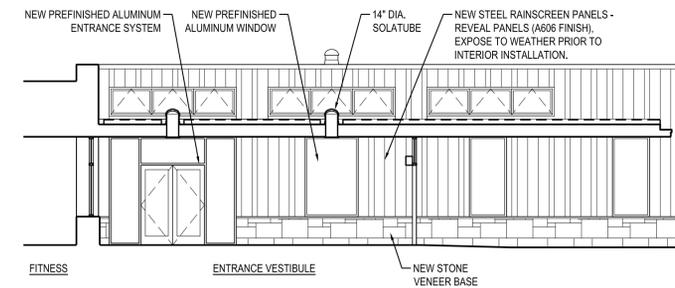
1/8" = 1' - 0"



3

PARTIAL NORTH ELEVATION

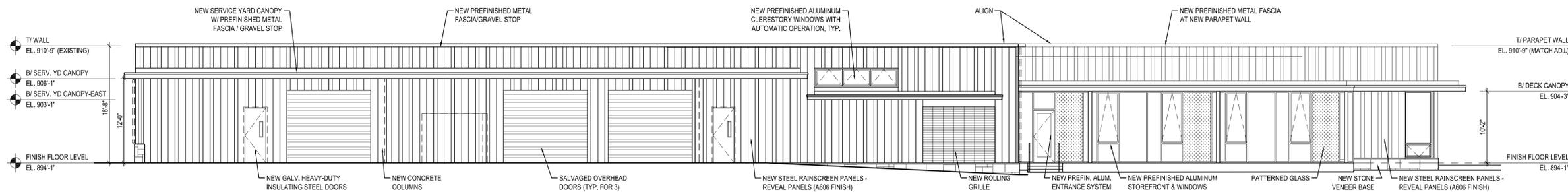
1/8" = 1' - 0"



5

SOUTH ELEVATION

1/8" = 1' - 0"



4

PRELIMINARY
NOT FOR
CONSTRUCTION

Revisions

△	
△	
△	
△	
△	
△	

Scale

AS NOTED

Drawn By

40 80

Checked By

40 80

Project No.

14-009

Date

NOVEMBER 4, 2015

Drawing Title

EXTERIOR
ELEVATIONS

Drawing No.

A201



Phipps Conservatory and Botanical Gardens - Exhibit Staging Center
8 September 2015



HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

260 FORBES AVE
PITTSBURGH, PA 15222

OWNER:

NAME: GARDENS AT MARKET SQUARE
 ADDRESS: 95 W. BEAU ST., STE. 600
WASHINGTON, PA 15301
 PHONE: 724.554.0831
 EMAIL: cwheatley@millcraftinv.com

STAFF USE ONLY:

DATE RECEIVED: _____
 LOT AND BLOCK NUMBER: _____
 WARD: _____
 FEE PAID: _____

DISTRICT:

MARKET SQUARE

APPLICANT:

NAME: CHAD WHEATLEY
 ADDRESS: SAME
 PHONE: SAME
 EMAIL: SAME

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

MINOR MODIFICATIONS TO THE FACADE & OPEN SPACE TO THE
PREVIOUSLY APPROVED GARDENS AT MARKET SQUARE PROJECT

SIGNATURES:

OWNER:  DATE: 11/10/15
 APPLICANT: _____ DATE: _____



260 Forbes Avenue

Market Square

McMasters Way

Book Way

Fifth Avenue

Forbes Ave

Third Avenue

Wood St

© 2015 Google

Google earth

1993

Imagery Date: 6/14/2014 40°26'24.37" N 80°00'05.06" W elev 740 ft eye alt 1561 ft

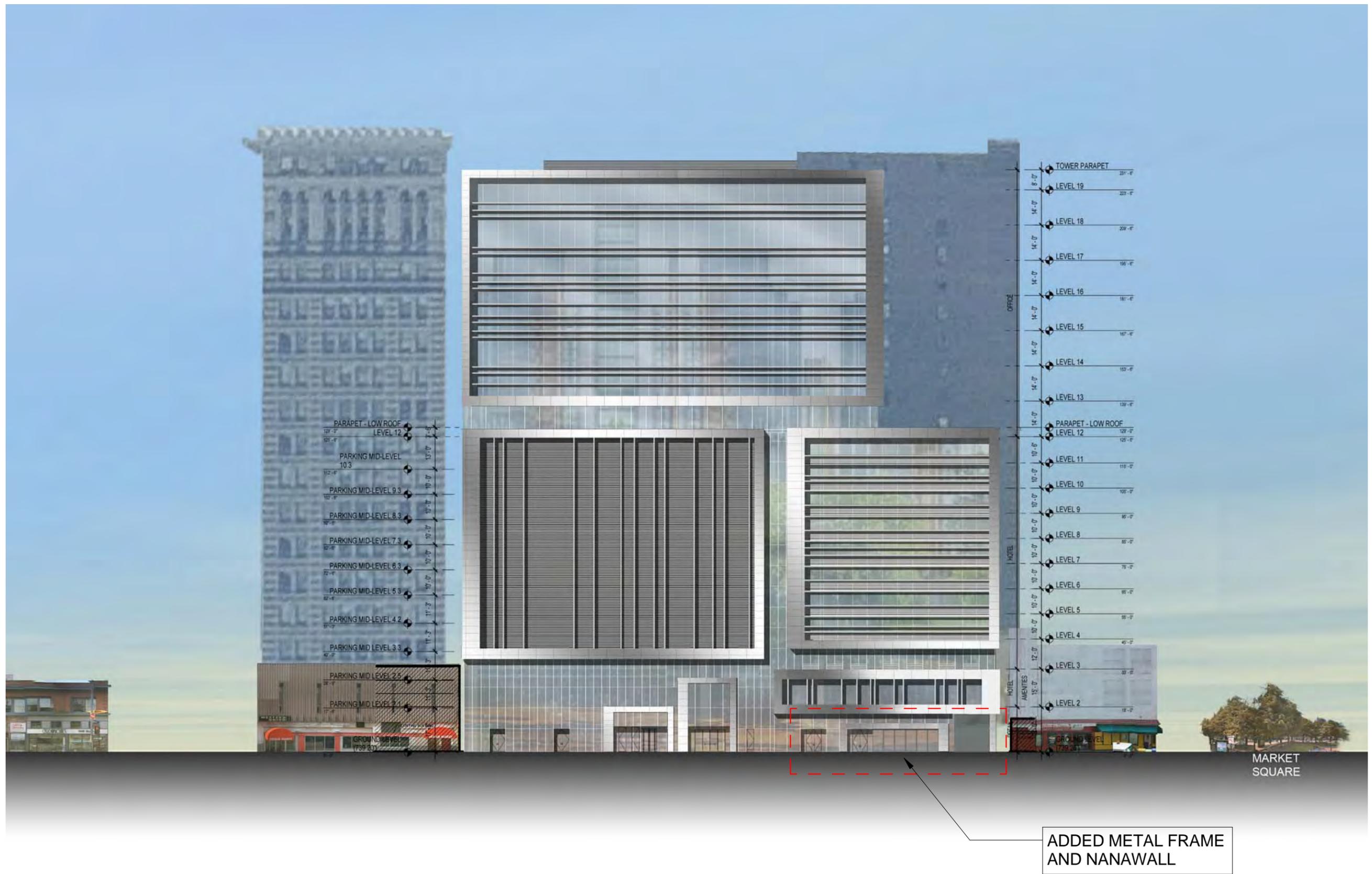


THE GARDENS

AT MARKET SQUARE

HISTORIC REVIEW COMMISSION OF PITTSBURGH HEARINGS
PREPARED BY ARQUITECTONICA

NOVEMBER 13, 2015









NOTE:

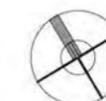
LOT AREA:
38,733 SF

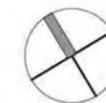
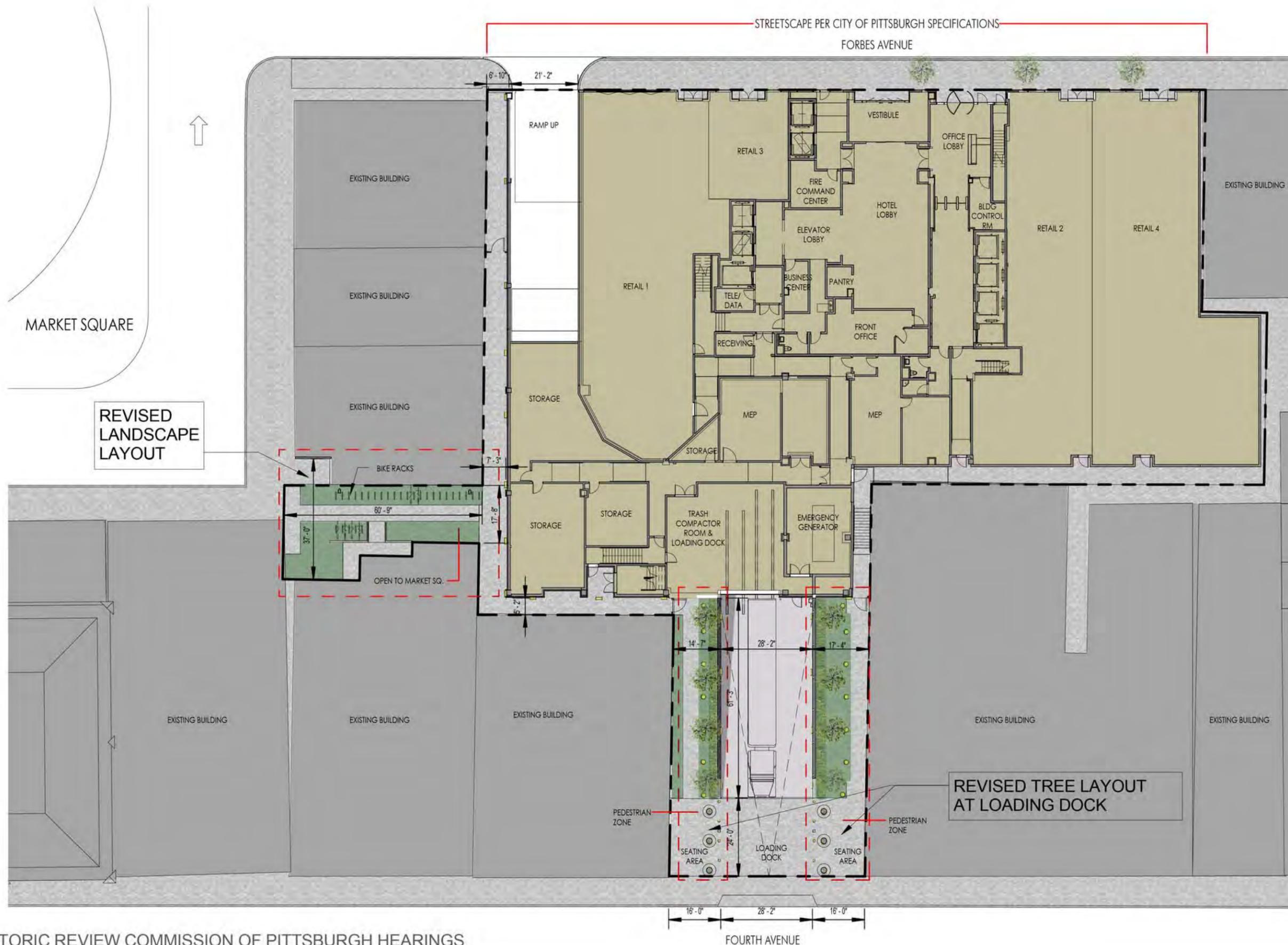
OPEN SPACE REQUIREMENT:
10% OF LOT AREA

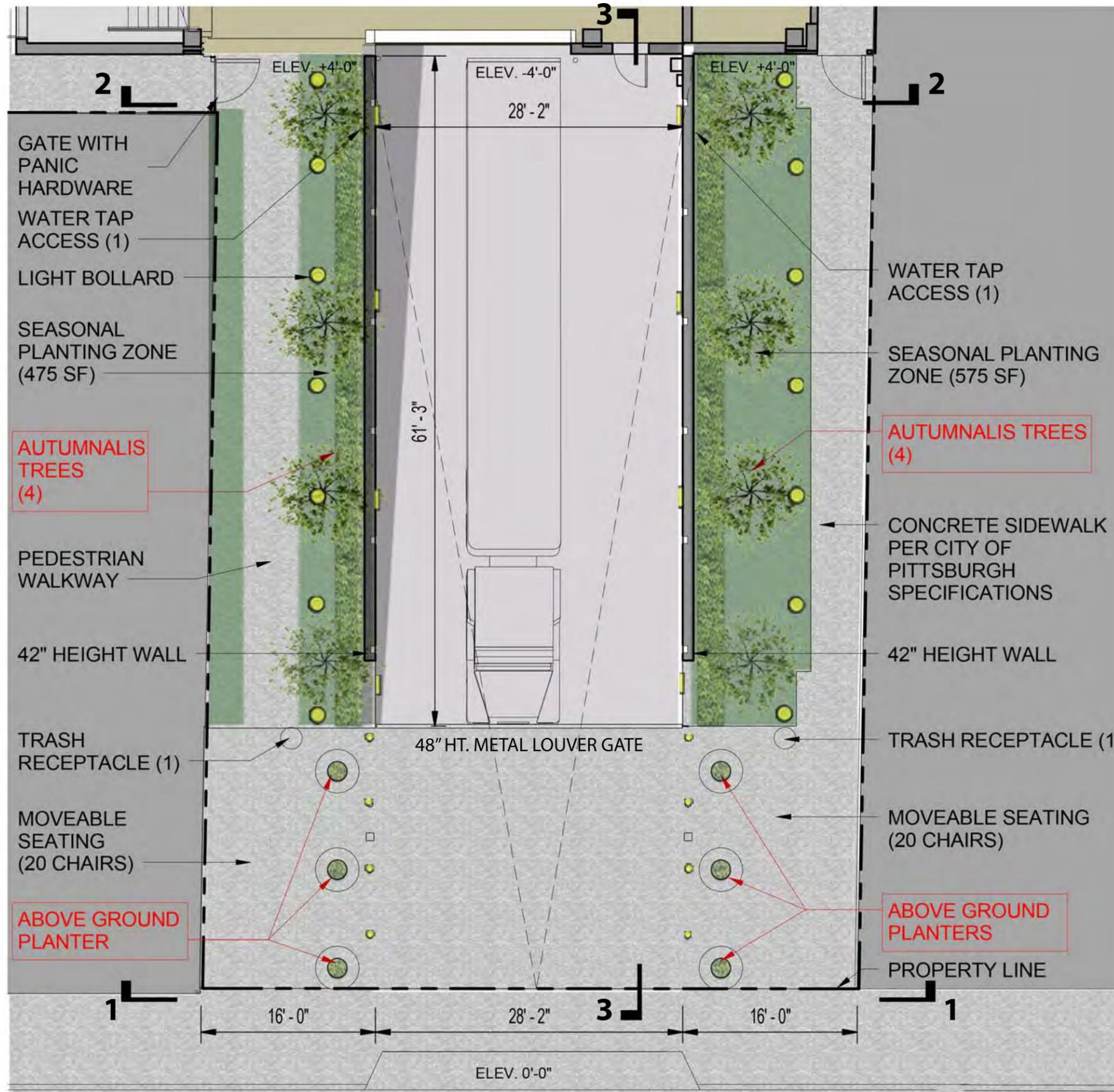
OPEN SPACE PROVIDED:
4,118 SF = 10.6%

COLOR LEGEND

- INTERIOR
- OPEN SPACE







48" LOUVERED GATE @ LOADING DOCK



8' PERF. METAL GATE W/ PANIC HARDWARE



TRASH RECEPTACLE *CITY OF PITTSBURGH STANDARD



TREE GRATE WITH UPLIGHTS *CITY OF PITTSBURGH STANDARD



GREY TERRAZZO CONCRETE W/ 36" SANDBLASTED BANDS EVERY 36"



RETAINING WALL BOARD FORM CONCRETE



RETAINING WALL RECESSED DOWN LIGHTING



LIRIOPE GROUNDCOVER



PEDESTRIAN WALKWAY DOWN LIGHTING



COLUMN LIGHT



PRUNUS SUB AUTUMNALIS



20" HT. BOLLARD LIGHTING



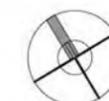
BOLLARD LINKS



BOXWOOD HEDGE



MOVEABLE CHAIRS





BAMBOO WALL



CONCRETE PLANTER & BENCH
(BOARD-FORM FINISH)



GREEN WALL



GREY TERRAZZO CONCRETE
*CITY OF PITTSBURGH STANDARD



14' HT. OPEN SPACE COLUMN LIGHT



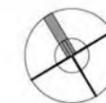
PEDESTRIAN PATH
DOWN LIGHTING



BIKE RACKS
*CITY OF PITTSBURGH STANDARD



TRASH RECEPTACLE
*CITY OF PITTSBURGH STANDARD





REVISED TREE LAYOUT
IN PEDESTRIAN ZONE



HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

STAFF USE ONLY:

DATE RECEIVED: 8/14/15

LOT AND BLOCK NUMBER: 23-J-297

WARD: 22nd

FEE PAID: yes

DISTRICT:

MEXICAN WAR STREETS HISTORIC DISTRICT

FEE SCHEDULE: \$ 5700 ATTACHED
 See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

1244-1246 BUENA VISTA STREET

9 NORTH TAYLOR AVENUE

OWNER:

NAME: DR GRANT LATIMORE

ADDRESS: 743 CHEROKEE ST

PITTSBURGH, PA 15219

PHONE: 262 880 4195

EMAIL: autumnlattimore@gmail.com

APPLICANT:

NAME: MARGARET RINGEL & ASSOCIATES

ADDRESS: 55 WYOMING STREET

PITTSBURGH, PA 15211

PHONE: 412.488.0310

EMAIL: ringel_and_assoc@msn.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

SEE ATTACHED SHEET

SIGNATURES:

OWNER: AUTUMN LATIMORE MRB DATE: 8.14.15

APPLICANT: Margaret Ringel Bah DATE: August 19 2015



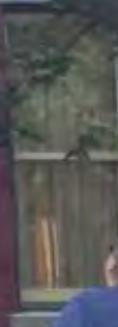
1244-1246 Buena Vista Street

r Ave

Mimo

Drover Hotel Restoration





Passageway Brick Detail



Brick Coursing Size Differences





Entryways, Buena Vista Street

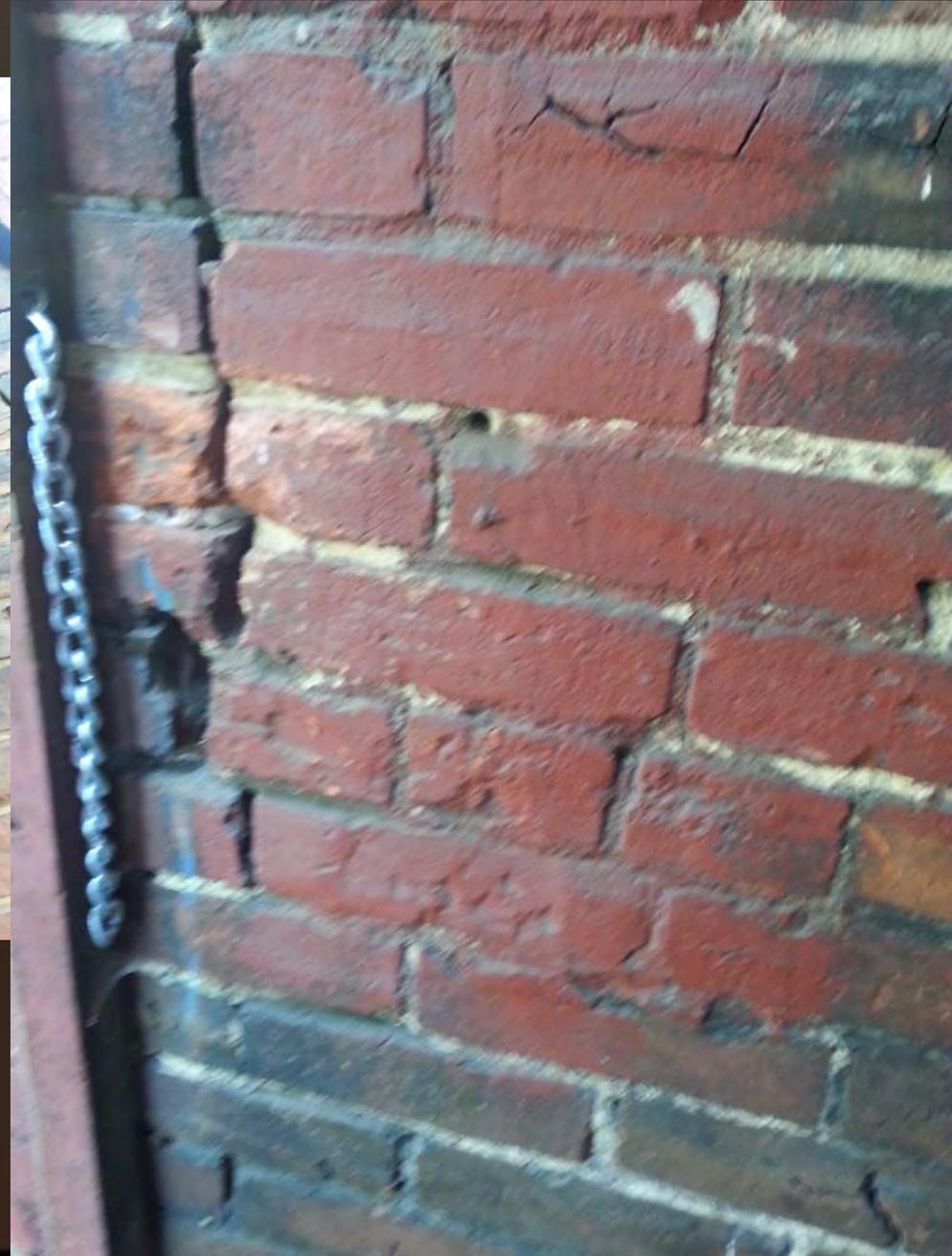


Replacement Window vs. 6 over 6 circa 1860s



Passageway From Rear
Toward Buena Vista

Brick Detail





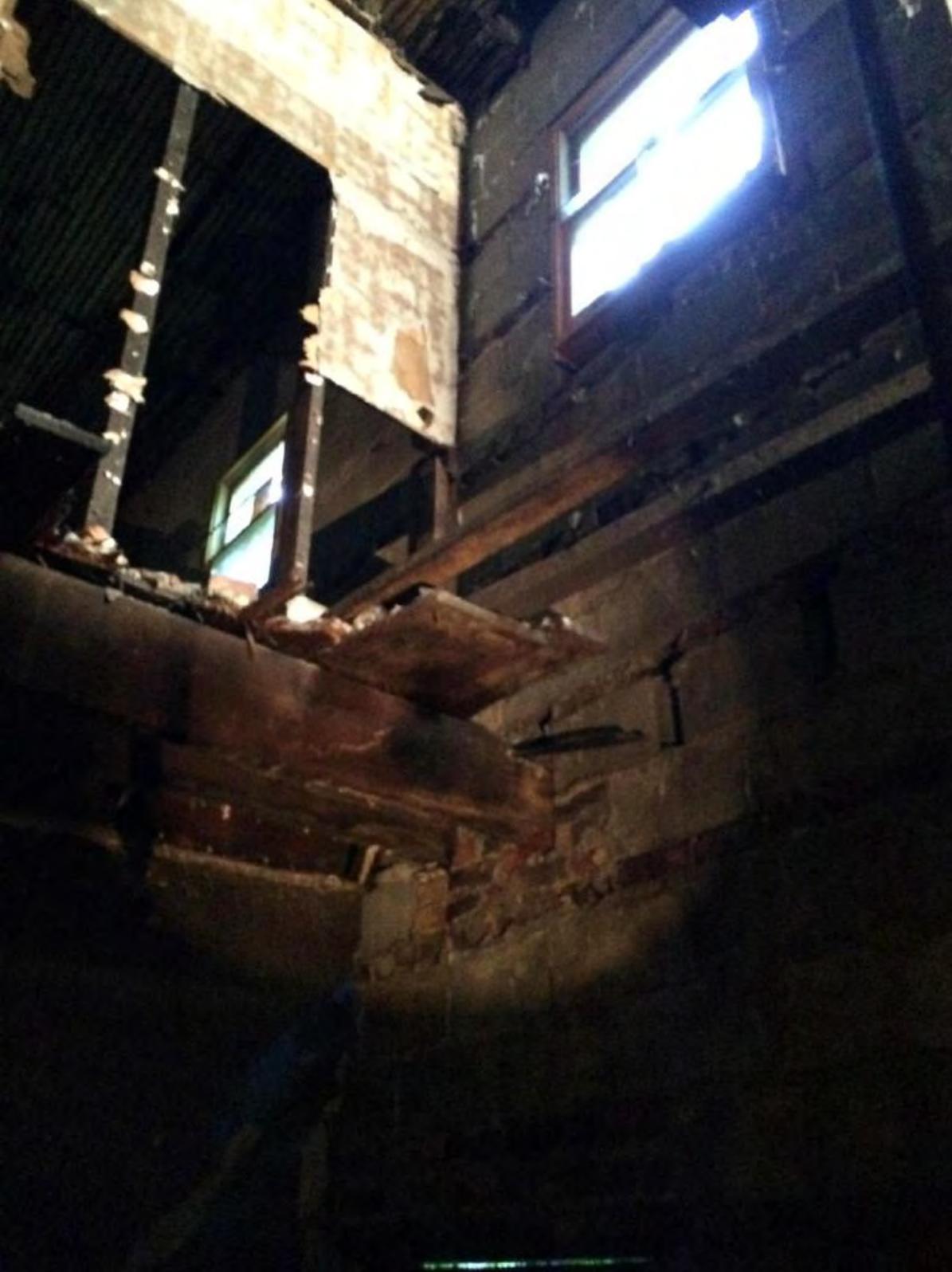
Passageway Settlement/Expansion Cracks



Rebuilt Collapsed
Rear Wall



Damage From Roof Collapse
1st Floor to 2nd Floor



Damage 1st Floor up to
2nd Floor

2nd Floor Interior
Front Room looking toward back



2nd Floor Reconstructed Wall



Front Room Detail



Handrail and First floor, Taylor Ave Corner





**Basement Ceiling
Structure, Taylor Ave
Side**

1W/70

SW 2811

Rock

1W/70

SW 2811

1W/37

SW 2845

Bung

1W/9

SW 2872

Downing Sand

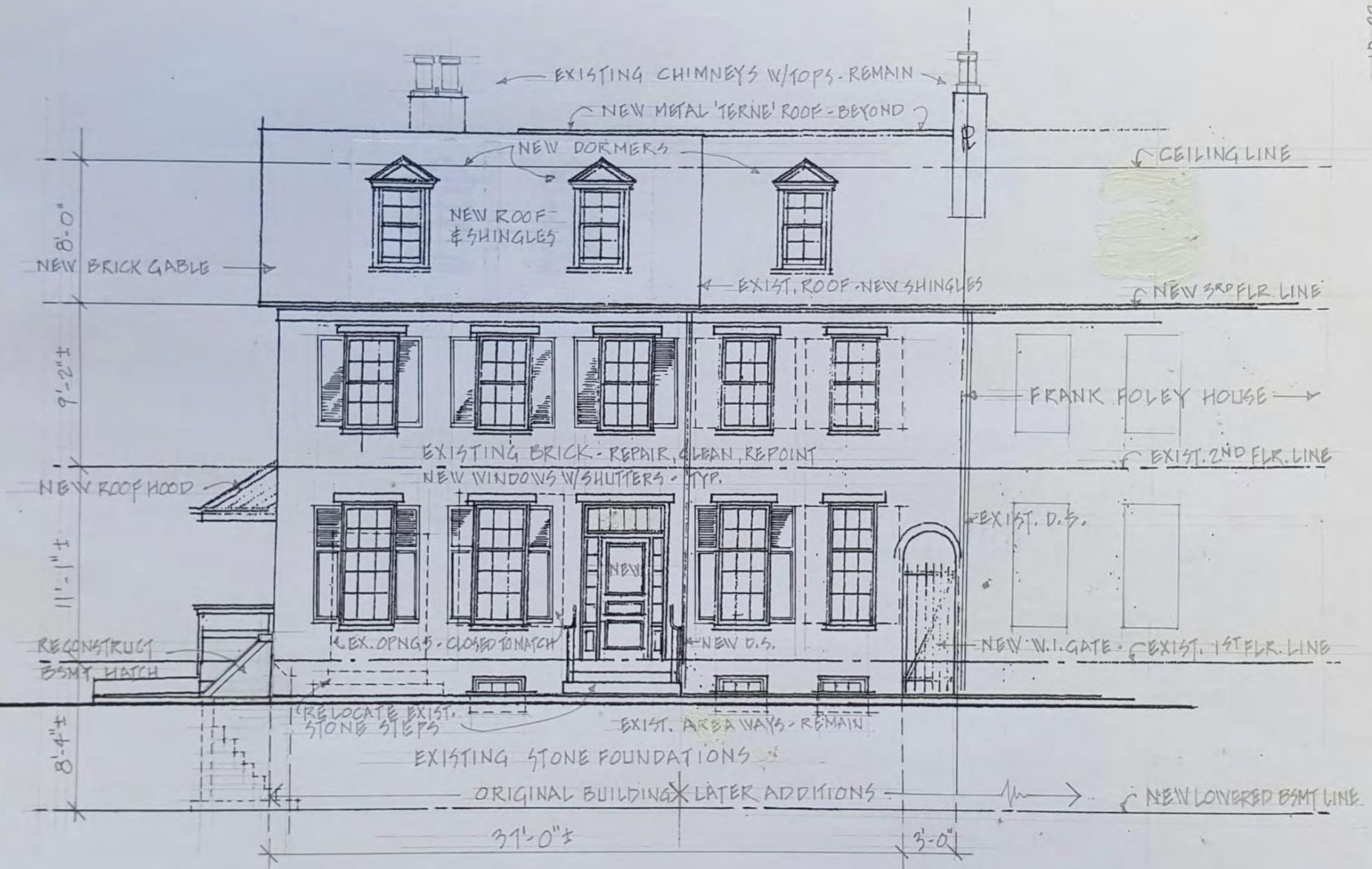




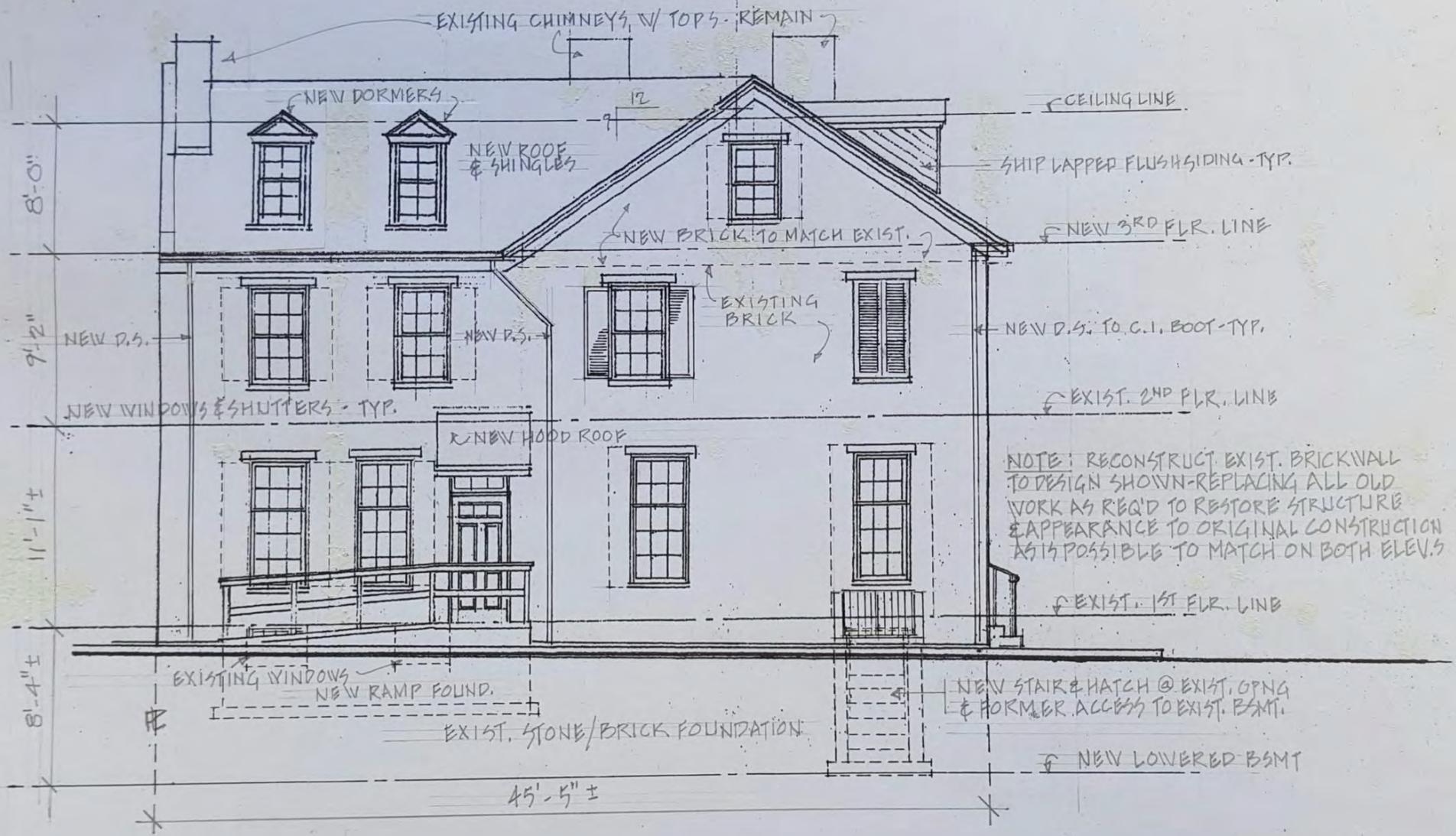
MARGARET RINGEL & ASSOCIATES
 55 Wyoming Street Suite G01 Pittsburgh, PA 15211 412.488.0310

AE 1

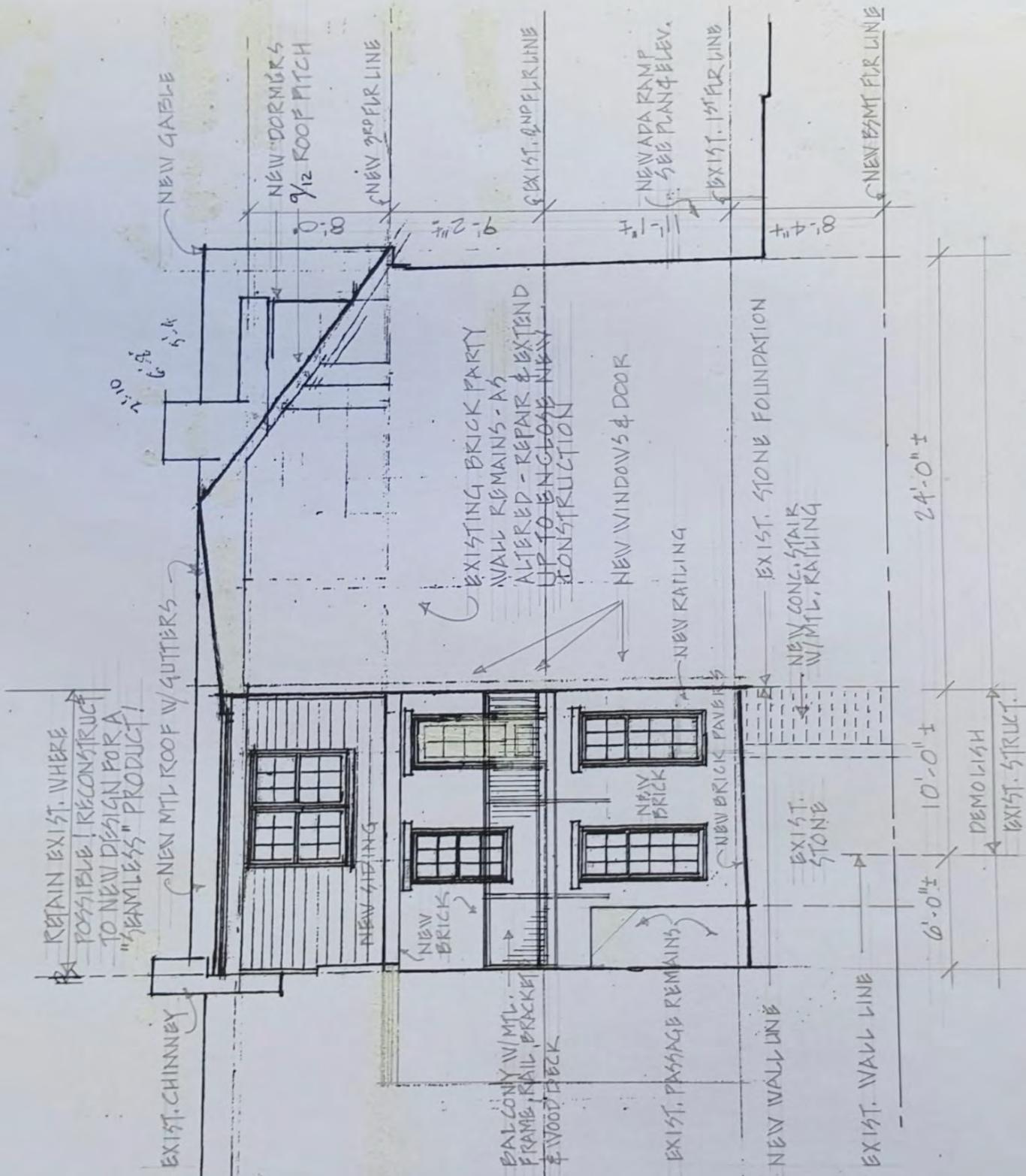
10.22.15



NEW BUENA VISTA STREET ELEVATION SHOWING PROPOSED NEW ROOF, DORMERS & WINDOWS W/ SHUTTERS



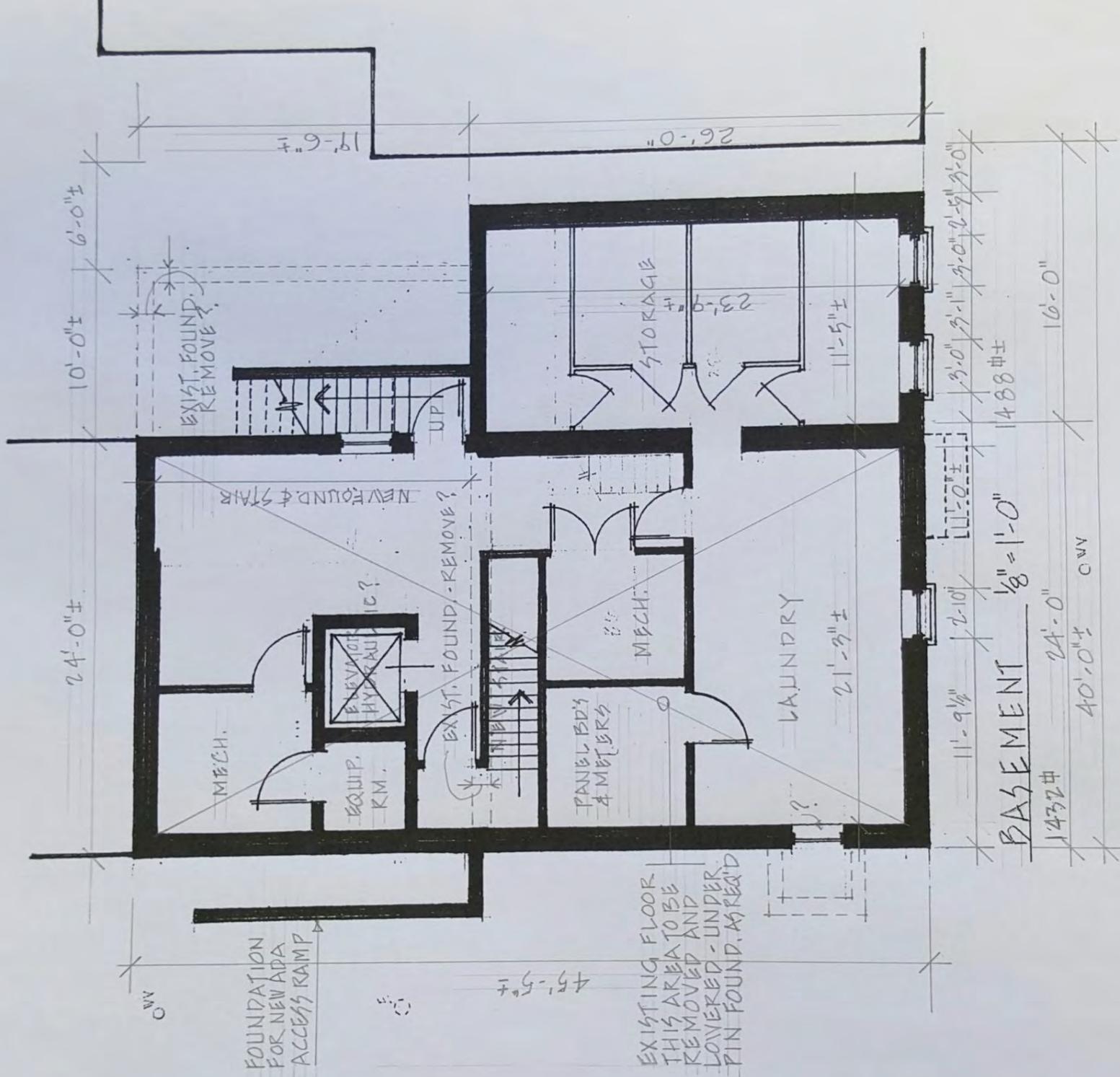
NEW NORTH TAYLOR AVENUE ELEVATION - SHOWING PROPOSED NEW ROOF, GABLE & DORMERS
 SCALE : 1/8" = 1'-0"

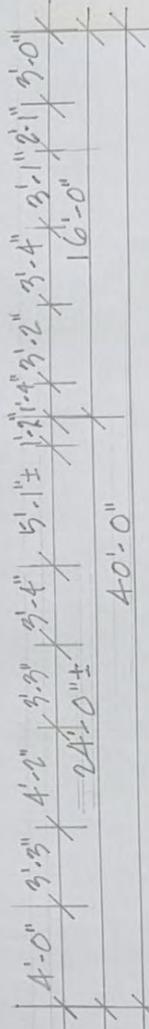
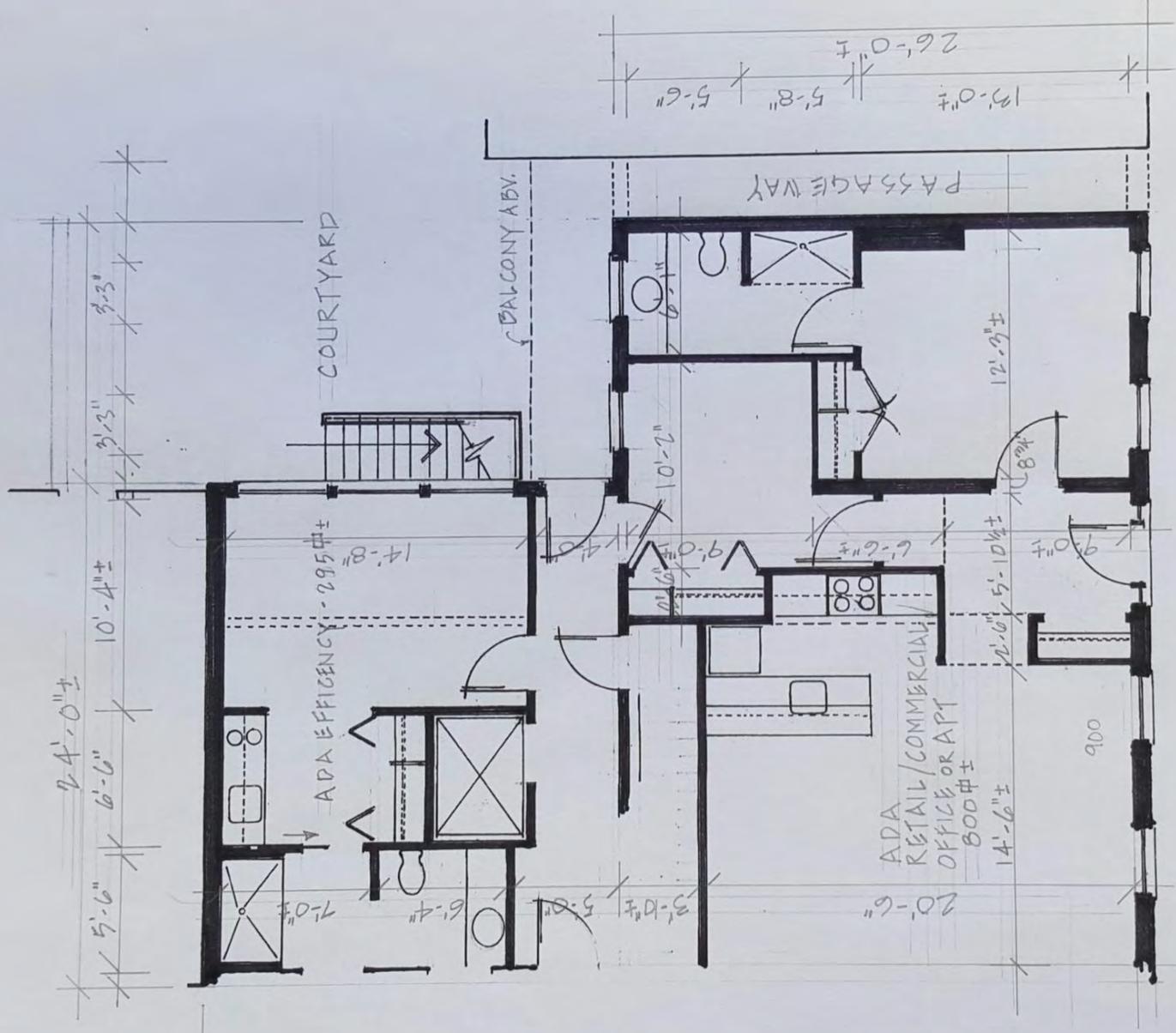


NEW REAR ELEVATION - TOWARD BUENAVISTA STREET
 SCALE = 1/8" = 1'-0"



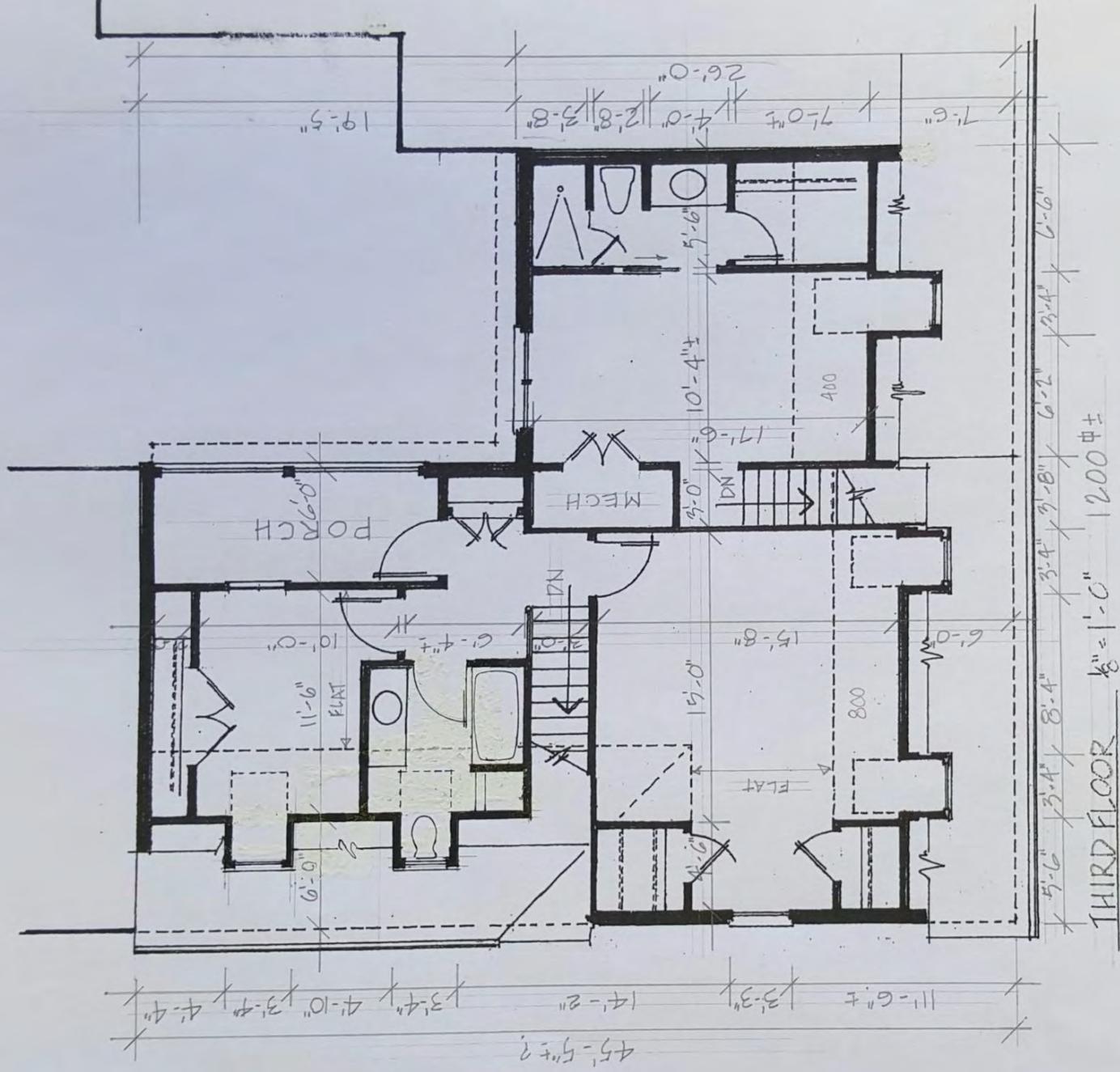
NEW REAR ELEVATION - TOWARD NORTH TAYLOR AVENUE
 SCALE : 1/8" = 1'-0"





PROPOSED ADA
 FIRST FLOOR - REVISED 1432 #
 SCALE: 1/8" = 1'-0"

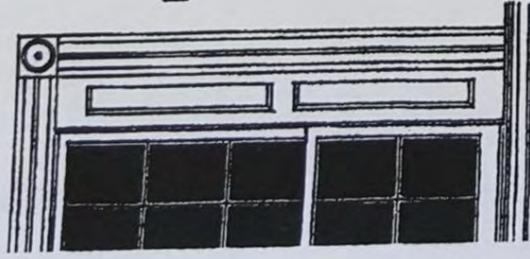
MARGARET RINGEL & ASSOCIATES
 55 Wyoming Street Suite G01 Pittsburgh, PA 15211 412.488.0310



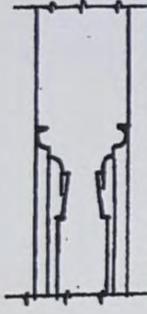
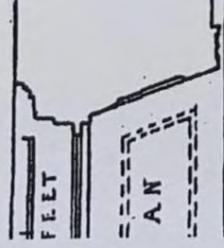
THIRD FLOOR $\frac{1}{8}'' = 1'-0''$ 1200 \pm

AE 9

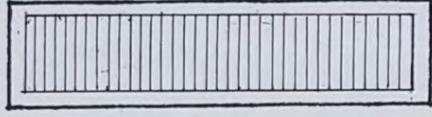
10.19.15
 02.26.15



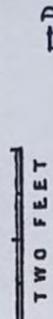
DETAIL



TYPICAL PANEL



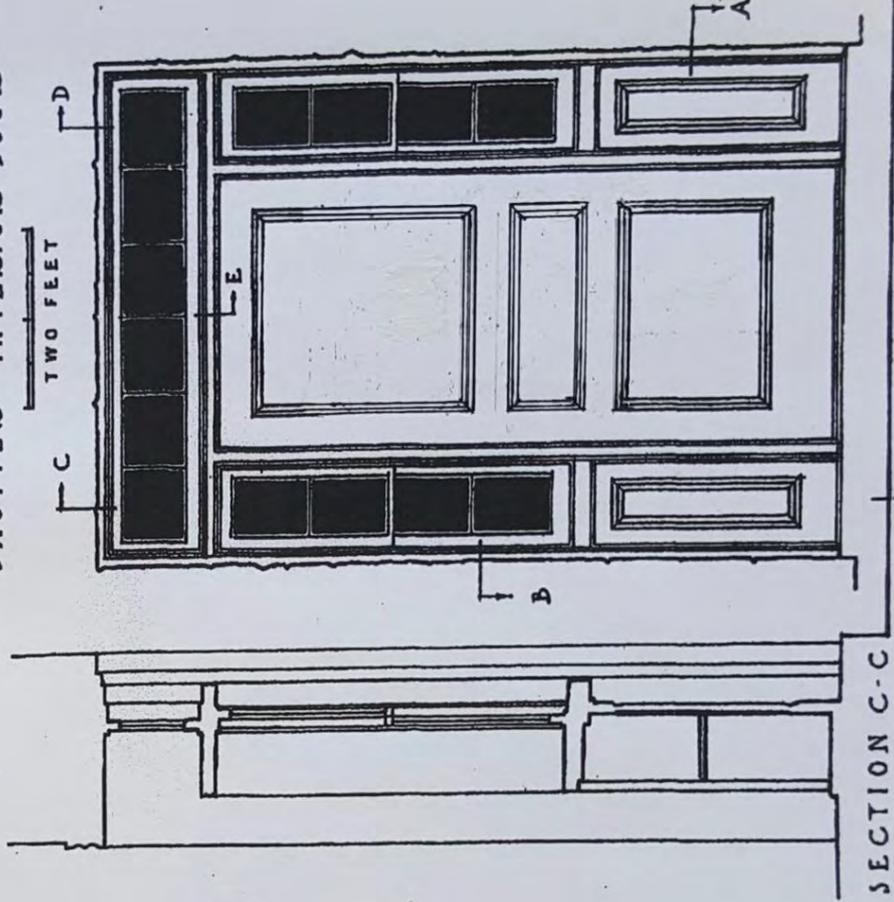
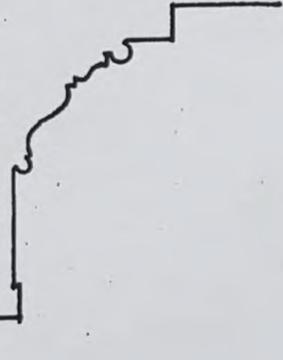
SHUTTER INTERIOR DOOR



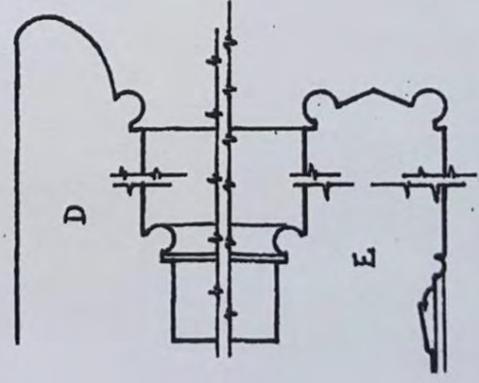
TWO FEET

MAIN CORNICE

SIX INCHES

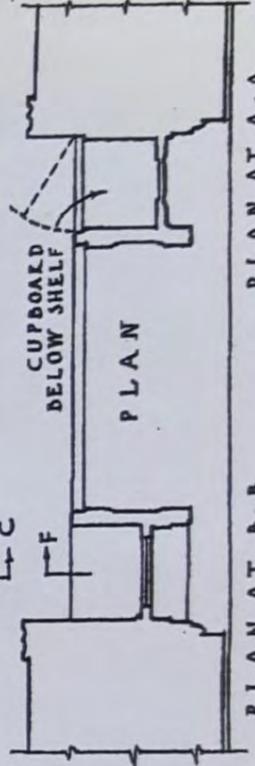


SECTION C-C



D

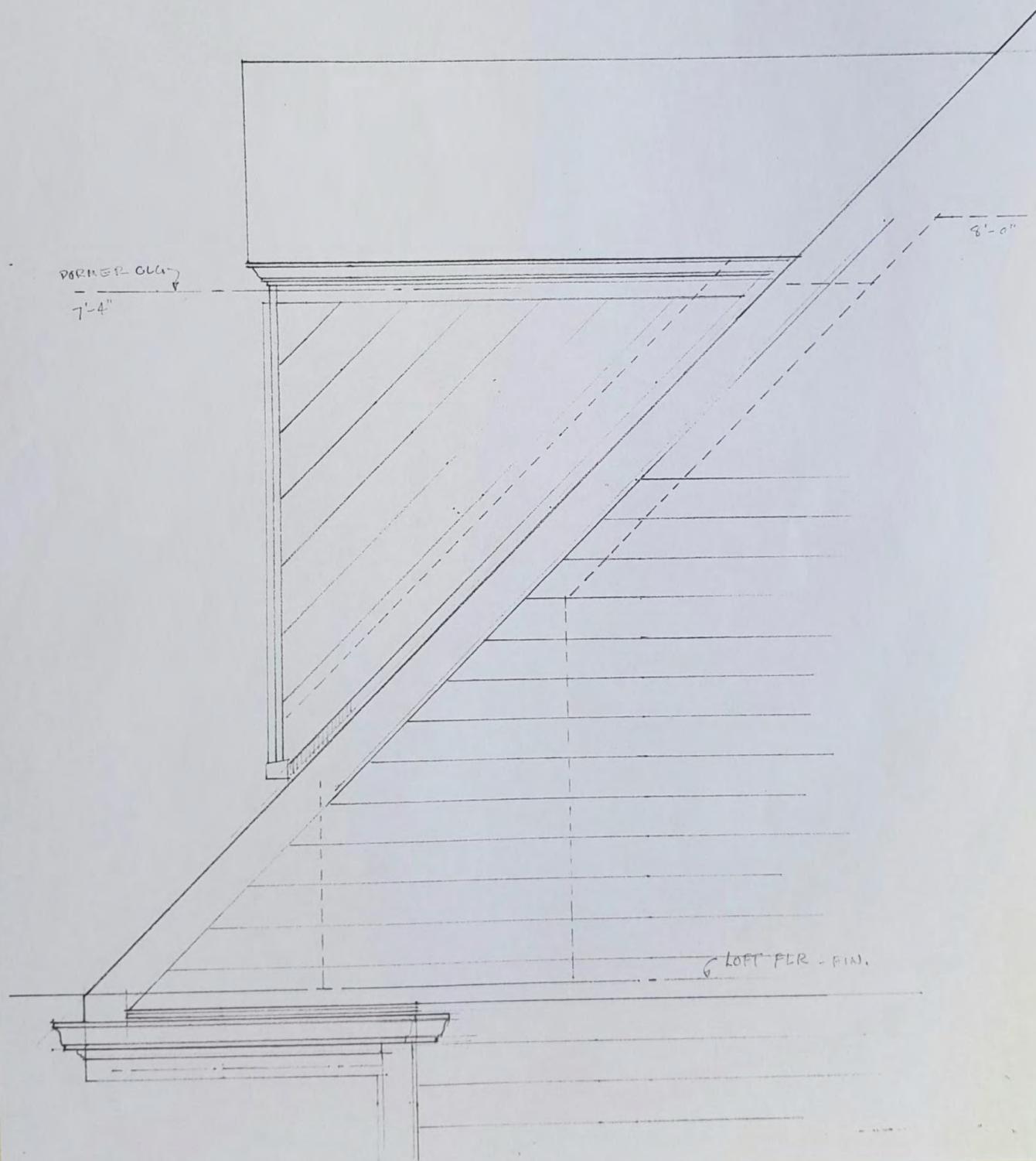
E



PLAN

PLAN AT B-B SIDE ENTRANCE

PLAN AT A-A



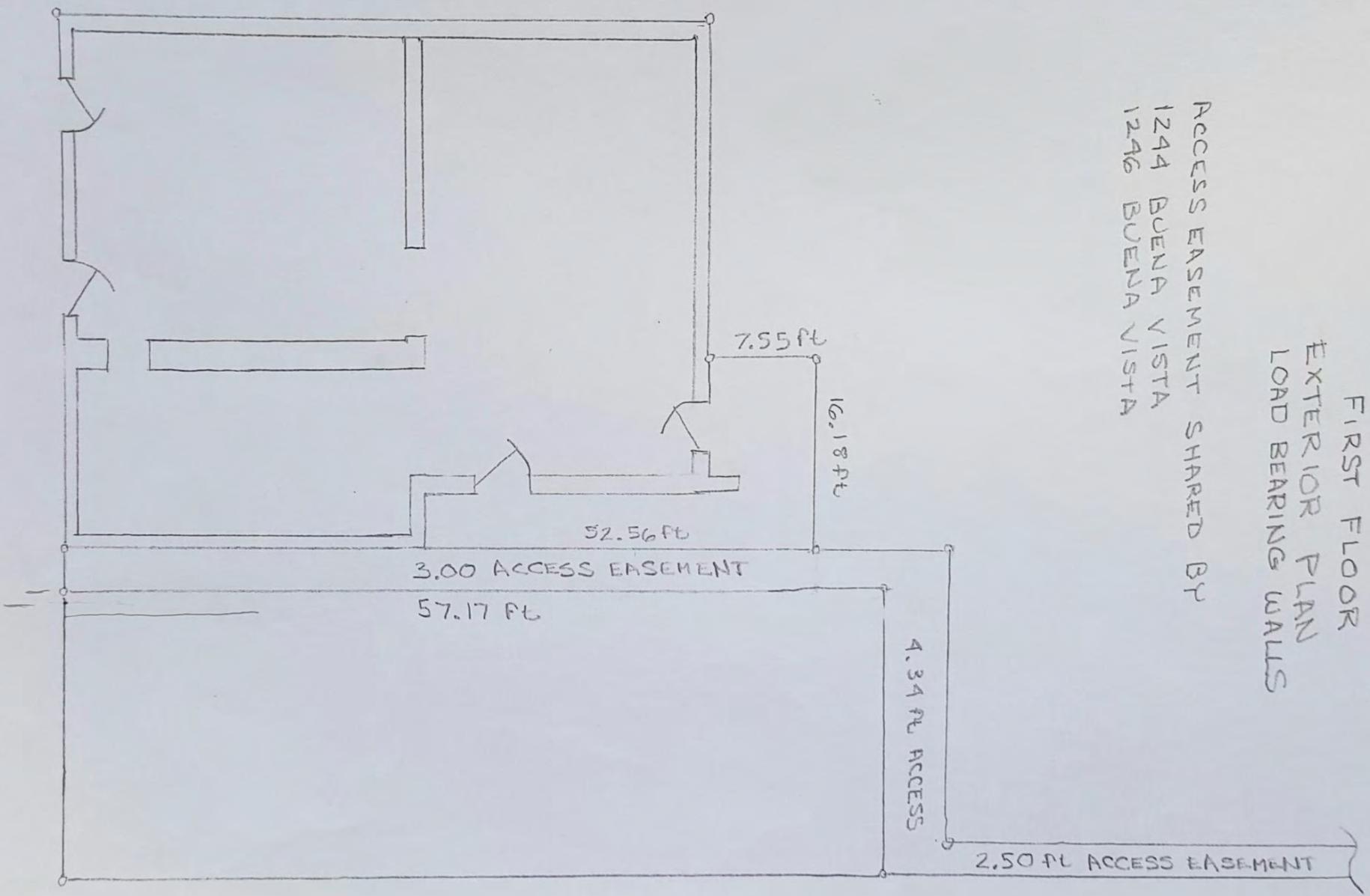
CORNER CLG
7'-4"

8'-0"

LOFT FLR - FIN.

FIRST FLOOR
EXTERIOR PLAN
LOAD BEARING WALLS

ACCESS EASEMENT SHARED BY
1244 BUENA VISTA
1246 BUENA VISTA





INTERIOR

EXTERIOR

AUTHENTIC DIVIDED LITE (ADL)



Separate panes of glass are glazed between muntin bars—the way windows have been made since the beginning. Now, Marvin's state-of-the-art design adds traditional appeal. (Available for wood units only.)



INSULATING LOW E II GLASS (WITH OR WITHOUT ARGON)

Wood Window Details

2-9 7/8 (860)

2-10 3/8 (873)

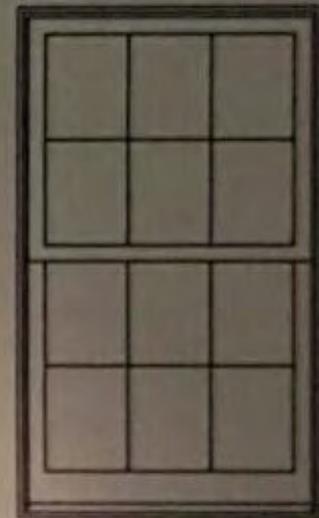
2-9 3/8 (848)

28" (711)

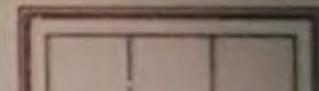


CUDH2824/36

CUDH3024



CUDH3026







HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

524 N TAYLOR
 PITTS PA

OWNER:

NAME: JUSTIN KENNEDY
 ADDRESS: 132 LINCOLN ST. SUITE 2R
 BOSTON MASS. 02111
 PHONE: 617-952-9312
 EMAIL:

STAFF USE ONLY:

DATE RECEIVED: 11/10/15
 LOT AND BLOCK NUMBER: 23-J-209
 WARD: 22nd
 FEE PAID: ylo
 DISTRICT: Mexican War Streets

APPLICANT:

NAME: RICHARD WALLACE
 ADDRESS: 4026 GIBSONIA RD
 GIBSONIA, PA. 15044
 PHONE: 412-302-3076
 EMAIL:

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

INSTALL PEWTER GRAY DIMENSIONAL SHINGLES +
 4 SKYLIGHTS

SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT: Richard Wallace DATE: _____

524 N. Taylor Avenue

© 2015 Google

Google earth

1993

Imagery Date: 6/14/2014 40°27'23.08" N 80°00'47.23" W elev 776 ft eye alt 1015 ft





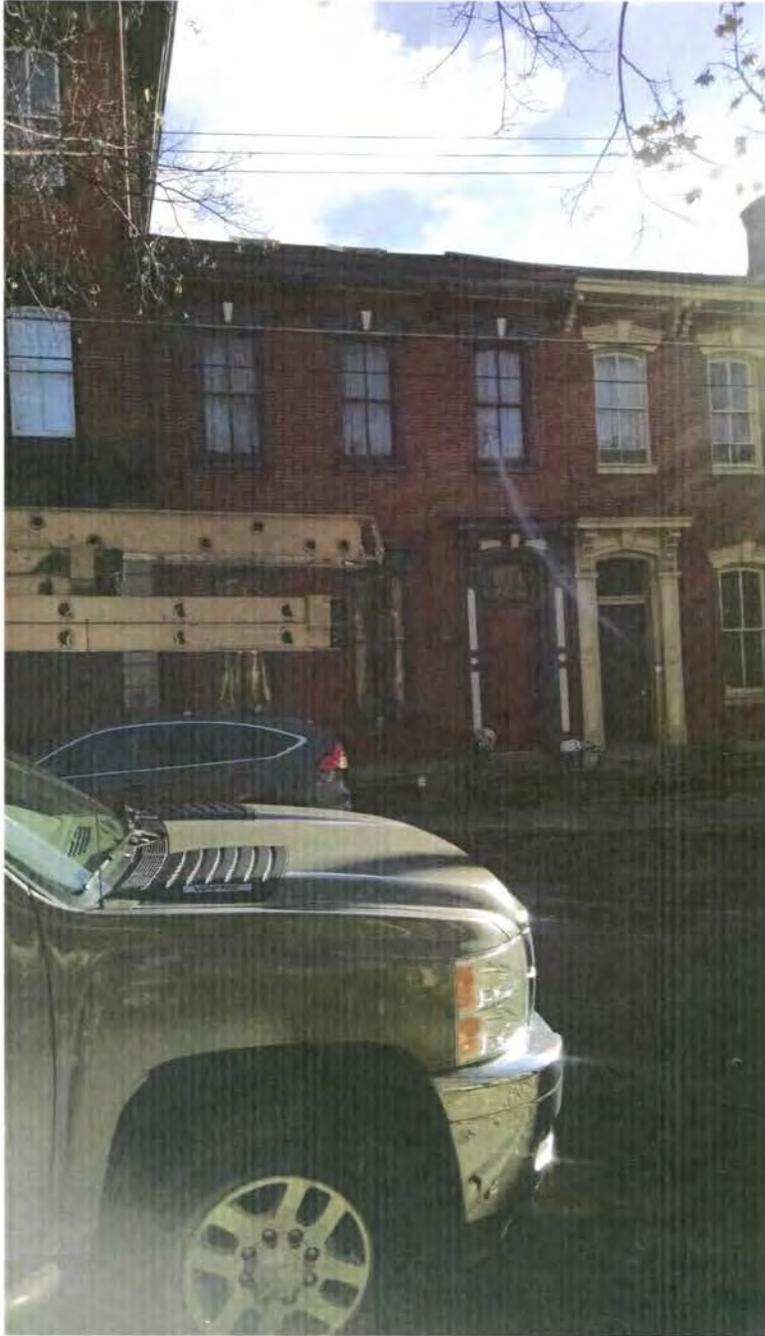








SKYLIGHTS ON NEIGHBORING PROPERTIES



PRODUCT INFORMATION SHEET

Timberline HD® Shingles

Made To Protect Your Home. Your Story. And Those Of Over 50 Million Of Your Fellow North Americans!



PRODUCT INFORMATION

"Value and performance in a genuine wood-shake look"

Timberline HD® Shingles Provide These Unique Benefits:

- **Dimensional Look . . .** Features GAF's proprietary color blends and enhanced shadow effect for a genuine wood-shake look
- **Highest Fire Rating . . .** Class A fire rating from Underwriters Laboratories
- **High Performance . . .** Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- **Stays In Place . . .** Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h).¹
- **Peace Of Mind . . .** Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years²
- **Perfect Finishing Touch . . .** Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles³

¹This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

²See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

³These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

COLORS/AVAILABILITY

- **COLORS:** Barkwood, Birchwood, Biscayne Blue, Canadian Driftwood, Charcoal, Copper Canyon, Driftwood, Fox Hollow Gray, Golden Amber, Hickory, Hunter Green, Mission Brown, Oyster Gray, Patriot Red, Pewter Gray, Shakewood, Slate, Sunset Brick, Weathered Wood, White, and Williamsburg Slate
- **REGIONAL AVAILABILITY:** Northeast, Southeast, Southwest, West, and Central Areas

¹See http://www.gaf.com/Roofing/Residential/Products/Shingles/Timberline/High_Definition for color availability in your area

APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Miami-Dade County Product Control Approved – 130419.04 (Location dependent; contact Technical Services at 800.766.3411)
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC ESR-1475, ESR-3267^{***}
- Texas Department of Insurance
- CSA A123.5^{***}
- ENERGY STAR[®] Qualified (White Only) (U.S. Only)
- Title 24 Compliant, CRRC Listed, and Meets Los Angeles Green Building Code (Birchwood, Copper Canyon, Golden Amber, and White Only)

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

^{***}Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)

^{***}Refers to shingles sold in Canada only.

PRODUCT/SYSTEM SPECIFICS[†]

- Fiberglass Asphalt Construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- Nails/Square: 256 (384 where 6 nails per shingle is required)^{††}
- StainGuard[®] Protection: Yes (Location dependent; contact Technical Services at 800.766.3411)
- Hip/Ridge: Timbertex[®]; Seal-A-Ridge[®]; Z[®] Ridge; Ridglass[®] 8"; Ridglass[®] 10"
- Starter: ProStart[®] & WeatherBlocker[™]

[†]Refer to complete published installation instructions.

^{††}Required by some local codes and required for enhanced wind coverage on certain products.

INSTALLATION

Detailed installation instructions are provided on the inside of each bundle wrapper of Timberline HD[®] Shingles. Installation instructions may also be obtained at www.gaf.com.

VELUX America Inc.
SPECIFICATION FOR MODEL VCE/VCM/VCS VENTING CURB MOUNT SKYLIGHT
SECTION 08620
UNIT SKYLIGHTS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Performance and product component information for VELUX [VCM Manual curb mount venting skylight] or [VCE electric curb mount venting skylight] or [VCS solar curb mount venting skylight]
- B. Unit skylight mounted on site-built curbs.
- C. Engineered flashings [ECL for shingle and thin roofing material] [EDW for tile or thick roofing material]

1.02 REFERENCE STANDARDS

- A. ASTM E283- Standard Test Method for Determining Rate of Air Leakage through Exterior Windows, Curtain Walls, and Doors Under Specific Pressure Differences Across the Specimen.
- B. ASTM E330 - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference.
- C. ASTM E331- Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference.
- D. ASTM E 1886 - Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Missiles(s) and Exposed to Cyclic Pressure Differentials.
- E. ASTM E 1996 - Standard Specifications for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Windborne Debris in Hurricanes.
- F. National Fenestration Rating Council, NFRC 100, Procedure for Determining Fenestration Product U-factors.
- G. National Fenestration Rating Council, NFRC 200, Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence.
- H. National Fenestration Rating Council, NFRC 300, Test Method for Determining Solar Optical Properties of Glazing Materials and Systems.
- I. Occupational Safety & Health Administration, OSHA Standards - 29 CFR 1910.23, Guarding Floor Openings and Holes.
- J. Underwriters Laboratories Inc., UL 325, Standard for Door, Drapery, Gate, Louver and Window Operators and Systems, Fifth Edition.

1.03 SYSTEM DESCRIPTION

- A. Skylight: Top hung venting curb mount skylight that consists of six integrated components -an interior condensation drainage gasket, an insulating glass unit, an interior rigid polyvinyl chloride (PVC) white maintenance-free frame and sash, exterior structurally glazed, roll-formed aluminum sash and frame counter flashing with ASA corner keys.
- B. Configuration: Outward opening, continuous top hinged production-installed [electric] [manual] or [solar] chain operator, engineered mounting system with durable foam to seal the skylight to the curb. Pre-installed accessory mounting brackets and pre-wired for VCE electric blinds.
- C. Operation: Sash is operated by either an [electric skylight operator for (VCE)] or [manual skylight operator for (VCM)] or [solar skylight operator for (VCS)]
 - a. Electric operator (VCE) 2.4 GHz radio frequency remote control and a chain driven operator. Power requirements 40 watts, 60 Hz, and UL listed.
 - b. Manual skylight (VCM) is operated by a manual, gear driven Truth operator.
 - c. Solar operator (VCS) 2.4 GHz radio frequency remote control and a chain driven operator

are powered by a solar charged battery operator. Battery pack is a 9 cell Panasonic NiMH 10.8V, 2100 mA_H.

- i. Closed loop and manual control rod. Control rod is available as an accessory.
- ii. Manual crank handle for in reach applications (available as an accessory).
- iii. Motorized control rod for out of reach applications (available as an accessory).
- D. Condensation Control: Integral internal condensation collection system and drainage slots.
- E. Accessory tray for the mounting of accessories is available but sold separately.
- F. Sun screen accessories available but sold separately

a. Blackout blind available in 24 v dc electric or solar powered variants.

b. Roller blind available in 24 v dc electric or solar powered variants

c. Venetian blinds available in 24 v dc electric

G. Power supplies and electric controls are available but sold separately.

a. KLR 100 remote control

b. KLC 500 accessory power supply (controls up to five accessories)

c. KLF 100 sensor interface and/or signal repeaters

d. KLI 110 wall mounted control switch

1.04 PERFORMANCE REQUIREMENTS

A. The VCM, VCE and VCS curb mount skylights are independently tested in accordance with listed standards for compliance with the unit skylight provisions of the latest IBC and IRC model building codes. Rated performance grade may vary with skylight size and glazing type. The lowest design pressure values have been listed below.

a. AAMA/WDMA/CSA 101/I.S.2/A440-11 (NAFS-11) performance grades must be greater than or equal to the values listed in (i) and (ii). Other specific data is listed in the chart just below.

- i. Downward design pressure = 165 psf
- ii. Uplift Design Pressure = 30 psf

B. Highest Measured Air Leakage: 0.1 l/s/m² (0.02 CFM/ft²) of total unit area, measured at a differential pressure of 75 Pa (1.57 psf) in accordance with ASTM E 283. Meets A3 level under Canadian requirements of NAFS standards in (A).

C. Water Penetration: No water penetration occurred when measured in accordance with ASTM E 331 with a test pressure differential of 720 Pa (15 psf). Meets unlimited design pressure level under tougher Canadian requirements of NAFS.

D. Thermal Performance: Tested and certified in accordance with NFRC 100 and 200 procedures.

U = 0.54 Btu/hr*ft² * F° or less, SHGC = 0.24 or less, and VT = 0.54 or more (clear) or VT = 0.40 or more (white). Meets U.S. ENERGY STAR® criteria for all zones.

E.
Model VCE skylight electrics have UL approval.

F.
VCM, VCE and VCS skylights with impact glazing (06): Tested and certified in accordance with ASTM E 1886 and ASTM E 1996, cycle pressure +/-50, Missile level C, Wind Zone 3.

G.
Member deflection less than flexure limit of glass with full recovery of glazing materials.

H.
System accommodated movement between sash and frame and perimeter framing, without damage to components or deterioration of seals.

I.
Weep drainage system designed to channel water entering joints, condensation occurring in glazing channel, or migrating moisture occurring

VELUX America Inc. SPECIFICATION FOR MODEL VCE/VCM/VCS Electric, MANUAL AND SOLAR VENTING CURB MOUNTED SKYLIGHT

4 within system or exterior by means of gaskets with integrated condensation gutter.

1.05 SUBMITTALS

A. Product Data: Manufacturer's installation details and product data sheets included:

a.
Preparation details and installation instructions

b.
Product Data sheets with storage and handling information

c.
Architectural roof sectional drawings can be found at www.VELUXusa.com.

d.
Code compliance information can be found within these specifications, or by contacting VELUX at 800-888-3589, or by visiting www.VELUXusa.com.

B. Architectural/Cross Sectional Drawings

a.
Mounting details

b.
Frame sizes

c.
Flashing details

C. Shop Drawings

a. Indicate material types, gauge, finishes, and installation details.

1.06 QUALITY ASSURANCE

A. Manufacturer Qualifications:

a.

B. Substitutions: Not permitted

2.02 MATERIALS

A. Maintenance free exterior aluminum frame and sash covers: Roll formed 15 gauge, 1.5 mm (0.06") thick, prefinished neutral gray, production engineered, and fabricated to fit.

B. Rigid polyvinyl chloride (PVC) for the frame and sash components with co-extruded gaskets and white finish. EPS filler where possible.

C. Fasteners: (Skylight to curb) #8 x 1½" stainless steel wood screw

D. Dual-pane sealed Glazing

a. Dual-pane with warm edge technology, 95% argon gas, and LoE³ silver coating that increases visible light over standard LoE coatings while lowering the solar heat gain. The following glazing options are available:

i. Type 04 - Tempered LoE³ pane over a laminated heat strengthened interior pane with a (0.030") polyvinyl butyral interlayer.

ii. Type 05 - Tempered LoE³ pane over tempered pane

iii. Type 06 - Tempered LoE³ pane over laminated heat strengthened interior pane with a (0.090") polyvinyl butyral interlayer.

iv.

Type 08 - Same as 04 but with a white coated interlayer.

v.

Type 10 - Tempered LoE³ pane over a laminated tempered interior pane with a (0.030") polyvinyl butyral interlayer to achieve higher snow load ratings.

E. Operators and Manual Operator Accessories

a.

Electric Motors: Standard on all electric venting skylights (VCE) 120V, 40 watts, 60 Hz rated assembly that uses a robust chain driven system to open the skylight 11 inches. A 2.4 GHz remote control is a standard component with each VCE. Optional interface controls include the KLF/repeater sensor interface and the KLI 500 wall mounted keypad.

b.

Manual control rods and extension poles available on manually operated venting skylights (VCM).

c.

Solar operator (VCS) 2.4 GHz radio frequency remote control and a chain driven operator are powered by a solar charged battery operator. Battery pack is a 9 cell Panasonic NiMH 10.8V, 2100 mAh.

d.

ZMT Battery operated control rod

e.

In reach crank handles ZZZ 212

F. Weather stripping: Co-extruded or factory applied thermoplastic elastomer gasketing throughout entire frame and sash, profiled to effect weather seal.

G. Screen: Aluminum screen profile, spring metal clip attachment, 0.28 mm glass fiber thread with PVC coating, charcoal in color.

2.03 FABRICATION

A. Fabricated PVC frame with welded corners and EPS-filled air pockets for improved energy efficiency. The operator is also enclosed within the frame for a seamless low profile design.

B. Fabricated one piece aluminum counter flashing system with welded corners.

C. Provide permanent external drainage channels to manage water flow and drain to the exterior. Provide internal drainage of glazing spaces to exterior through gasketing to

Skylight manufacturer shall have a minimum of ten years experience in design and fabrication of deck mount glass skylights.

b.

Skylights shall be manufactured to the highest standards of quality and craftsmanship in ISO 9001 and ISO 14001-certified facilities.

c.

Flashings shall be engineered and manufactured for the roofing material and skylight.

d.

Skylight installed with three layers of protection: pre-attached skylight gasket provides a tight seal between a standard site-built curb, adhesive underlayment for secondary water protection, engineered flashing for primary protection.

B. Source Limitations: Obtain unit skylights, flashings, and accessories from a single source and from a single manufacturer.

C. Electrical Components, Devices, and Accessories: Listed and Labeled as defined in NFPA 70, by a qualified testing agency and marked for intended location and application.

D. Unit Skylight Standard: Comply with AAMA/WDMA 101/I.S.2./NAFS, North American Fenestration Standard Voluntary Performance specifications for Windows, Skylights and Glass Doors and all later editions for minimum standards of performance, materials, components, accessories, and fabrication. Comply with more stringent requirements if indicated.

E. Provide WDM Hallmark certified unit skylights with an attached label.

F. Thermal Performance – rated per applicable NFRC procedures.

a.

Provide NFRC certified unit skylight ratings on an attached label.

b.

Qualify under Energy Star criteria in all 50 states and attach verifying label.

G. Provided NFRC certified unit skylights with an attached label. Warranted by the manufacturer for 20 years on the insulated glass unit performance at described in the manufactures published literature, 10 years warranty on all factory components as described in manufactures published literature.

H. Manufactured to the highest standards of quality and craftsmanship in accordance with VELUX Manufacturing Standards.

1.07 COORDINATION

A. Coordinate unit skylight flashing requirements with roofing system.

B. Coordinate size and locations of curbs with actual unit skylight. If the slope of the roof is less than 14 degrees.

1.08 WARRANTY

A. Standard VELUX warranty, as specified in VELUX Warranty, publication XUS 20194.

B. 10-Year "No Leak" installation warranty, as specified in VELUX Warranty, publication XUS 20194.

1.09 DELIVERY, HANDLING, STORAGE

A. Deliver products in manufacturer's original containers, dry, undamaged, seals and labels intact.

B. Store and protect products in accordance with manufacturer's recommendations.

PART 2 PRODUCTS

2.01 MANUFACTURER

A. Acceptable Manufacturer: VELUX America Inc., P.O. Box 5001, Greenwood, SC 29648; Toll Free Tel: 800-888-3589; Fax: 864-943-2631; Web: www.VELUXusa.com

remove condensation.

- D. Assembled insect screen of rolled aluminum rectangular sections. Sections are square cut and assembled using square corner keys. Fit mesh taut and secure with vinyl spleen.
- E. All units are factory glazed with hot melt silicone-based exterior seal.
- F. Site built curb or other type curb provided by others.
- G. ECL aluminum flashing is available, but site built fabricated flashings can be installed.
- H. ECW aluminum flashing with malleable sill apron is available for high profile roofing material.

2.04 FINISHES

- A. Exterior surfaces: Maintenance free roll-formed aluminum exterior sash frame with neutral gray Kynar 500 polyvinylidene fluoride resin finish. Maintenance free roll-formed exterior frame, painted with neutral gray powder coat.
- B. Maintenance free flashing: Roll formed aluminum, neutral gray, baked on polyester polyamide primer and finish coats.
- C. Interior Surface: White maintenance free PVC.
- D. Screens: Frames - white; mesh - charcoal.
- E. Operator - concealed within the skylight frame.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify rough opening dimensions and proper orientation of skylight.

3.02 INSTALLATION

- A. Install skylight in accordance with manufacturer's installation instructions and local building code requirements.
- B. Align skylight level, free of warp or twist; maintain dimensional tolerances.
- C. Attach skylight to field-constructed curb with screws furnished by

Revised 02-MAY-13

manufacturer to accommodate construction tolerances and other irregularities.

- D. Provide thermal isolation when components penetrate or disrupt building insulation. Pack fibrous insulation in rough opening to maintain continuity of thermal barriers.
- E. Coordinate attachment and seal of perimeter air and vapor barrier material.
- F. Install manufacturer's engineered perimeter flashing in accordance with manufacturer's installation instructions to achieve weather tight installation

3.03 CLEANING

- A. Clean exposed skylight according to manufacturer's instructions. Touch up damaged metal coatings and finishes.
- B. Remove excess sealants, dirt, and other substances.
- C. Remove and replace glazing that has been broken, chipped, cracked, abraded or damaged during the construction process.
- D. During the construction process, protect the skylight surfaces from contact with contaminate.



Division of Development Administration and Review

City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor

Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH

Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to: *Treasurer, City of Pittsburgh.*

ADDRESS OF PROPERTY:

201 N. Bellefield Ave.

Pittsburgh, PA 15213

OWNER:

Western PA School for Blind Children
NAME: Todd Reeves, Exec. Director

ADDRESS: 201 N. Bellefield Ave.

Pittsburgh, PA 15213

PHONE: 412-621-6030

EMAIL: reevest@wpsbc.org

STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

DISTRICT:

Oakland Civic Center

APPLICANT:

NAME: Lisa Carver, AIA - PWWG Architects

ADDRESS: 408 Blvd of the Allies

Pittsburgh, PA 15219

PHONE: 412-391-2884

EMAIL: lcarver@pwwgarch.com

REQUIRED ATTACHMENTS:

Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Construct a pedestrian bridge to connect 201 N. Bellefield to 234 N. Bellefield. 201 N. Bellefield is within the Oakland Civic Center Historic District.

SIGNATURES:

OWNER: *Todd A Reeves* DATE: 11/13/15

APPLICANT: *Lisa M. Carver* DATE: 11/13/15



201 N Bellefield Avenue

Bigelow Blvd

Bayard St

N Dittbridge St

N Bellefield Ave

© 2015 Google

Google earth

1995

Imagery Date: 6/14/2014 40°26'55.54" N 79°57'12.51" W elev 955 ft eye alt 1777 ft

November 13, 2015

RE: Western Pennsylvania School for Blind Children Pedestrian Bridge
City of Pittsburgh – Historic Review Commission Application Narrative

Design Narrative

The pedestrian bridge will connect two buildings of the campus bisected by North Bellefield Avenue in Oakland. The distance between street intersections on North Bellefield Ave., between Centre Ave. and Bayard St., is quite long. The street's average daily traffic (ADT) has been measured at around 3,500 vehicles traveling at an average speed of 30 mph. Pedestrians cross between the Janet Simon and the Mary Schenley buildings an average of 250 times per 8-hr day.

After being denied a new mid-block crosswalk by DPW in 2009 because the traffic and pedestrian counts didn't meet their criteria, a pedestrian bridge feasibility study was conducted by PWWG. The Study began in January of 2015 with a three-phase planning process that continued through March of 2015. WPSBC formed a Bridge Planning Committee to work with PWWG in biweekly design meetings. The first phase of planning collected and reviewed existing site and building construction drawings, on-site measurements, and photographs. Various needs and goals for a bridge connection were identified with WPSBC. PWWG and Director Todd Reeves also introduced the Study to both the Bellefield Area Citizens Association and the Oakland Task Force to gauge community support and gather feedback. The Madison Condominium and the Schenley Farms Neighborhood Association were also contacted for feedback. As part of the second phase of planning, bridge design alternatives were generated including the optimal structural framing, vertical and horizontal alignment locations, interior and exterior design features. Key Universal Design goals and performance criteria were also identified. An overall design concept was accepted and developed in the final Phase of the study.

A bridge that links the above mentioned buildings (at 201 and 234 N. Bellefield) will allow the students, ages 3 to 21, to fully access an educational program appropriate to their many complex needs, regardless of season or traffic flow. The 180 students constantly confront incredible obstacles to overcome not only blindness, but other profound disabilities. Given the majority of the students are medically fragile, the school faculty and staff are constantly on guard to protect their health, safety and welfare. The sub-freezing temperatures of our winters and the car traffic typical of a vibrant community like Oakland combine to limit the opportunities the students have to access the entire campus in a manner that accommodates their many vulnerabilities.

A pedestrian bridge across Bellefield Ave. can provide a vital campus link that improves safety and alleviates the risks associated with pedestrian street crossings. The community groups have also acknowledged the need for safe crossing and expressed their support for the bridge. Beyond safety, there are other benefits that this connection provides: The bridge greatly simplifies student crossings and reduces the effort, precaution, and time required to prepare students to cross N. Bellefield Ave.,

especially in inclement weather; the bridge facilitates communication between staff, and increases student participation in programs, and opportunities to visit other campus places; finally, with its connecting lobbies and overlooks, the bridge provides a series of unique experiences for users and connection to the outdoors. In all these ways the bridge can help unify the WPSBC campus.

The construction duration is anticipated to be about 25 weeks. The project will be a permanent structure constructed of steel and glass (see structural narrative below), with carpet and acoustic ceiling interior materials. The School will assume the role of maintaining the bridge as they do for the other structures on their campus.

Structural Narrative

Bridge Superstructure

The proposed superstructure for the pedestrian bridge consists of structural steel framing configured as vertical and horizontally oriented wide flange truss chords. This framing will support either 1-1/2 inch wide rib or 3 inch deep rib steel roof deck and a 4 inch normal weight concrete slab on 2 inch, 20 gage composite steel deck for a total slab thickness of 6 inches.

Based upon initial studies the truss framing shall be supported at a total of 3 locations, one on the Annex side of North Bellefield Avenue and two on the Mary Schenley Building side of North Bellefield Avenue. Column supports are anticipated to consist of two 14 inch diameter pipes.

Based on our preliminary design, steel tonnage for the bridge structure is estimated to be 32.5 tons.

Substructure

The pipe columns would bear on a concrete grade beam foundation supported by two 14 inch diameter 60 ton capacity augercast piles on each side of North Bellefield Avenue. At the second support location on the Mary Schenley side of North Bellefield Avenue, one column would be supported by a single 60 ton capacity 14 inch diameter augercast pile and one column would be supported on an existing grade beam located under the front entrance area.

Secondary Structural Members

These include complimentary structural steel framing at the existing Porte Cochere structure to remain, along with the installation of 1-1/2 inch wide rib steel roof deck to support a new flat green roof. In addition, supplementary structural steel framing will be required to be installed inside the entrance lobby to fill in portions of the floor required for an internal floor extension of the bridge connection. It is also anticipated that some strengthening of the existing structure will be required to accommodate the framing infill inside the front entrance lobby.



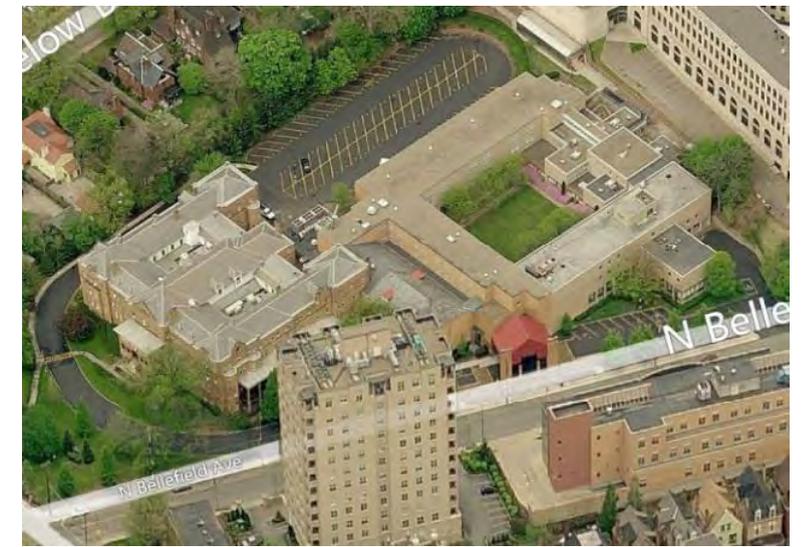
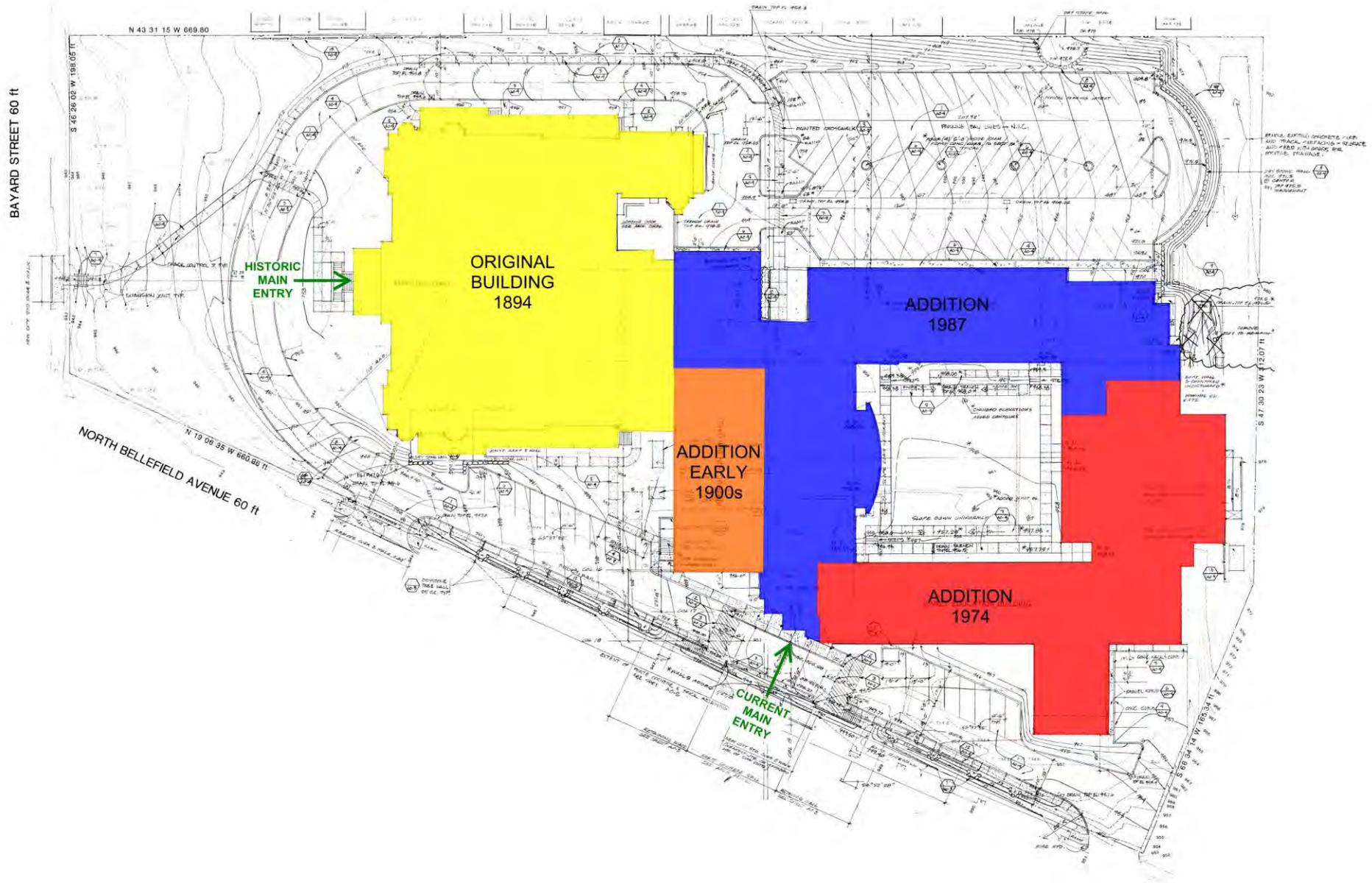
Pedestrian Bridge – Historic Review Commission

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Hearing December 2, 2015

Western Pennsylvania
School for Blind Children





Historic Review Commission
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 Hearing December 2, 2015

Western PA School for Blind Children



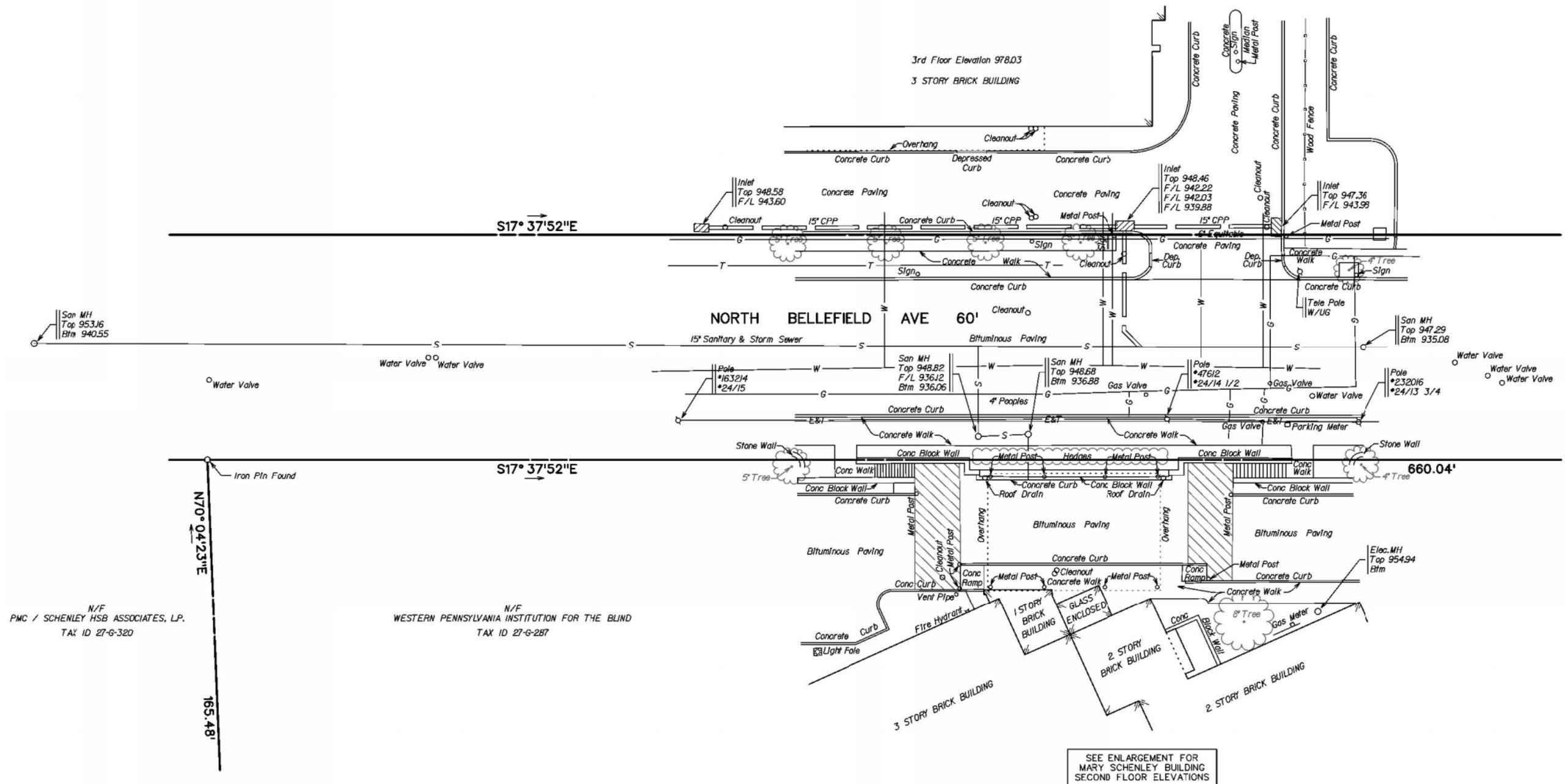
201 N. Bellefield Avenue – Existing Site Diagram



201 N. Bellefield Avenue – Existing Building Photos

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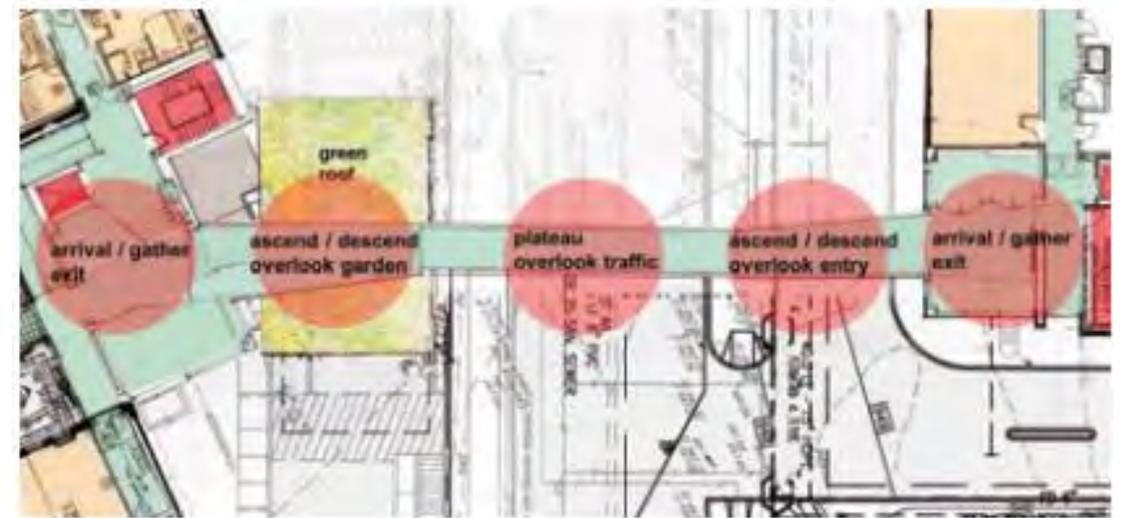
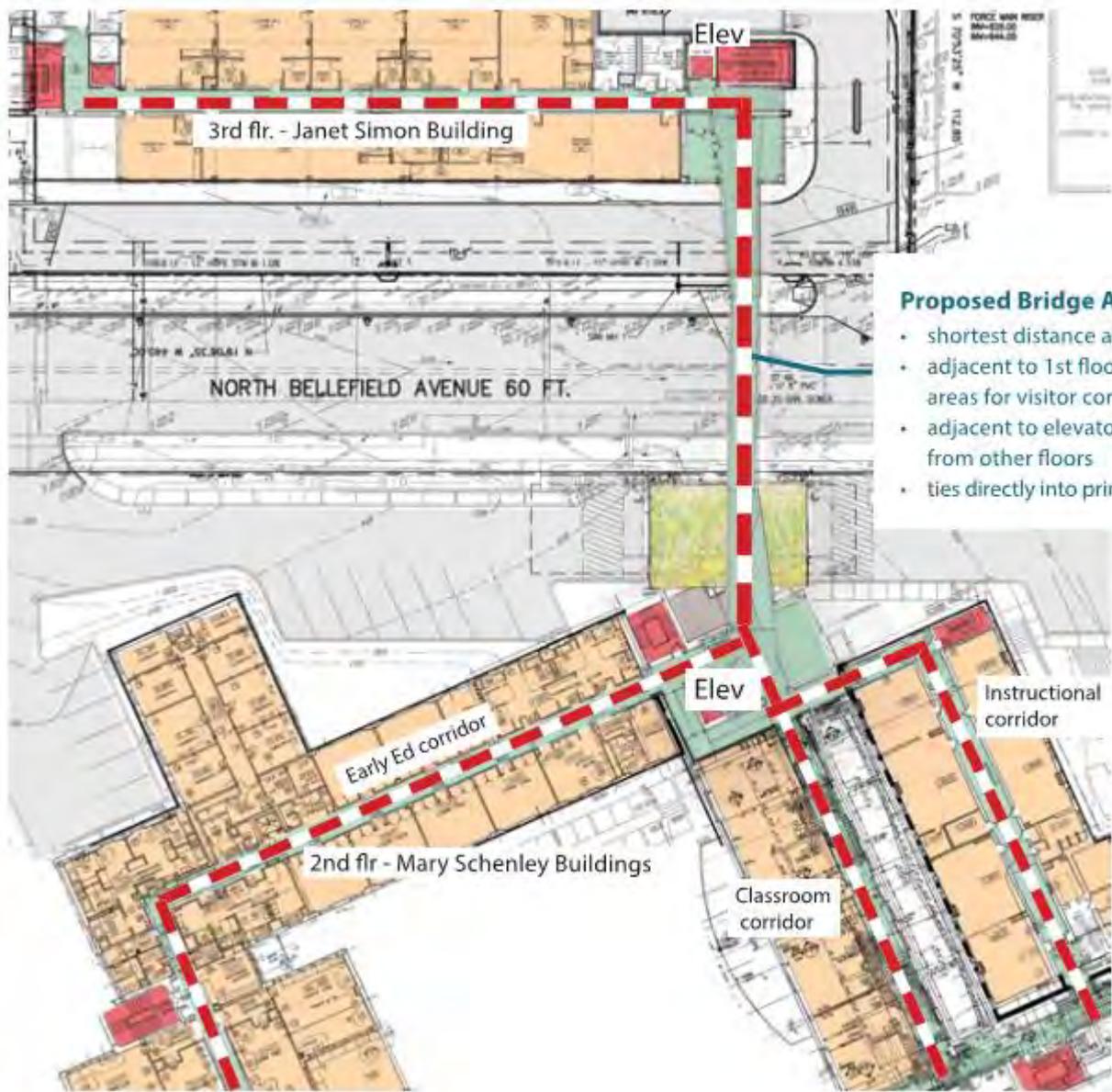
N/F
PMC / SCHENLEY HSB ASSOCIATES, LP.
TAX ID 27-6-320

N/F
WESTERN PENNSYLVANIA INSTITUTION FOR THE BLIND
TAX ID 27-6-287

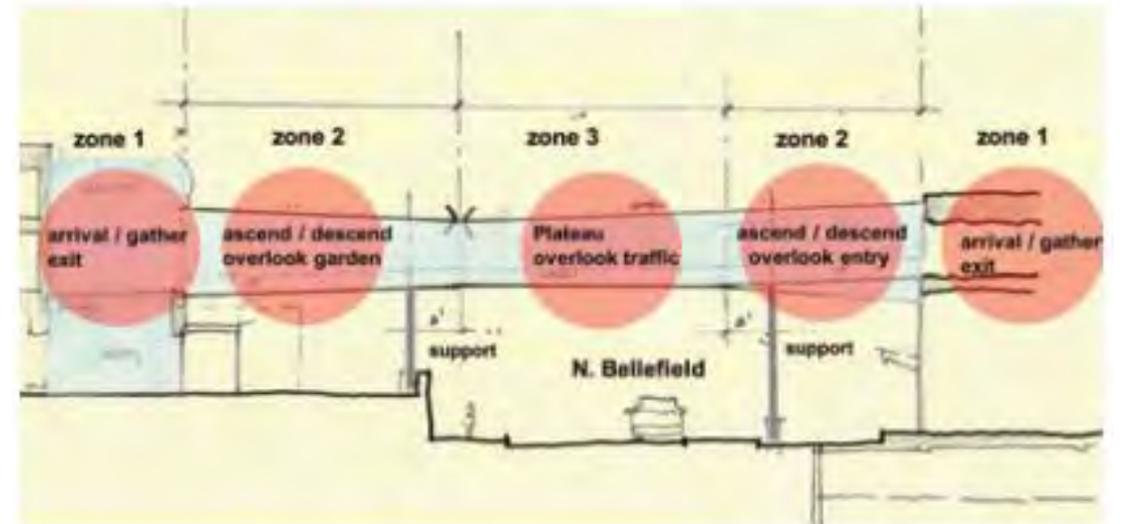
SEE ENLARGEMENT FOR
MARY SCHENLEY BUILDING
SECOND FLOOR ELEVATIONS

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Design Zones



Design Zones

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Aerial — Proposed Bridge

DESIGN CONCEPTS

Features include:

- Three bridge spans with 2 mid-supports structures
- Maximum slopes are 3.5% - 4% +/- (below ADA maximums)
- Connect bridge to lobbies for student gathering
- Splay bridge at ends to lessen tunnel effect and provide rest areas
- Trussed bridge framing minimizes steel depth and massing
- Match existing curtain-wall type @ bridge ends—ties buildings together

Aerial View

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Aerial — Mary Schenley Entry and Drop-off



Entry Canopy Modifications



Mary Schenley Entry — Enlarged View

DESIGN CONCEPT

Features include:

- Glazed curtain-walls along bridge for transparency with ceramic frit for limited screening of users
- Vegetative (green) roof - reduces heat gain, runoff and provides interest
- Lower existing entry walls—provides welcoming entry along street
- Modify canopy—new soffit and light tubes
- Planting and wall trellis along N. Bellefield Ave. sidewalk
- Interior bridge overlooks existing 1st floor Lobby entry
- Skylight above interior bridge
- Gathering area at lobbies before crossing bridge
- Access control at bridge lobbies
- Views from bridge

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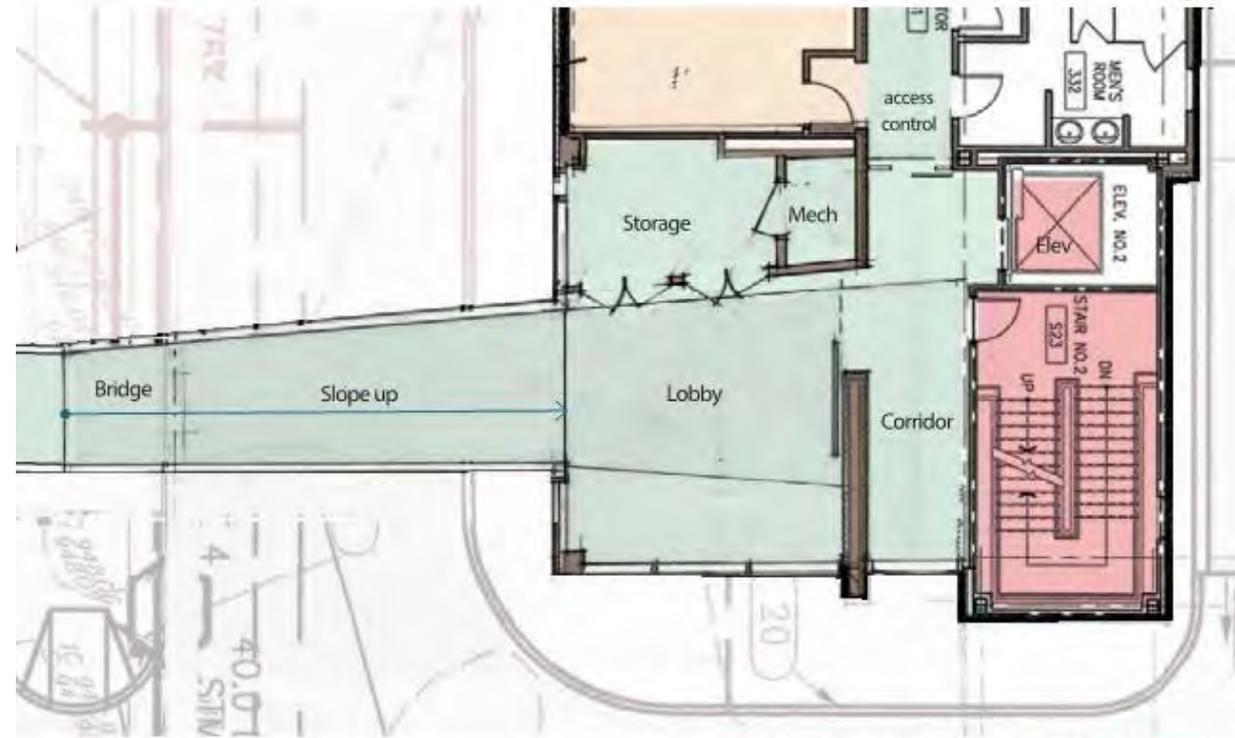
Mary Schenley Lobby — West Connection



View Towards Bridge and Lobby Overlook



Janet Simon Building — Existing Condition



Janet Simon Building Plan — East Connection



Janet Simon Building Rendering



Bridge view

Pedestrian Bridge Benefits

- Safe street crossing for students, staff, and visitors.
- Simplifies efforts and time to prepare students to cross N. Bellefield Ave.
- Allows for more programming participation for students since access to entire campus is simplified.
- Improves communication between buildings.
- Provides an interesting new campus place with views out onto the street.
- Helps to unify the WPSBC campus.
- Improves streetscape and Mary Schenley bus drop-off and entry.

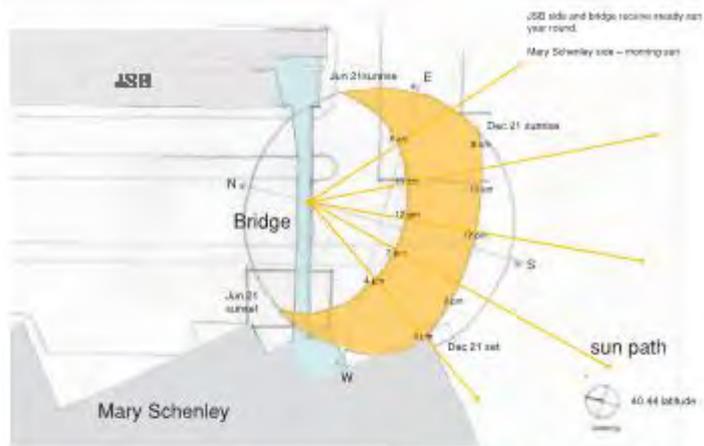
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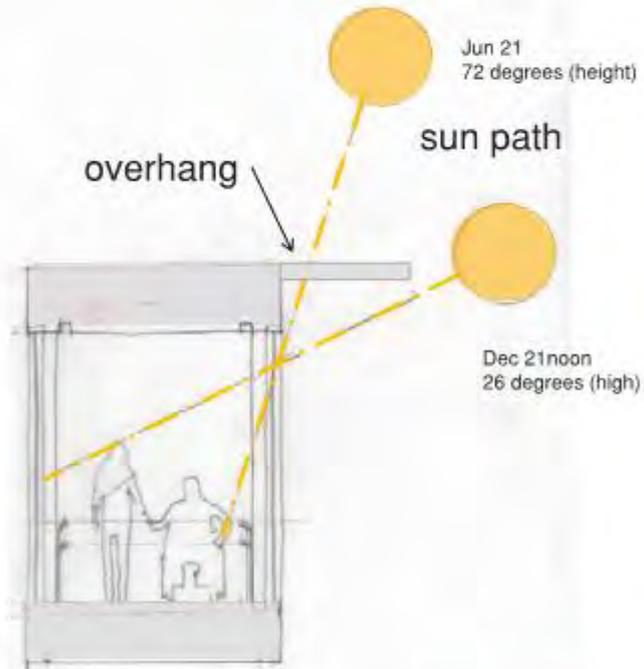


Sustainability Features

- High performance glazing and curtainwall design to reduce heat loss and increase comfort
- Reduce solar heat gain and cooling loads with south facing roof overhang
- Vegetative roof on entry canopy to reduce storm-water runoff and "heat island" effect. Also increases visual interest
- Skylights and/or solar tubes to provide daylighting and reduce power consumption
- LED lighting on controls to reduce energy consumption
- Consider PV solar array on roof to offset HVAC loads. Preliminary calculations indicate that the PV arrays could generate 13,000 kwh, around 60-65% of the yearly energy requirements for the bridge (20,000 kwh's).



Sun Path at bridge



Sun Path at bridge



Daylighting at Mary Schenley Lobby and Canopy could be increased by use of skylights and solar tubes.

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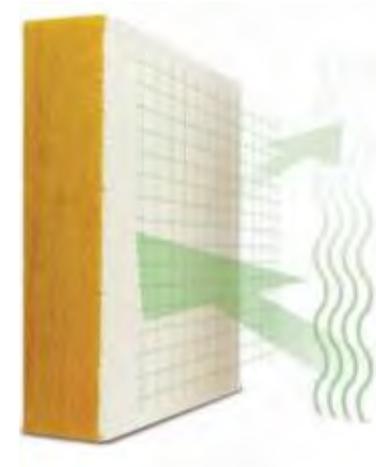
Western PA School for Blind Children

Glass: Fritted glass can provide varying degrees of transparency



Curtainwall and glazing design factors

- High thermal performance
- Low solar heat gain coefficient
- Transparent or low tint
- Safety glazing
- Security - Visual shielding of bridge users
- Glare reduction
- User sense of security from



Ceiling: Sound absorbing with monolithic appearance



Metal Panel: Metal composite with zinc facing for walls and brushed stainless steel for underside.

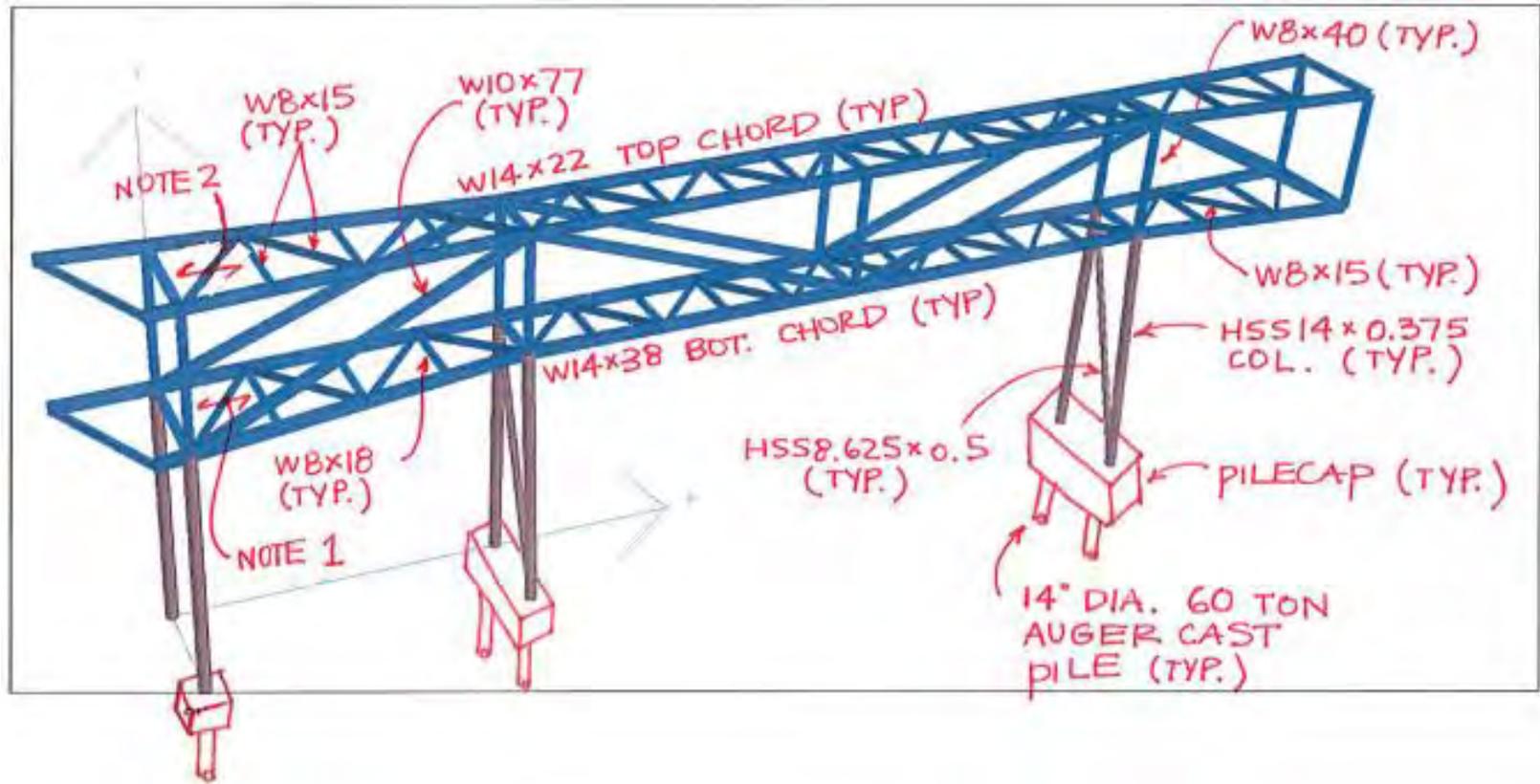


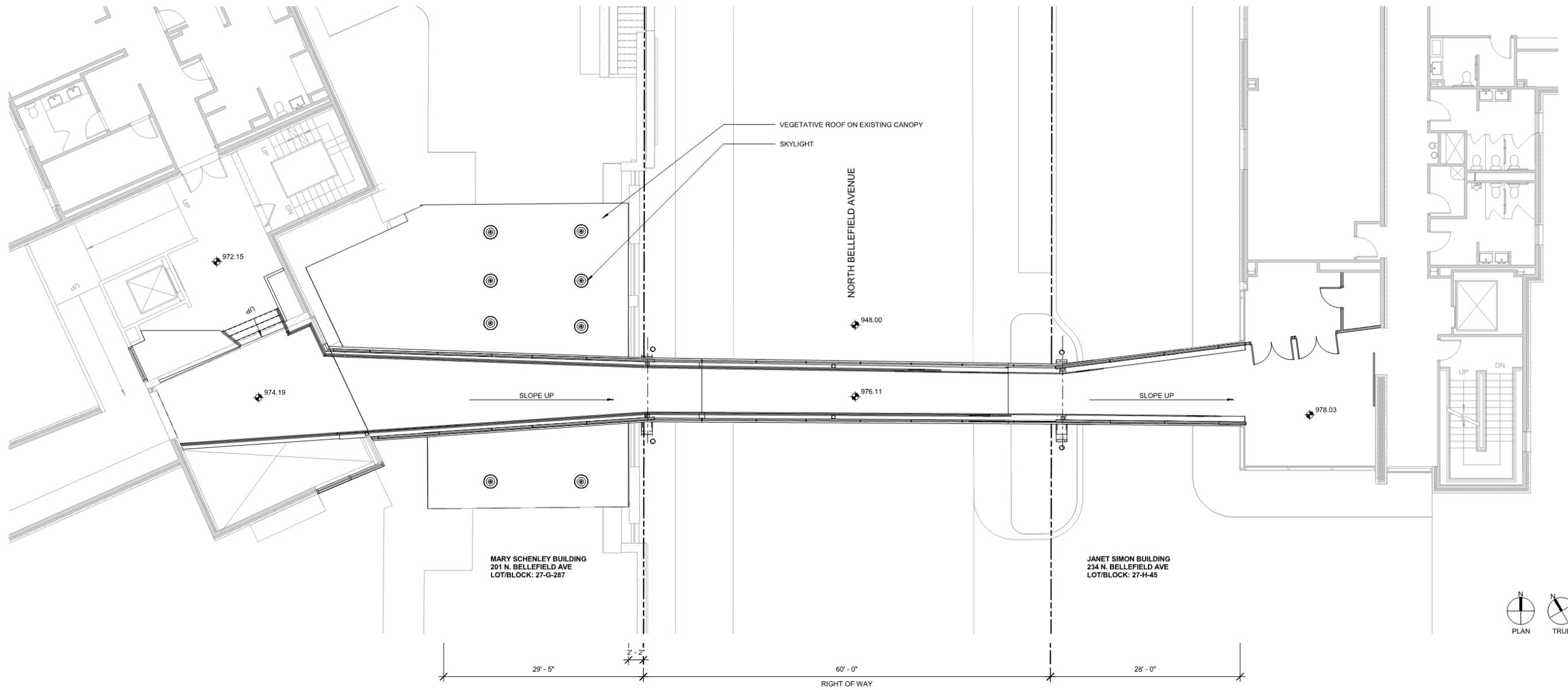
Carpeting: High tech, high traffic slip resistant, durable, tiled, textile flooring with sound absorptive properties. For sloped and other areas e.g., Forbo Flotex

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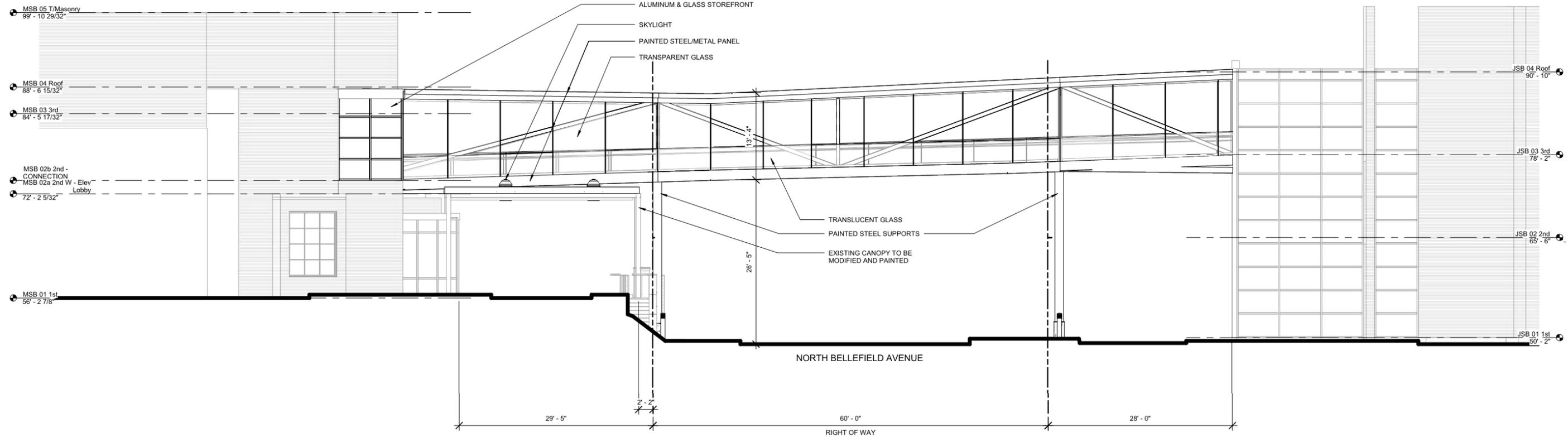
Pedestrian Bridge – Floor Plan

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MARY SCHENLEY BUILDING
201 N. BELLEFIELD AVE
LOT/BLOCK: 27-G-287

JANET SIMON BUILDING
234 N. BELLEFIELD AVE
LOT/BLOCK: 27-H-45



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Pedestrian Bridge – Elevation



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Pedestrian Bridge – Existing View up N. Bellefield



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Pedestrian Bridge – Proposed View up N. Bellefield