



PAID \$750

Date Filed:

2-26-15

Office of the Zoning Administrator

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

(Zoning Use Only)

## DEVELOPMENT REVIEW APPLICATION

The Development Review Application can be used for the following:

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

### GENERAL INFORMATION

1. Property Owner Name: United Steel Workers		Phone Number: ( 412 ) 562-2308	
Address: 99 Stanwix Street	City: Pittsburgh	State: Pennsylvania	Zip Code: 15222
2. Applicant/Company Name: Newmark Grubb Knight Frank		Phone Number: ( 412 ) 434-4929	
Address: 99 Stanwix Street	City: Pittsburgh	State: Pennsylvania	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: United Steel Workers Building			
4. Development Location: First floor plaza and parking garage			
5. Development Address: 60 Boulevard of the Allies (aka 99 Stanwix Street), Pittsburgh, Pennsylvania 15222			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction:	Start Date: 05/01 /15	Occupancy Date: 11/ 01 /15	Project Cost: \$ \$4M
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to <a href="http://pittsburghpa.gov/dcp/zoning/">pittsburghpa.gov/dcp/zoning/</a> and select the link for the City Zoning Code maintained at the Municode.com website.			
9. Proposed Use of Site (Select from attached list): Office (general)			
10. Select the Type of Work:			
<input type="checkbox"/> New Construction, New	<input type="checkbox"/> Renovation, Interior		
<input type="checkbox"/> New Construction,	<input checked="" type="checkbox"/> Renovation, Exterior		
<input type="checkbox"/> Change in Use Only	<input type="checkbox"/> Renovation, Change in Use		
11. Describe the Development: Revise existing plantings and hardscape and replace waterproofing to help reduce water getting into underground parking structure.			
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, <a href="http://www.city.pittsburgh.pa.us/bbi/">http://www.city.pittsburgh.pa.us/bbi/</a> )			



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

**14. Gross Floor Area:**

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

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	13		13	
Proposed Addition/Extension				

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


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

**17. Lot Area:** 38,435 sq ft

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

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

**Off-Street Loading Spaces:**  N/A  
 Actual: \_\_\_\_\_  
 Required: \_\_\_\_\_

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

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

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

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

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**DEVELOPMENT REVIEW APPLICATION**

**WATER AND SEWER INFORMATION**

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

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

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

<u>  0  </u> New Water Service Connection(s)	<u>  0  </u> Termination of Existing Water Service Tap(s)
<u>  0  </u> New Sewer Service Connection(s)	<u>  0  </u> Termination of Existing Sewer Service Tap(s)

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

YES       NO

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

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

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

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

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

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

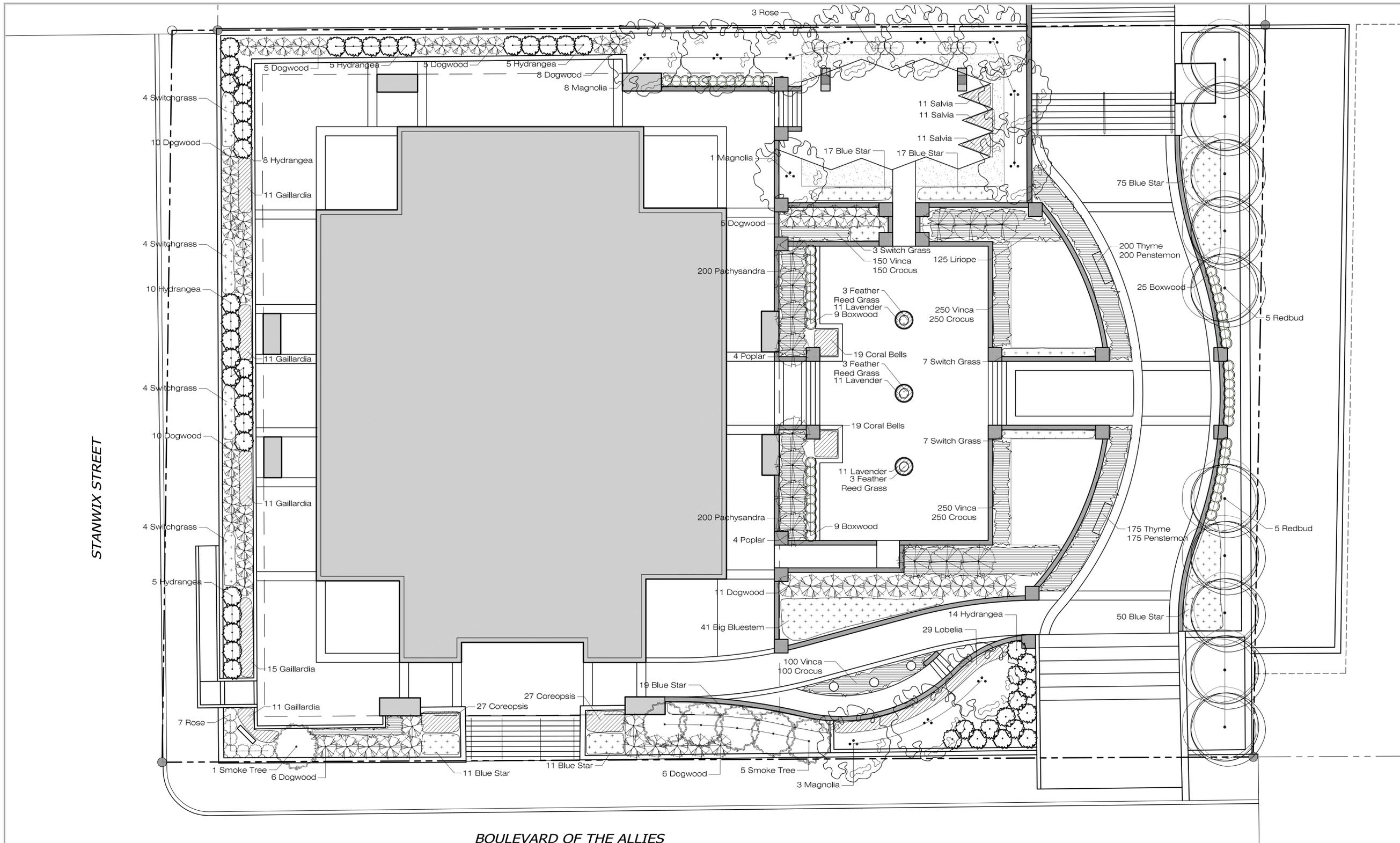
- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where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

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

Applicant Signature:

*Robert Burt*



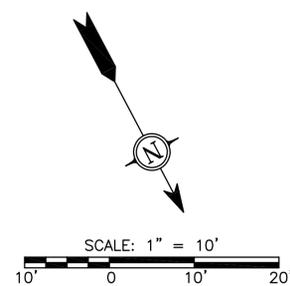


STANWIX STREET

BOULEVARD OF THE ALLIES

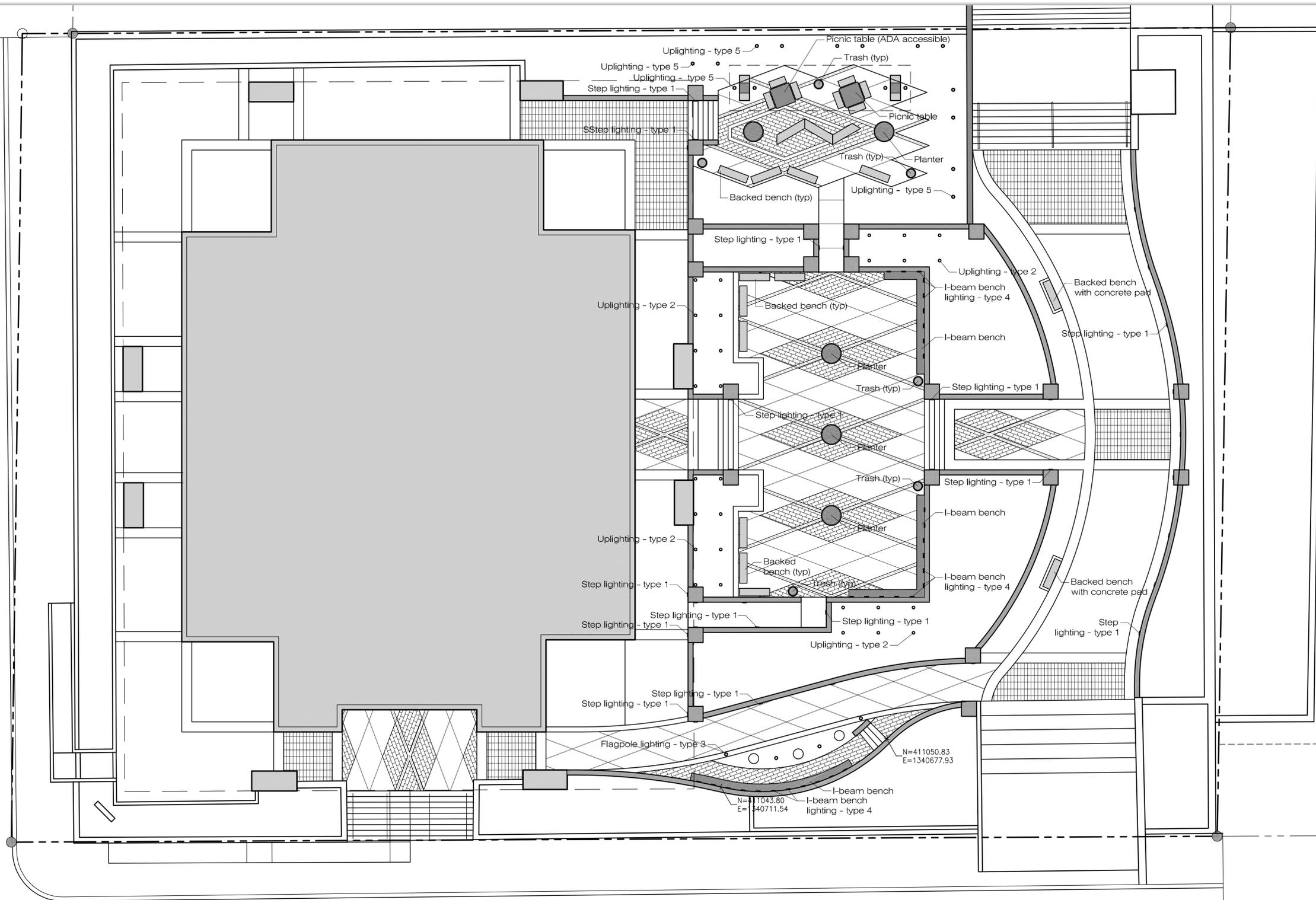
NOTES:

- SEE CONSTRUCTION DETAILS (SHEET E012) FOR PLANTING DETAILS AND PLANT LIST.
- COORDINATE LANDSCAPE INSTALLATION WITH IRRIGATION PLAN.
- REVIEW LOCATION OF PLANT MATERIALS IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- TOPSOIL MATERIAL SHALL BE SUPPLIED FROM AN APPROVED SOURCE TO PROVIDE DEPTHS SHOWN ON THE DRAWINGS, INCLUDING ANY DETAILS.
- ACCEPTABLE TOPSOIL MATERIAL SHALL BE DEFINED AS NATURAL FERTILE, AGRICULTURAL SOIL, CAPABLE FOR SUSTAINING VIGOROUS PLANT GROWTH, UNIFORM COMPOSITION THROUGHOUT, WITHOUT ADMIXTURE OF SUBSOIL, FREE OF STONES, LUMPS, PLANTS AND THEIR ROOTS, STICKS OR OTHER EXTRANEIOUS MATTER; DO NOT DELIVER WHILE IN A FROZEN OR MUDDY CONDITION.
- BALLED AND BURLAPPED PLANTS DUG WITH FIRM, NATURAL BALLS OF EARTH IN WHICH THEY ARE GROWN, WITH BALL SIZE NOT LESS THAN DIAMETER AND DEPTH RECOMMENDED BY ANSI Z60.1-1996 FOR TYPE AND SIZE OF TREE OR SHRUB REQUIRED; WRAPPED, TIED, RIGIDLY SUPPORTED, AND DRUM-LACED AS RECOMMENDED BY ANSI Z60.1-1996.
- ALL CONTAINER GROWN PLANTS SHALL BE HEALTHY, VIGOROUS, WELL ROOTED, AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. A CONTAINER GROWN PLANT SHALL HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM ROOT BALL. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI Z60.1-1996 FOR KIND, TYPE, AND SIZE OF PLANT REQUIRED.
- INSTALL SOD ON ALL LAWN AREAS.



DRAWING TITLE		CLIENT		ISSUED FOR REVIEW		DESCRIPTION:	
PLANTING PLAN		gal consultants		JSL	DWN	CHK	APV
PROJECT				2/16/15	DATE		
				a	NO.		
				REVISION RECORD			
				This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not review this drawing as manual drafting method.			
				GAI CAD FILE PATH: Z:\Combiner\2014\141100.00 - NGEF - United Stateswater\040\land.dwg\USN1 - Construction Plans.dwg - PLOTTED_BY: JASON_HUMMELSON - PLOT FILE: Dwg_STANDARD.ctb			
				ISSUING OFFICE: Pittsburgh   985 E. Waterfront Drive, Homestead, PA 15120			
				GAI FILE NUMBER:			
				DSN1 - Construction Plans			
				ALT./CLIENT DRAWING NUMBER:			
				GAI DRAWING NUMBER:			
				C141100.00			
				DRAFT			

STANWIX STREET



BOULEVARD OF THE ALLIES

LEGEND:

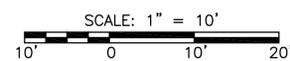
- BACKED BENCH - FORMS + SURFACES - BRIDGE BENCH
- BACKLESS BENCH - LANDSCAPE FORMS - PARALLEL 42
- PICNIC TABLE - FORMS + SURFACES - APEX ENSEMBLE
- PLANTER - OLD TOWN FIBERGLASS - GALINI

NOTES:

1. SEE CONSTRUCTION DETAILS (SHEET E010) FOR MOUNTING RECOMMENDATIONS.
2. FINALIZE LOCATION OF ALL SITE FURNISHINGS IN FIELD WITH LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
3. COORDINATE PLANTER INSTALLATION WITH IRRIGATION PLAN.
4. CONTRACTOR SHALL PROVIDE ALL SITE FURNISHINGS AND INSTALL BENCHES, PLANTERS AND LIGHTING.
5. PROVIDE CUT SHEETS OF ALL SITE FURNISHINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.

LUMINAIRE SCHEDULE:

- 33 TYPE 1 615-1627 (ST0259-VA LED 6 LED WHITE 6W (3000K))
- 28 TYPE 2 611-3226 AMBER COLOR GEL (ETC330-GB [M] LED-12/12W/3K\_AMBER)
- 4 TYPE 3 611-4014 (ETC140-GB[VN] LED-24/24W/3K)
- 31 TYPE 4 615-1321 (ST1254 LED-6/6W/3K)
- 16 TYPE 5 611-3226 (ETC330-GB LED-12/12W/3K)



DRAWING TITLE		REVISION RECORD	
SITE FURNISHINGS PLAN			
CLIENT	NO.:	DATE:	DESCRIPTION:
PROJECT	DWN:	CHK:	APV:
 gai consultants			
ISSUING OFFICE: Pittsburgh   985 E. Waterfront Drive, Homestead, PA 15120 GAI CAD FILE PATH: Z:\Combin\2014\141100.00 - NGEF - United Steelworker Local 1500\Land_Dev\DSN1 - Construction Plans\Drawn.dwg - PLOTTED BY: jayson.kohnstien - PLOT FILE: DWG_STANDARD.dwg			
DRAWN BY:	CHECKED BY:	APPROVED BY:	
JSL	DG		
DWG TYPE:		SCALE:	
		1" = 10'	
SHEET NO.:		REVISION	
7 OF		A	
GAI FILE NUMBER:			
DSN1 - Construction Plans			
ALT./CLIENT DRAWING NUMBER:			
GAI DRAWING NUMBER:			
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CITY OF PITTSBURGH  
 DEPARTMENT OF CITY PLANNING  
 ZONING • DEVELOPMENT REVIEW  
 200 ROSS STREET • THIRD FLOOR  
 PITTSBURGH • PENNSYLVANIA • 15219

**ZONE CHANGE PETITION**

**Address**

2423 & 2435 Centre Avenue, Pittsburgh PA 15219

Owner: FOCUS, North America  
 Address: 600 North Bell Avenue, Suite 115, Carnegie PA 15106  
 Phone: 412.262.1234

Applicant / Agent: Stantec Architecture  
 Address: 650 Smithfield Street, Suite 2500, Pittsburgh PA 15222  
 Phone: 412.394.7160

Property owners or representatives of property described who join this petition.

Owner's Name	Property
FOCUS, North America	2423 Centre Avenue, Pittsburgh PA 15219
FOCUS, North America	2435 Centre Avenue, Pittsburgh PA 15219

*If additional space is required, list on a separate sheet and attach.*

Block & Lot: 10-L-252 & 10-L-255 Ward: 5th Ward  
 Sq. ft. of site: Total = 16,893 sf or, number of acres:                       
 Existing Zoning RM-M Proposed Zoning: LNC

Present use of site:

2423 is currently recognized as Vacant Commercial Land.  
 2435 is a Small Detached Commercial Building previously operated as a Dry-Cleaners & Fur Service.  
 Building is currently vacant and in disrepair.

Proposed use & improvements: *(attach map of proposed zone change area)*

New Construction & Renovation to existing structure to house FOCUS+Pittsburgh. FOCUS+Pittsburgh provides Occupation, Free Clinic, Food, Clothing and Understanding to those in need by action-oriented and sustainable solutions to poverty.

*(if additional space is required, attach a separate sheet)*

The proposed Zone Change is appropriate and desirable and that this use will not be detrimental to the immediate neighborhood because:

The proposed use is compliant with the adjacent zoning of LNC. FOCUS+Pittsburgh's intent is to invest and develop the community.  
 The existing business on this site had operated as a nonconforming commercial enterprise as well as several other local establishments along Centre Avenue.

The proposed application will comply with the conditions specified in the Code by:

If lots are zoned to LNC the proposed use will comply with Zoning requirements with the exception of setback variances required by residential adjacencies if adjacent lots are not zoned LNC.

**NOTICE TO ANYONE WHO JOINS THIS PETITION:**

Despite any statements of proposed use made above, enactment of this ordinance will permit involved property to be used for any of the uses listed in the classification table of the Zoning Ordinance.

COMMONWEALTH OF PENNSYLVANIA

**NOTARIAL SEAL**  
 Leslie M. Fitchwell, Notary Public  
 City of Pittsburgh, Allegheny County  
 My Commission Expires March 10, 2019  
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

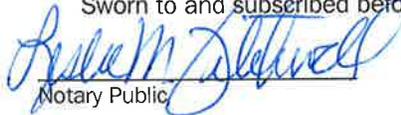
**STATEMENT OF TRUTH**

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY

Deponent, being duly sworn, says that they are the:

- Owner of record of the property for which this application is made, and that all the statements and data furnished with this application is true and correct.
- Authorized agent for the owner of record of the property for which this application is made and as such has express authority to bind such owner to all terms and conditions of any Occupancy permit issued pursuant to this application, and that all the statements and data furnished with this application are true and correct.

Sworn to and subscribed before me this 30<sup>th</sup> day of MARCH 2015.

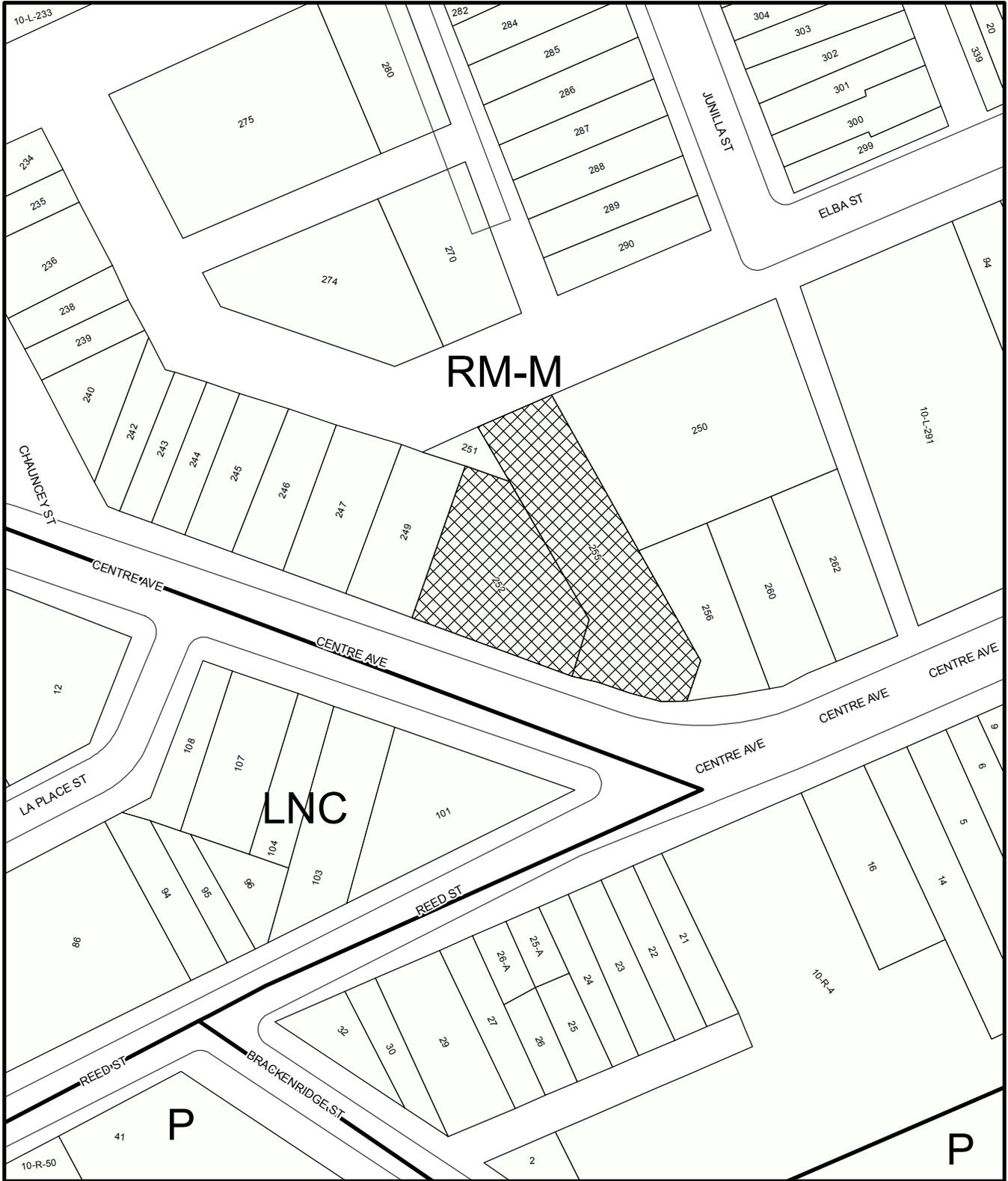
  
 Notary Public

  
 Applicant (signature)

JEREMIAH BROOKS  
 Applicant (printed)  
 STANTEC

**RECORD OF ACTIONS** (to be completed by City Planning)

<b>Address</b>	<input type="text"/>	<b>Check #</b>	<input type="text"/>	<b>PAID \$</b>	<input type="text"/>
<b>Date Filed</b>	<input type="text"/>	<b>Land Use #</b>	<input type="text"/>		
<b>Zoning District</b>	<input type="text"/>	<b>Zone Change #</b>	<input type="text"/>		
<b>Proposed Zoning</b>	<input type="text"/>				
<b>Planning Commission recommendation</b>					
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	DATE OF ACTION	<input type="text"/>		
<b>City Council action</b>					
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	DATE OF ACTION	<input type="text"/>		

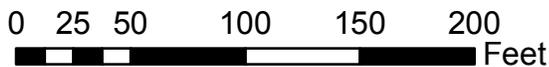


**PROPOSED ZONING CHANGE**

AREA OF PROPOSED CHANGE:  
 FROM: RM-M - RESIDENTIAL MODERATE DENSITY  
 TO: LNC - LOCAL NEIGHBORHOOD COMMERCIAL

 Zoning Changes

DEPARTMENT OF  
 CITY PLANNING



CITY OF PITTSBURGH  
 APRIL 2015

K. Rakus

DEVELOPMENT REVIEW APPLICATION

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

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

GENERAL INFORMATION

1. Property Owner Name: **DAVID B. HANDLER** Phone Number: **(412) 400-8738**

Address: **6659 AYLESBORO** City: **PITTSBURGH** State: **PA** Zip Code: **15217**

2. Applicant/Company Name: **DAVID B. HANDLER** Phone Number: **(412) 400-8738**

Address: **207 S. CRAIG ST.** City: **PITTSBURGH** State: **PA** Zip Code: **15213**

Applicant/Contractor ID: (assigned by the City)

3. Development Name: **CREPES PARISIENNES ADDITION**

4. Development Location: **207. S. CRAIG ST.**

5. Development Address: **SAME**

6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) **NO**

Proposed Zoning District: **N/A**

Present Use of Site: (Select from attached list) **1ST FL. RESTAURANT 2ND + 3RD (1) DWELLING UNIT**

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

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

8. Estimated Construction: Start Date: **08/01/2015** Occupancy Date: **01/01/2016** Project Cost: \$ **135,000**

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

9. Proposed Use of Site (Select from attached list): **CONTINUED RESTAURANT (103)**

10. Select the Type of Work:

- New Construction, New
- New Construction,
- Change in Use Only
- Renovation, Interior
- Renovation, Exterior
- Renovation, Change in Use

11. Describe the Development: **CONSTRUCT 600 SQ. FT. 1ST ADDITION TO EXISTING 3ST. MIXED USE STRUCTURE. EXPANSION OF EXISTING RESTAURANT. ADD 147 SQ. FT. EXT DECK @ GRADE + 104 SQ. FT. H.C. RAMP. + 103 SQ. FT. TRASH ENCL.**

12. Is a Land Operations Permit needed?  YES  NO

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

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**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

14. Gross Floor Area:  
 Existing to be Razed: N/A sq ft  
 Existing to be Retained: 1100 sq ft /FLR.  
 Retained Area to be Renovated: 0 sq ft  
 To be Constructed: 600 sq ft  
 Building Footprint: 1,700 sq ft

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	<u>3</u>	<u>30</u>		
Proposed Addition/Extension			<u>1 STORY</u>	<u>19'-8"</u>

Provide Accessory Structure Type(s) and Height(s):  
N/A

16. Number of Dwelling Units:  
 Existing to Remain: 1 Proposed: N/C

17. Lot Area: 2,912 sq ft

18. On Site Parking:  N/A

	Existing	Proposed
Full (8 1/2' x 19')	<u>1</u>	<u>N/C</u>
Compact (7 1/4' x 16')	<u>0</u>	
Handicap (13 1/2' x 19')	<u>0</u>	

Off-Street Loading Spaces:  N/A  
 Actual: 1  
 Required: 0

19. Please check any of the following items that will be part of the proposed work:  N/A  
 Demolition  HVAC (Interior)  HVAC (Exterior)  Electrical  Fire Alarm  
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22. Will the proposed work change the current water consumption and sewer discharge of the building or site?

- YES
- NO

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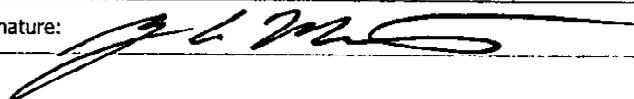
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- Modification or reconstruction of City curbs.
- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- The proposed work will create an obstruction of traffic on City rights-of-way.
- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

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

Applicant Signature:

 4/24/2015



# CREPES PARISIENNES

207 SOUTH CRAIG STREET  
PITTSBURGH, PA 15213-3704  
PARCEL: 0052-J-00169-0000-00  
ZONING: OPR-B  
4TH WARD

## Owner:

David B. Handler  
6659 Aylesboro Avenue  
Pittsburgh, PA 15217-1427  
p: 412.400.8738  
e: crepesparisiennes@verizon.net

## Architect:

elagin architecture, inc.  
attn: sergei c matveiev, aia  
1712 murdoch street  
pittsburgh, pa 15217  
p: 412.303.4331  
e: sergei@elagin.co  
www.elagin.co

## Drawings

- G-1.01 General Information (Cover Sheet)
- G-1.02 Site Plan & Site Details
- A-1.01 Proposed Overall First Floor Plan
- A-1.02 Partial First Floor Existing/Demolition & New Work Plans
- A-1.03 Partial First Floor Demolition & New Work Reflected Ceiling Plans
- A-1.04 Partial New Roof Plan & Structural Plan
- A-2.01 Detailed Restroom & Bar Area Plans
- Accessibility Dimensional Information
- A-3.01 Exterior Elevations
- A-4.01 Building Sections
- A-5.01 Openings, Opening Details, Door Schedule & Wall Types

## Adopted Construction Codes

- International Building Code 2012 - Chapter 11 is adopted and requires that buildings and facilities also comply with the accessibility requirements found in other chapters of the International Building Code 2012 and in the ICC/ANSI A117.1-2009 Accessible and Usable Buildings and Facilities standard.
- Appendix E (Supplementary Accessibility Requirements) is adopted.
- International Building Code 2009, excluding Chapters 1, 27 & 30
- Appendix H (Signs) is adopted.
- International Energy Conservation Code 2009
- International Existing Building Code 2009
- All appendices and resource information are adopted.
- International Fire Code 2009
- Adopted only to the extent referenced in the International Building Code 2009.
- International Fuel Gas Code 2009 - LPG requirements are superseded by the Pennsylvania Propane and Liquefied Petroleum Gas Act (and regulations)
- No Appendices are adopted.
- International Mechanical Code 2009
- No Appendices are adopted.
- International Plumbing Code 2009 with Allegheny County Amendments

## 2009 IBC - General Building Information

### Scope of Services

Elagin Architecture, Incorporated (eai) has been retained by Crepes Parisiennes to prepare plans describing an addition at the rear of the existing structure situated at 207 South Craig Street, Pittsburgh, PA 15213. Code Compliance will be in accordance with the currently adopted 2009 International Existing Building Code, referenced standards & locally adopted ordinances.

### General Building Information\*

Construction Type: V-B, (2009 IBC, Table 601)

BUILDING ELEMENT	TYPE V-B
-Primary structural frame (Note g)	0
-Bearing walls	
Exterior (Notes f & g)	0
Interior	0
-Nonbearing walls and partitions	
Exterior	TABLE 602
Interior (Note e)	0
-Floor construction and secondary members (See 202)	0
-Roof construction and secondary members (Notes b & c)	0

Exterior Walls of addition are to be per Table 602.

Fire Protection:	Not required.
Fire Alarm:	ETR Fire Alarm w/ pull stations throughout per Section 907 (NFPA 72). Addition to be provided with additional devices to the existing system.
Existing Occupancy	The existing occupancy is a separated mixed-use. The basement is a S-1 storage serving the first floor A-2 use. The basement and first floor are not separated from each other and more restrictive use is the A-2. The second and third floors are a single R-3 dwelling unit, and are 2-hour fire separated from the first floor.
Proposed	A single story 540 square foot A-2 use addition is proposed to be constructed at the rear of the existing V-B structure; the area including the outside walls is 600 s.f. No alterations are proposed in the primary function areas of the existing building.
Allowable Areas: (Table 503)	S-1 - 9,000 s.f / floor A-2 - 6,000 s.f / floor R-3 - unlimited
Actual Areas:	S-1 - 1,150 s.f (Basement) A-2 - 1,700 s.f (First Floor Incl. 540 s.f. Addition) R-3 - 720 s.f. per story (2nd and 3rd Floors)
Allowable Heights: (Table 503)	S-1 - 1 Story Above Grade (40'-0") A-2 - 1 Story Above Grade (40'-0") R-3 - 3 Stories Above Grade (40'-0")
Actual Height: (Table 503)	S-1 - 1 Story Above Grade (approximately 14'-0") A-2 - 1 Story Above Grade (approximately 14'-0") R-3 - 3 Stories Above Grade (approximately 30'-0")

### Separations

The existing floor ceiling fire separation between the A-2 and R-3 uses is to remain. No additional separations are required. The total fire area is 4,290 s.f. which is below the threshold requiring sprinklers.

## 2009 ICC International Existing Building Code Analysis

### CHAPTER 4 – CLASSIFICATION OF WORK

#### SECTION 407 – ADDITIONS

#### IEBC

407.2 Application. Additions to existing buildings shall comply with the provisions of Chapter 10.

#### CHAPTER 10 – ADDITIONS

1001.1 Scope. An addition to a building or structure shall comply with the International Codes as adopted for new construction without requiring the existing building or structure to comply with any requirements of those codes or of these provisions, except as required by this chapter. Where an addition impacts the existing building or structure, that portion shall comply with this code.

1002.1 Height limitations. No addition shall increase the height of an existing building beyond that permitted under the applicable provisions of Chapter 5 of the International Building Code for new buildings.

- The proposed addition is one story above grade and 15'-6" as measured from grade to the mean roof height. Per Table 503 of the 2009 IBC, one story or 40'-0" is the height limitation for an A-2 use in a V-B structure. **Compliant.**

1002.2 Area limitations. No addition shall increase the area of an existing building beyond that permitted under the applicable provisions of Chapter 5 of the International Building Code for new buildings unless fire separation as required by the International Building Code is provided.

- Per Table 503 of the 2009 IBC, an A-2 use in a V-B structure is permitted to be 6,000 square feet per floor. The proposed 540 s.f. addition would increase the first floor's area to 1,700 s.f. **Compliant.**

1002.3 Fire protection systems. Existing fire areas increased by the addition shall comply with Chapter 9 of the International Building Code.

2009 IBC, Section 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (464.5 m<sup>2</sup>);
2. The fire area has an occupant load of 100 or more; or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

- The total fire area of all floors is 4,290 square feet as measured to the inside face of the exterior walls. < 5,000 s.f. **Compliant.**  
- The total occupant load of all floors part of the fire area is 79 persons (including the outdoor deck) < 100 persons. **Compliant.**  
- All A-2 occupants are located at the level of exit discharge. **Compliant.**

1005.1 Minimum requirements. Accessibility provisions for new construction shall apply to additions. An addition that affects the accessibility to, or contains an area of, primary function shall comply with the requirements of Sections 605 and 706, as applicable.

No Alterations are being performed in the existing primary function areas. Elements required to be accessible in the addition shall be accessible per the UCC.

## ABBREVIATIONS

ACT - ACOUSTIC CEIL. TILE	FA - FIRE ALARM	RB - RUBBER BASE
BO - BY OWNER	FD - FLOOR DRAIN	RL - RELOCATED
CPT - CARPETED	GB(XX) - GRAB BAR (L)	RM - REMOVE
CTF - CERAMIC TILE FLOOR	N - NEW	SAG - SUPPLY AIR GRILL
CTB - CERAMIC TILE BASE	OCC. - OCCUPANTS	SF - SAFE
CWT - CERAMIC WALL TILE	PT - PAINTED	TG - TRANSFER GRILLE
D - DEMOLISH	R - RELOCATE	VCT - VINYL COMP. TILE
ETR - EXISTING TO REMAIN	RAG - RETURN AIR GRILLE	VGB - VERTICAL GRAB BAR

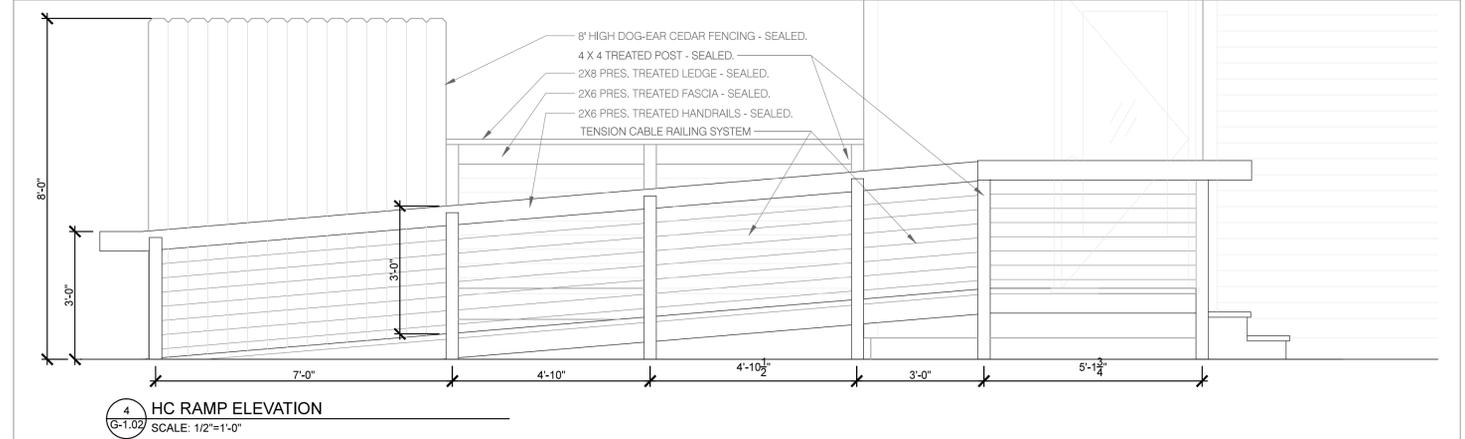
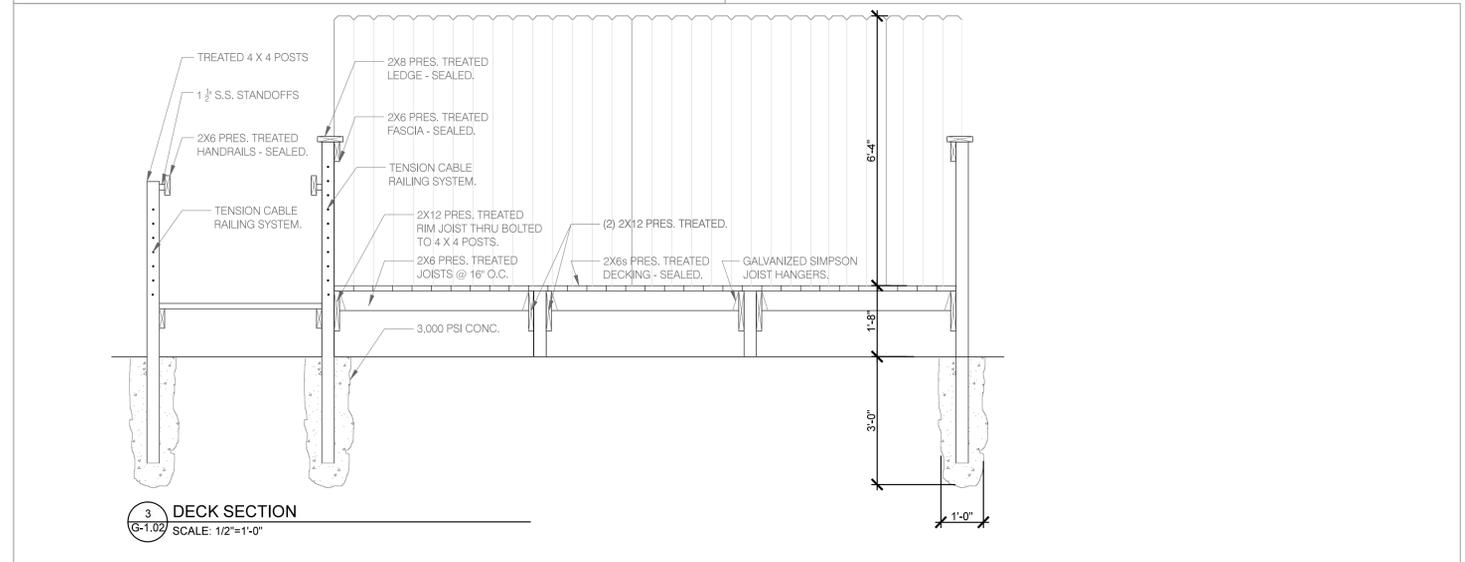
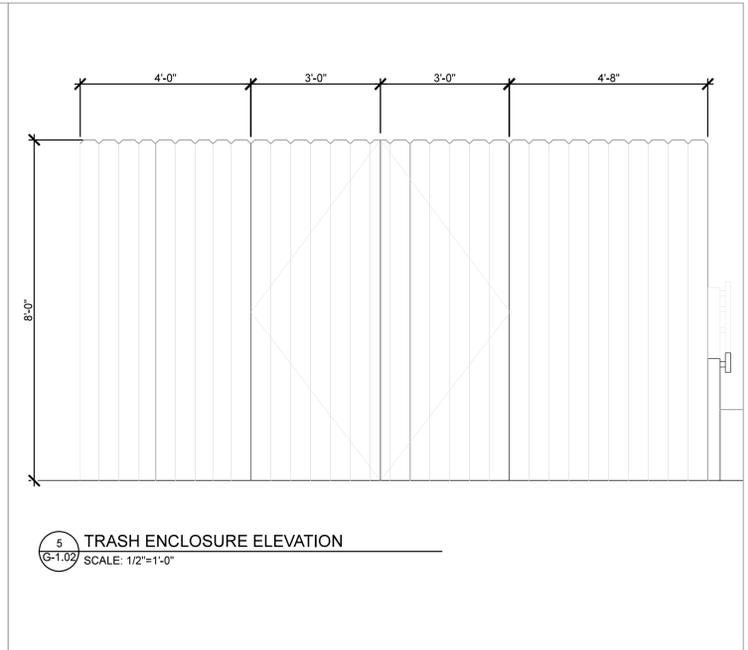
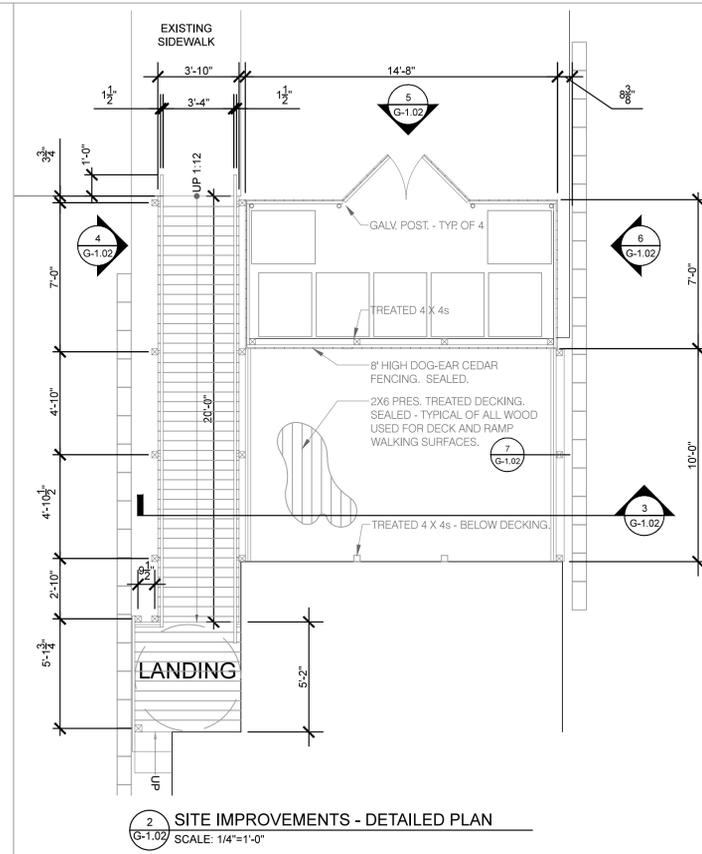
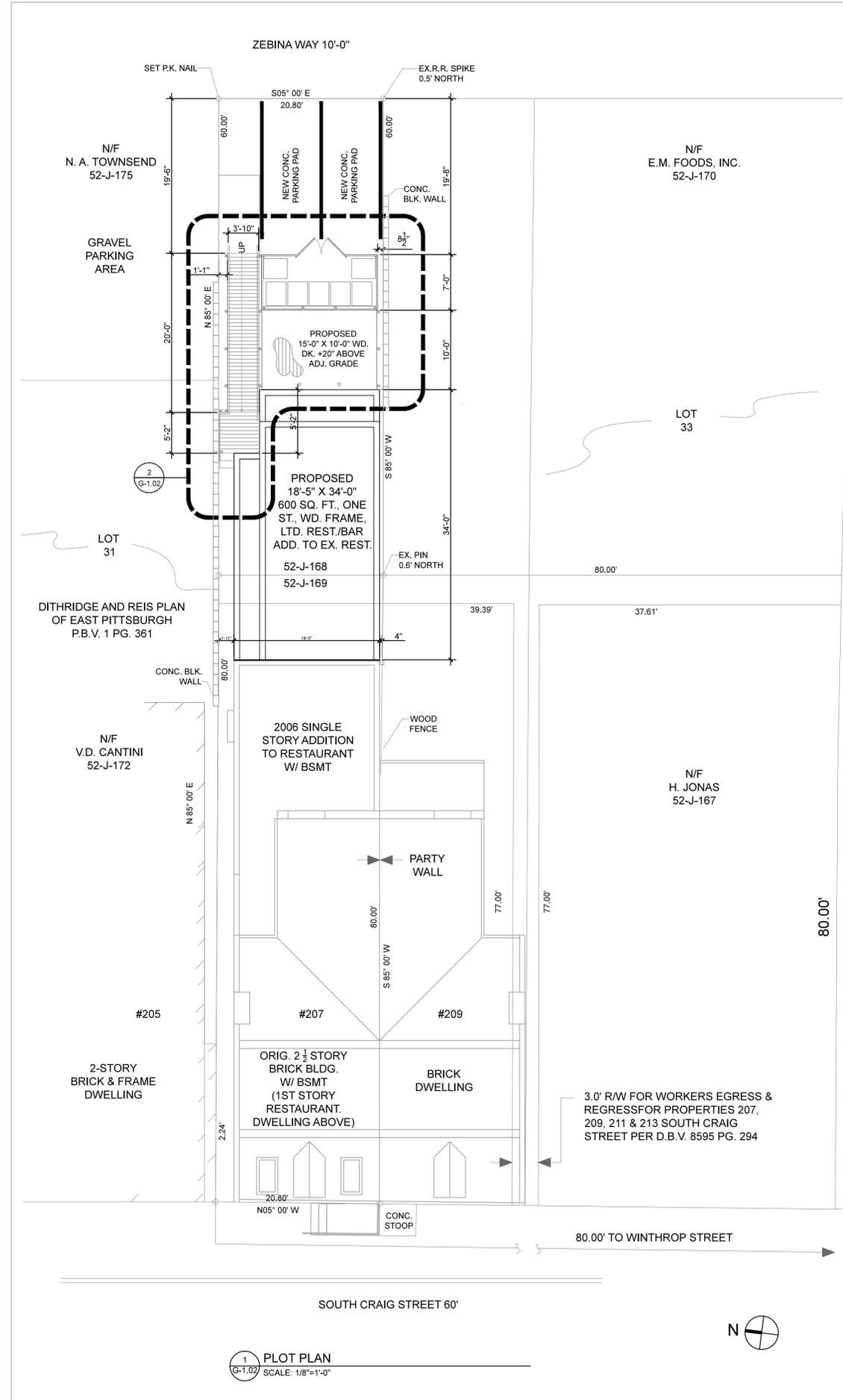
## SYMBOLS

⊕	JUNCTION BOX	⌘	LIGHT SWITCH
⊕	DUPLEX RECEPTACLE	⌘ <sub>OC</sub>	SWITCH W/ OCCUPANCY SENSOR
⊕GFI	GFI RECEPTACLE	⊕	THERMOSTAT
⊕XX"	XX" - RECEPTACLE HEIGHT	Ⓜ	ELECTRICAL PANEL
▽	VOICE/DATA	▭	FLUORESCENT FIXTURE
→	SIDE WALL SPRINKLER	▭	LAY-IN FLUORESCENT FIXTURE
→	EXISTING SPRINKLER	⊙	CEILING MOUNTED LIGHT FIXTURE
→	NEW SPRINKLER	○	RECESSED LIGHT FIXTURE
—	1-HOUR FIRE BARRIER	↗	FIRE DAMPER - 1-1/2 HOUR
—	2-HOUR FIRE BARRIER	↘	COMBO EXIT / E-LIGHT W/ BATTERY
Ⓜ	FA PULL STATION	↖	E-LIGHT REMOTE HEAD
Ⓜ	FA VISUAL DEVICE	↗	E-LIGHT & BATTERY PACK
Ⓜ	FA AUDIO/VISUAL DEVICE	⊙	INTERNALLY ILLUMINTAED EXIT SIGN
⊙	FA CEILING MTD. VISUAL DEVICE	Ⓜ	75 CFM EXHAUST FAN
Ⓜ	WALL MOUNTED FIRE EXT.	↔	EXISTING DOOR
ROOM NAME	ROOM TAG	↔	NEW DOOR
#		④	DOOR TAG
FLOOR TYPE	ROOM FINISHES	Ⓜ	WALL TYPE TAG
WALL FINISH		Ⓜ	DEMOLITION KEYNOTE TAG
CEILING TYPE		①	NEW WORK KEYNOTE TAG
4	SECTION TAG	Ⓜ	ELEVATION TAG
A-2.01			



Vicinity Map - N.T.S.

	PRICING SET 03.25.2015
	G-1.01
eai no: 02-13-011	

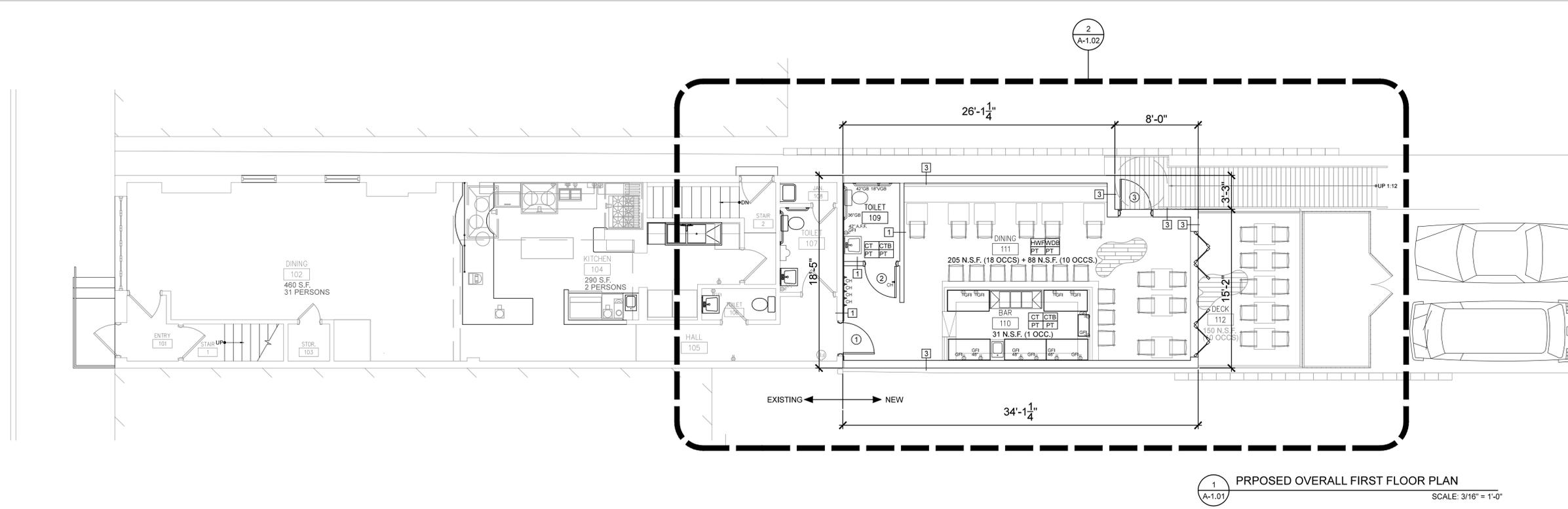


**elagin architecture, inc.**  
1712 murdoch street  
pittsburgh, pa 15217

ph: 412.303.4331  
www.elagin.co  
eai contact: sergei c. matveiev, aia

Submission:	Date:
PRICING SET	03.25.2015

Site Plan & Site Details  
**G-1.02**  
2 of 10 Sheets



GENERAL NOTES - DEMOLITION

1. REMOVE EXISTING PARTITIONS AND ELEMENTS AS INDICATED. PATCH ADJACENT WALL, CEILING, OR FLOOR AS REQUIRED TO RECEIVE NEW FINISHES OR TO MATCH ADJACENT EXISTING FINISH.
2. CONTRACTOR TO VERIFY ON SITE THE EXTENT OF DEMOLITION REQUIRED. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE OWNER OR ARCHITECT BEFORE PROCEEDING.
3. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREAS SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISC. MATERIAL SHALL BE REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUB-CONTRACTORS TO EXISTING CONSTRUCTION TO REMAIN. REFINISH TO MATCH EXISTING ADJACENT FINISH OR AS NOTED HEREIN.
5. REMOVE ALL IRREGULAR MATERIALS WHICH CAUSE AN UNEVEN SUBSTRATE, I.E. FASTENERS, ABANDONED JUNCTION BOXES, CONDUIT, ETC.
6. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT HAS BEEN DESCRIBED BY THIS DRAWING SET. THE INTENT OF THESE DRAWINGS IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION TO ACCOMPLISH THE RENOVATIONS DESCRIBED HEREIN. ALL WORK IS TO BE PERFORMED IN A WORKMAN-LIKE MANNER.
7. NOT ALL M.E.P. DEMOLITION IS SHOWN ON DRAWINGS. EACH SUB-CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE EXTENT OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE DESIGN CONCEPT AND ALL APPLICABLE CURRENTLY ADOPTED CODES.
8. EXISTING SYSTEMS THAT ARE RE-USED SHALL BE INSPECTED FOR SERVICEABLE CONDITION. DISRUPTIONS TO BUILDING SERVICE SHALL BE COORDINATED WITH THE OWNER.
9. OWNER TO REMOVE ANY FURNISHINGS PRIOR TO WORK.

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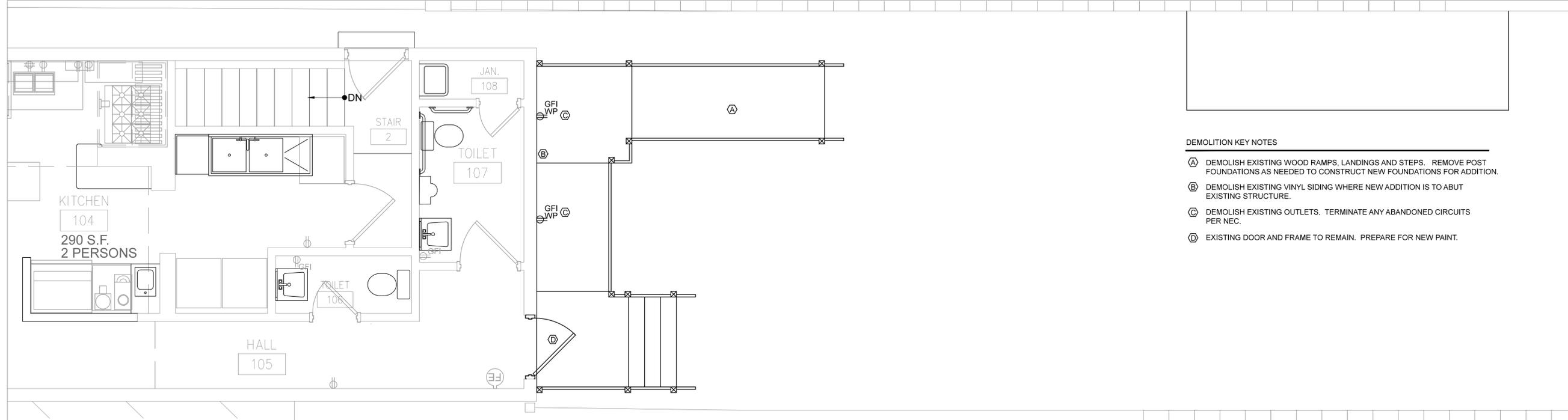
eai contact: sergei c. matveiev, aia

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 www.elagin.co

Submission: PRICING SET Date: 03.25.2015

Proposed Overall First Floor Plan

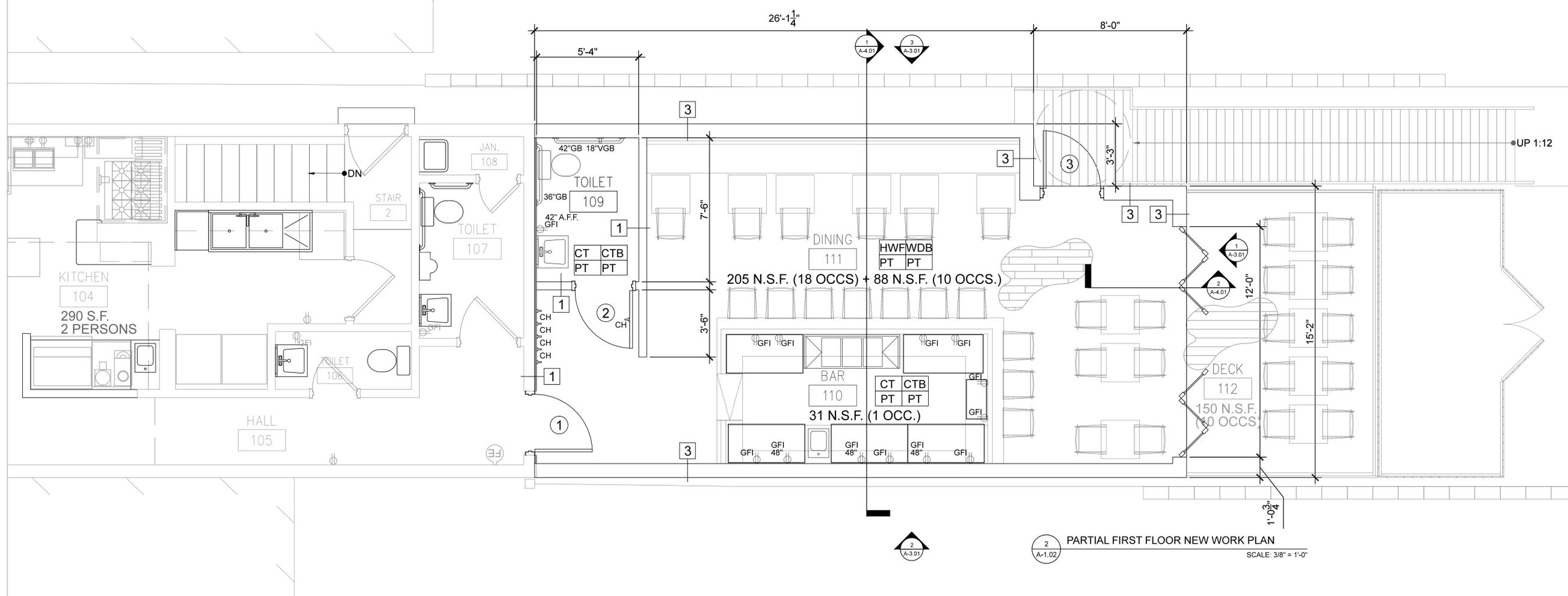
A-1.01



DEMOLITION KEY NOTES

- Ⓐ DEMOLISH EXISTING WOOD RAMPS, LANDINGS AND STEPS. REMOVE POST FOUNDATIONS AS NEEDED TO CONSTRUCT NEW FOUNDATIONS FOR ADDITION.
- Ⓑ DEMOLISH EXISTING VINYL SIDING WHERE NEW ADDITION IS TO ABUT EXISTING STRUCTURE.
- Ⓒ DEMOLISH EXISTING OUTLETS. TERMINATE ANY ABANDONED CIRCUITS PER NEC.
- Ⓓ EXISTING DOOR AND FRAME TO REMAIN. PREPARE FOR NEW PAINT.

1 EXISTING/DEMOLITION PARTIAL FIRST FLOOR PLAN  
SCALE: 3/8" = 1'-0"



2 PARTIAL FIRST FLOOR NEW WORK PLAN  
SCALE: 3/8" = 1'-0"

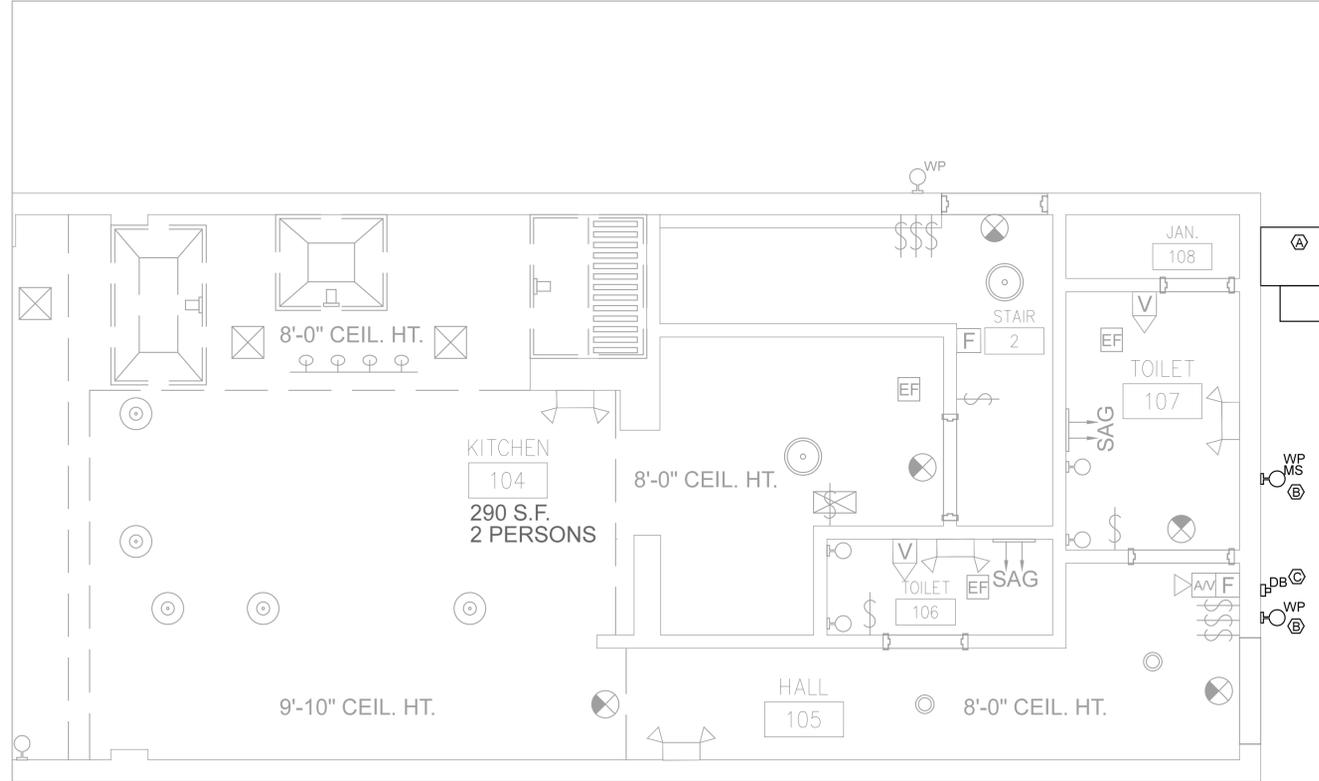
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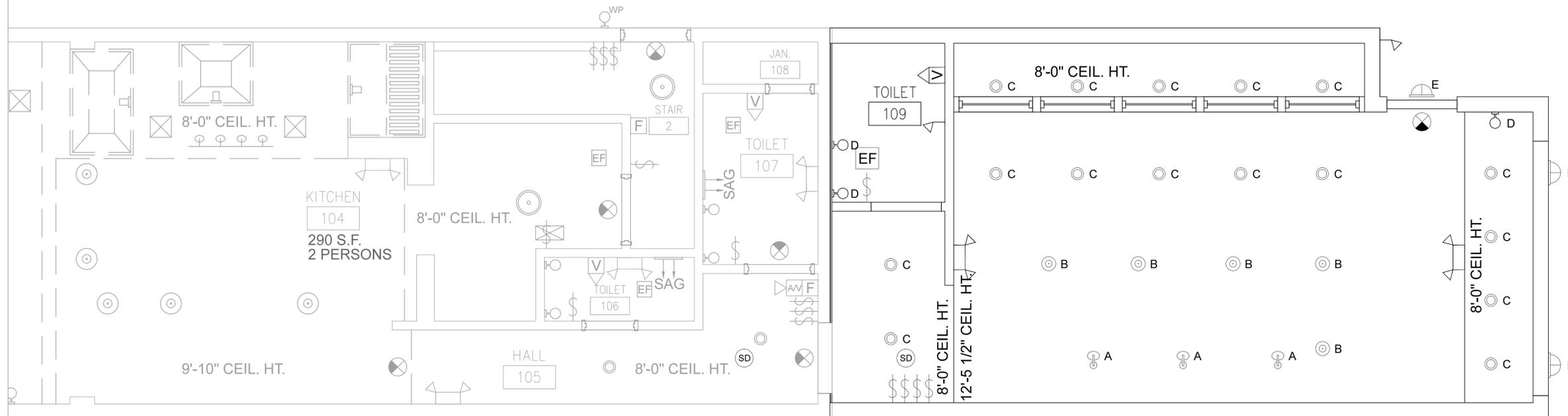
Submission:	Date:
PRICING SET	03.25.2015

Partial First Floor - Existing/Demolition & New Work Plans  
**A-1.02**  
4 of 10 Sheets



- DEMOLITION KEY NOTES**
- Ⓐ DEMOLISH EXISTING COOKING EXHAUST OUTLET. RELOCATE PER THE ROOF PLAN.
  - Ⓑ DEMOLISH EXISTING EXTERIOR LIGHTING.
  - Ⓒ DEMOLISH EXISTING EXTERIOR DOORBELL.

1  
A-1.03  
EXISTING/DEMOLITION PARTIAL FIRST FLOOR RCP  
SCALE: 3/8" = 1'-0"



- NOTE:** LIGHTING TO BE DESIGN BUILD. ARCHITRECTURAL DRAWING FOR GENERAL DESIGN CONCEPT. LIGHTING POWER DENSITY MAY NOT EXCEED 1.6 W/S.F.
- A - ACCENT SPOT LIGHTS ON BAR SHELVING.
  - B - PENDANT LIGHTING ABOVE BAR
  - C - RECESSED CAN LIGHTING ON DIMMER CIRCUIT
  - D - WALL SCONCE
  - E - EXTERIOR WALL SCONCE

2  
A-1.03  
NEW WORK PARTIAL FIRST FLOOR RCP  
SCALE: 3/8" = 1'-0"

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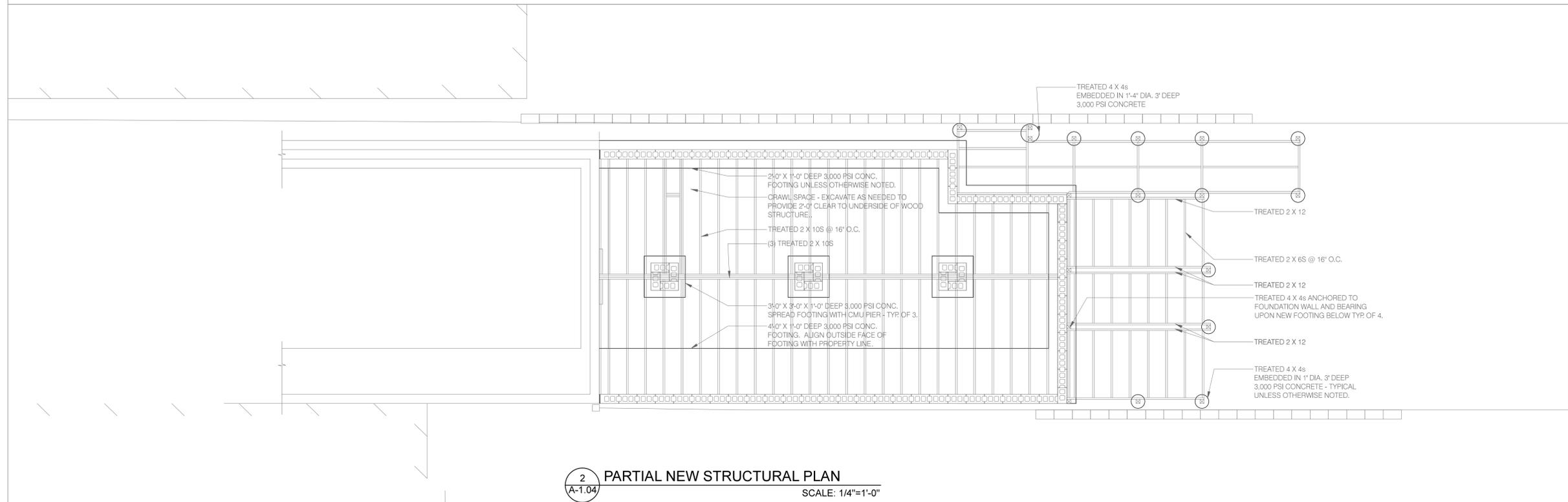
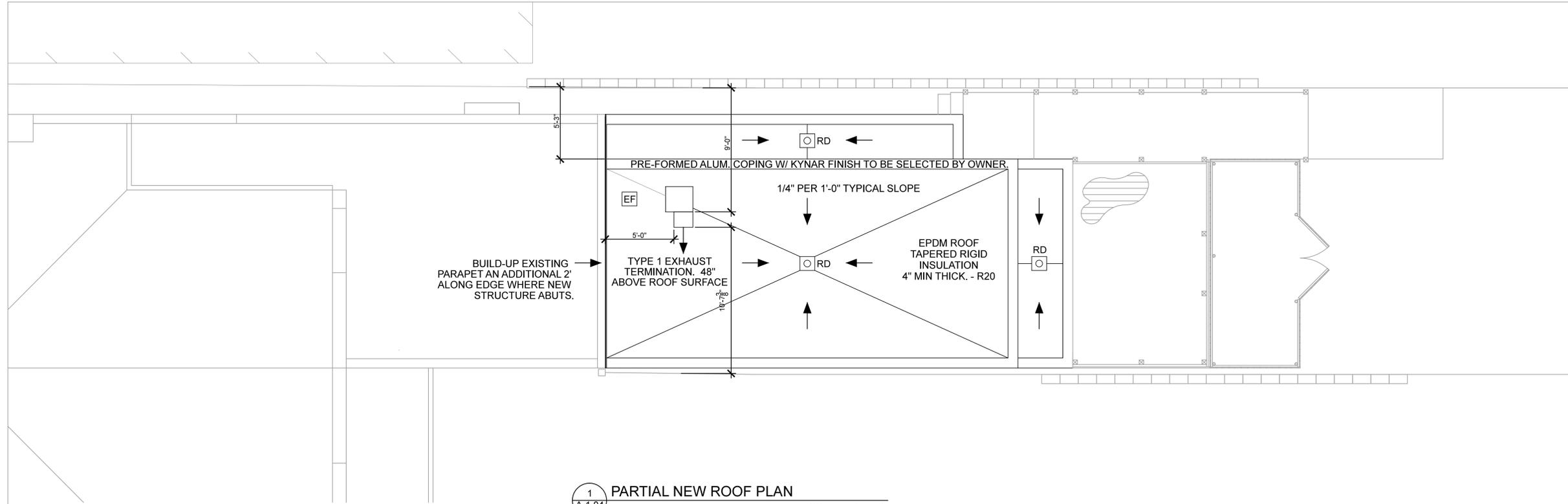
eai contact: sergei c. matveiev, aia

ph: 412.303.4331  
www.elagin.co

Submission: PRICING SET  
Date: 03.25.2015

Partial Existing/Demolition & New Work Reflected Ceiling Plans

**A-1.03**



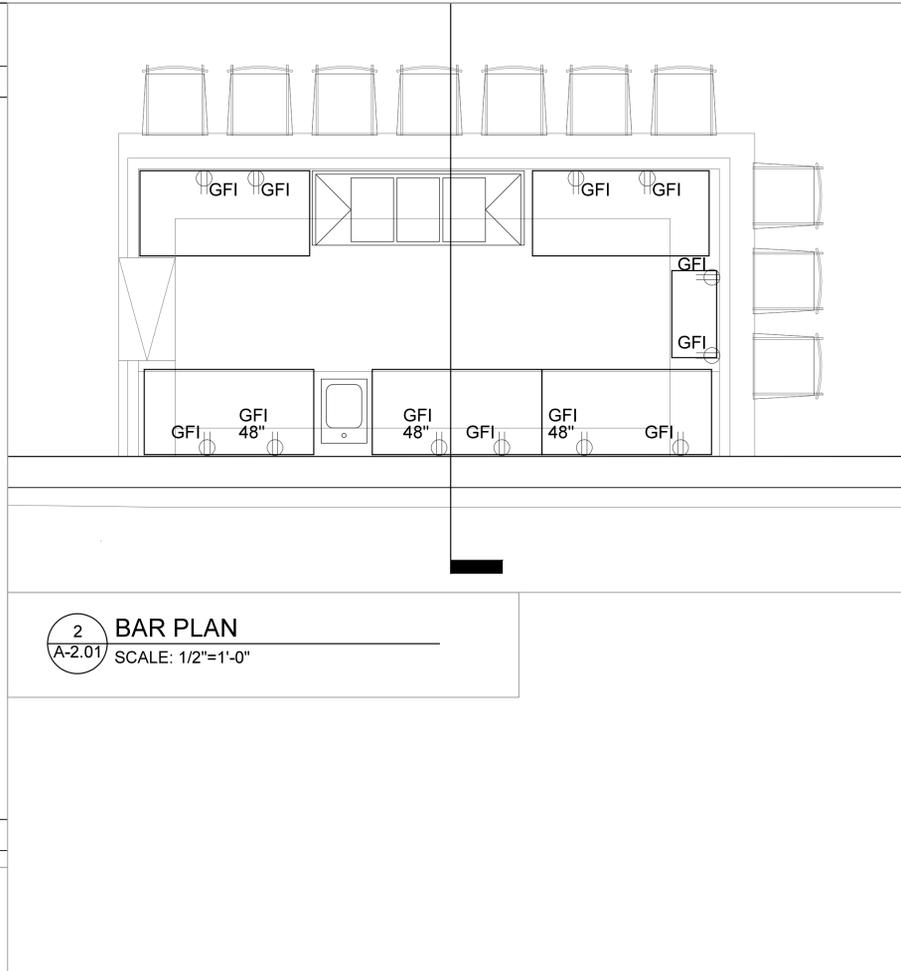
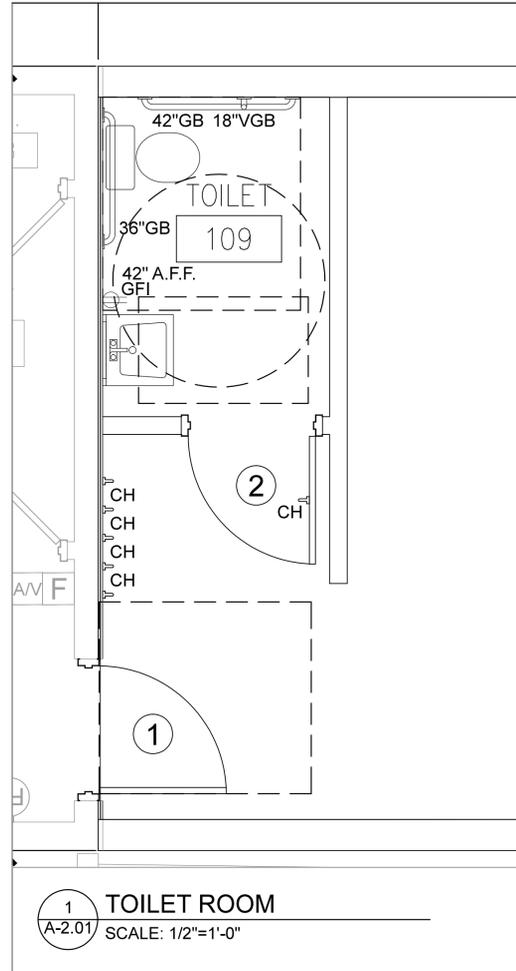
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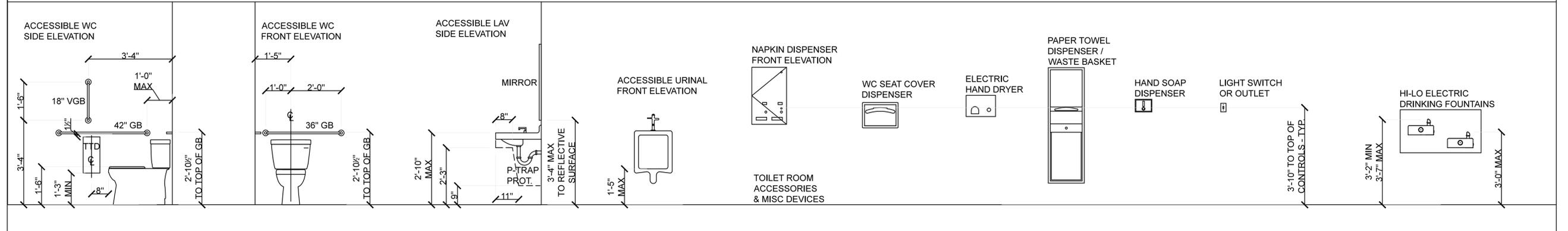
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Partial New Roof Plan & Structural Plan

A-1.04



**ACCESSIBLE MOUNTING HEIGHTS**



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Detailed Plans & ADA Dimensional Information  
**A-2.01**  
7 of 10 Sheets

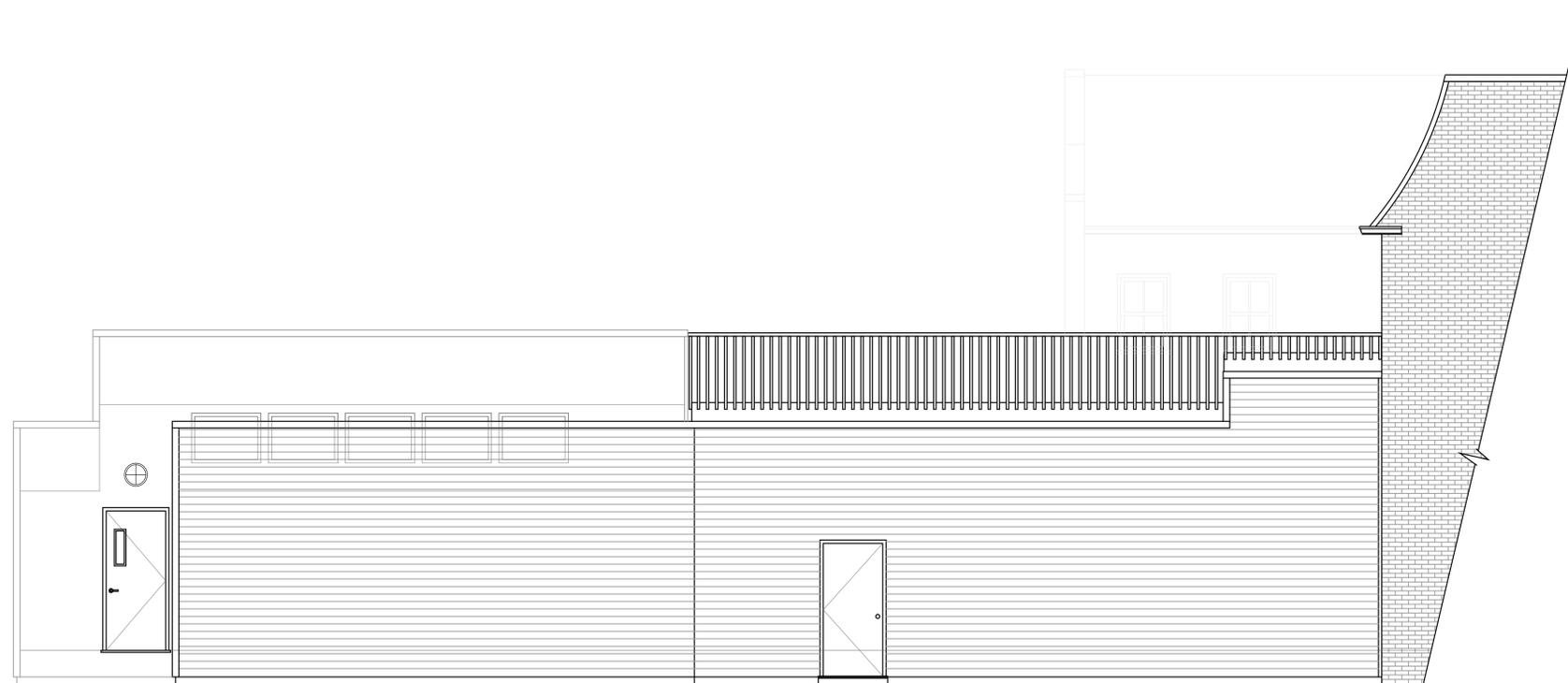


1 EAST ELEVATION  
A-3.01 SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION  
A-3.01 SCALE: 1/4"=1'-0"

EXISTING ← → NEW



3 NORTH ELEVATION  
A-3.01 SCALE: 1/4"=1'-0"

NEW ← → EXISTING

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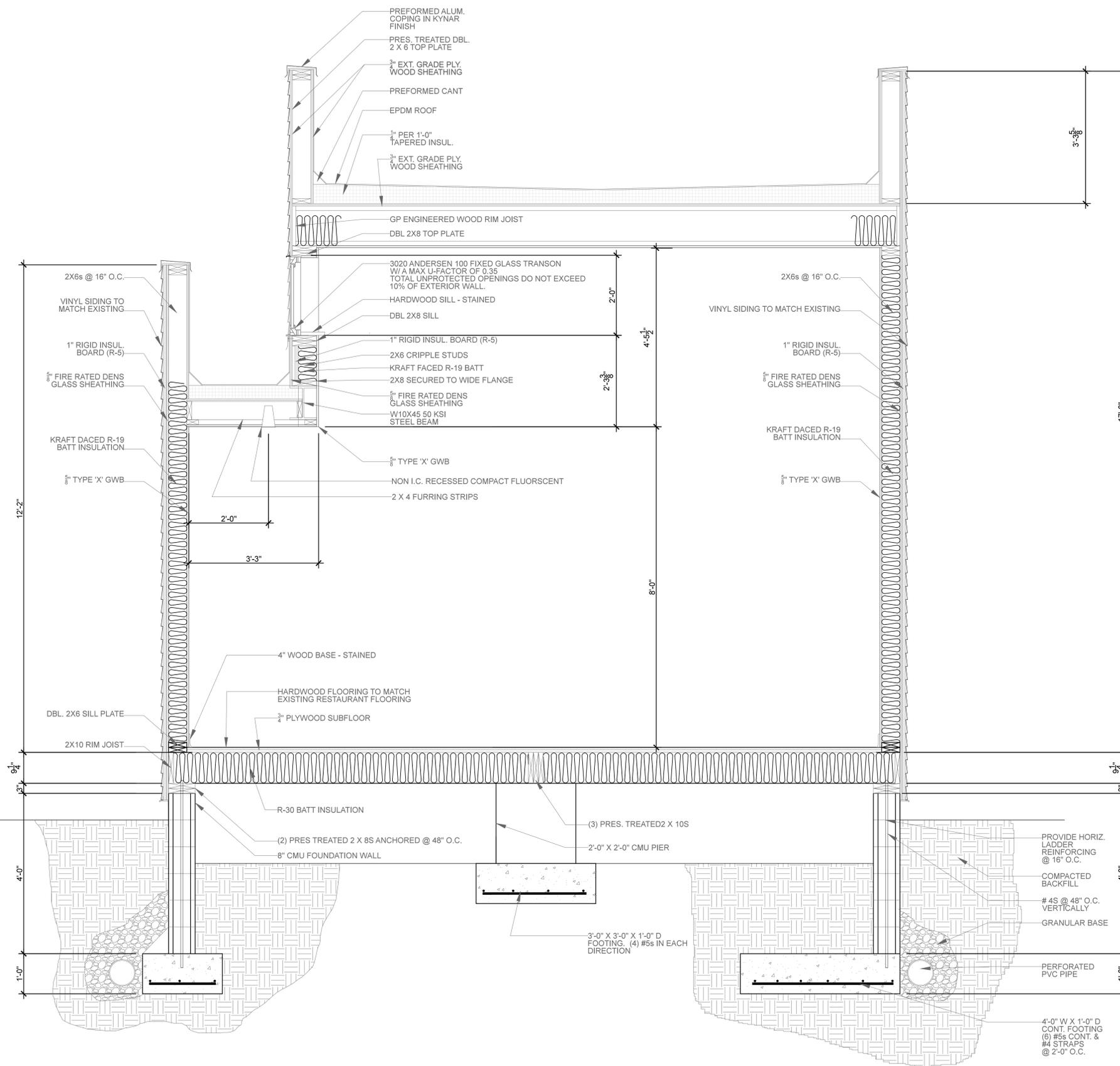
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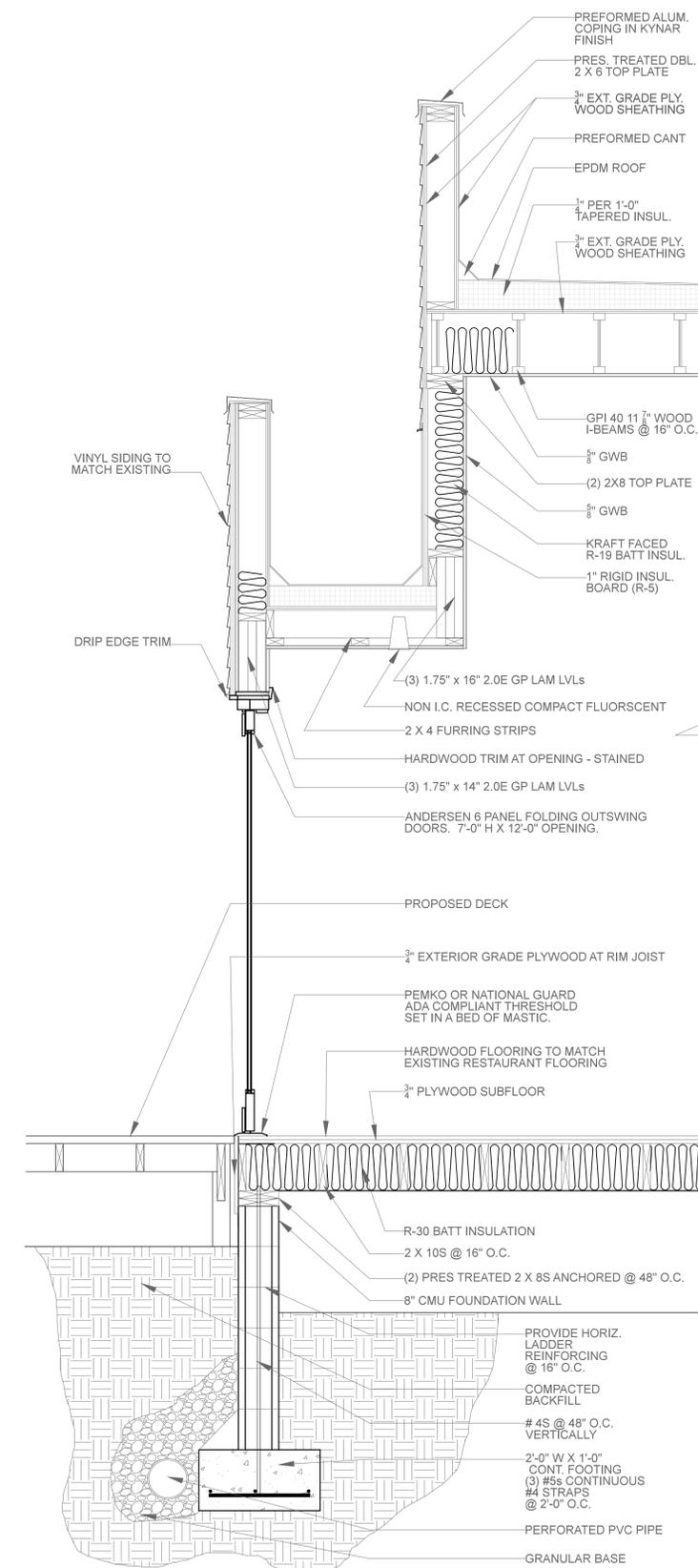
Submission: PRICING SET Date: 03.25.2015

Exterior Elevations

A-3.01



1 BUILDING SECTION  
A-4.01 SCALE: 3/4"=1'-0"



2 BUILDING SECTION  
A-4.01 SCALE: 3/4"=1'-0"

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BUILDING SECTIONS

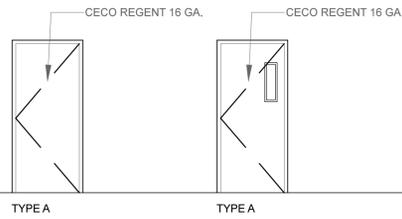
A-4.01

**DOOR SCHEDULE**

DOOR	SIZE	TYPE	FRAME	HDW	HEAD	JAMB	SILL	FINISH	REMARKS
1	3'-0" X 6'-8"		EXISTING TO BE REUSED.						REPAINT DOOR & FRAME
2	3'-0" X 6'-8"	A	CECO	1	1/A-5.01	2/A-5.01	3/A-5.01	PAINTED	
3	3'-0" X 6'-8"	A	CECO	2	1/A-5.01	2/A-5.01	4/A-5.01	PAINTED	60 MIN RATED WEATHER STRIPED 100 SQ. IN. WIRE GLASS

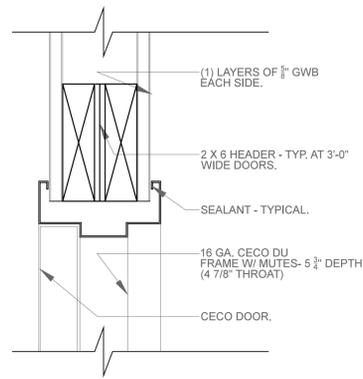
NOTE: DOORS AND FRAMES TO BE FACTORY PRIMED. FINISH PAINTED BY G.C. COLORS TO BE SELECTED BY OWNER.

**DOOR TYPES**

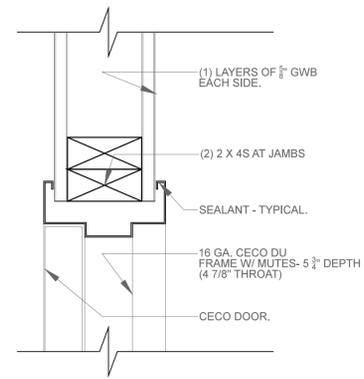


**HARDWARE SETS**

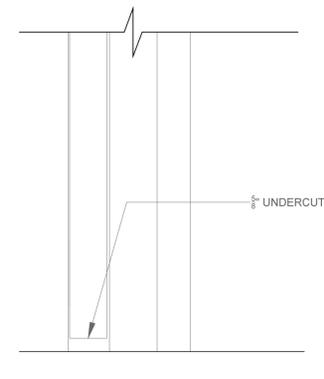
- SET 1 YALE AU DESIGN OFFICE LOCK SET 4601LN (F75) IN 626 SATIN CHROME FINISH  
YALE 1101BF x 689 CLOSER  
IVES 4 1/2" 5BB1 BUTT HINGES IN 630 SATIN S.S. FINISH  
ROCKWOOD 608 DOOR SILENCERS (MUTES)



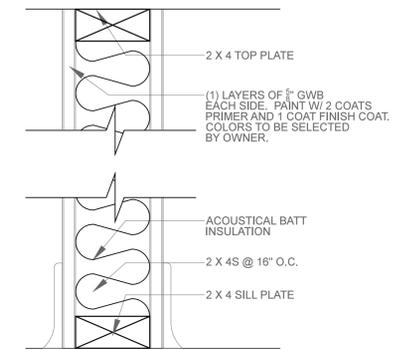
**1 DOOR HEAD DETAIL**  
A-5.01 SCALE: 3" = 1'-0"



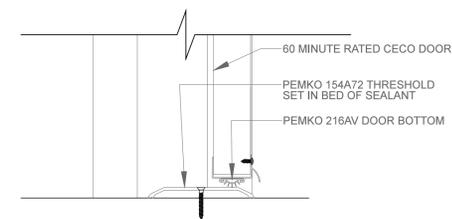
**2 DOOR JAMB DETAIL**  
A-5.01 SCALE: 3" = 1'-0"



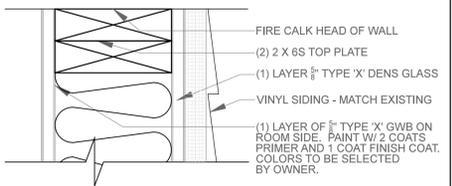
**3 THRESHOLD DETAIL**  
A-5.01 SCALE: 3" = 1'-0"



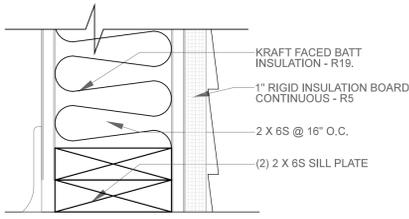
**1 WALL TYPE 1 - UNRATED**



**4 THRESHOLD DETAIL**  
A-5.01 SCALE: 3" = 1'-0"



**3 WALL TYPE 3 - 1 HOUR RATED UL U309**



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Submission:	Date:
PRICING SET	03.25.2015

Openings, Opening Details & Door Schedule

**A-5.01**

# Individual Property Historic Nomination Form

1. Historic Name of Property: Walton House 1

---

1. Current Name of Property: 4412-14 Plummer Street

## 2. Location

a. Street: 4412-14 Plummer Street

b. City, State, Zip Code: Pittsburgh PA 15201

c. Neighborhood: Lawrenceville

## 1. Ownership

a. Owner(s): Chan Real Estate LP

b. Street: 343 Coltart Avenue

c. City, State, Zip Code: Pittsburgh PA 15213

Phone: (412)721-1308

## 1. Classification and Use – Check all that apply

<u>Type</u>	<u>Ownership</u>	<u>Current Use:</u>
<input checked="" type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private – home	<u>Single family home</u>
District	Private – other	_____
Site	Publ– government	_____
Object	Public - other	_____
	Place of religious worship	_____

## 1. Nominated by:

a. Name: Carol Peterson

b. Street: 172 46th Street

c. City, State, Zip: Pittsburgh PA 15201

d. Phone: (412) 687 - 0342 Email: cpeterson155@yahoo.com

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

a. Year Built: 1865-72

b. Architectural Style: vernacular  
c. Architect/Builder: unknown  
Narrative: see continuation sheet 1

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

Narrative: see continuation sheet 2

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

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

1. Its location as a site of a significant historic or prehistoric event or activity;
2. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspects of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;
3. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;
4. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
5. Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness, or overall quality of design or detail;
6. Its location as a site of an important archaeological resource;
7. Its association with important cultural or social aspects or events in the history of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
8. Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction;
9. Its representation of a cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, properties, sites, structures, or

objects that may or may not be contiguous; or

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

Narrative: see continuation sheet 3

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#### 1. Integrity

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

Narrative: see continuation sheet 4

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#### 1. NOTIFICATION/CONSENT OF PROPERTY OWNER(S)

##### *1.3(a)(2) Community information process.*

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

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

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

- Please attach documentation of your efforts to gain property owner’s consent.- Nominator and others have met repeatedly with owner, and owner’s architect/representative, to make a case for restoring rather than demolishing 4412-14 Plummer Street. Nominator informed owner of intent to nominate property on February 4, 2015.

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

1. Photo logs: *Please Attach* see continuation sheet 5
2. Bibliography: *Please Attach* see continuation sheet 6
3. NOMINATION FORM PREPARED BY:

- a. Name: Carol Peterson
- b. Street: 172 46th Street
- c. City, State, Zip: Pittsburgh PA 15201
- d. Phone: (412) 687-0342\_\_ Email: cpeterson155@yahoo.com
- e. Signature: \_\_\_\_\_

## Description

4412-14 Plummer Street in Lawrenceville is located on the southwest corner of Plummer Street and Locarna Way. It is an unstyled two-story wood frame house, five bays wide and two bays deep. The structure was once two divided houses, and retains two front doors fitted with metal awnings on the Plummer Street facade. The house rests on a stone foundation. It is covered in insulbric siding over original wooden clapboard siding, which is visible where the insulbric has come loose. The roof is side-gabled with a low pitch and is asphalt shingled. There are two interior brick chimneys, one at the northeastern end of the house, and one at the center where the house was once divided. The house retains historic fenestration fitted with one over one double hung sash windows. A two story extension projects extends from the back of the structure, one bay in depth along Locarna Way. The southeastern facade of this extension is clad in vinyl siding and has no fenestration. The extension has a shed roof with asphalt shingles.

The house is distinguished by its size and form. It was built with a side-gabled roof, the most common roof form in post-Civil War Lawrenceville, but extends only about 18 to 24 feet deep to the rear lot line.

## History

William and Martha Walton had 4412-14 Plummer Street built between 1865 and 1872, and probably by 1868.

William Walton purchased a lot that contained the site of houses now known as 152 45th Street, 4416 Plummer Street, and 4412-14 Plummer Street on June 30, 1865 (Allegheny County Deed Book 186: 538). He paid \$600 for the property, measuring 24' wide along 45th Street by 100' deep. The price, at 25 cents per square foot, indicates that the lot was undeveloped.

The 1868 Pittsburgh directory listed Walton as living in Lawrenceville for the first time, without an address. The 1869 directory listed him as living on Plummer Street near 44th Street, suggesting that he lived either at 4412, 4414, or 4416 Plummer Street. The 1870 and 1871 directories listed Walton as living on Plummer Street near 45th Street. In 1872, Walton was listed at the corner of 45th and Plummer streets. An 1872 plat map depicts all of the current houses on the parcel, and depicts the one-story wood frame, shed-roofed extension at the rear of 4412 Plummer Street.

Interior inspection of the house at 4416 Plummer Street shows that that house was constructed with wood siding on its elevation facing 45th Street, indicating that it predated the brick corner dwelling at 172 45th Street. The form of 4416 Plummer Street, with an open breezeway for vehicles and/or horses, in turn suggests that it was built after 4412-4414 Plummer Street. The open breezeway of 4416 Plummer Street is depicted on the first fire insurance map of the area, published in 1884.

Pittsburgh directories indicate that the occupants of 152 45th Street between 1872 and 1875 used the house as a tavern that took in lodgers or boarders. It appears likely that the property's commercial use provided the reason for the open breezeway for vehicles and/or horses at 4416 Plummer Street. It therefore seems most likely that the sequence of construction of the buildings on the property was 4412-14 Plummer Street, then 152 45th Street, and then 4416 Plummer Street. The house at 4412-12 Plummer Street now occupies Allegheny County Block and Lot 80-P-68, and the houses at 4416 Plummer Street and 152 45th Street now occupy Block and Lot 80-P-69.

The construction of the four houses on the Walton parcel took place during a time of geographic expansion of Lawrenceville, with unprecedented population increase and industrial growth in the neighborhood. Those trends were accompanied by increases in property values, and resulted in the construction of multiple houses on some parcels. Lawrenceville, a borough since 1834, became a part of the city of Pittsburgh in 1868 as a result of its growth and development.

Lawrenceville's original economic engines were the Allegheny Arsenal and the small community's role as a commercial node on Butler Street and Penn Avenue, between Pittsburgh and outlying agricultural areas. The completion of the Allegheny Valley Railroad between Lawrenceville and Kittanning in 1856, the establishment of iron mills by Andrew Carnegie and others, and Lawrenceville's role as an oil refining center beginning in the early 1860s all contributed to the community's expansion.

The Allegheny Valley Railroad yard between 43rd and 47th streets was particularly important in attracting new residents to what is now the Ninth Ward below Butler Street immediately after the Civil War. As late as 1872, however, Lawrenceville's dense residential development below Butler Street extended only as far east as 45th Street. The demand for workers' housing contributed to the construction of four dwellings on the Walton parcel, covering nearly all of the property's 2400 square feet. The property was one of a group of 24 by 100 foot lots between 44th and 45th streets, which were probably subdivided with the expectation that all or most would come to contain only one house. A subdivider who anticipated the strong demand for secondary dwellings on the property might have instead chosen to create separate street parcels and alley parcels, as was done on the South Side around the same time.

William and Martha Walton were born in England in about 1833 and 1831, respectively, and came to the United States in the 1860s. In the 1860s and 1870s, William Walton was a jeweler with a store on Market Street, Downtown. The Waltons lived on their property at 45th and Plummer streets until about 1871, and lived at 152 45th Street again between about 1880 and 1895. During those decades, William Walton was the proprietor of a dry goods store at 4311 Butler Street. Walton family members subsequently owned the property containing 152 45th Street, 4416 Plummer Street, and 4412-14 Plummer Street until 1919, renting the houses to tenants.

The 1880 census was taken before Lawrenceville's house numbering system was put in place, and does not identify tenants at 4412-14 Plummer Street. Tenants of the two houses in 1900 were American-born families headed by a collector and a day laborer. Paul and Anna Laukas, Lithuanian immigrants, began living at 4412 Plummer Street in about 1911. Paul Laukas was a self-employed shoe repairer who conducted his business in the tiny house. In the 1920s, Laukas moved his business to 4414 Plummer Street. He repaired shoes at 4414 Plummer Street while living with his family at 4412 Plummer Street through at least 1940. In 1940, Paul and Anna Laukas paid \$25 in monthly rent. The Laukases' landlords were then Joseph and Elizabeth Evanowski of 152 45th Street, who had bought the property containing the three houses from members of the Walton family in 1919 (Allegheny County Deed Book 1996: 167).

Either Joseph and Elizabeth Evanowski or their daughter and son-in-law, Catherine and Andrew Latwas, were responsible for the cladding of 4412-14 and 4416 Plummer Street in gray stone-pattern asphalt siding. The cladding material was applied to many wood frame houses in Pittsburgh's working-class neighborhoods in the mid-20th century. It is now significantly less common than in earlier years, as a result of both later recladding with more modern materials and demolitions.

Title to the property passed to Frank and Dorothy Tokarski in 1973 (Deed Book 5256: 41). Dorothy Tokarski divided the property in 1998, retaining 152 45th Street and 4416 Plummer Street (80-P-69) and selling 4412-14 Plummer Street to Philip J. Rapich. Philip J. Rapich conveyed 4412-14 Plummer Street to Chan Real Estate LP in 2014 (Deed Book 15697: 435).

## Significance

The property at 4412-14 Plummer Street is significant under two of the Pittsburgh Code of Ordinances criteria for historic designation:

8. The property is significant for its exemplification of a pattern of neighborhood development. The construction of four dwellings on one parcel between 1865 and 1872 was a result of the rapid industrial development of Lawrenceville at that time, particularly within a few blocks of the property.

10. The houses' unique location and distinctive physical appearance make them an established and familiar visual feature of Lawrenceville. The houses stand out because of their small scale and their clustering together on what was one parcel. Plummer Street is a significant residential street, with considerable foot, automotive, and bicycle transportation use by Lawrenceville residents and non-residents alike.

Integrity:

The house at 4412-14 Plummer Street retains sufficient integrity of location, design, materials, and workmanship to make them worthy of preservation.

The house retains its original location.

The house retains integrity of design, materials, and workmanship. Over nearly 150 years, the house has retained its side-gabled form, its fenestration, and its chimneys. As a result of considerable alterations made to other wood frame houses in Lawrenceville during the past few decades, including changes to window openings, the house at 4412-14 Plummer Street now retains exceptional integrity compared to most other post-Civil War wood frame houses in the immediate neighborhood.

Despite alterations, the house retains sufficient integrity to qualify as contributing to the National Register-eligible Lawrenceville Historic District.

Continuation Page 5

Photo Log

1. 4412-14 Plummer Street, looking northeast from Plummer Street. January 2015.
2. 4412-14 Plummer Street, looking east from Plummer Street. January 2015.
3. 4412-14 Plummer Street, looking east from Locarna Way. January 2015.

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4412-14 PLUMMER STREET, LAWRENCEVILLE, PITTSBURGH, PA 15201



**1** Looking northeast from Plummer Street

4412-14 PLUMMER STREET, LAWRENCEVILLE, PITTSBURGH, PA 15201



**2** Looking east from Plummer Street

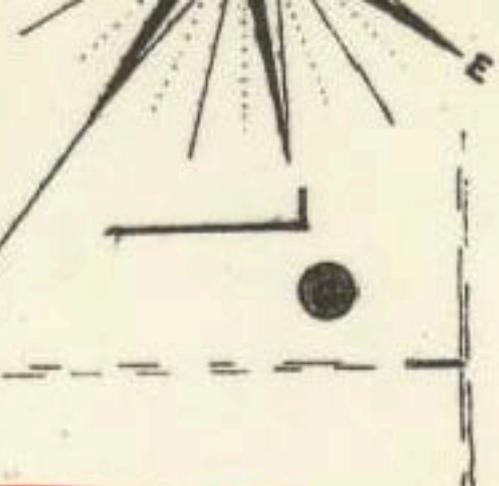
4412-14 PLUMMER STREET, LAWRENCEVILLE, PITTSBURGH, PA 15201



**3** Looking south from Locarna Way



Sanborn fire insurance map, 1884



**PLUMER**

6" W. PIPE

50'

113'

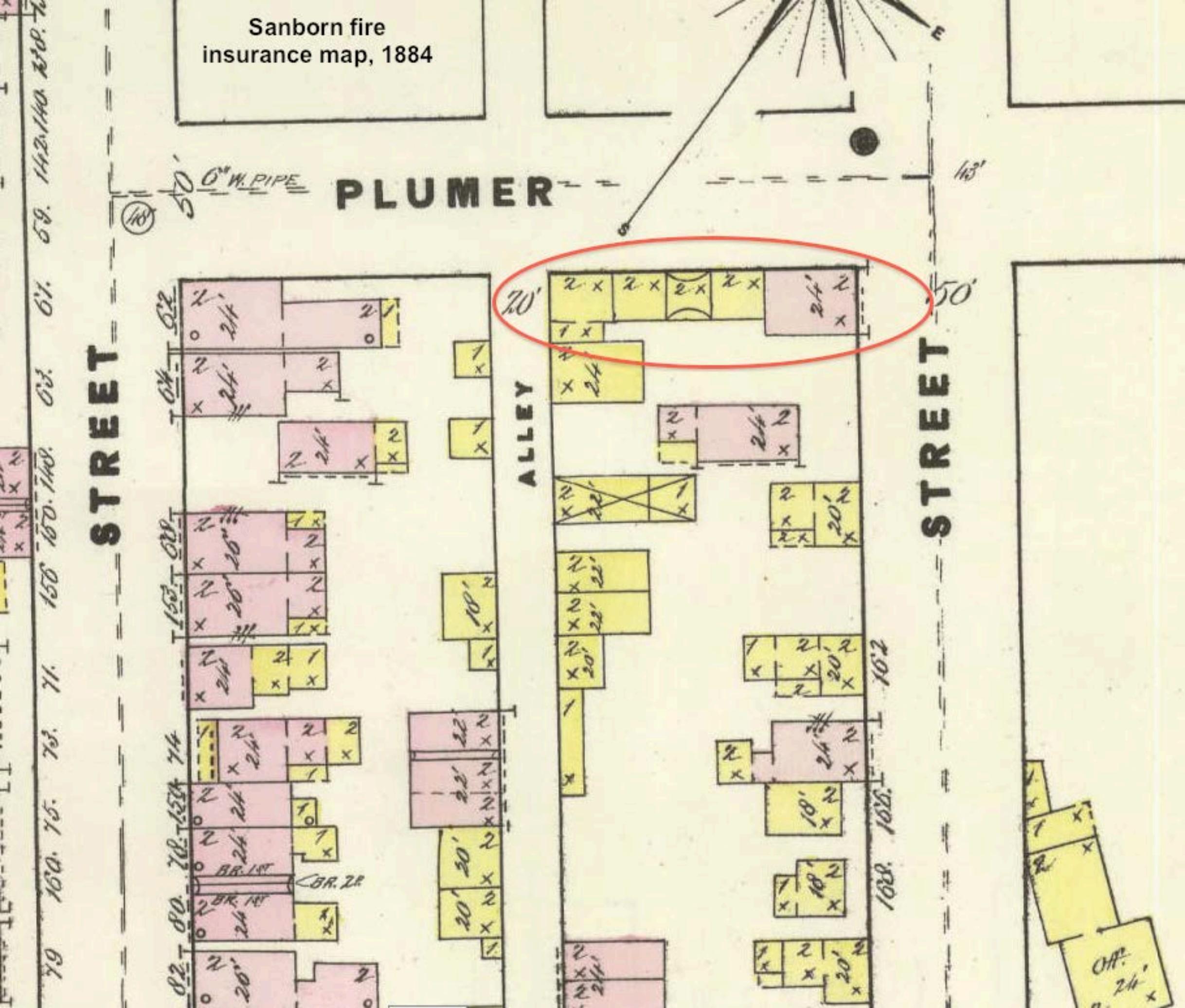
**STREET**

**STREET**

**ALLEY**

20'

50'



79 160. 75. 73. 71. 150 150. 148. 01. 59. 142. 140. 138. 7

82 80. 78. 76. 74. 153. 08. 04. 52

108. 106. 102

OFF. 24' x

# Individual Property Historic Nomination Form

1. Historic Name of Property: Turney House

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1. Current Name of Property: 160 43rd Street

## 2. Location

a. Street: 160 43rd Street

b. City, State, Zip Code: Pittsburgh PA 15201

c. Neighborhood: Lawrenceville

## 1. Ownership

a. Owner(s): Carol Peterson

b. Street: 172 46th Street

c. City, State, Zip Code: Pittsburgh PA 15201

Phone: (412) 687-0342

## 1. Classification and Use – Check all that apply

### Type

Structure

District

Site

Object

### Ownership

Private – home

Private – other

Publ– government

Public - other

Place of religious worship

### Current Use:

Single family home

## 1. Nominated by:

a. Name: Carol Peterson

b. Street: 172 46th Street

c. City, State, Zip: Pittsburgh PA 15201

d. Phone: (412) 687 - 0342 Email: cpeterson155@yahoo.com

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

a. Year Built: circa 1851

b. Architectural Style: Greek Revival  
c. Architect/Builder: unknown

Narrative: see continuation sheet 1

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

Narrative: see continuation sheet 2

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

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

1. Its location as a site of a significant historic or prehistoric event or activity;
2. Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspects of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;
3. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;
4. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
5. Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness, or overall quality of design or detail;
6. Its location as a site of an important archaeological resource;
7. Its association with important cultural or social aspects or events in the history of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;
8. Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction;
9. Its representation of a cultural, historic, architectural, archaeological, or related theme expressed through distinctive areas, properties, sites, structures, or

objects that may or may not be contiguous; or

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

Narrative: see continuation sheet 3

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#### 1. Integrity

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

Narrative: see continuation sheet 4

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#### 1. NOTIFICATION/CONSENT OF PROPERTY OWNER(S)

##### *1.3(a)(2) Community information process.*

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

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

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

- Please attach documentation of your efforts to gain property owner’s consent.-  
NOMINATOR IS OWNER

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

1. Photo logs: *Please Attach* see continuation sheet 5
2. Bibliography: *Please Attach* see continuation sheet 6

3. NOMINATION FORM PREPARED BY:

- a. Name: Carol Peterson
- b. Street: 172 46th Street
- c. City, State, Zip: Pittsburgh PA 15201
- d. Phone: (412) 687-0342\_\_ Email: cpeterson155@yahoo.com
- e. Signature: \_\_\_\_\_

## Continuation Sheet 1

### Description:

The house at 160 43rd Street stands at the southwest corner of 43rd and Foster streets in the Lawrenceville section of Pittsburgh. The two-story house, measuring 16 feet wide by 30 feet deep, has a yard along its front (east), south, and rear (west) elevations, and is built to the sidewalk along its north elevation. It is of wood frame construction and is clad in clapboard siding, with vertical corner boards. Its front-gabled roof is clad in slate shingles. The house has box gutters along its north and south sides, with gable returns along its facade and rear elevation. Interior chimneys extend from the roof along the Foster Street elevation and the rear elevation.

The facade, facing 43rd Street, has a centered entrance and no windows on its first story, and one centered window opening on its second story. The front door surround is a modest interpretation of the Greek Revival style, with an entablature above unornamented flat "columns." The front entrance is fitted with a half-light door. The Foster Street (north) elevation has one window on each story. The rear (west) elevation has an offset door opening and two window openings on the first story, and one window opening on the second story. The south elevation's first story has one door opening and two window openings on its first story, and two large and one small window opening. All window openings are fitted with double-hung six-over-six light wood sash windows, with the exception of one small metal casement window on the first story of the rear elevation and one double-hung four-over-four light wood sash window on the second story of the south elevation. The second floor window openings are shorter in height than the second floor window openings. Unornamented frieze boards are below the box gutters and gables.

The house has a concrete sidewalk along 43rd Street and a red brick sidewalk along Foster Street. A carved stone drainage chute is embedded in the 43rd Street sidewalk at the bottom of a downspout. A modern wood picket fence encloses the back yard, and a metal chain link fence encloses the front yard.

A wood frame shed, originally an outhouse, stands at the southwest corner of the property. The structure has a shed roof and is clad in vertical wood planks. Its roof is clad in sheet asphalt. Its door opening is fitted with a four-panel wood door. A cast iron plumbing vent extends from the south end of the roof slope.

The house interior contains modest architectural details that date from its circa 1851 construction, an early 20th century interior remodeling, and a 1996 addition of a second floor bathroom. Its recognizable original interior features are second-floor doors with two vertical panels, similar to a handful of contemporaneous Greek Revival buildings in the neighborhood, associated door hardware, trim around those door openings, and vertical wood planks in the stairway. Components from an early 20th century interior remodeling are door and window trim on the first floor and some doors with five horizontal panels. A 1996 rehab of the house included dividing the rear bedroom to allow for a bathroom. That

work did not remove original materials, but left the circa 1851 two-panel door to that bedroom in place.

A six-inch wood pin or nail that is visible in the basement is typical of houses built in Pittsburgh before the Civil War. Work on the house in 1996 revealed a transitional construction type, with elements of both heavy timber-framed and balloon framed construction.

## **Continuation Sheet 2**

### **History:**

The site of 160 43rd Street was part of property between present 42nd and 47th streets below Butler Street that the Ewalt family owned during much of the 19th century. In 1846, Samuel Ewalt conveyed property between present 42nd and 43rd streets to David S. Williams. Williams subdivided the property into house lots.

Lucian B. Turney purchased property that included the site of 160 43rd Street from David S. and Sarah G. Williams on March 1, 1851. Turney paid \$375 for the property, measuring 28' along present 43rd and 42nd streets by 128' along the side lot lines. The price indicates that the property contained no buildings.

Turney was omitted from the next Pittsburgh directory that listed Lawrenceville residents, published in 1856. Beginning in 1857, directories listed him as living on 43rd (then Ewalt) Street. No other records help document the house's construction. It is likely, however, that Turney built 160 43rd Street within a short time after he bought the lot. The house's Greek Revival features, with no trace of the Italianate style that became popular locally later in the 1850s, suggest construction in the early 1850s. The house's modest size, together with Turney's occupation as a carpenter, suggest that Turney would have been able to build the house within a short time after he purchased the lot.

The former outhouse at the rear of the property is shown on an 1884 fire insurance map. The outhouse was still in use in the 1940s, if not later, as recalled by a nearby 43rd Street resident, Dorothy Matthews, who lived in the house during World War II.

Lucian Turney was born in Greensburg, Westmoreland County, in 1817. His family was prominent; his father, Jacob, was a county commissioner, and a brother, Jacob Jr., served as a district attorney, state senator, and congressman. Turney married Julia Ann Gorgas in the early 1840s. She was born in Mount Pleasant, Westmoreland County, in 1821. Her father, William Gorgas, was a clock maker and jeweler. Lucian and Julia Turney had five or six children.

The Turney family came to Lawrenceville in the 1840s. The family lived in rented quarters on 41st (then Borough) Street before 160 43rd Street was built. Lucian Turney worked as a carpenter; known records do not identify his employer, or indicate whether he was self-employed. In the 1850s, Turney served on the Lawrenceville borough

council. Records of the 1860 census show that eight members of the family lived in the small four-room house at 160 43rd Street: Lucian B. and Julia Turney, their five children, and Julia's widowed mother Ann Gorgas.

The Turney children included Margaret, who was born in 1845. On September 17, 1862, at age 17, Margaret Turney was one of 78 employees of the Allegheny Arsenal in Lawrenceville who were killed in an explosion of gunpowder. The incident was the worst civilian disaster of the Civil War. Most of the Arsenal employees who died were teenage girls and young women. The Arsenal, where munitions were manufactured for the U.S. Army, was particularly active during the Civil War. The Arsenal was established shortly after the United States government purchased property for it in 1814, and provided the impetus for Lawrenceville's early residential and commercial development. The facility was three blocks from the Turney home.

Another Turney daughter, Olive (1847-1937), became a prominent Western Pennsylvania artist and a member of the Scalp Level artists' colony in rural Cambria County. Turney, according to the website [gfineart.com](http://gfineart.com), "was one of the first students at the Pittsburgh School of Design in 1865. As one of George Hetzel's favorites, Turney would soon become the Saturday instructor for students who couldn't attend during the week. In 1872, she graduated with highest honors and became a full-time teacher at the school remaining dedicated as a student, teacher and assistant principal until it closed in 1904.

"During the early days at the School of Design, Olive would join artists and other students on summer sketching trips to Scalp Level. Near Johnstown, Pennsylvania it had plenty of natural beauty with mountain streams and dense forests. She would later have built a small cottage called the "Sketchbox" on the Lehman farm at Scalp Level and spend her summers there long after the other artists abandoned the tradition." As an adult, Turney's Pittsburgh home was on Amber Street in East Liberty.

The Turney family lived at 160 43rd Street until 1865, when Lucian and Julia Turney sold the house. The family later lived in Greensburg.

Patrick M. Cushing purchased 160 43rd Street from the Turneys in 1865. He was a real estate and steamship agent with an office at 4318 Butler Street. He lived at 164 43rd Street, and rented 160 43rd Street to tenants. After his death title to the property passed to a son, William B. Cushing, who lost the property in a 1910 sheriff's sale.

William Rosenberg purchased the property in 1910, and sold it to Mary and Alex Krupa for \$1825 later that year. The Krupas were among hundreds of Polish immigrant families who moved to Lawrenceville between 40th and 47th streets in the early 20th century. Alex Krupa was a self-employed tailor. At the time of the 1920 census, Alex and Mary Krupa lived at 160 43rd Street with their five children, ages two through 11. Alex Krupa died in 1927. In about 1940, Mary Krupa divided the four-room house into upstairs and downstairs apartments. The house's first bathroom, which occupied part of the first-floor kitchen, was added at some point between 1945 and 1970.

Mary Krupa owned 160 43rd Street until she died in 1965. Her estate sold the house to Cornelius and Freda Driscoll in 1967. The Driscoll family owned the house until 1996. Carol Peterson purchased the house in 1996, after it had been vacant and deteriorating for a few years. Peterson did a restoration that included returning the house to single-family use, removing asphalt shingles that covered the clapboard, and installing the house's first furnace. In 1997, Mayor Tom Murphy and the Historic Review Commission awarded Peterson a certificate of recognition for exterior restoration of the house.

### Continuation Sheet 3

#### Significance:

The property at 160 43rd Street is significant under four of the Pittsburgh Code of Ordinances criteria for historic designation.

3. The property is significant as an example of a modest interpretation of Greek Revival architecture. The Greek Revival style is less common in Pittsburgh than later 19th century architectural styles, because fewer buildings survive from that time. Lawrenceville today contains about ten or fewer Greek Revival buildings.

7. The property is significant for its association with the 1862 Arsenal explosion, in which Margaret Turney, a resident of the house, was killed. The explosion was the largest civilian disaster of the Civil War. The other dwelling in the neighborhood that was known to be a residence of one of the people killed in the 1862 explosion, the McBride Log House at 184 38th Street, was demolished in 2011.

8. The property is significant for its exemplification of a pattern of neighborhood development. The small scale of the dwelling distinguishes it from other houses along and near 43rd Street. At the time of its construction, the house's size was similar to that of other dwellings near it. Development for about 30 years after the Civil War ended replaced other small, early dwellings with larger brick homes.

The former outhouse on the property also exemplifies Lawrenceville's early development. The neighborhood contains hundreds of houses and other buildings that were built before indoor plumbing became common in new construction in the neighborhood in the late 19th century. The structure is the only former outhouse that is known to remain in Lawrenceville.

10. The property's unique location and distinctive physical appearance make it an established and familiar visual feature of Lawrenceville. The house stands out because of its original wood siding, small scale, and simple Greek Revival details. The former outhouse in the back yard, clearly visible from the public right-of-way, contributes to the property's standing as a familiar neighborhood landmark.

## Continuation Sheet 4

### Integrity:

The house and former outhouse at 160 43rd Street retains sufficient integrity of location, design, materials, and workmanship to make them worthy of preservation.

The house and former outhouse retain their original locations.

The house and former outhouse retain integrity of design, materials, and workmanship. Restoration work on the house in 1996 and 2014 included the removal of asphalt shingles that covered the clapboard siding, the reopening of boarded windows on the north and south elevations, and the relocation of the front door opening to its original centered location from an offset position that made way for a front picture window, as “shadows” on the exposed wood siding indicated, and replication of the original front door surround using the shadow of the original surround and reference to local Greek Revival exterior house components and proportions. Work in 1996 and 2014 also included installation of six-over-six double-hung true divided light wood sash windows made by Allied Millwork.

Removing the asphalt siding in 1996 revealed the shadows of original cornice returns on the facade and rear elevation. The 1996 work on the project did not include rebuilding the cornice returns or box gutters. The 2014 project included reconstructing the front and rear gables and returns with the guidance of local preservation architect Keith Cochran, reconstructing the house’s box gutters (which had been replaced with hanging aluminum gutters), also with Cochran’s guidance, and installing a new slate roof to replace the 18-year-old asphalt shingle roof. All of the 1996 and 2014 work was done with the intention to remain as true as possible to the structure’s original appearance. The owner hired master carpenters for the restoration work.

Work in 2014 also included repairs to the outhouse, which had deteriorated.

## **Continuation Sheet 5**

### Photo Log

1. House at 160 43rd Street, facade (east elevation) and north elevation. Looking south. January 2015.
2. House at 160 43rd Street, rear (west) elevation. Looking east. January 2015.
3. House at 160 43rd Street, rear (west) and south elevations. Looking northeast. January 2015.
4. Shed/ former outhouse at 160 43rd Street. Facade (north elevation) and east elevation. Looking south. September 2014.

## Continuation Sheet 6

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1884 *Insurance Maps of Pittsburgh, Pennsylvania, Vol. 1*. Sanborn Map Company, New York.



1. House at 160 43rd Street, facade (east elevation) and north elevation. Looking south. January 2015.



2. House at 160 43rd Street, rear (west) elevation. Looking east. January 2015.

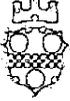
Photo 3: House at 160 43rd Street, rear (west) and south elevations. Looking east. January 2015.



Photo 3: House at 160 43rd Street, rear (west) and south elevations. Looking east. January 2015.



Photo 4: Shed/former outhouse at 160 43<sup>rd</sup> Street. Façade (north elevation) and east elevation. Looking south. September 2014.



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

PDP# 750.00 PDP# 15-037  
Date Filed:

3/2/15

Office of the Zoning Administrator

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

(Zoning Use Only)

**DEVELOPMENT REVIEW APPLICATION**

The Development Review Application can be used for the following:

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

**GENERAL INFORMATION**

1. Property Owner Name: **North Shore Developers 2013 LP** Phone Number:

Address: **3400 South Water Street** City: **Pittsburgh** State: **PA** Zip Code: **15203**

2. Applicant/Company Name: **Pittsburgh Post-Gazette** Phone Number: **(412) 263-2708** **Lisa Hurm**

Address: **342 / 380 North Shore Drive** City: **Pittsburgh** State: **PA** Zip Code: **15212**

Applicant/Contractor ID: (assigned by the City)

3. Development Name:

4. Development Location:

5. Development Address:

6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)

Proposed Zoning District: **DR - Downtown Riverfront**

Present Use of Site: **82 - Office General**  
(Select from attached list)

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

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

8. Estimated Construction: Start Date: / / Occupancy Date: / / Project Cost: \$

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to [http://www.city.pittsburgh.pa.us/cp/html/land\\_use\\_control\\_and\\_zoning.html](http://www.city.pittsburgh.pa.us/cp/html/land_use_control_and_zoning.html) and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list): **82 - Office General**

10. Select the Type of Work:

- New Construction, New       Renovation, Interior       High Wall Sign
- New Construction,       Renovation, Exterior
- Change in Use Only       Renovation, Change in Use

11. Describe the Development: **Signage for existing office building.**

12. Is a Land Operations Permit needed?       YES       NO

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



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

**14. Gross Floor Area:**  
 Existing to be Razed: \_\_\_\_\_ sq ft  
 Existing to be Retained: \_\_\_\_\_ sq ft  
 Retained Area to be Renovated: \_\_\_\_\_ sq ft  
 To be Constructed: \_\_\_\_\_ sq ft  
 Building Footprint: \_\_\_\_\_ sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	3	54		
Proposed Addition/Extension				

Provide Accessory Structure Type(s) and Height(s):	Sign Face Area	Sign Height
High Wall Sign, North Facade	4'-6"H x 43'-9" 197 sf	44'-0" AFF
High Wall Sign, Southwest Facade	2'-6"H x 22'-1" 52 sf	48'-6" AFF

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

**17. Lot Area:** \_\_\_\_\_ sq ft

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

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

**Off-Street Loading Spaces:**  N/A  
 Actual: \_\_\_\_\_  
 Required: \_\_\_\_\_

**19. Please check any of the following items that will be part of the proposed work:**  N/A  
 Demolition       HVAC (Interior)       HVAC (Exterior)       Electrical       Fire Alarm  
 Fire Protection/Sprinklers       Deck Construction       Commercial Cooking Hood       Sign

**20. Please check the following items that pertain to any work proposed on private plumbing:**  
 (i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).  
 Repair or Replace Existing Plumbing       New Construction of Plumbing       No Plumbing Work is Proposed



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

Office of the Zoning Administrator

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

**DEVELOPMENT REVIEW APPLICATION**

**WATER AND SEWER INFORMATION**

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

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

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

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

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

YES                       NO

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

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

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

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

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

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

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

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

Applicant Signature: \_\_\_\_\_

# Pittsburgh Post-Gazette

## **Pittsburgh Post-Gazette High Wall Signs at North Shore Place II**

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### **Preliminary Design**

**March 31, 2015**

**KOLANO design**  
6026 Centre Avenue  
Pittsburgh, Pennsylvania 15206-3921  
412.661.9000  
kolano.com

### CITY OF PITTSBURGH Standardized Zoning Lot & Block Map 008

Primary Grid: Pennsylvania South State Plane Coordinate System  
Accuracy: Under no circumstances should planimetric or topographic features be considered accurately located within on-the-ground dimensions of less than five feet (horizontal) or one-half contour interval impression and possible uncorrected errors in both the parcel maps and the superimposition process, no degree of precision can be estimated for the parcel lines. Please notify the Department of City Planning of any errors.  
Disclaimer: The City of Pittsburgh makes no warranties and excludes all implied warranties as to the accuracy of the map, and, in particular, its accuracy as to labeling dimensions contours, property boundaries and placement of features. Accordingly, the City disclaims liability for any and all damages arising out of errors in the map and the user's reliance thereon.

July 12, 2013

DEPARTMENT OF CITY PLANNING  
200 Ross Street, 4th Floor  
Pittsburgh, PA 15219  
Phone: (412) 255-2200  
Fax: (412) 255-2838

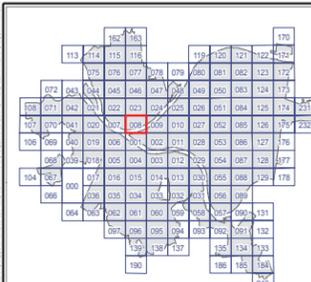
#### MAP KEY

- Street
- Railroad
- Map Index
- Building
- Block Index
- Park
- Zoning
- Cemetery
- Neighborhood
- Greenway
- Parcel
- Water



Feet  
0 100 200 400

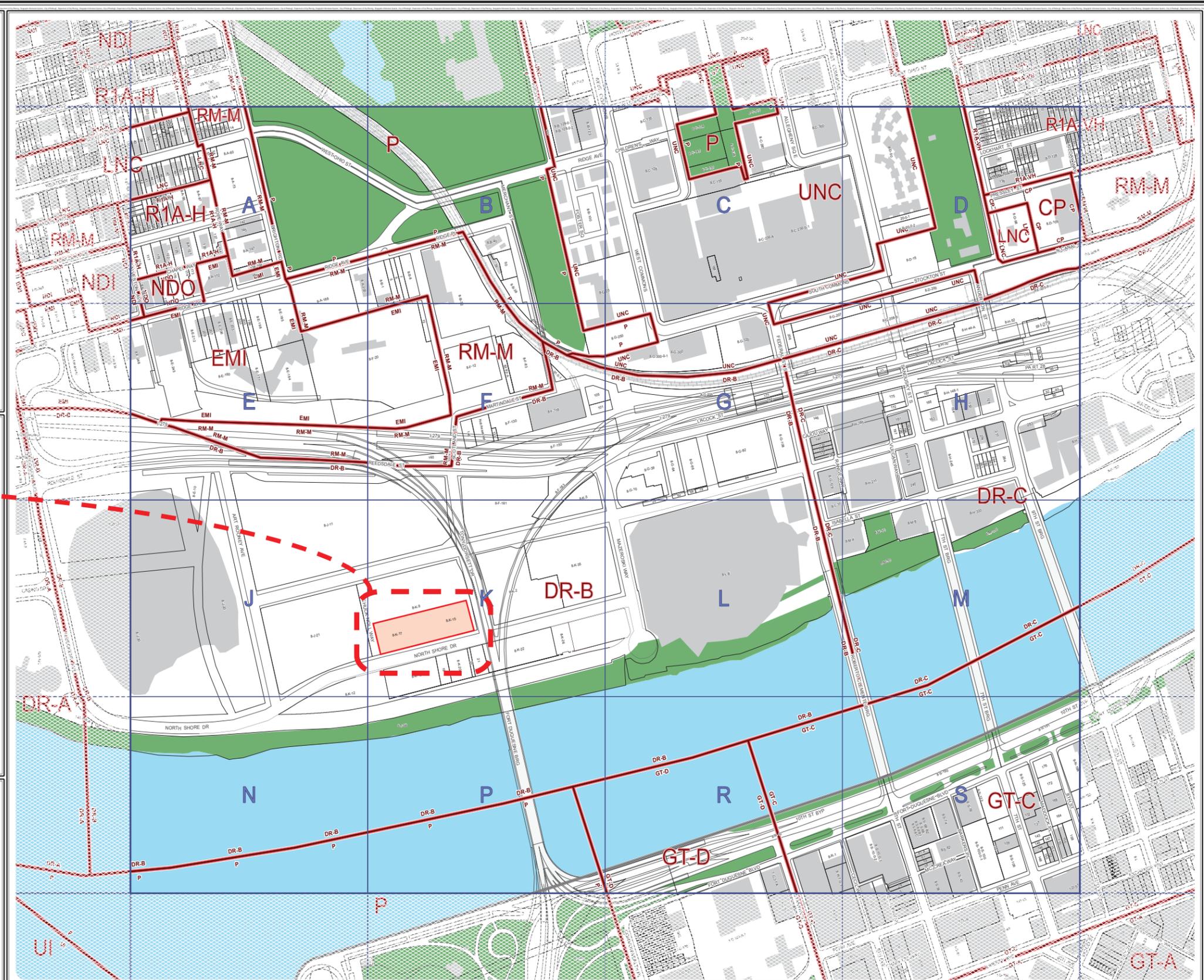
1:2,400  
1 inch equals 200 feet

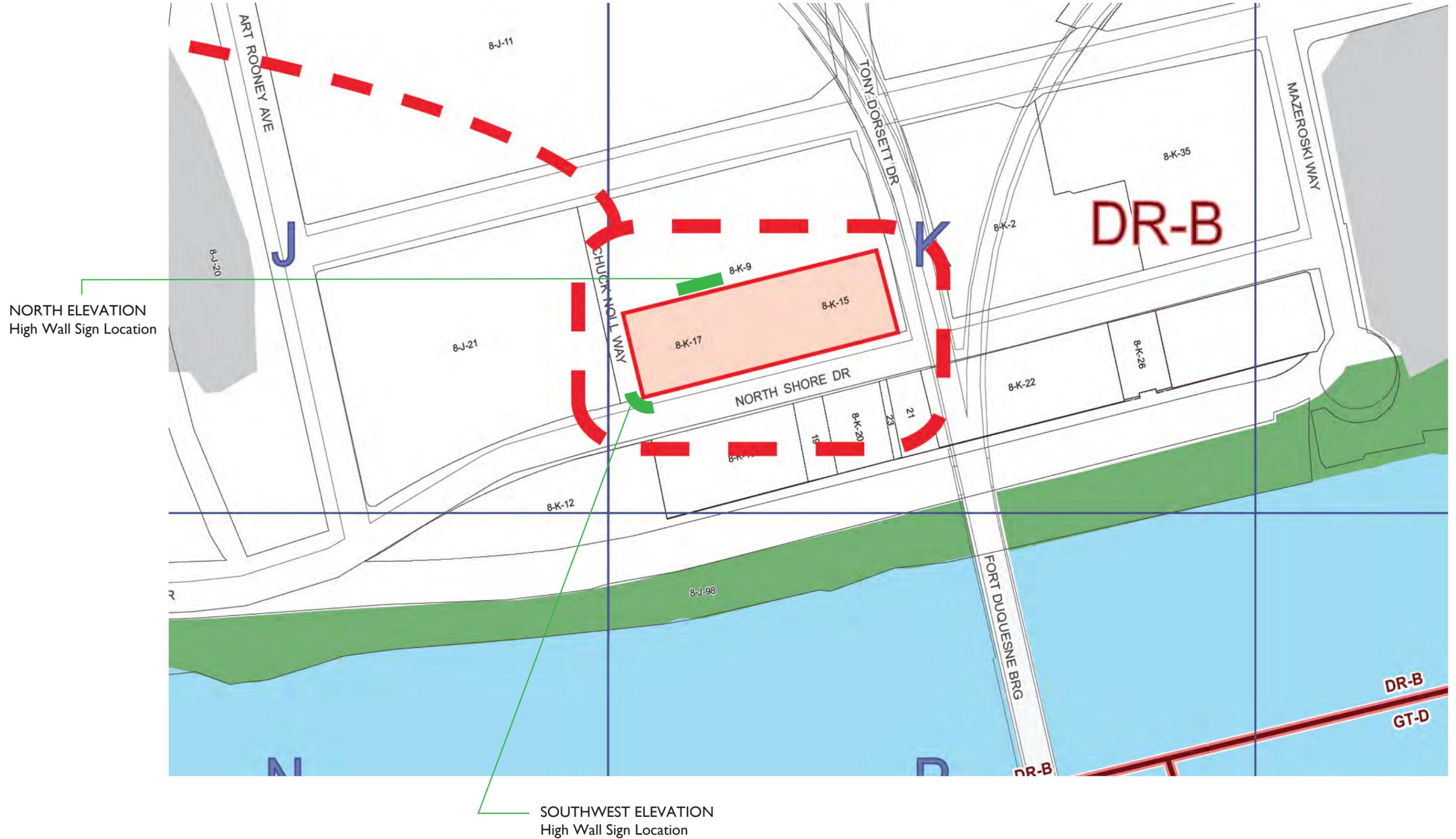


Designation: Downtown Riverfront

Building Location: 342 380 North Shore Dr.  
Pittsburgh, PA 15212

Lot#: 8-K-15 & 8-K-17





NORTH ELEVATION  
High Wall Sign Location

SOUTHWEST ELEVATION  
High Wall Sign Location



## North Shore Place II - North Elevation: White Faces with Green Returns

SCALE: 1/16" = 1'-0"

Building I: 242'W x 51'H and parapet 49'-4"W x 5'-4"H = 12,605 sq.ft. (approx)  
12,605 sq.ft. x 2% = 252 sq.ft.

Letter Application: 43'-9"W x 4'-6"H = 197 sq ft

### REFERENCE

#### Adjacent Signage:

Existing Del Monte Shield - 10'-4 1/2"H

Existing Del Monte Upper Cap Letters - 6'-0"H

Existing Del Monte Lower Cap Letters - 4'-1 1/2"H

Big Heart Paw Symbol - 10'-4"H

'Big Heart' Letters - 6'-4"H

'Pet Brands' Letters - 3'-4"H

Existing Alcoa Logo Symbol - 12'-0"H

Existing Alcoa Letters - 3'-8"H



North Shore Place II - North Elevation:  
White Faces with Green Returns

Not to scale



North Shore Place II - South Elevation:  
White Faces with Green Returns on Curved Raceway

SCALE: 1/16" = 1'-0"

North Shore Place II - West Elevation:  
White Faces with Green Returns on Curved Raceway

SCALE: 1/16" = 1'-0"

SOUTH ELEVATION: 242'W x 51'H = 12,342 sq.ft. (approx)  
 12,342 sq.ft. x 2% = 247 sq.ft. x .5 = 123.5 sq.ft (half facade)

WEST ELEVATION: 121'W x 51'H = 6,171 sq.ft. (approx)  
 6,171 sq.ft. x 2% = 123 sq.ft. x .5 = 56.5 sq.ft (half facade)

**2% PERMITTED (Half of South and West Facades)**

SOUTH Half Facade 123.5 sq.ft. + WEST Half Facade 56.5 sq.ft. = **180 sq.ft.**

Letter Application: 22'-1"W x 2'-6"H = **52 sq.ft.**

*REFERENCE*

*Adjacent Signage:*

Existing Del Monte Shield - 10'-4 1/2"H

Existing Del Monte Upper Cap Letters - 6'-0"H

Existing Del Monte Lower Cap Letters - 4'-1 1/2"H

Big Heart Paw Symbol - 10'-4"H

'Big Heart' Letters - 6'-4"H

'Pet Brands' Letters - 3'-4"H

Existing Alcoa Logo Symbol - 12'-0"H

Existing Alcoa Letters - 3'-8"H



Approximate size of sign:  
2'-6" x 22'-1" = 52sf



### North Shore Place II - Southwest Rendering Option 2: White Faces / Green Returns on Curved Raceway

Not to scale

SOUTH ELEVATION: 242'W x 51'H = 12,342 sq.ft. (approx)  
12,342 sq.ft. x 2% = 247 sq.ft. x .5 = 123.5 sq.ft (half facade)

WEST ELEVATION: 121'W x 51'H = 6,171 sq.ft. (approx)  
6,171 sq.ft. x 2% = 123 sq.ft. x .5 = 56.5 sq.ft (half facade)

#### **2% PERMITTED (Half of South and West Facades)**

SOUTH Half Facade 123.5 sq.ft. + WEST Half Facade 56.5 sq.ft. = **180 sq.ft.**

Letter Application: 22'-1"W x 2'-6"H = **52 sq.ft.**





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

Date Filed:

**Office of the Zoning Administrator**

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

*(Zoning Use Only)*

**DEVELOPMENT REVIEW APPLICATION**

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

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

**GENERAL INFORMATION**

1. Property Owner Name: GMS Commercial, LP		Phone Number: ( 724 ) 299-8800	
Address: 95 West Beau St.	City: Washington	State: Pennsylvania	Zip Code: 15301
2. Applicant/Company Name: Kolano Design Inc.		Phone Number: ( 412 ) 661-9000	
Address: 6026 Centre Ave.	City: Pittsburgh	State: Pennsylvania	Zip Code: 15206
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Tower Two-Sixty at The Gardens			
4. Development Location: Downtown Pittsburgh, PA			
5. Development Address: 260 Forbes Avenue, Pittsburgh, PA 15222			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#: N/A	Date Issued: N/A	Existing Use of Property: -	
8. Estimated Construction:	Start Date: 7 / 1 / 15	Occupancy Date: 11 / 1 / 15	Project Cost: \$ TBD

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

9. Proposed Use of Site (Select from attached list): #82 Office General

10. Select the Type of Work:

New Construction, New       Renovation, Interior

New Construction,               Renovation, Exterior

Change in Use Only               Renovation, Change in Use

11. Describe the Development: Addition of three (3) high wall signs at Tower Two-Sixty. Signs to occur at North, East & West facades.

12. Is a Land Operations Permit needed?               YES               NO

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



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

**Office of the Zoning Administrator**

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

**DEVELOPMENT REVIEW APPLICATION**

**LAND AND BUILDING INFORMATION**

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

**14. Gross Floor Area:**

Existing to be Razed: \_\_\_\_\_ sq ft  
 Existing to be Retained: \_\_\_\_\_ sq ft  
 Retained Area to be Renovated: \_\_\_\_\_ sq ft  
 To be Constructed: \_\_\_\_\_ sq ft  
 Building Footprint: \_\_\_\_\_ sq ft

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

Provide Accessory Structure Type(s) and Height(s):	Illumination	New Sign Face Area	Sign Height	Mounting Height	Notes
High Wall Sign, East	LED Face Illuminated	149.75 sf	9'-1"	219'-10"	
High Wall Sign, West	LED Face Illuminated	149.75 sf	9'-1"	219'-10"	

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

**17. Lot Area:** \_\_\_\_\_ sq ft

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

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

**Off-Street Loading Spaces:**  N/A  
 Actual: \_\_\_\_\_  
 Required: \_\_\_\_\_

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

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

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

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



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

**Office of the Zoning Administrator**

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

**DEVELOPMENT REVIEW APPLICATION**

**WATER AND SEWER INFORMATION**

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

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

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

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

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

YES                       NO

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

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

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

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

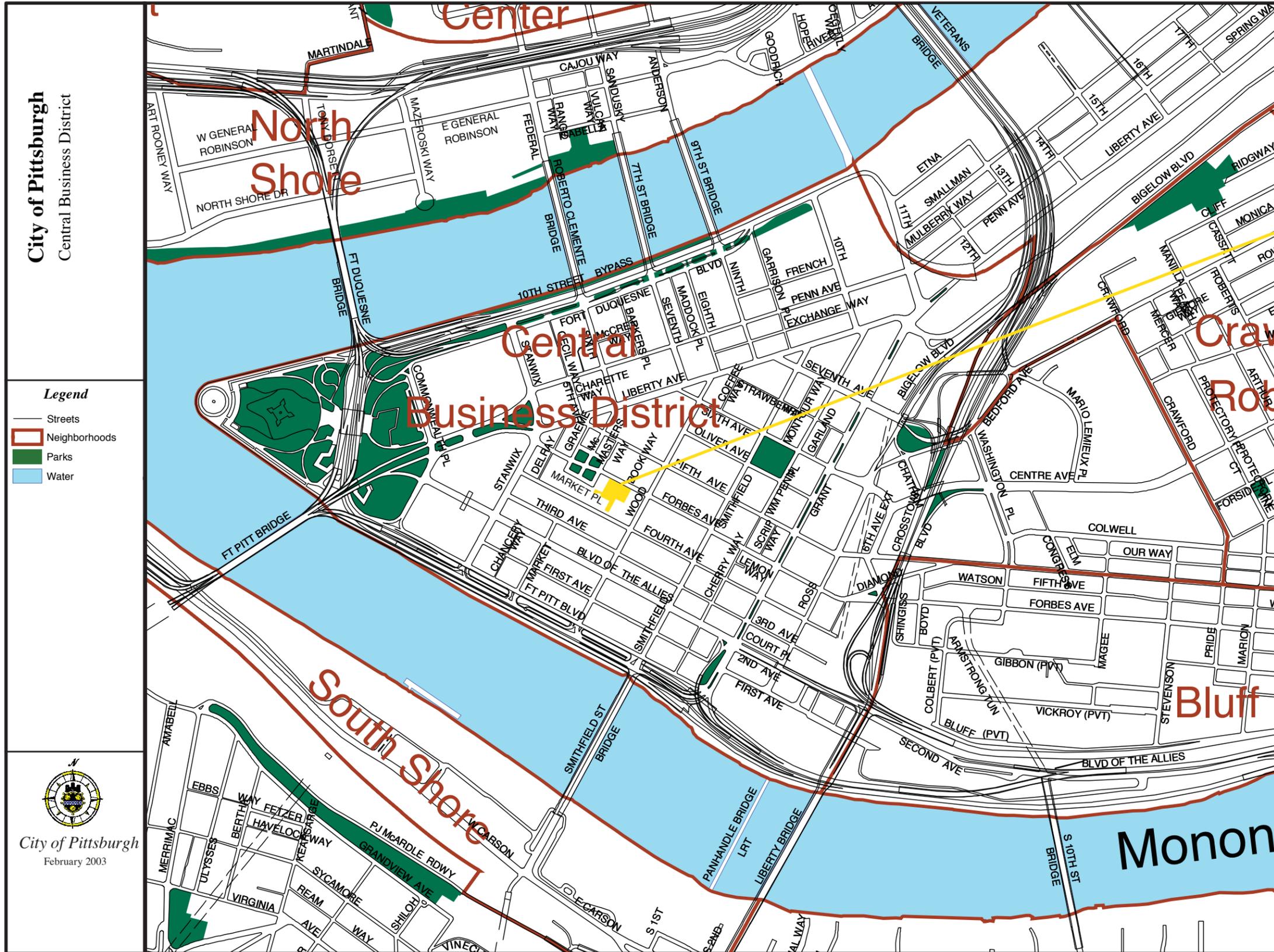
**WORK IN AND AROUND THE CITY RIGHTS-OF-WAY**

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

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

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

Applicant Signature: \_\_\_\_\_



**The Gardens at Market Square**  
 260 Forbes Ave.  
 Pittsburgh, PA

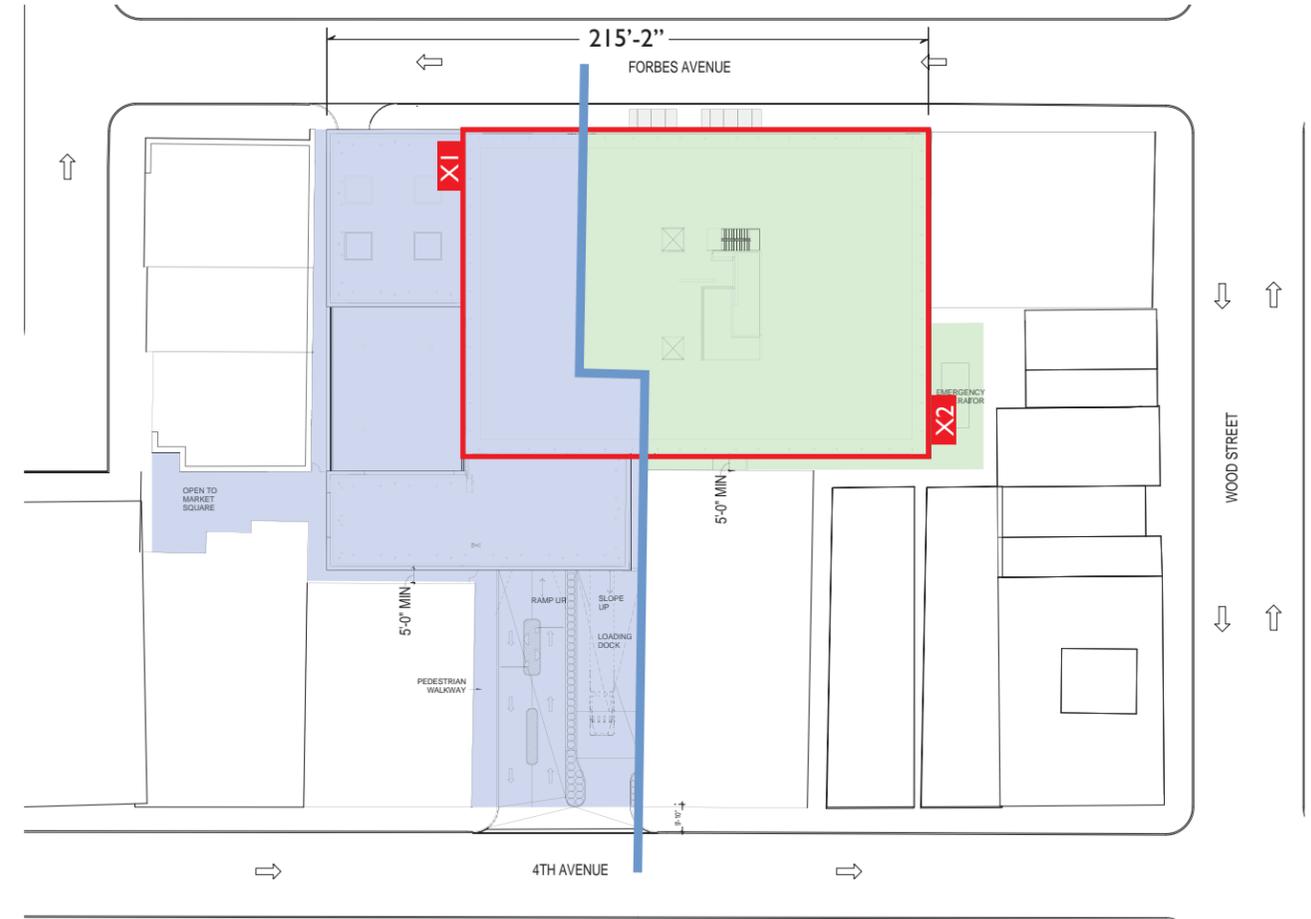
Zoning Guidelines and Sign Location Plan



Market Square Historic District

Tower Two-Sixty at The Gardens

Lot & Block Map



Sign Location Plan

**CITY OF PITTSBURGH SIGN ORDINANCE - GOLDEN TRIANGLE DISTRICT (GT-A)**

**919.03.M.7 GT and DR Zoning Districts**

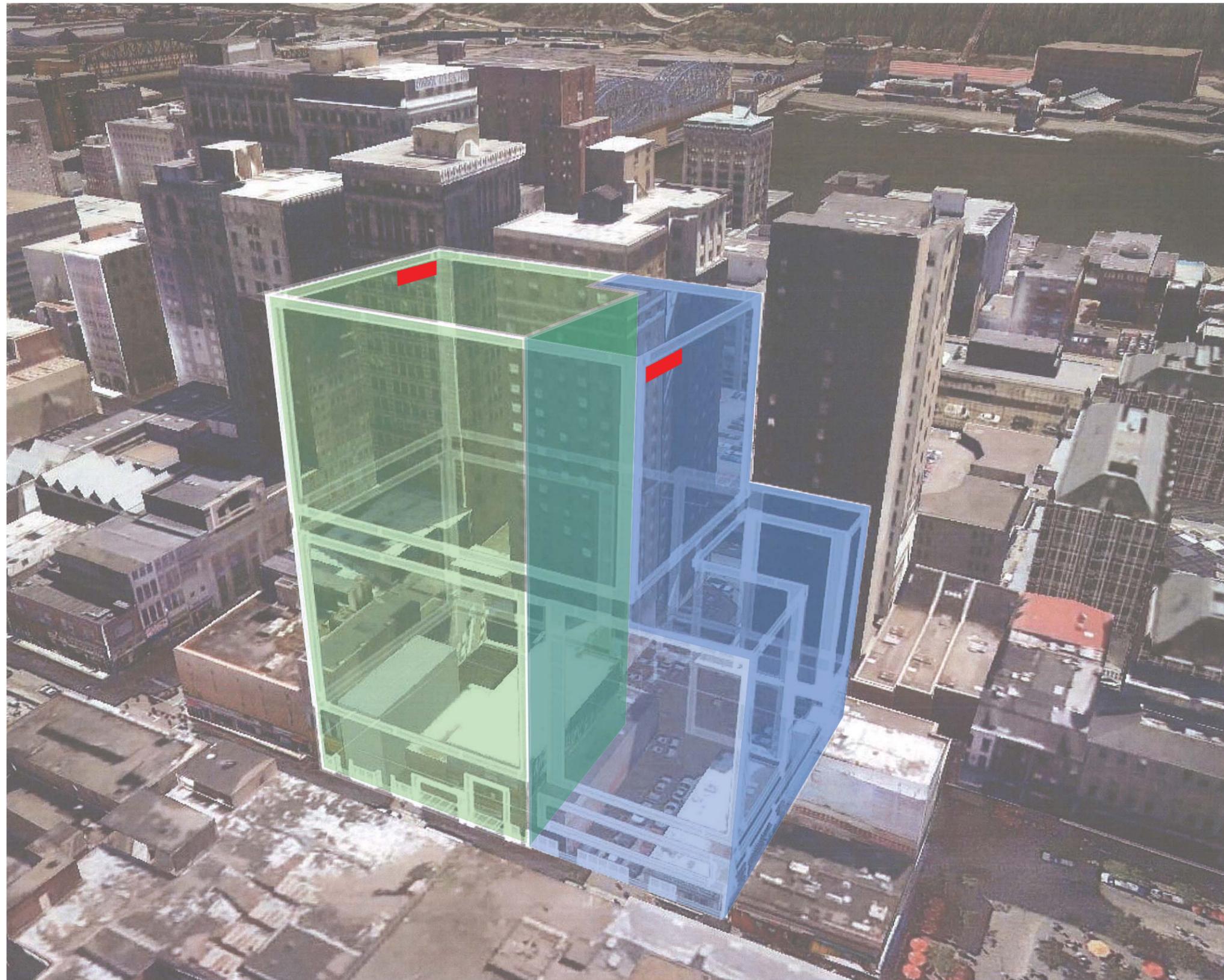
In the GT and DR Zoning Districts:

(c) Only the name of the building or business shall be mounted higher than forty (40) feet above grade and may face in all directions but shall not be roof mounted nor project above the roof peak or parapet wall, shall not exceed in face area forty (40) square feet or two (2) percent of exposed façade area whichever is larger, shall be limited to four (4) per building, shall include no motion or animation, shall not exceed a luminance of two thousand five hundred (2,500) nits during daylight hours between sunrise and sunset, shall not exceed a luminance of two hundred fifty (250) nits at all other times, shall permit electronic illumination with no motion or animation, and shall be subject to design review and approval by the City Planning Commission. All applications shall include certification that the sign will comply with luminance level standards at the time of application and must certify again that the sign is operating in compliance with the standards prior to issuance of an occupancy permit.

**KEY**

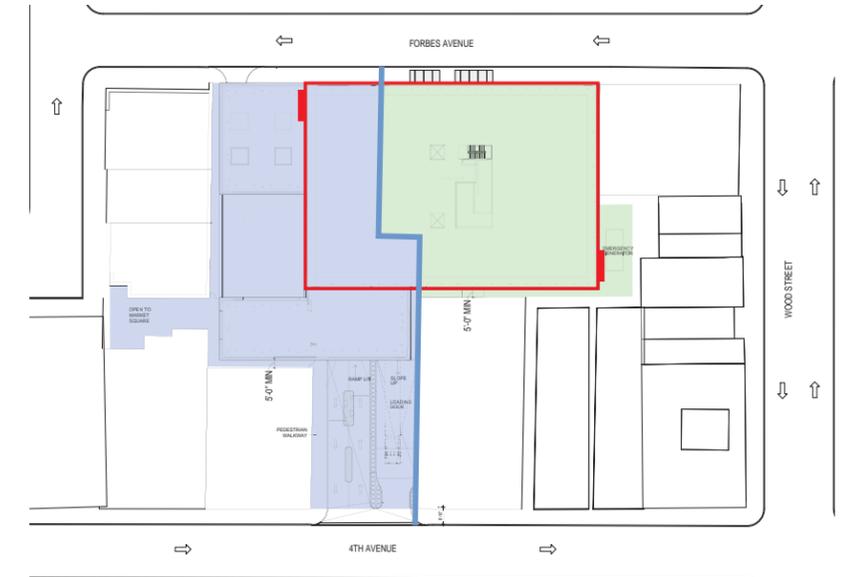
- HISTORIC DISTRICT
- X1 HIGH WALL SIGN ON WEST FACADE
- X2 HIGH WALL SIGN ON EAST FACADE

- GOLDEN TRIANGLE DISTRICT (GT-A)
- TOWER TWO-SIXTY AT THE GARDENS



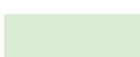
Zoning District Diagram and Sign Locations

### High Wall Sign Location

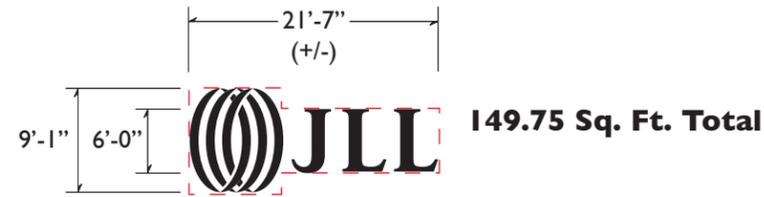


### Sign Location Plan

#### KEY

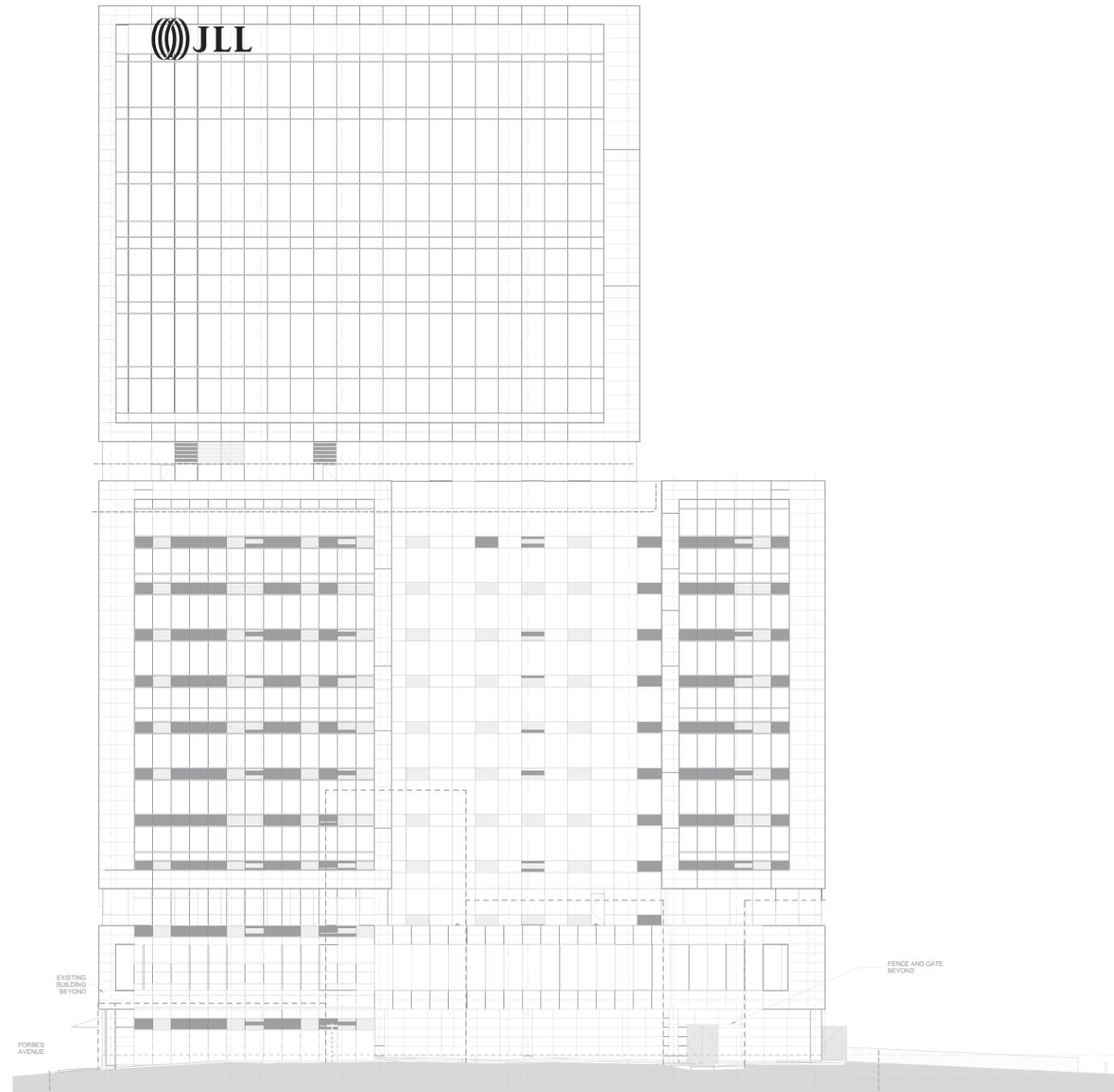
-  HISTORIC DISTRICT
-  GOLDEN TRIANGLE (GT-A) DISTRICT
-  TOWER TWO-SIXTY AT THE GARDENS
-  HIGH WALL SIGN LOCATIONS

### High Wall Sign Elevations Sign Type XI - West Facade

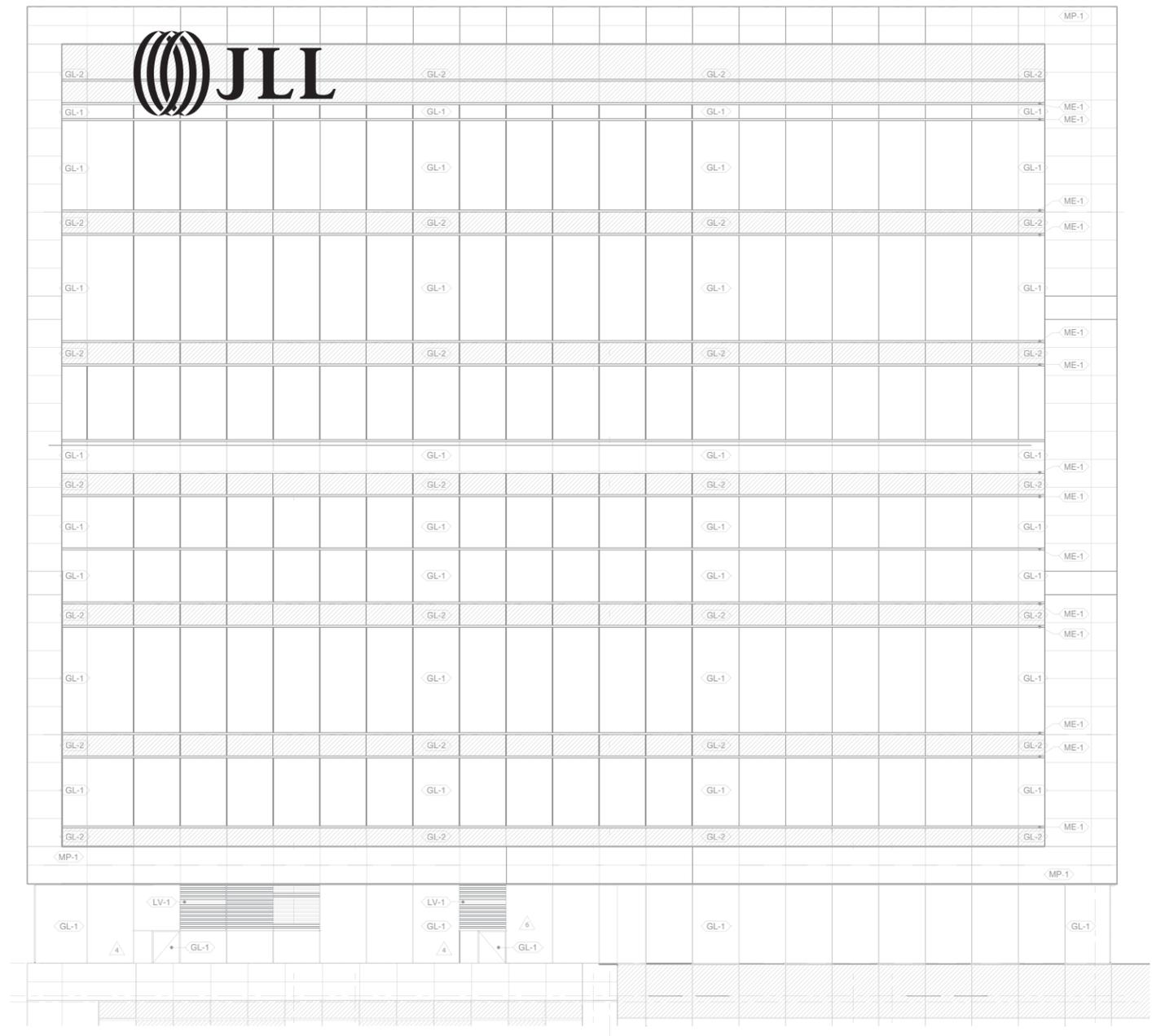


#### CITY OF PITTSBURGH - GOLDEN TRIANGLE DISTRICT (GT-A)

Only the name of the building or business shall be mounted higher than forty (40) feet above grade and shall not exceed in face area forty (40) square feet or two (2) percent of exposed façade area whichever is larger  
**(32,386 Facade Sq. Ft. x 2% = 647.7 Sq. Ft.)**

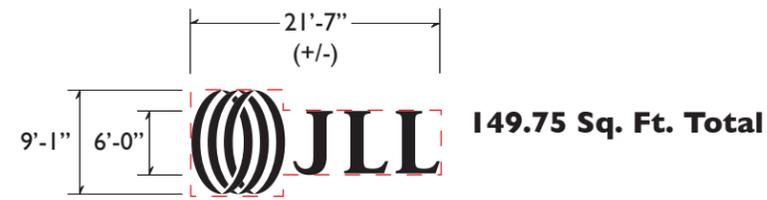


West Exterior Elevation  
1/32" = 1'-0"



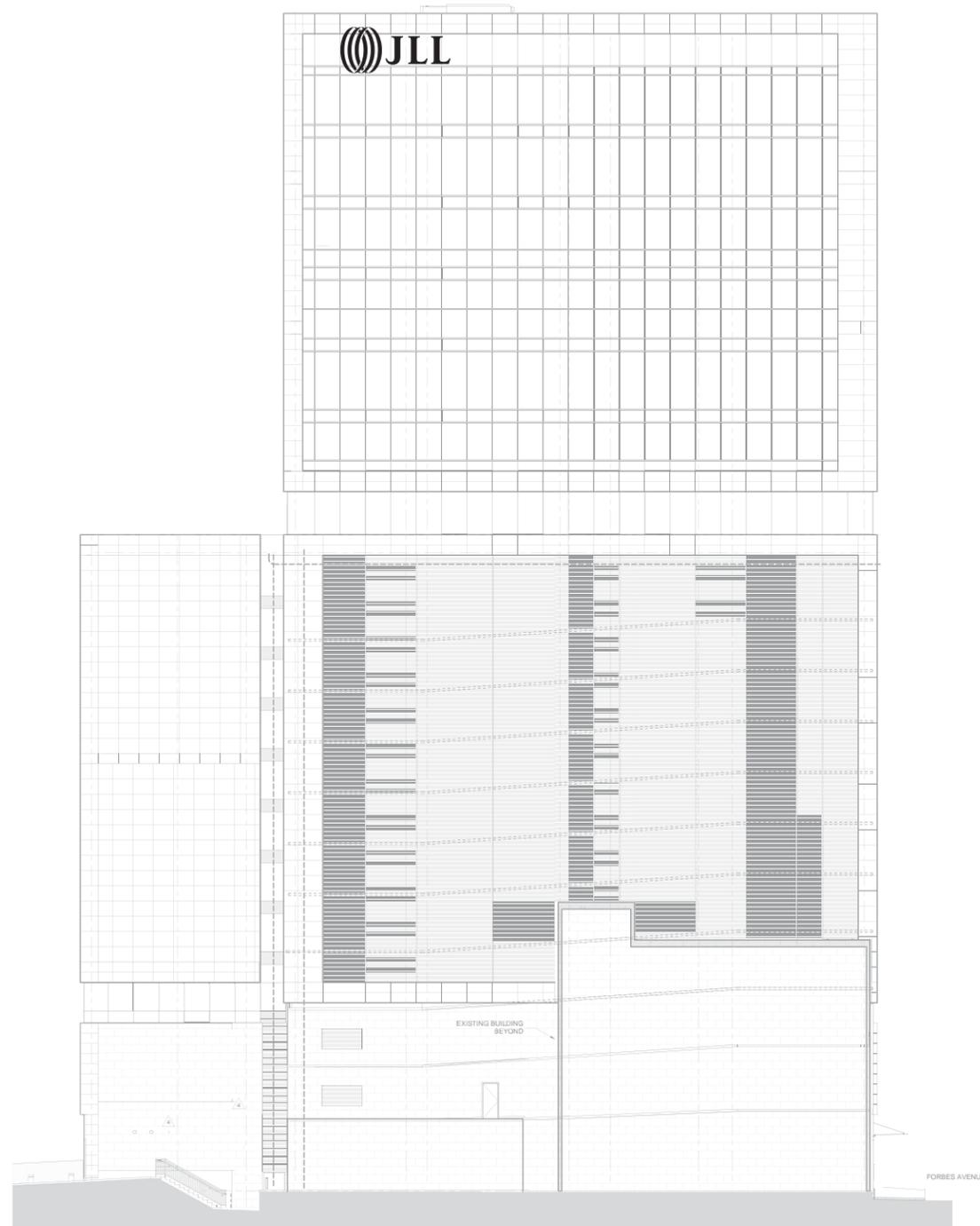
Enlarged West Exterior Elevation  
1/16" = 1'-0"

High Wall Sign Elevations  
Sign Type X3 - East Facade

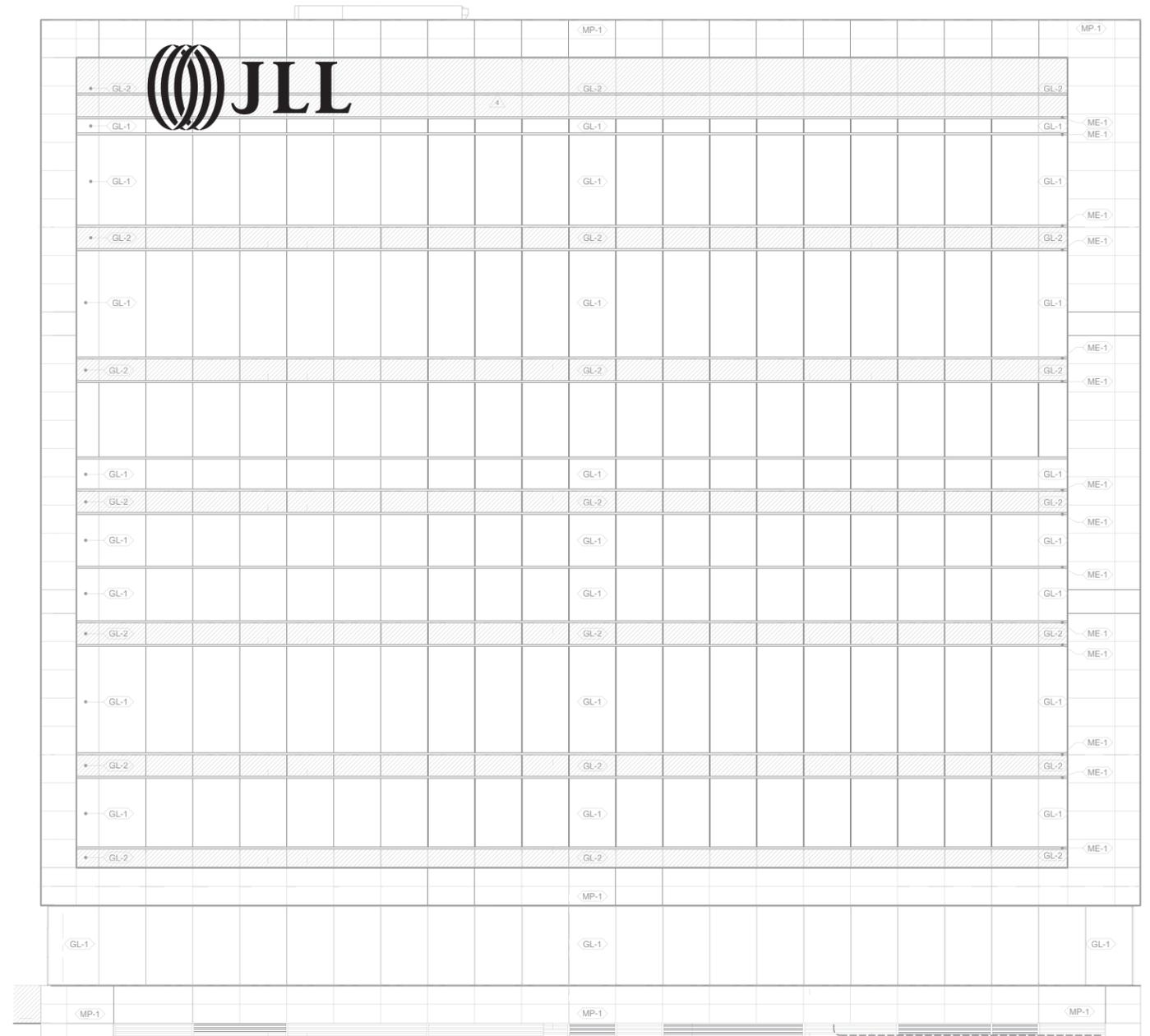


**CITY OF PITTSBURGH - GOLDEN TRIANGLE DISTRICT (GT-A)**

Only the name of the building or business shall be mounted higher than forty (40) feet above grade and shall not exceed in face area forty (40) square feet or two (2) percent of exposed façade area whichever is larger **(27,105 Façade Sq. Ft. x 2% = 542.1 Sq. Ft.)**



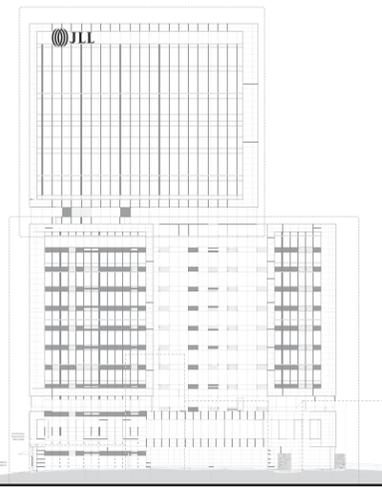
East Exterior Elevation  
1/32" = 1'-0"



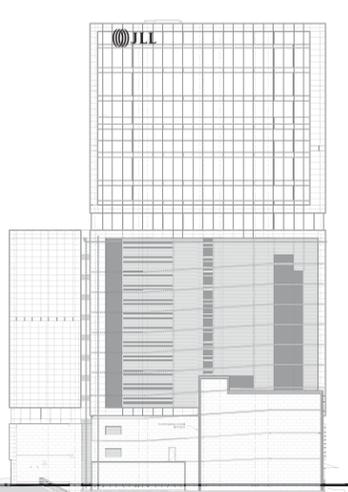
Enlarged East Exterior Elevation  
1/16" = 1'-0"

City Buildings - Logo Height Comparison

Cap Height - 6'-0"  
Logo Height - 9'-1"



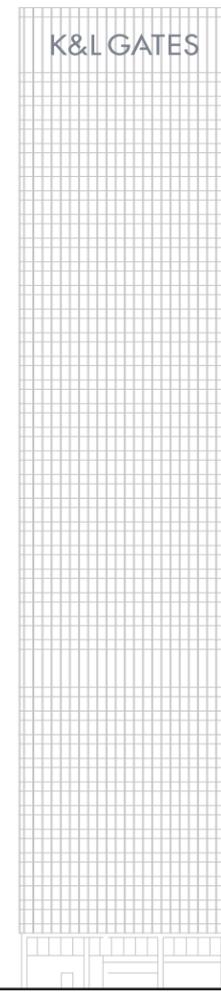
Cap Height - 6'-0"  
Logo Height - 9'-1"



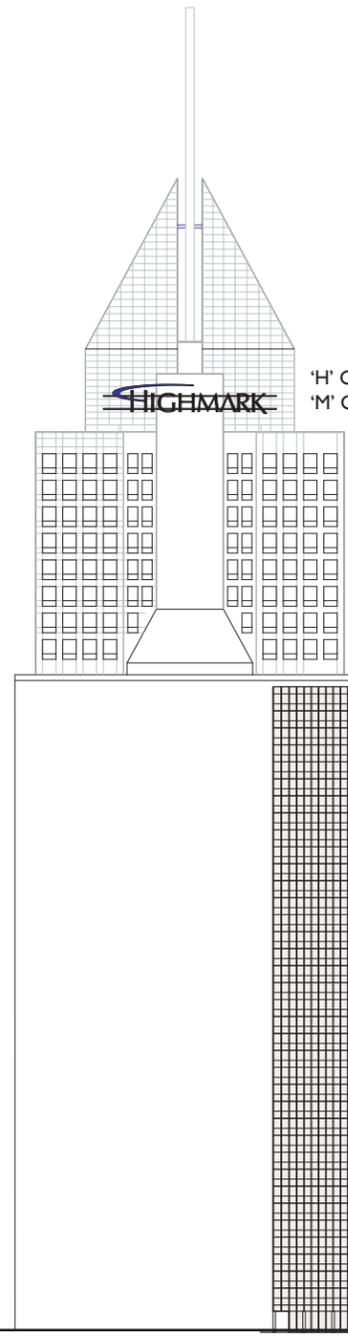
'E' & 'T' Cap Height - 12'-0"  
'Q' Cap Height - 13'- 1/2"



Cap Height- 11'-0"



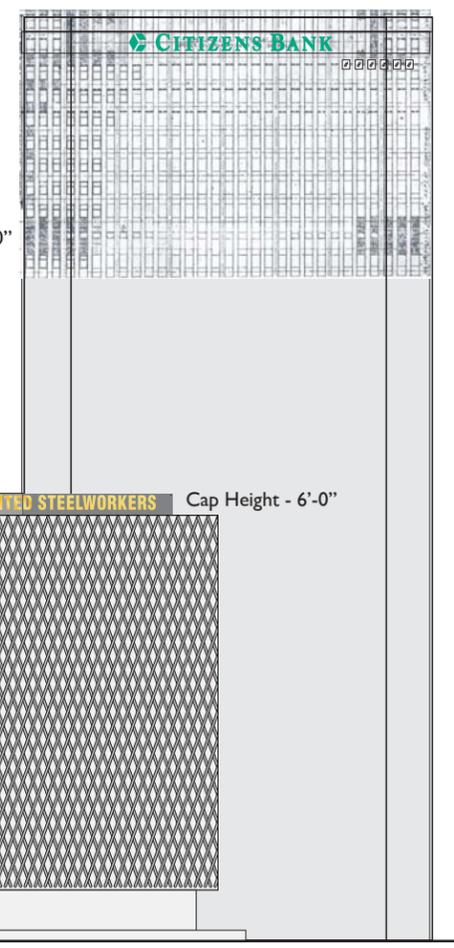
'H' Cap Height - 10'-0"  
'M' Cap Height - 9'-5"



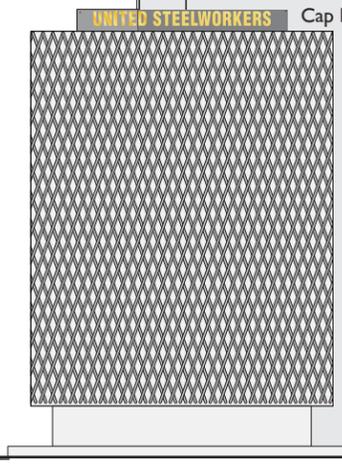
Logo Mark- 20'-0"  
'H' Cap Height- 8'-0"



Logo Mark - 10'-0"  
'C' Cap Height - 10'-0"  
'T' Cap Height - 8'-0"



UNITED STEELWORKERS Cap Height - 6'-0"



Tower Two-Sixty at The Gardens  
West Exterior Elevation

Tower Two-Sixty at The Gardens  
East Exterior Elevation

High Wall Sign Environmental View



Note: Scaling of all signs within environment is approximate

Tower Two-Sixty High Wall Signs - Environmental View



Reference Images  
Face Lit Letters

Views from Sign Located on West Facade



Views from Sign Located on East Facade

