

THE
BELTZHOVER
HOUSING STYLE GUIDE



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The Beltzhoover Housing Style Guide

2016

Sponsors:

Urban Redevelopment Authority of Pittsburgh
Office of Mayor William Peduto
Office of Councilman Bruce Kraus
The Design Center

Partners:

Department of City Planning
UrbanKind
Pittsburgh Community Reinvestment Group



Prepared for the residents of Beltzhoover and
Councilman Bruce Kraus

By

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BRUCE A. KRAUS
Councilman, City of Pittsburgh - District 3
City Council President



February 26, 2016

Friends and Neighbors,

Of all the neighborhoods that I have the pleasure to serve few share the unique character and history of Beltzhoover. As one of South Pittsburgh's oldest residential neighborhoods, Beltzhoover has been home to generations of families stretching back hundreds of years, indeed all the way to the original Melchor Beltzhoover farmstead.

Though today Beltzhoover faces significant challenges due to decades of regional population decline and the resultant levels of housing abandonment, thanks to the hard work of neighborhood organizations, community leaders, City of Pittsburgh service departments, and the Urban Redevelopment Authority, the neighborhood is positioned for a restart and return to the prosperity and growth that has already come flooding back so strongly into other parts of our shared city. Leveraging the great community assets of McKinley Park, a solid high quality housing stock, and close proximity to the resurgent E. Warrington commercial district, Beltzhoover is poised for a period of rapid growth and redevelopment.

Unique to Beltzhoover among the dense, semi-urban neighborhoods of South Pittsburgh is the opportunity for the development of new, quality infill housing. Beltzhoover has always been a place where families and friends occupy architecturally diverse, beautifully crafted homes, and it is my firm belief that our next wave of development must be shaped to reflect this stylistic history. That is why the *Beltzhoover Housing Style Guide* is such a valuable and inspiring tool for the next phase in the history of the neighborhood.

As a general guide to housing and redevelopment in the Beltzhoover neighborhood, the *Beltzhoover Style Guide* does three important things: first the guide identifies current zoning patterns and characteristics at the street and parcel level; second, the guide identifies the unique architectural patterns and styles which define the many homes in Beltzhoover, including common materiality, structural design, and common landscape patterns found throughout the neighborhood; finally, the guide concludes with a detailed action plan for immediate and future residential redevelopment.

Combined with previous URA work like the Greater Beltzhoover Toolkit, I believe that the *Beltzhoover Style Guide* will be a vital tool for the next generation of building and living in the historic Beltzhoover neighborhood. Special thanks must be made to *UDream* Fellows and URA Strategic Planning & Design interns Alexis Hayes and Jovanna Nelson, as well as Tamara Cartwright, an associate for the Design Center of Pittsburgh and *UDream* Fellow, for their time, effort and extensive research in completing the guide.

I would also like to thank Ashley Holloway, the Beltzhoover neighborhood planner at Pittsburgh City Planning; UrbanKind founder and CEO Dr. Jamil Bey, Chris Koch, Director of the Design Center of Pittsburgh, and the countless others for their diligent work within the neighborhood of Beltzhoover.

This pattern book would not have been possible without the hard work of the community leaders, neighborhood residents and businesses that participated in the process. With this continued support and commitment to the community, I look forward to what will surely be a bright future for Beltzhoover.

Best Regards,

Bruce A. Kraus
President, Pittsburgh City Council

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Acknowledgements

To the residents of Beltzhoover, thank you for providing an enthusiastic voice and for lending a supportive ear to the creation of the Greater Beltzhoover toolkits. Your engagement and vision for the future of your community allowed for the creation of this impactful document.

Sponsors

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Design Center of Pittsburgh

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Ashley Holloway - Department of City Planning
Mary Taylor - Neighborhood Allies
Dr. Jamil Bey - UrbanKind
Lashawna Russ - Pittsburgh Community Reinvestment Group

Foreword

This book is a guide to the housing styles found throughout Beltzhoover, and can be used to create a vibrant and livable urban community. Understanding and acknowledging a neighborhood's unique pattern is key to its revitalization.

A neighborhood pattern is comprised of the built environment, such as the design and placement of residential and commercial structures. The relationship between the built environment and the natural environment, as well as, the residential and commercial activity within them all play an important role in establishing a pattern. These dynamics impact how residents move about their neighborhoods.

The Beltzhoover Housing Style Guide is the first of many recommendations to emerge from the Greater Beltzhoover Toolkit, and is a supplemental guide for home renovation, future residential infill development and the maintenance of the existing architectural aesthetic. It is a resource for homeowners, community organizations and residential housing developers, and serves as an easy reference for architects and other design professionals seeking to understand the housing patterns found throughout the neighborhood.

How to use this book

This book is divided into three sections: Neighborhood Zoning, Common Housing Styles and Future Studies for Beltzhoover.



Neighborhood Zoning

Section I. Existing zoning conditions of Beltzhoover:

Zoning is used to determine a neighborhood's characteristic and purpose. Zoning laws are enacted by municipal governments in order to regulate the use, form, design and compatibility of development. Some neighborhoods are mostly residential, while others have a balance between residential and commercial districts. Understanding a neighborhood's zoning code can help communities prepare for future development.



Housing Styles

Section II. Common housing styles found throughout Beltzhoover:

There are six style groups with common characteristics. Each style is illustrated with common doors, windows, and materiality. Residents and future developers can reference this in order to obtain a better sense of Beltzhoover's style. This will aid in keeping housing styles current and consistent throughout future generations.



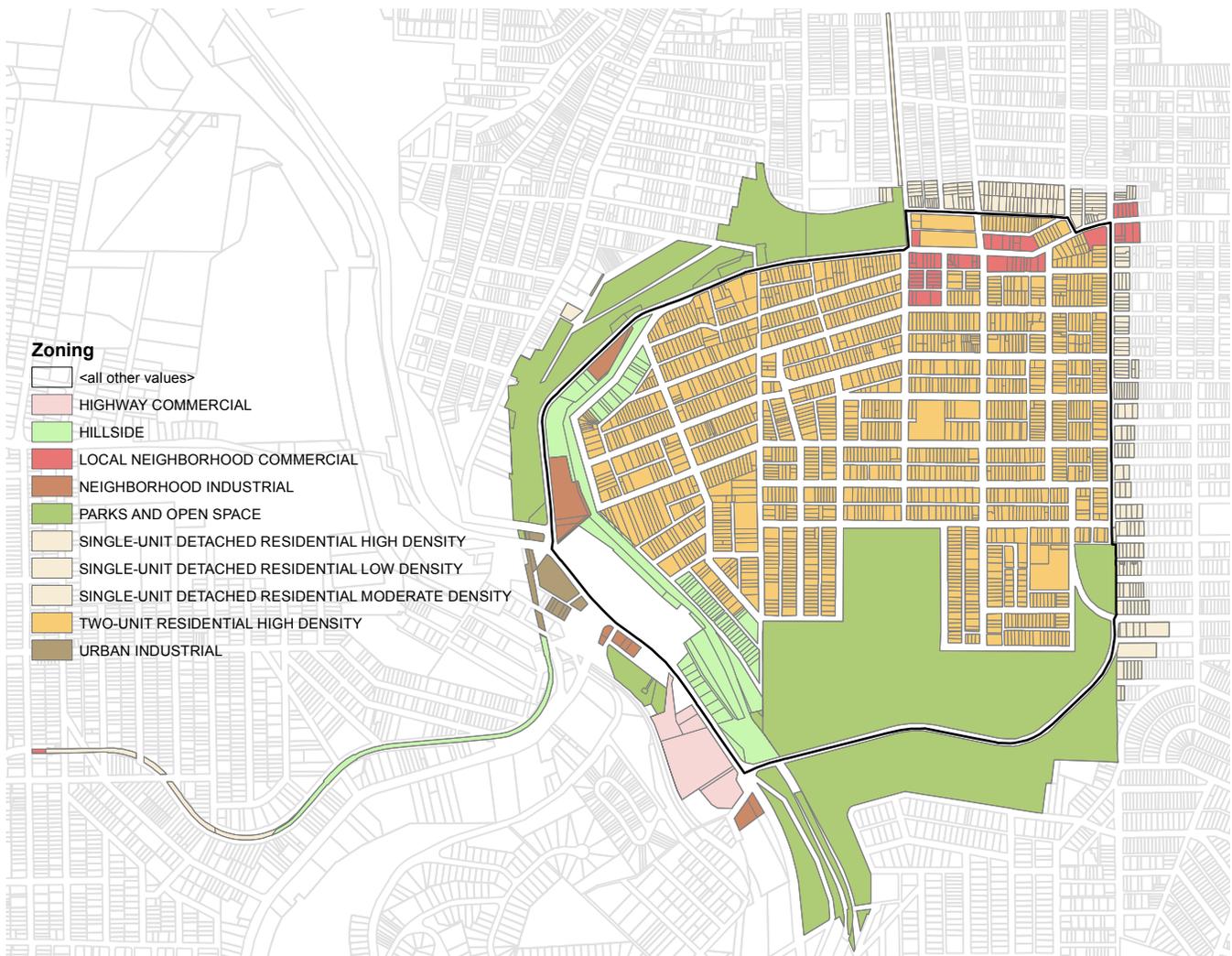
Future Studies

Section III. Future Beltzhoover planned projects through different zones:

By pairing with the existing Toolkit, the neighborhood can come together to bring these actions to life for the purpose of building a better Beltzhoover.

Neighborhood Zoning

Neighborhood Zoning:



In Beltzhoover, there is a small portion of the neighborhood that is zoned “Local Neighborhood Commercial”. The LNC is intended to:

1. Maintain the small scale and rich diversity of neighborhood-serving commercial districts;
2. Promote and enhance the quality of life in adjacent residential areas; and
3. Reduce the adverse impacts that are sometimes associated with commercial uses in order to promote compatibility with residential development.

The majority of the neighborhood parcels are zoned “Two-Unit Residential High Density”.

Overview- Existing Housing Styles:

Each neighborhood has common architectural styles that contribute to the uniqueness of its pattern. There are six architectural styles of residential single-family homes most prominently found throughout Beltzhoover. Below are descriptions of some building design elements explored for each style:

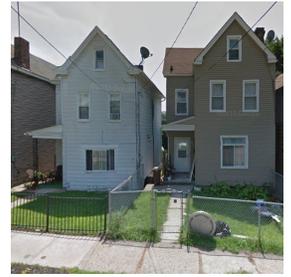
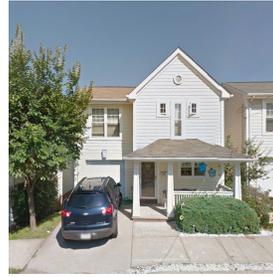
Building Composition: Front and side elevations that are commonly found throughout Beltzhoover.

Windows and Doors: Examples of common windows and doors used on styles with their proportions.

Massing: Examples of porches and their connection with the overall structure.

Materiality: Common materials such as brick, vertical siding, stone, stucco, etc, and alternative materials often used throughout the neighborhood.

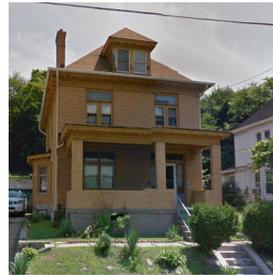
Cottage:



Ranch:



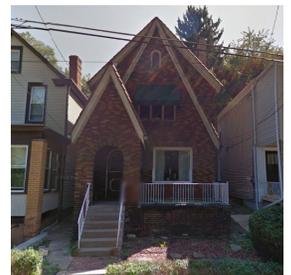
American Foursquare:



Row House:



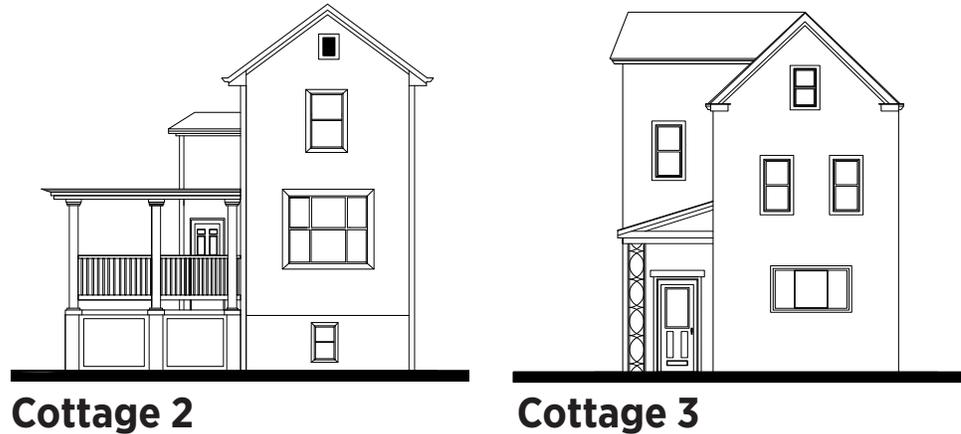
Tudor Revival:



Second Empire:



Cottage



The cottage-style home is one of the most popular housing types throughout Beltzhoover and the city of Pittsburgh. Its modest style is borrowed from a blend of Gothic Revival and Folk Victorian influences. It was most popular in the United States during the 1920's and the 1930's.

Common Features:

Massing: Usually two stories tall and two or three bays wide.

Roof: Depending on the plan the roof can either be a front facing gable, side facing gable or mansard with a small centered gable, or in examples with an L-shaped plan, cross gable.

Windows: Large windows, usually double hung, sliding, and picture.

Doors: Usually large doors with wooden transoms separating them from upper glazing panels. Often doors are found at the end bays.

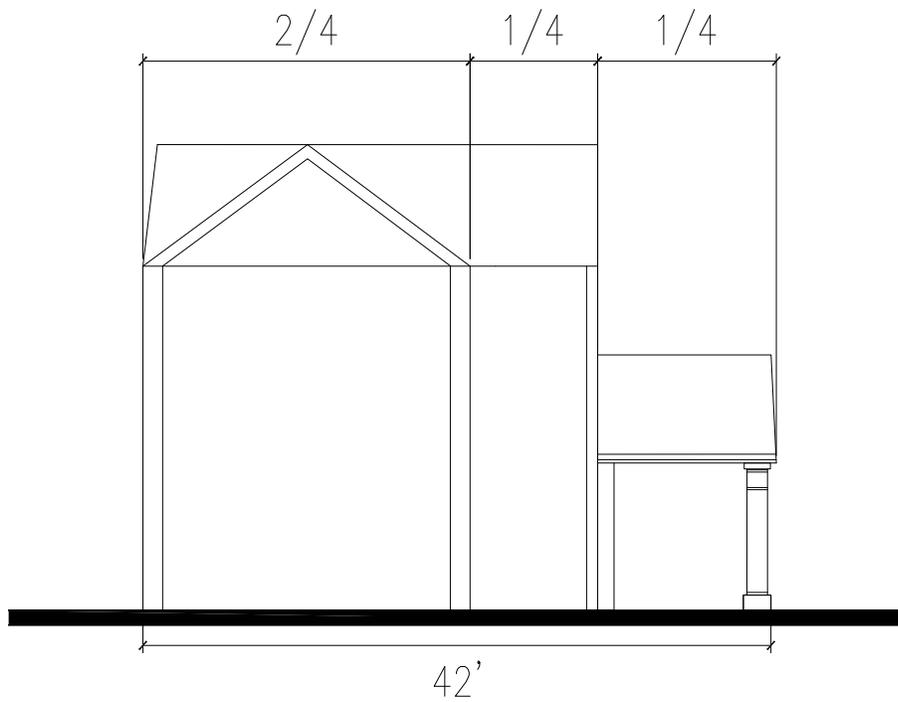
Walls: Most commonly known for its clapboard siding, however, shingles, or board-and-batten siding are sometimes used to apply a varied effect.



Cottage 1

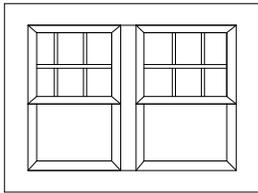
Building Composition:

Cottage 1

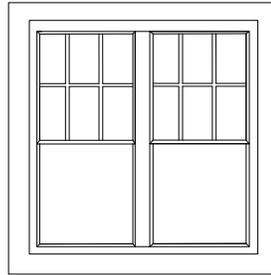


Windows & Doors:

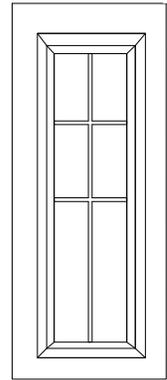
Common Windows



6-over-1 Double Hung
Paired

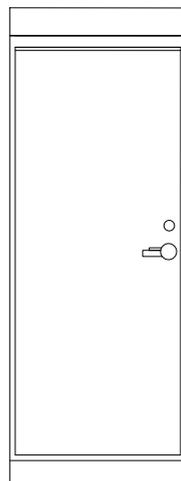


6-over-1 Double Hung
Paired



Casement Fix Window
(Decorative)

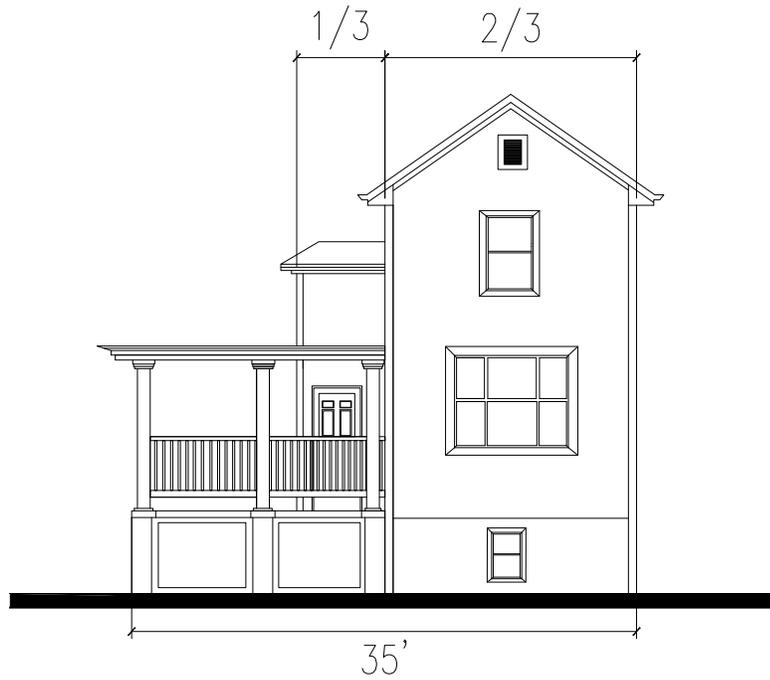
Common Door



Glass Door

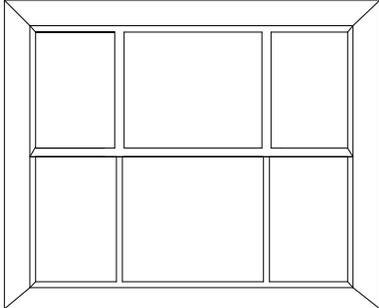
Building Composition:

Cottage 2

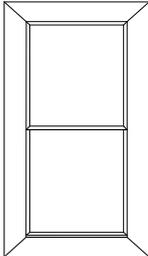


Windows & Doors:

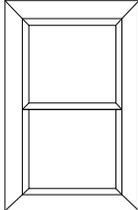
Common Windows



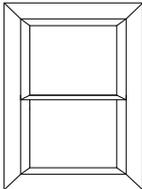
3-over-3
Double Hung



1-over-1
Double Hung

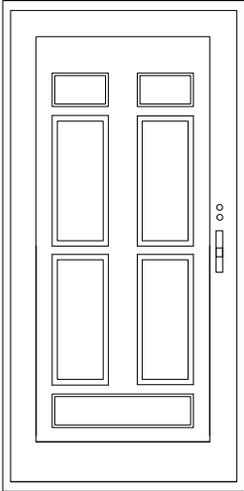


1-over-1
Double Hung



1-over-1
Double Hung

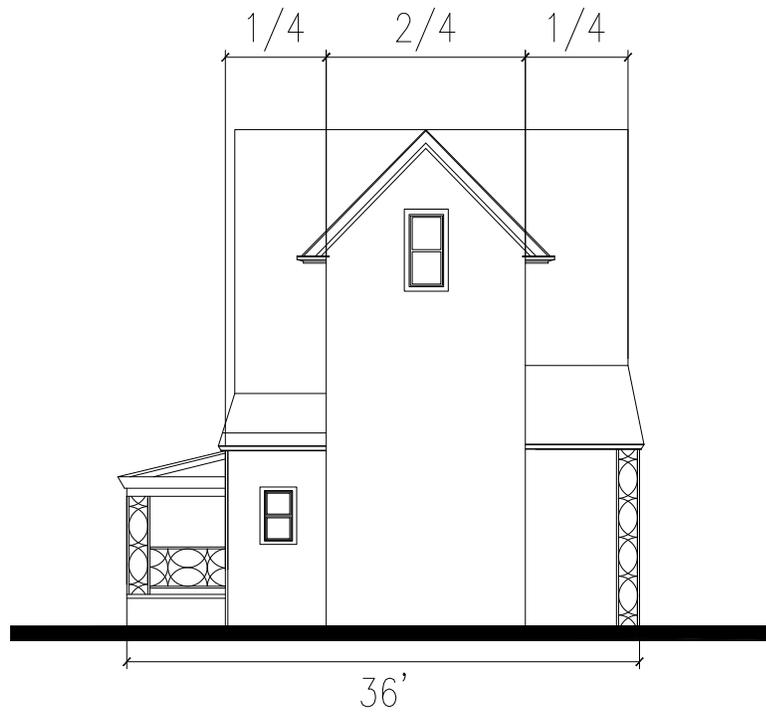
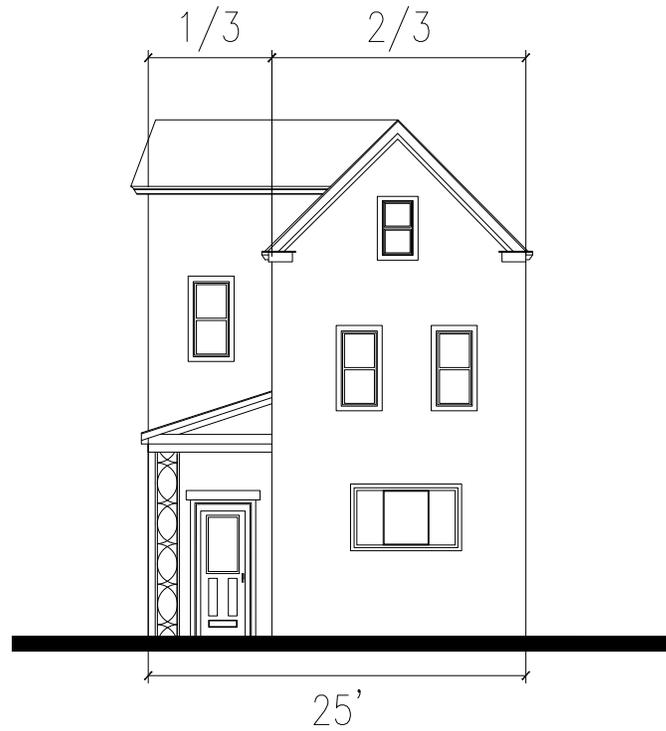
Common Door



6 Panel with Glass

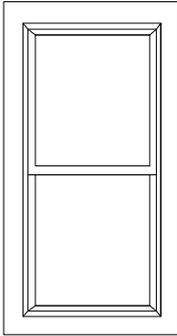
Building Composition:

Cottage 3

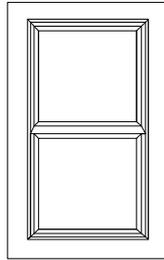


Windows & Doors:

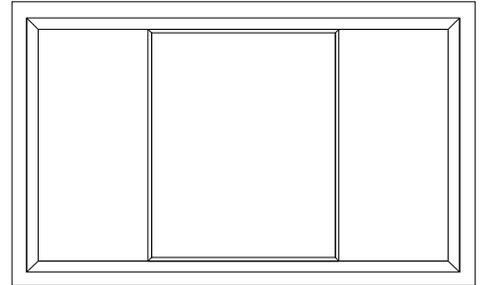
Common Windows



1-over-1
Double
Hung

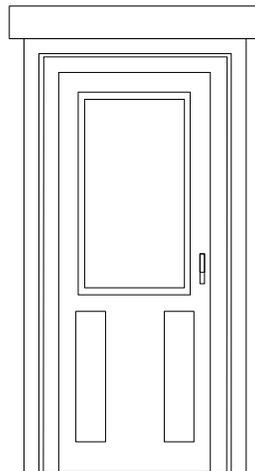


1-over-1
Double
Hung



3 Panel
Sliding

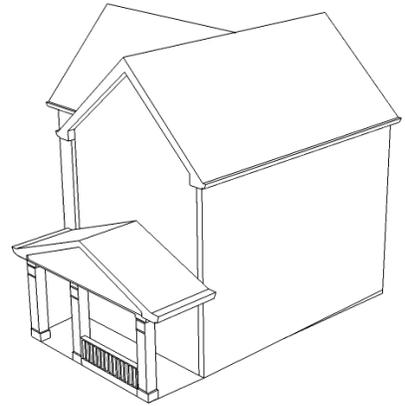
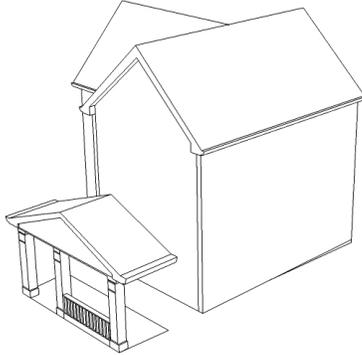
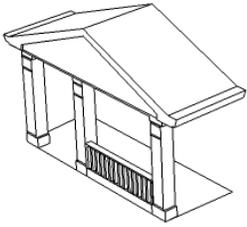
Common Door



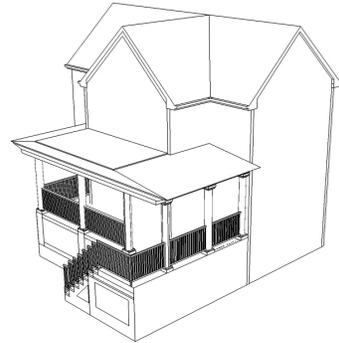
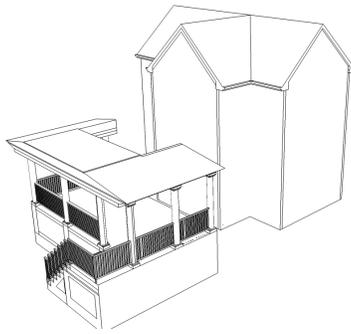
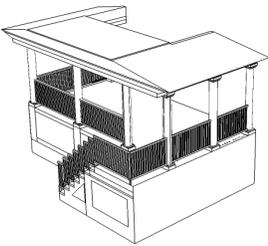
Half Glass 3
Panel

Massing:

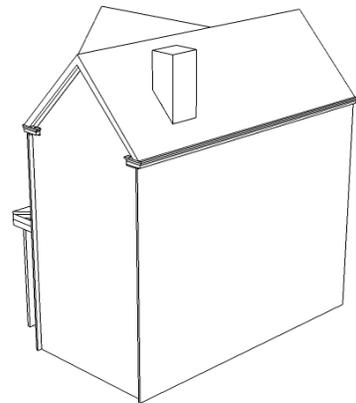
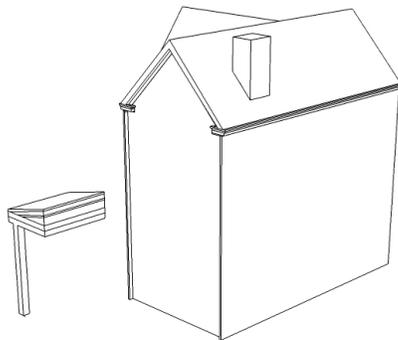
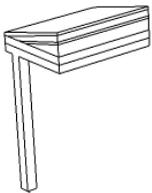
Cottage 1



Cottage 2



Cottage 3



Materiality:

Most Common in Neighborhood:



Pale Vinyl



White Vinyl



Light Vinyl

Alternate Materials:



Vertical Siding

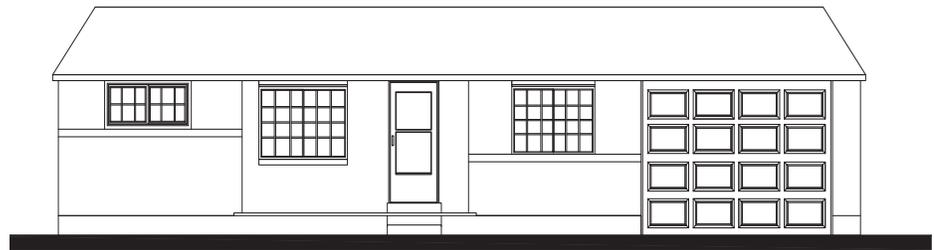


Stucco

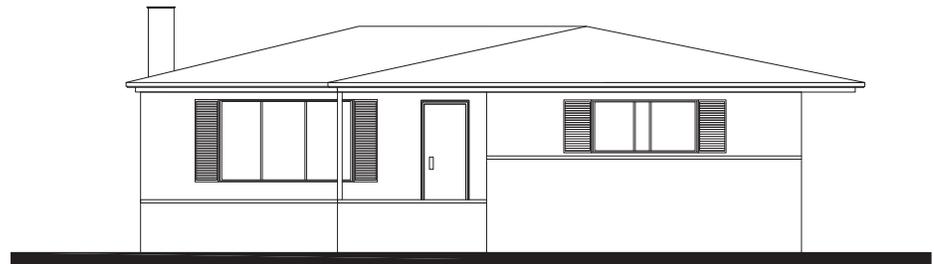


Stone

Ranch



Ranch 2



Ranch 3

Also known as “American Ranch”. This style first appeared in the 1920’s and became most popular between the 1940’s and 1970’s. It usually has an attached garage and open floor plan, and can have a full basement or be built on a slab (slabs not common in the region).

Common Features:

Massing: Single story, Rectangular or L-Shaped or U-shaped

Roof: Flat or broad, low pitched gable roof

Windows: Large windows, usually double hung, sliding, and picture

Doors: Sliding

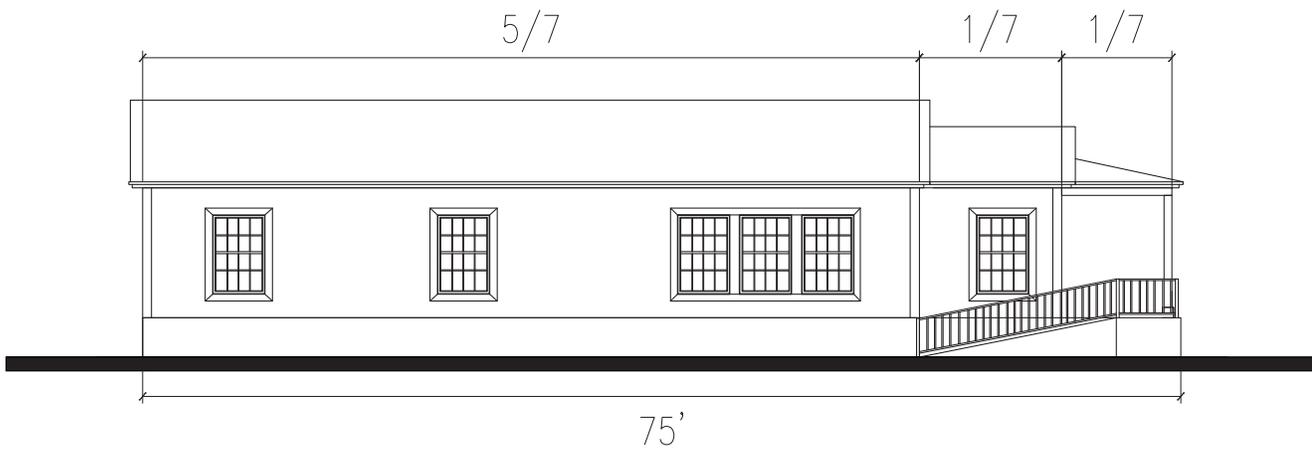
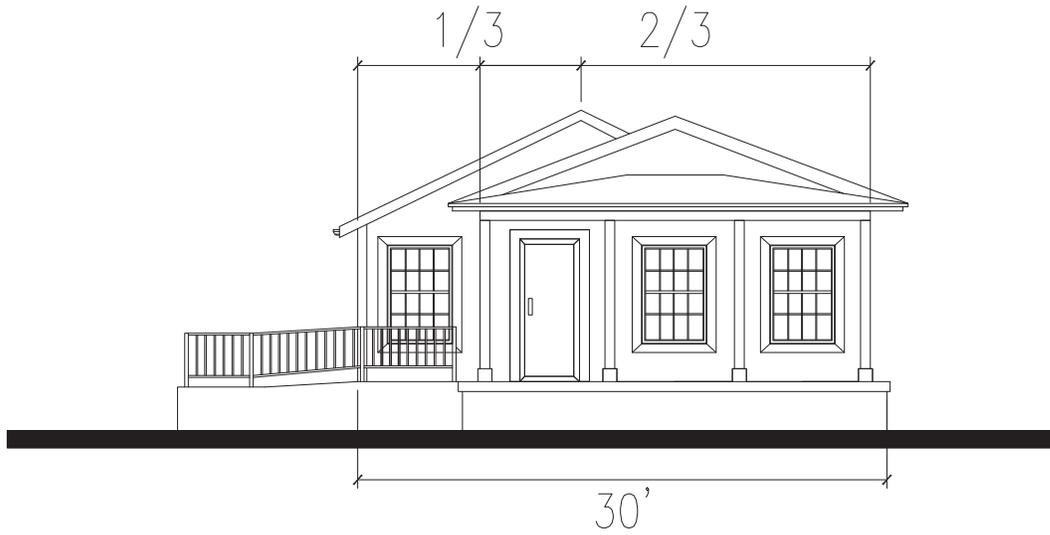
Walls: Asymmetrical brick or wood exterior



Ranch 1

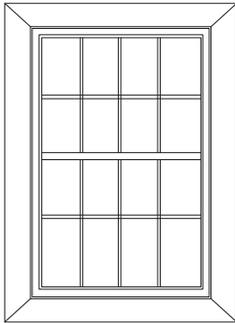
Building Composition:

Ranch 1

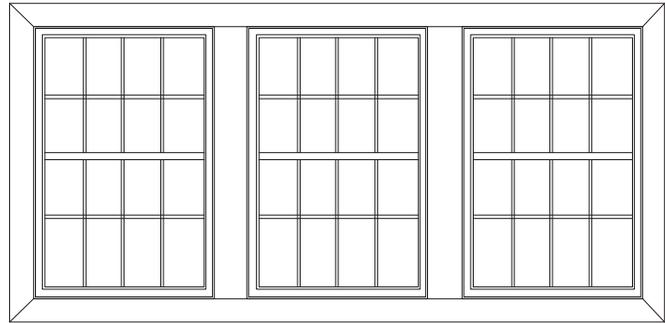


Windows & Doors:

Common Windows

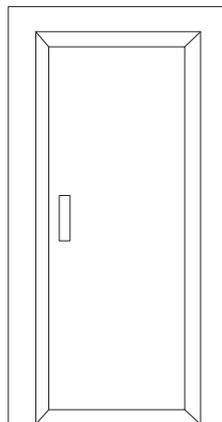


8-over-8 Double
Hung



Grouped 8-over-8 Paired Double Hung

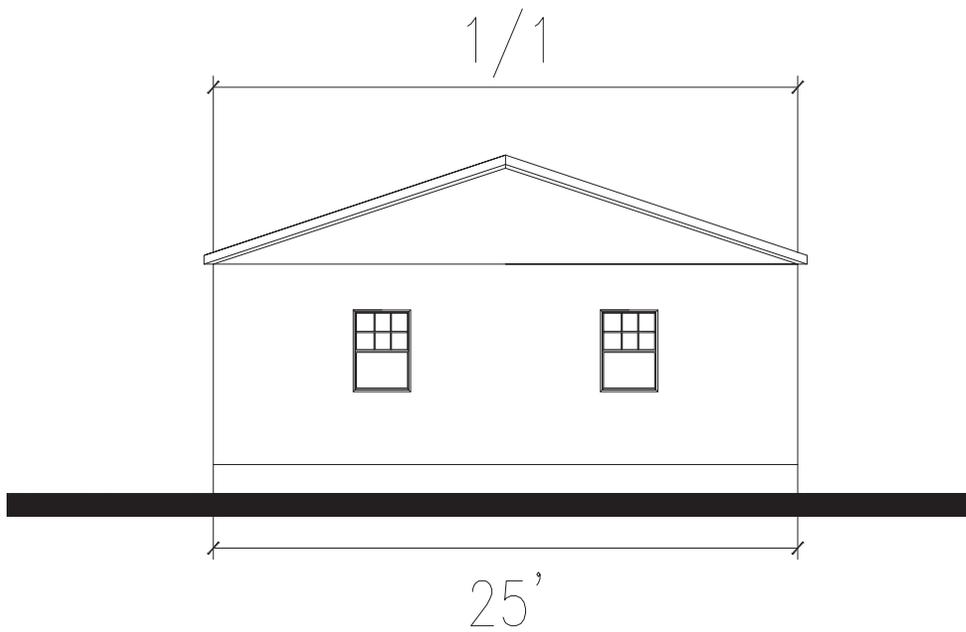
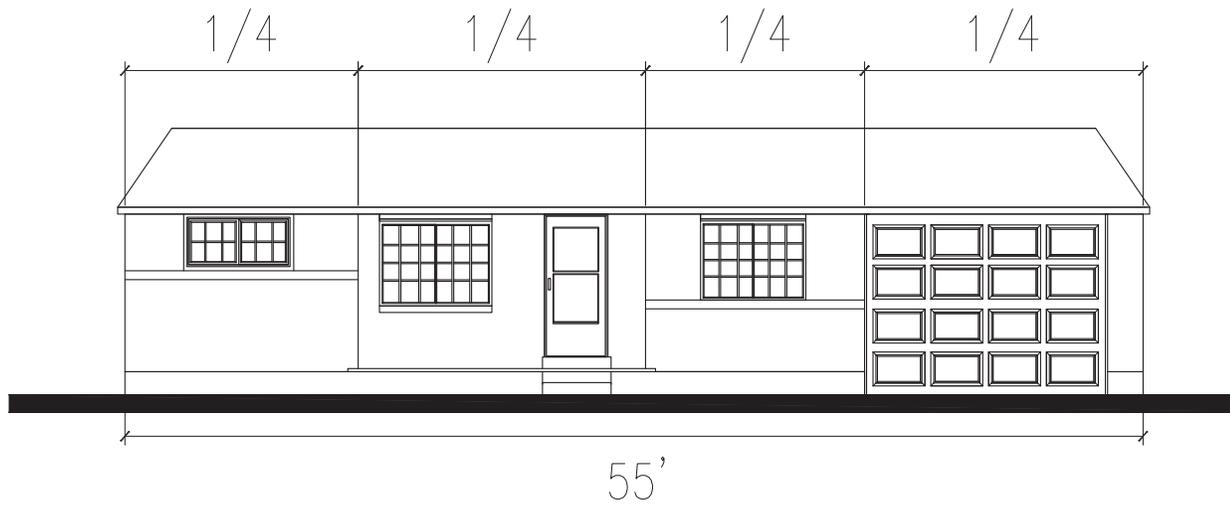
Common Door



All Glass with Iron
Detailing

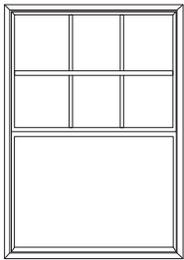
Building Composition:

Ranch 2

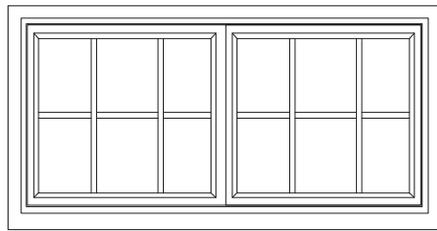


Windows & Doors:

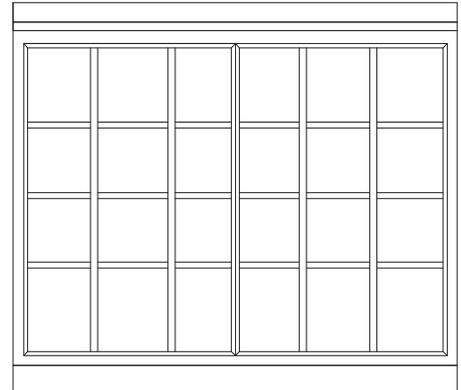
Common Windows



6-over-1,
Double
Hung

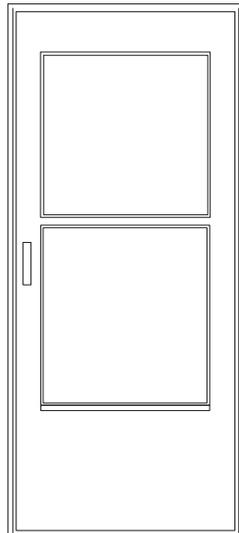


3-over-3, Slider



6-over-6, Slider

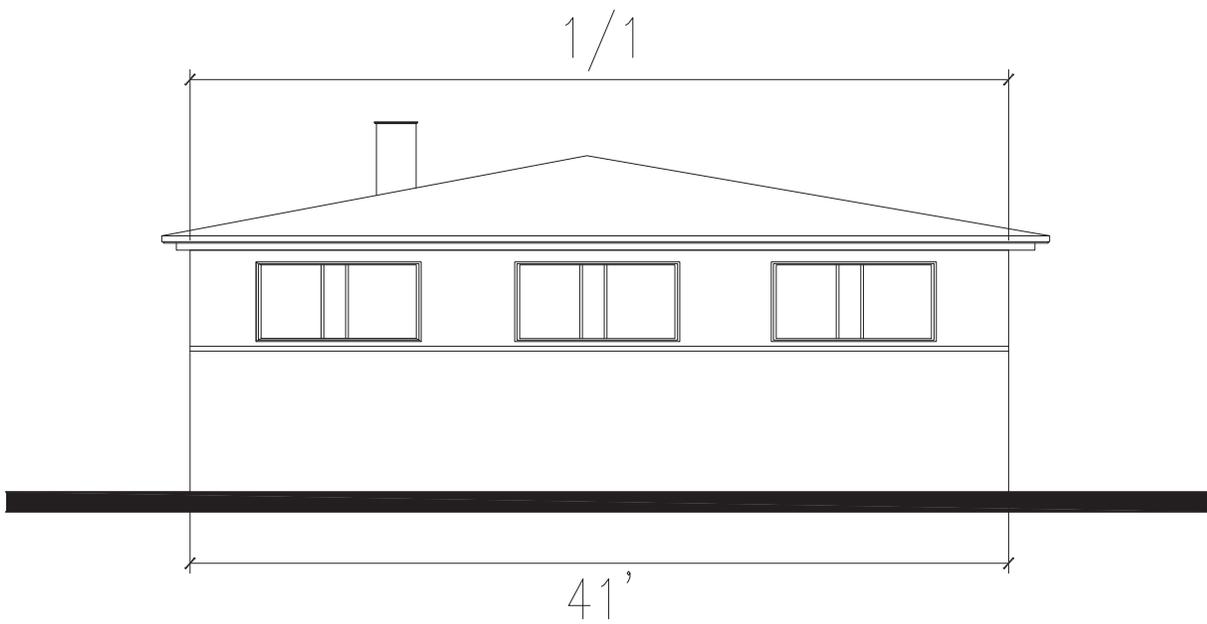
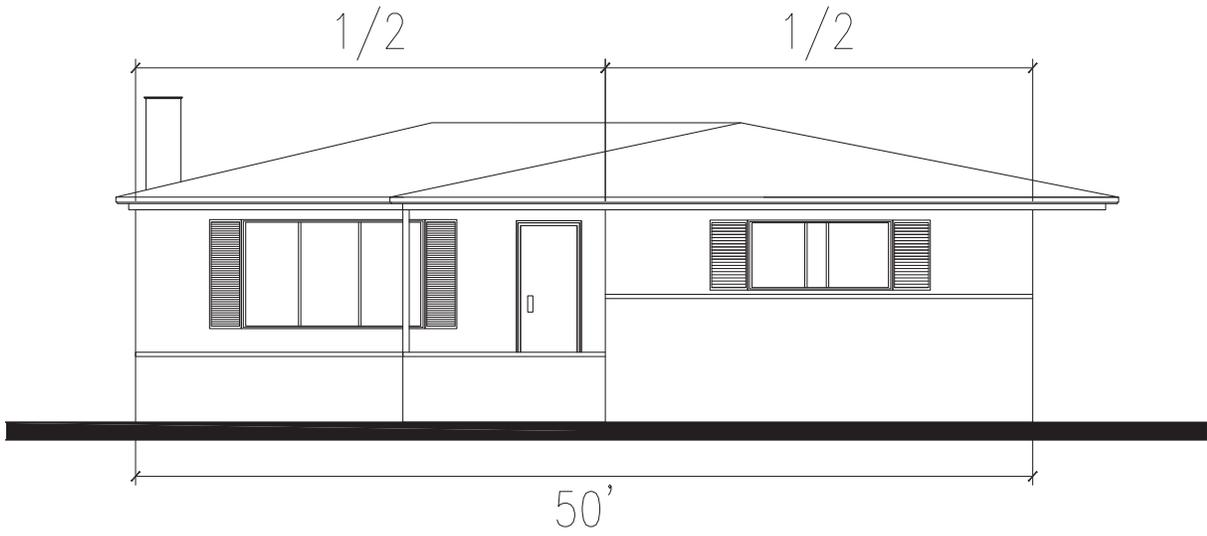
Common Door



Half Glass + Glass

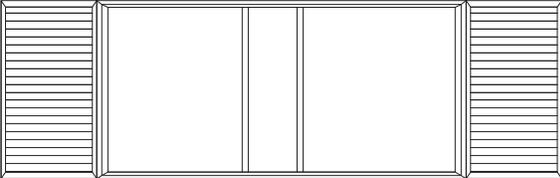
Building Composition:

Ranch 3

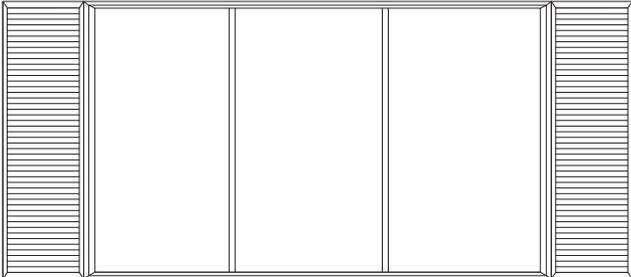


Windows & Doors:

Common Windows

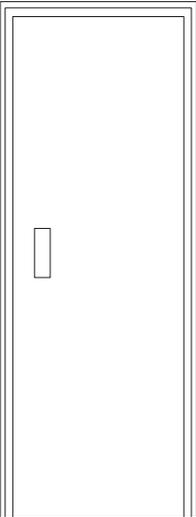


Slider (with all louver shutters)



Slider (with all louver shutters)

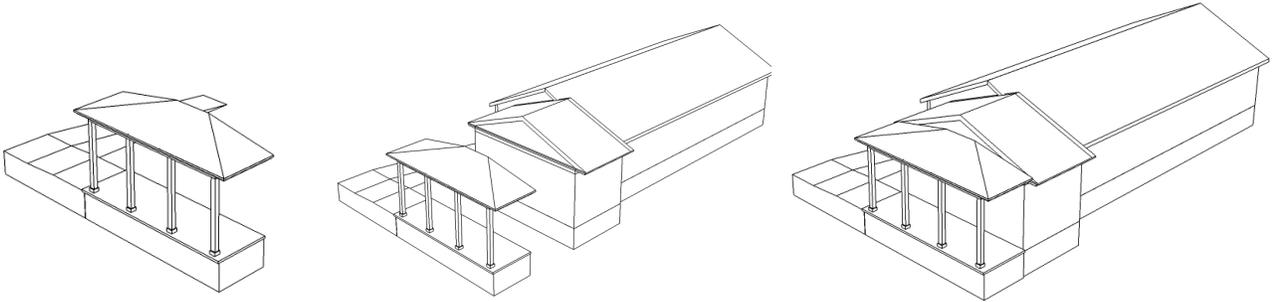
Common Door



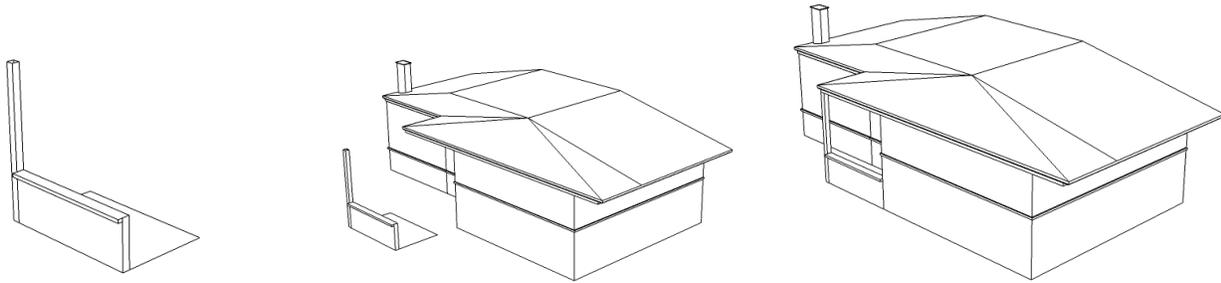
Flush Door

Massing:

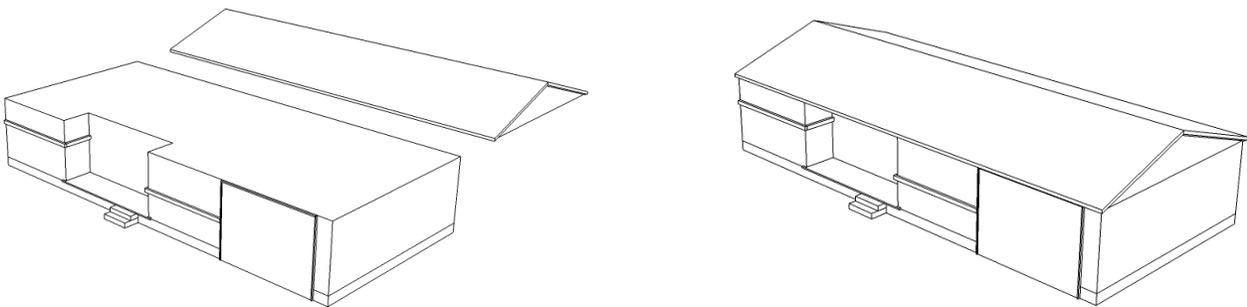
Ranch 1



Ranch 2



Ranch 3



Materiality:

Most Common in Neighborhood:



Light Brick
(Exterior)



Medium Brick
(Exterior)



Red Brick
(Exterior)

Alternative Materials:



Light Vinyl
(Exterior)



White Vinyl
(Exterior)



Pale Vinyl
(Exterior)

American Foursquare



**American
Foursquare 2**

**American
Foursquare 3**

Also known as “Prairie Box”, this style usually follows a four room floor plan, and can sometimes be combined with elements of other styles to improve exterior aesthetics. It was popular in 1890 (when it began) until about 1930. Usually, it has a full basement. Often, the elevation is symmetrical, with a center front door and equally spaced windows. If the door is off center then the upstairs windows still usually follow a symmetrical pattern.

Common Features:

Massing: Simple box shape, Two-and-a-half stories high

Roof: Pyramid- Shaped Roof, low hipped, deep over hangs

Windows: Large central dormers, double hung. Windows are typically vertically positioned. Special windows are typically paired or grouped. They often consist of fixed decorative windows.

Doors: Typically, single glass door. Sometimes found with side or overhead panels for added decorative feature and natural light.

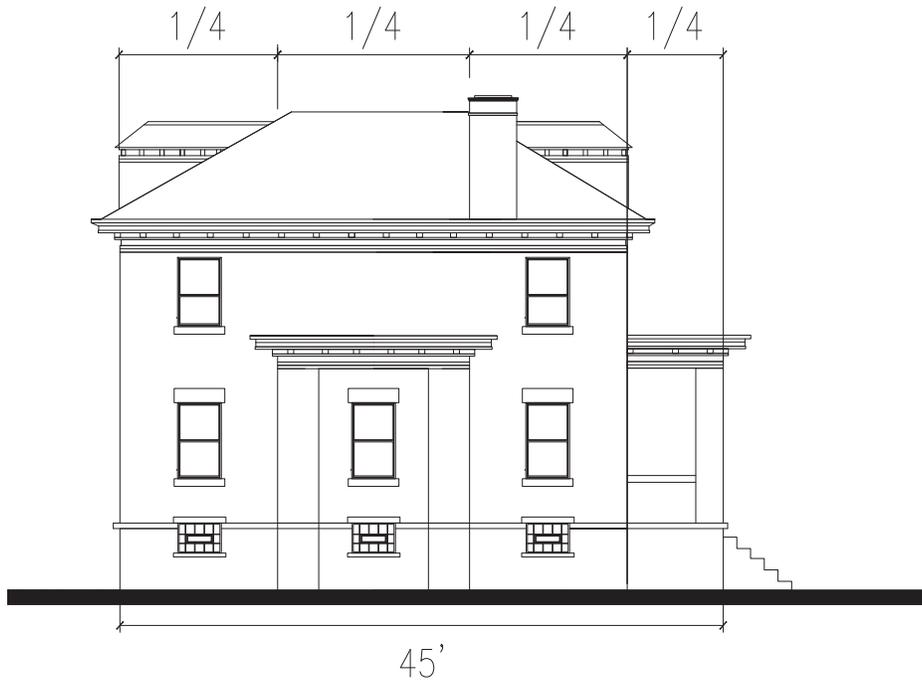
Walls: Brick, stone, stucco, concrete block, wood siding



American Foursquare 1

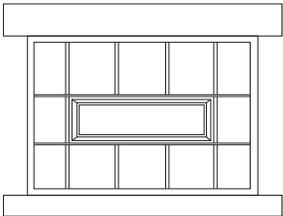
Building Composition:

American Foursquare 1

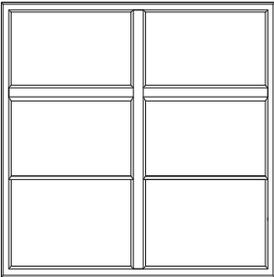


Windows & Doors:

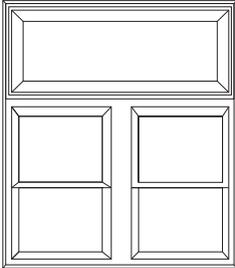
Common Windows



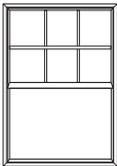
Glass Block +
Air vent



Paired 1-over-1
Double Hung
+ Fixed
(decorative)

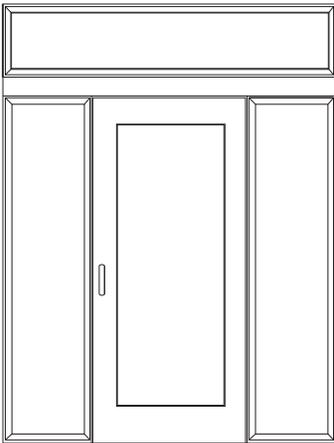


Paired 1-over-1
Double Hung
+ Fixed
(decorative)



6-over-1
Double
Hung

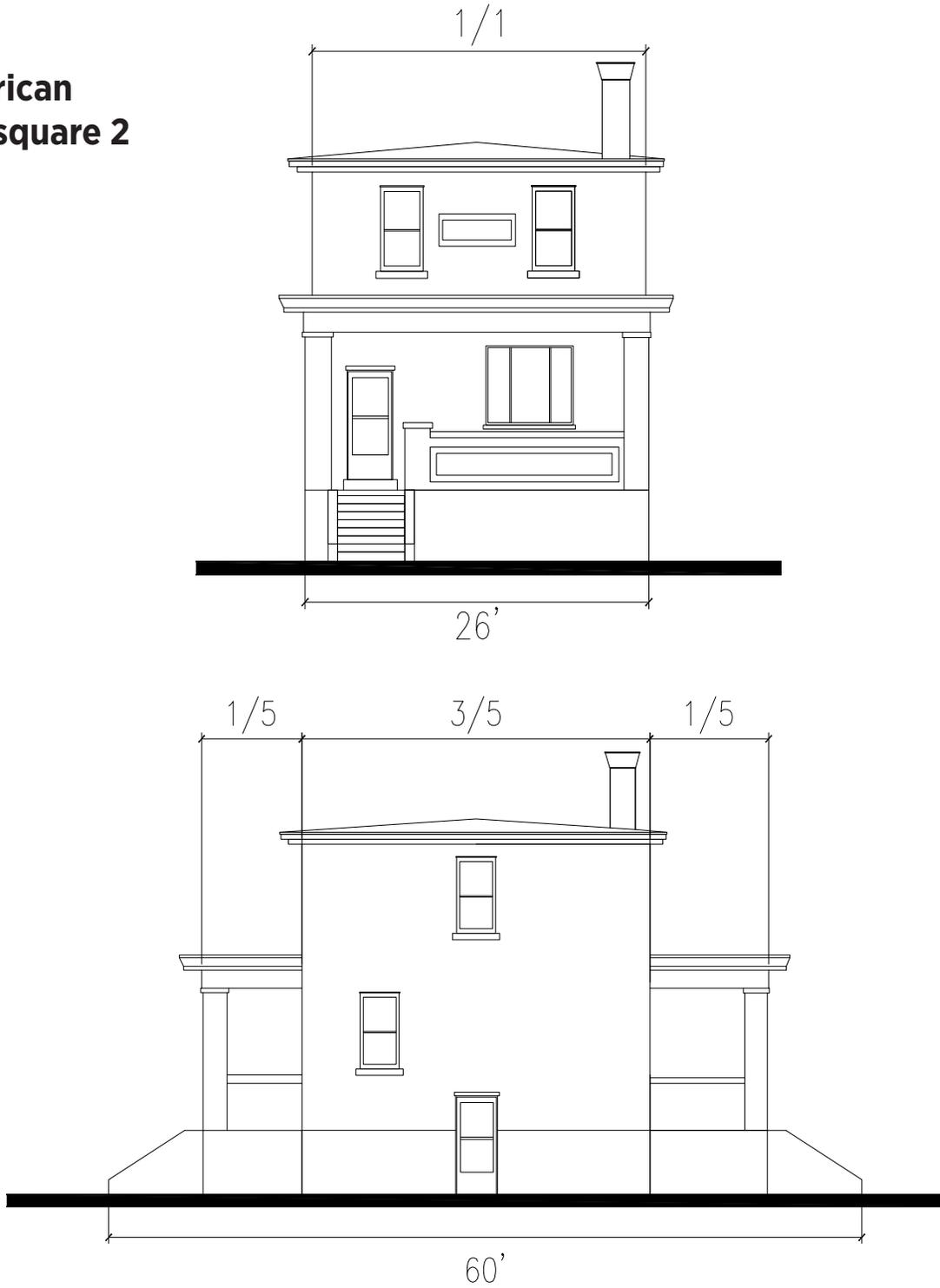
Common Door



Glass Door with all Glass
Sidelight + Transom

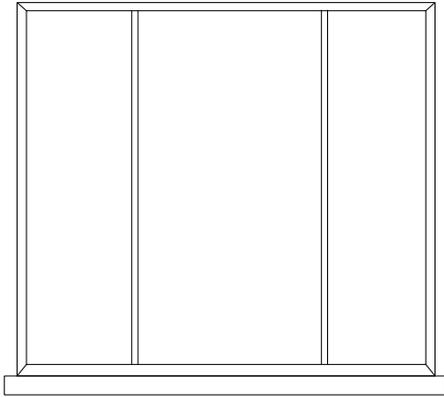
Building Composition:

American Foursquare 2

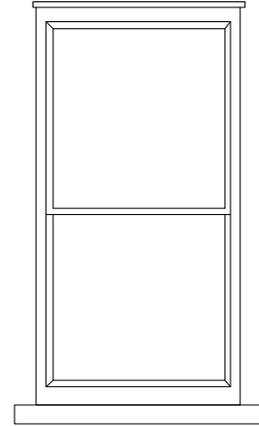


Windows & Doors:

Common Windows

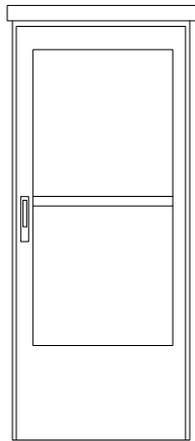


Casement Fix



1-over-1 Double
Hung

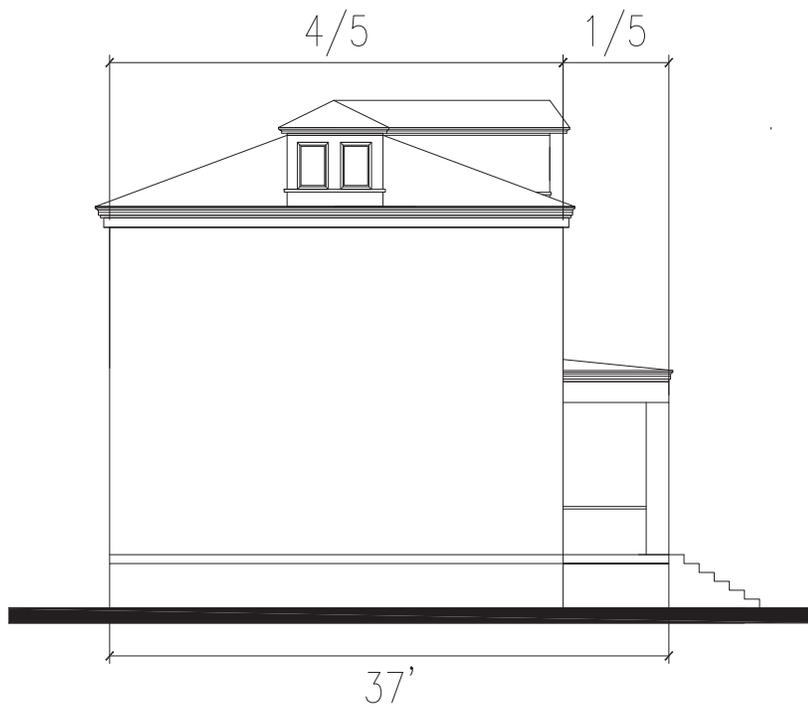
Common Door



Half Glass & Glass
Door

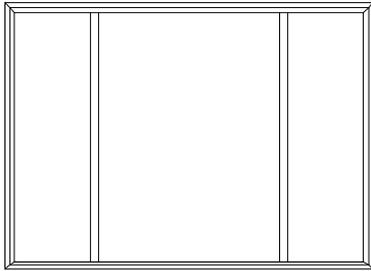
Building Composition:

American Foursquare 3

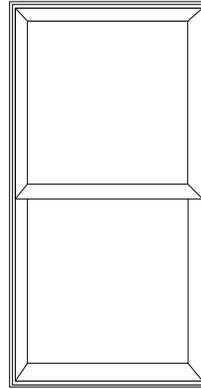


Windows & Doors:

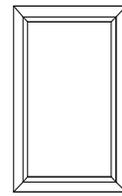
Common Windows



Fixed

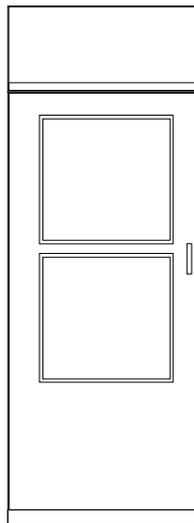


1-over-1
Double Hung



Casement Fixed

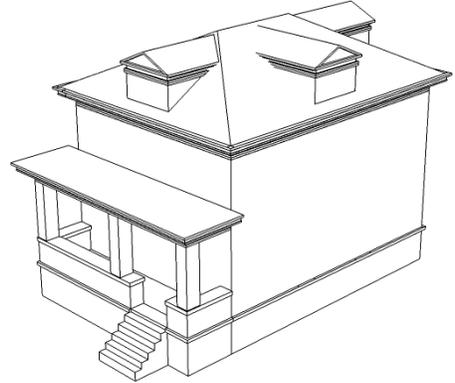
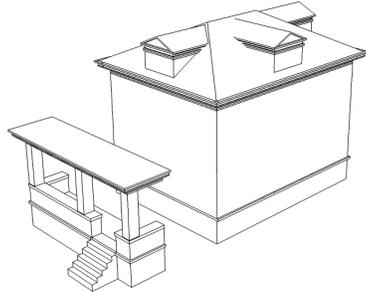
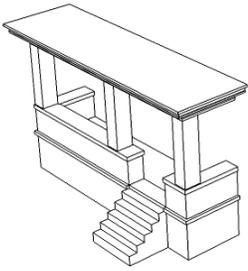
Common Door



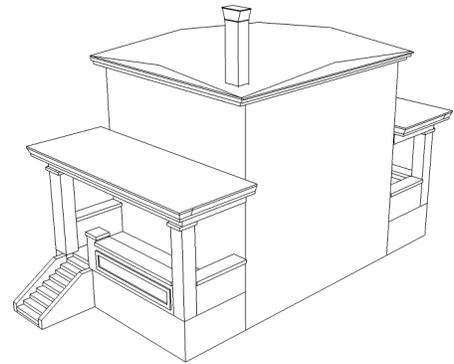
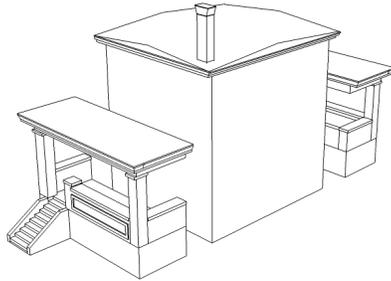
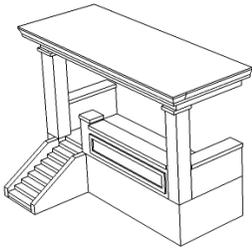
Half Glass + Glass

Massing:

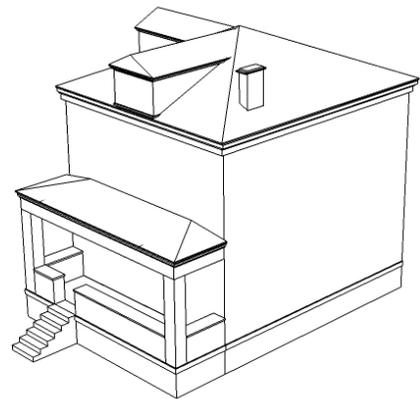
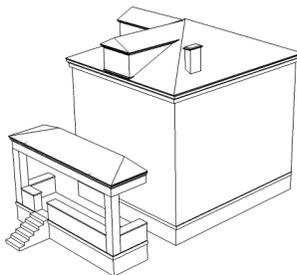
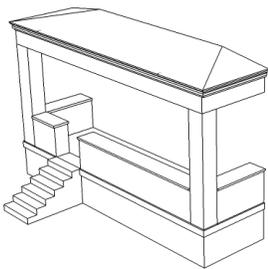
American Foursquare 1



American Foursquare 2



American Foursquare 3



Materiality:

Most Common in Neighborhood:



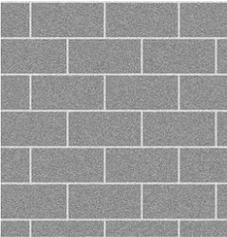
Light Brick
(Exterior)



Medium Brick
(Exterior)



Red Brick
(Exterior)



CMU Block
(Exterior)

Alternative Materials:



Light Vinyl



White Vinyl
(Exterior)



Light Vinyl
(Exterior)

Row House



Row House 2



Row House 3

The Row house steadily gained popularity throughout the 1800's. Its two to four stories with narrow interiors and basements were used to house many tenants at a time. The overall rectangular shape adapts to the elaborate and ornamental features of Colonial Revival and Italianate styles.

Common Features

Massing: Long rectangular shape divided into narrow units that share interior walls.

Roof: Low sloped, parapet roof.

Windows: Large double hung, one-over-one single hung, casement with heavy window sills and lintels.

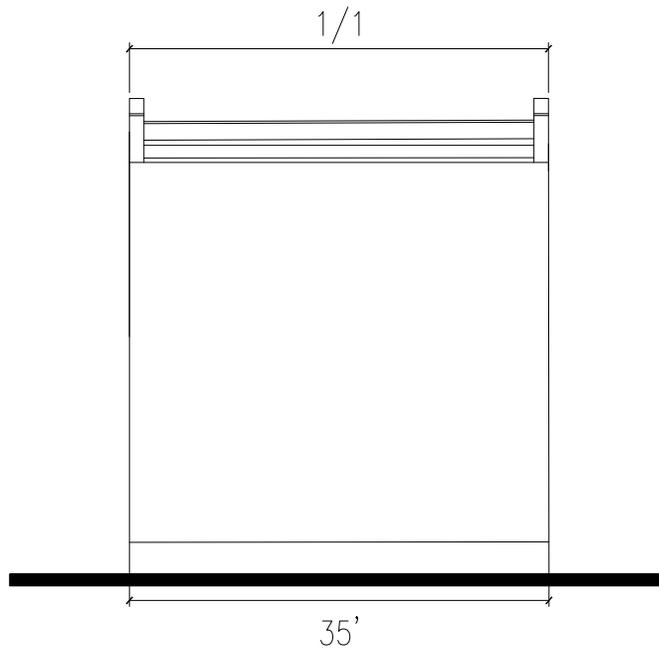
Doors: Deeply recessed doors with hood and front porch



Row House 1

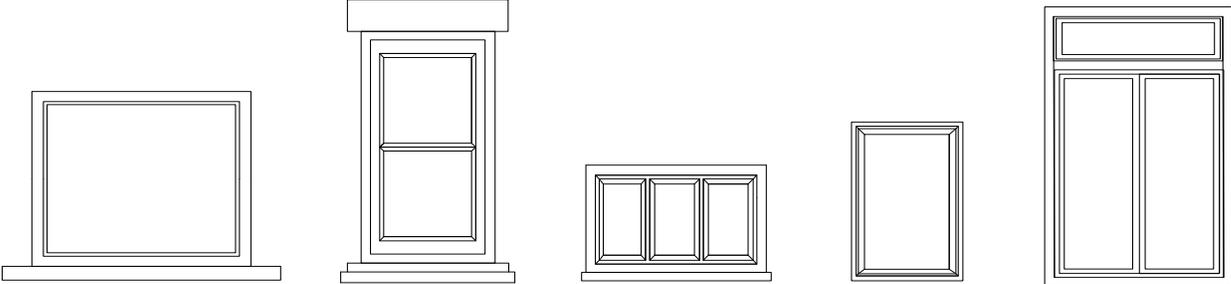
Building Composition:

Row House 1



Windows & Doors:

Common Windows



Picture Window

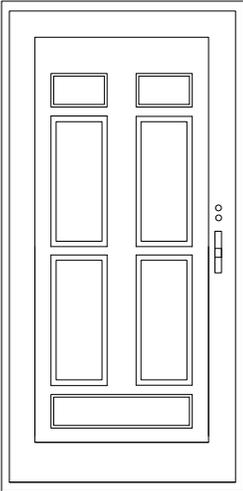
1-over-1
Double
Hung

3 Piece Slider

Fixed

Fixed
(Decorative)
+
Slider

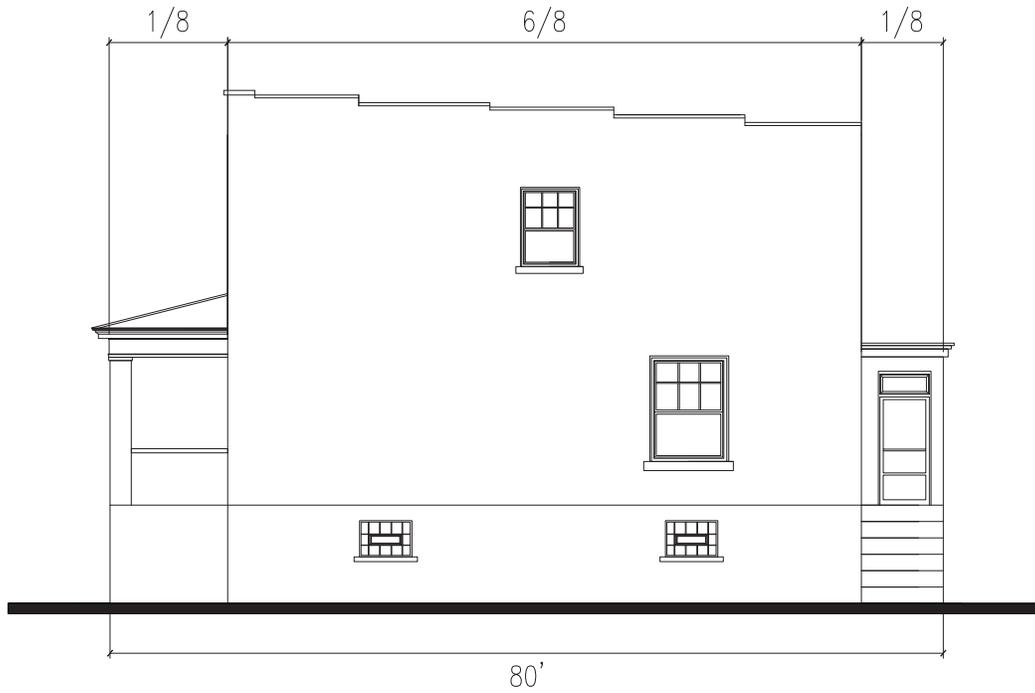
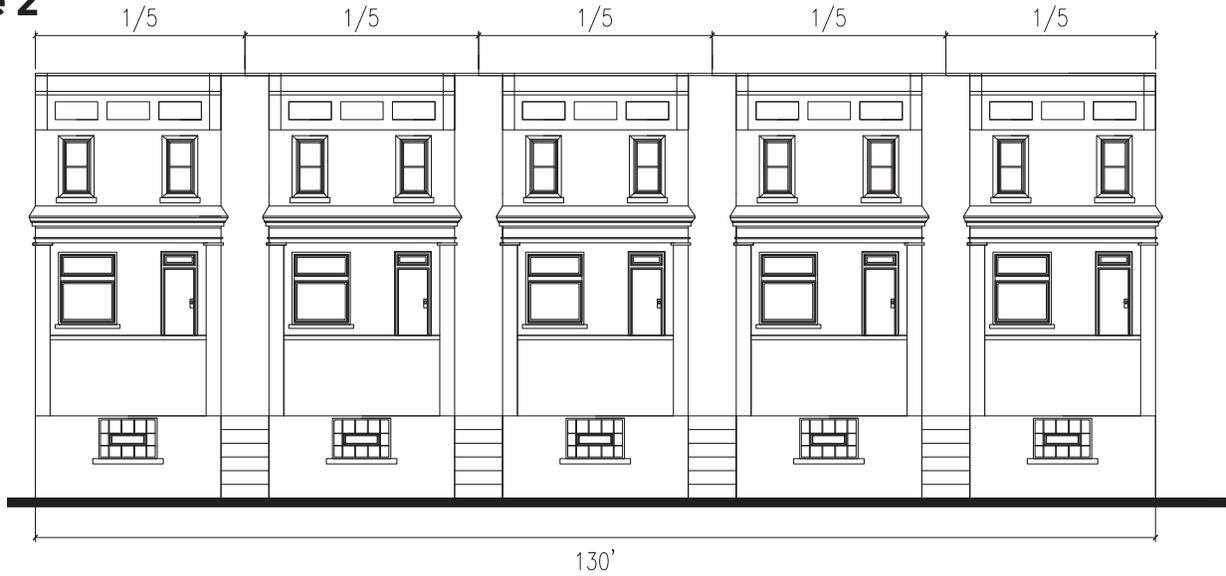
Common Door



6 Panel with Glass

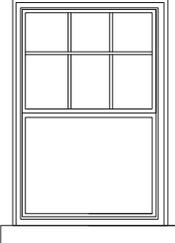
Building Composition:

Row House 2

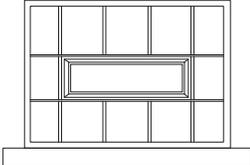


Windows & Doors:

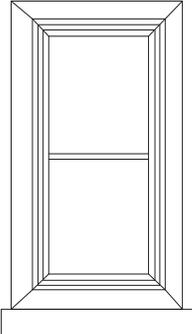
Common Windows



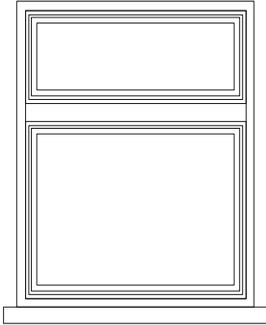
6-over-1 Double Hung



Glass Block + Air Vent

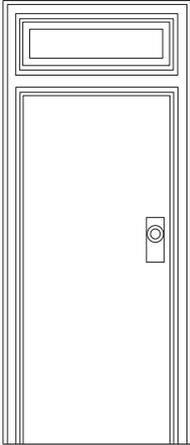


1-over-1 Double Hung



Fixed (Decorative) + Casement

Common Door



Flush Door + Transom

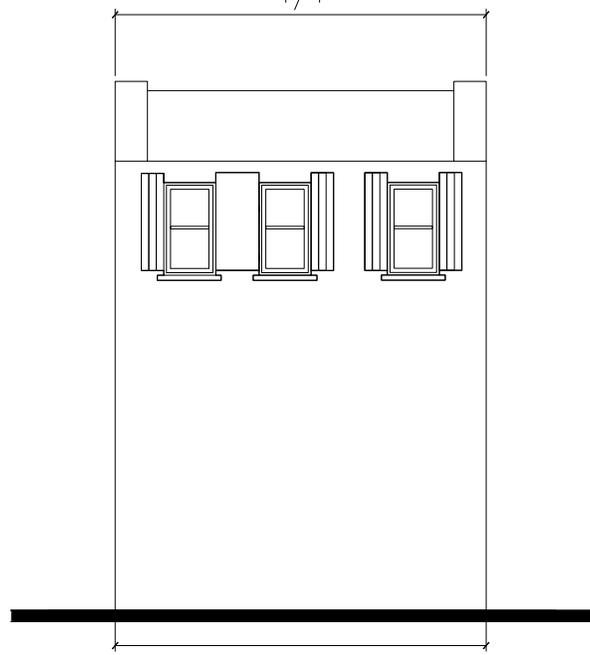
Building Composition:

**Row
House 3**



100'

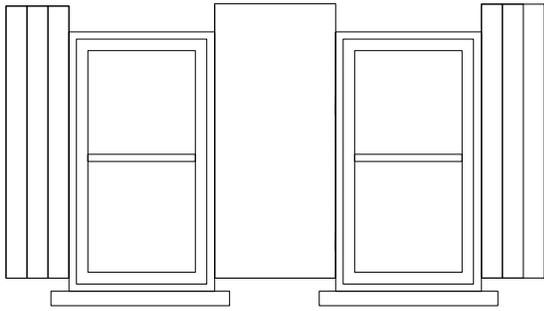
1/1



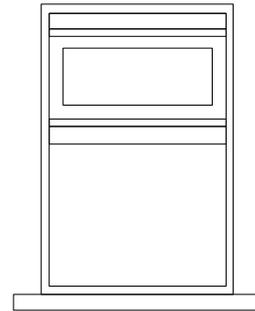
30'

Windows & Doors:

Common Windows

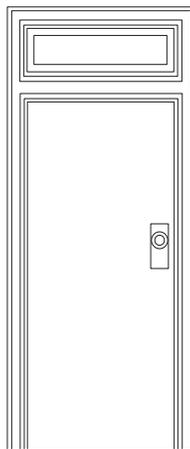


Paired Double Hung
w/ Wood Shutters



Fixed
+
Picture

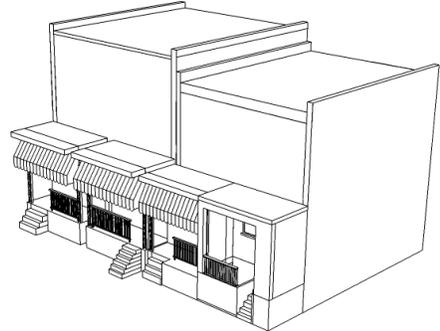
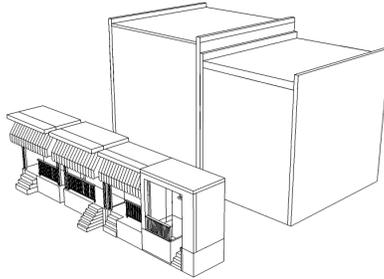
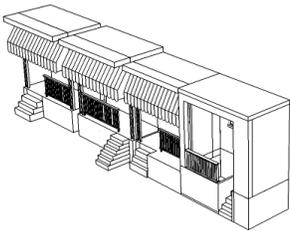
Common Door



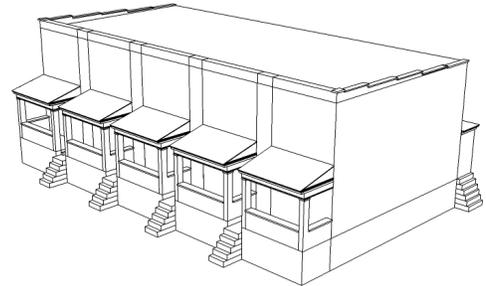
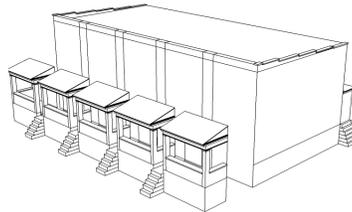
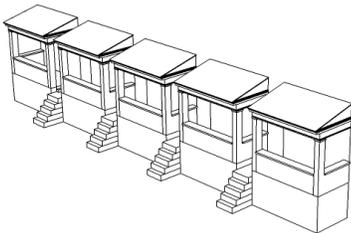
Flush Door

Massing:

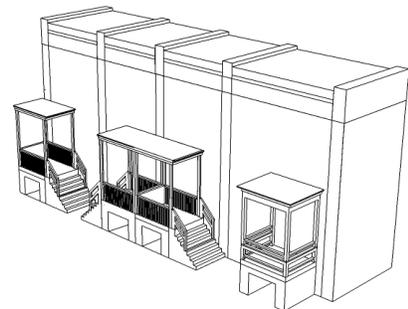
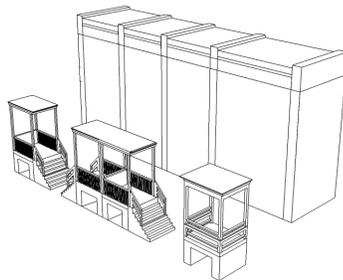
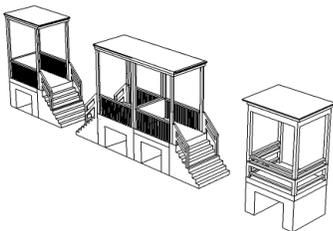
Row House 1



Row House 2



Row House 3



Materiality:

Most Common in Neighborhood:



Light Brick
(Exterior)

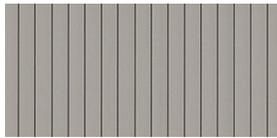


Medium Brick
(Exterior)



Red Brick
(Exterior)

Alternative Materials:



Vinyl Siding
(Exterior)



Stone
(Exterior)

Tudor Revival



Tudor Revival 2



Tudor Revival 3

Also known as “Storybook Style”, this style became popular in the United States during the 1920s. With its steep, and complex roof line, it is one of the more decorative housing styles found in Pittsburgh.

Common Features

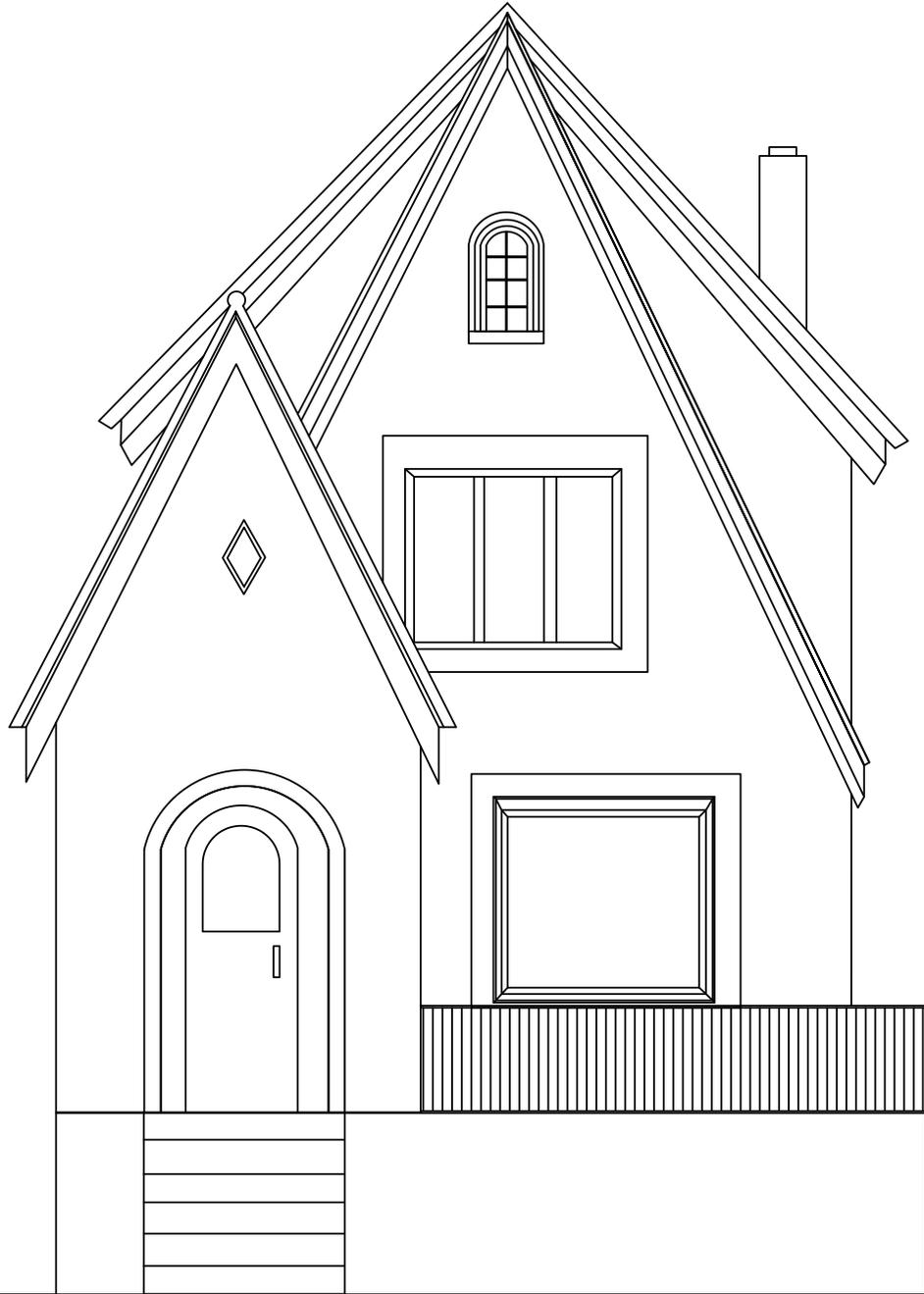
Massing: Elaborative design with arches or steep slopes for added dynamic.

Roof: Steeply pitched, front-facing gables.

Windows: Narrow windows, often with diamond panes.

Doors: Single door with rounded top to fit unique Tudor style.

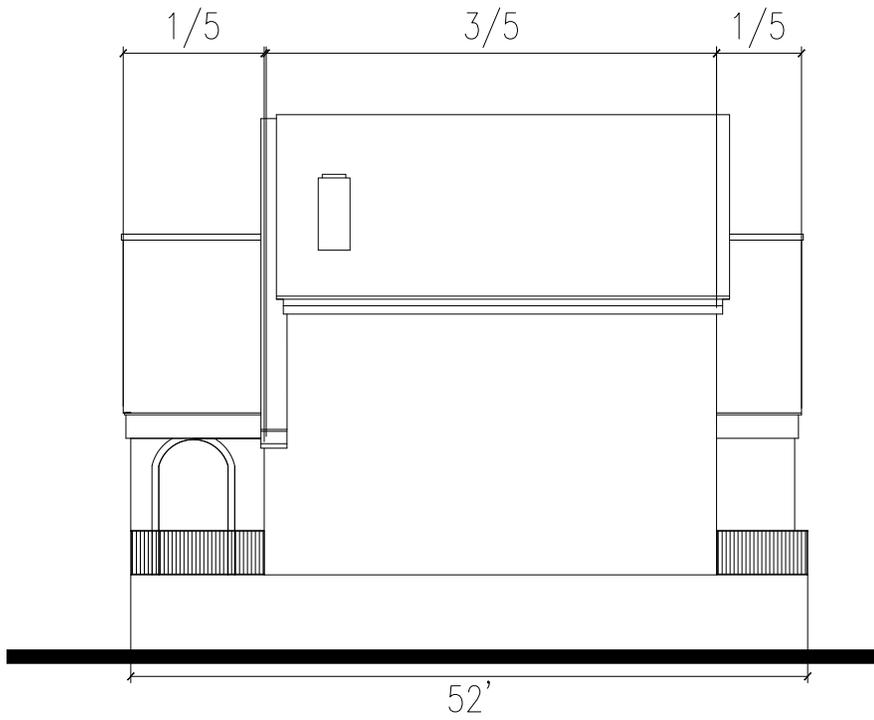
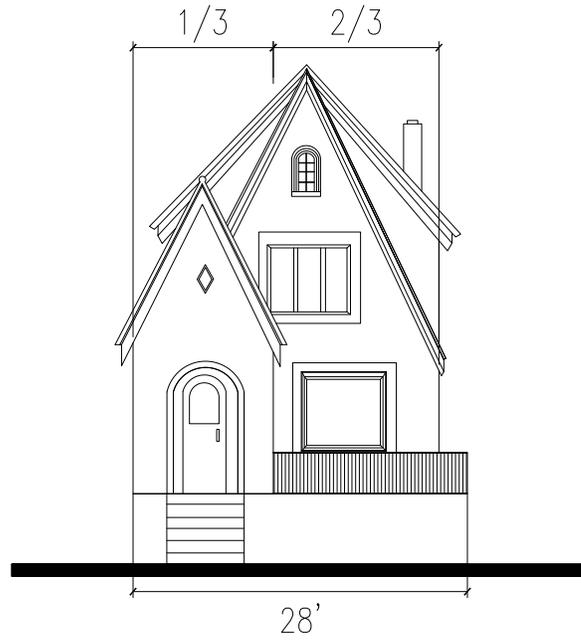
Walls: Stucco, brick or stone veneer, half-timbered decoration, elaborate chimney.



Tudor Revival 1

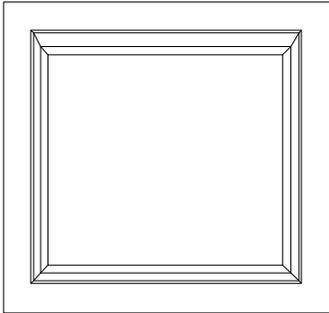
Building Composition:

Tudor Revival 1

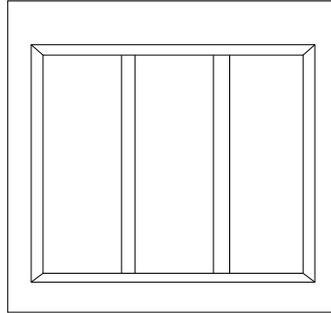


Windows & Doors:

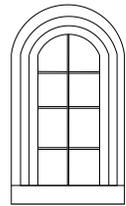
Common Windows



Picture

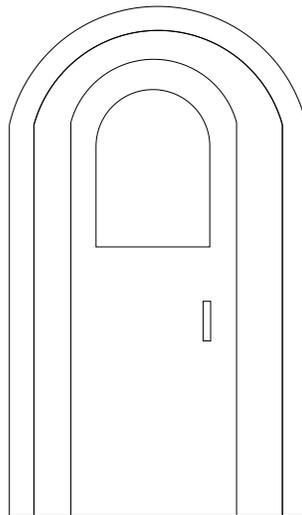


3 Panel Slider



4-over-4 Rounded

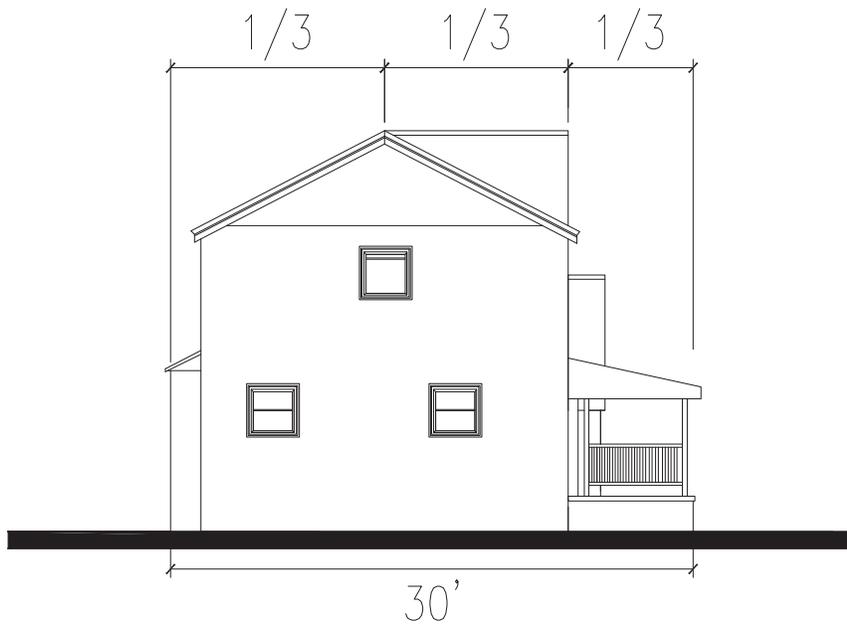
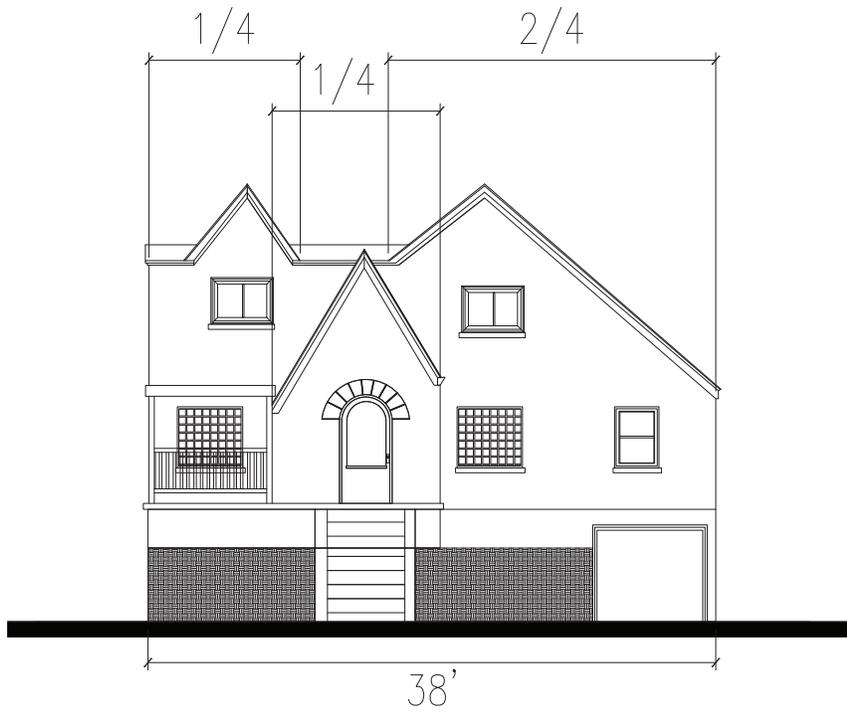
Common Door



Round Half Glass

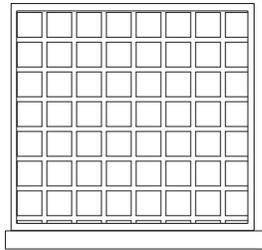
Building Composition:

Tudor Revival 2

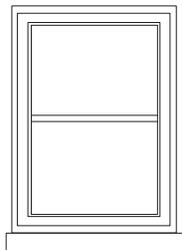


Windows & Doors:

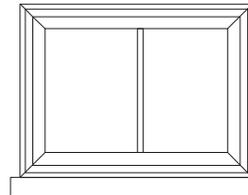
Common Windows



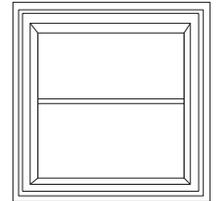
Glass Block



1-over-1
Double Hung

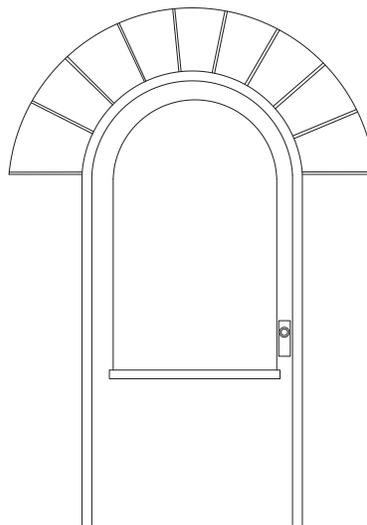


2 Panel Slider



1-over-1
Double Hung

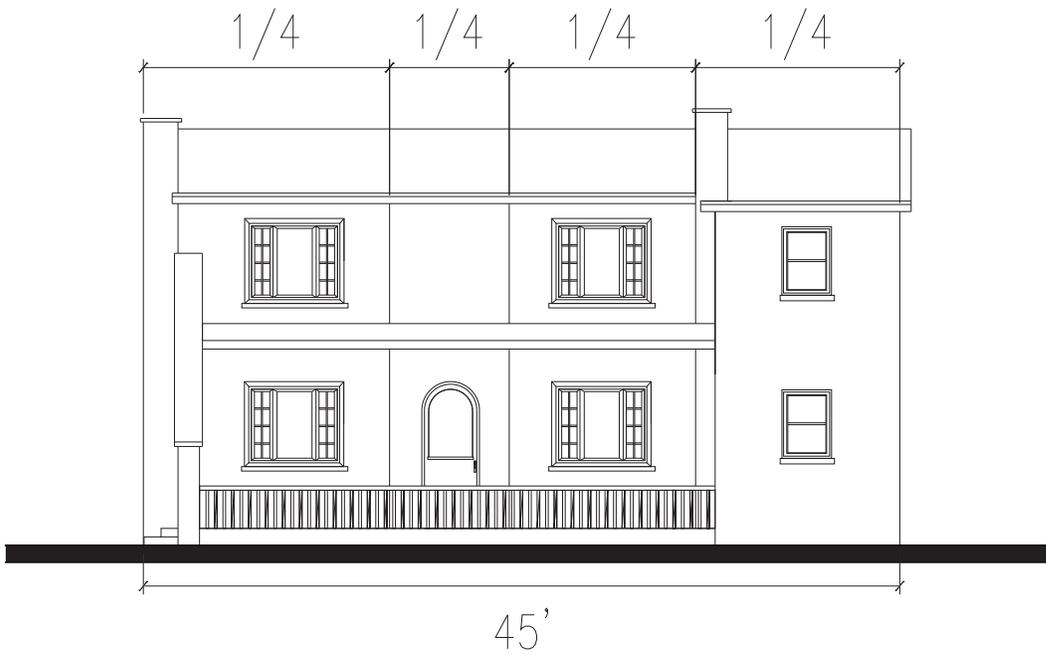
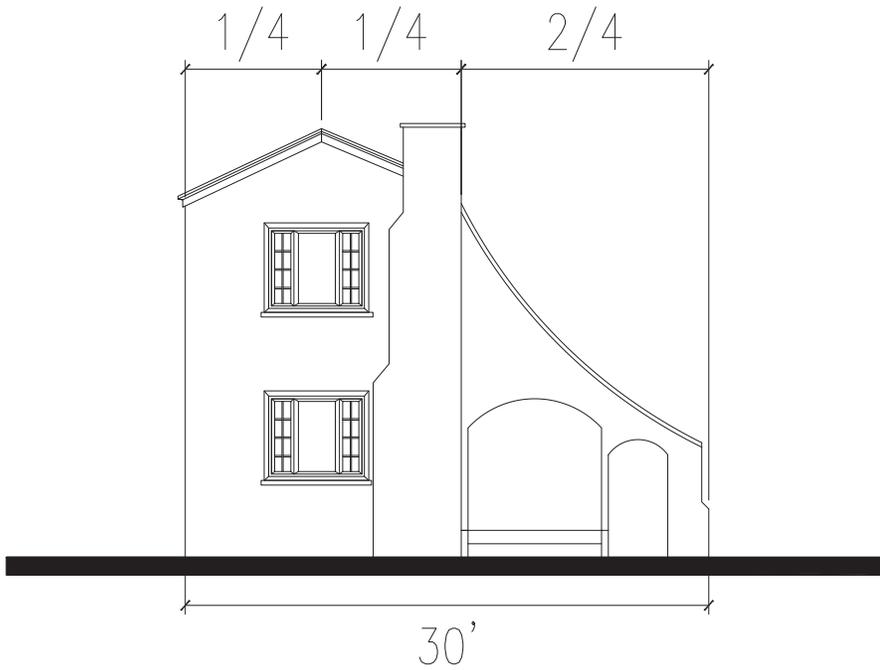
Common Door



Round Half Glass

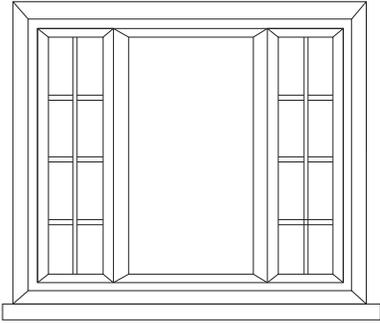
Building Composition:

Tudor Revival 3

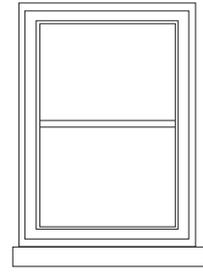


Windows & Doors:

Common Windows

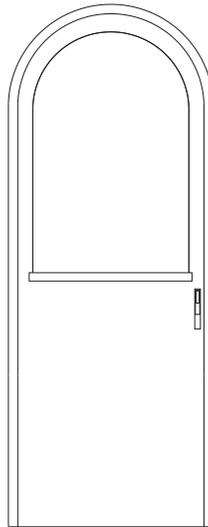


Casement
+ Fixed
(Decorative)



1-over-1
Double Hung

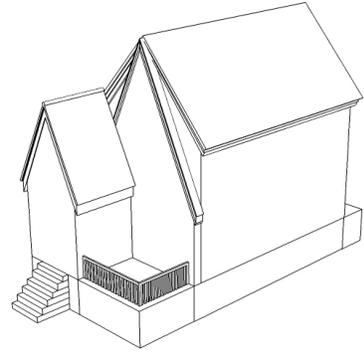
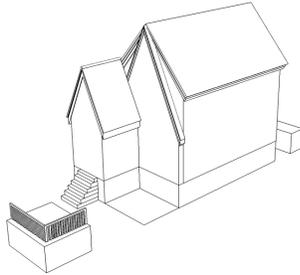
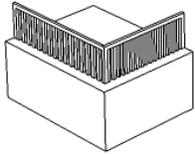
Common Door



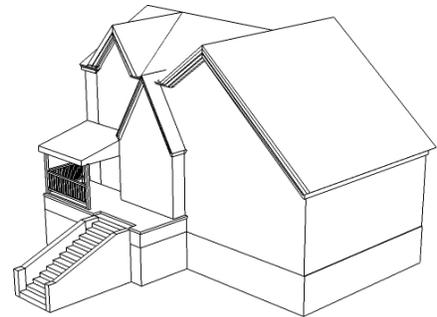
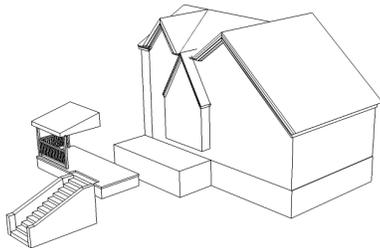
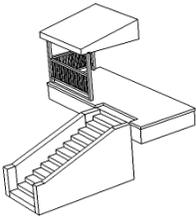
Round Half Glass

Massing:

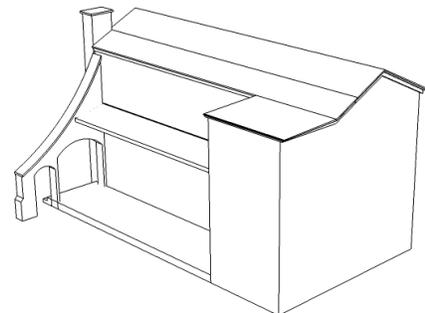
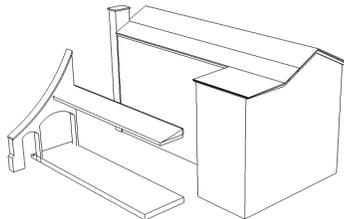
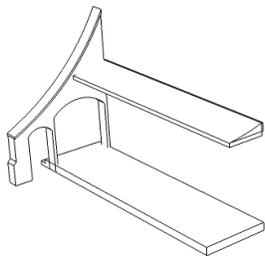
Tudor Revival 1



Tudor Revival 2



Tudor Revival 3



Materiality:

Most Common in Neighborhood:



Multi-Colored Stone
(Exterior)



Slim Stone
(Exterior)



Cobble Stone
(Exterior)

Alternative Materials:



Vinyl Siding
(Exterior)



Stone
(Exterior)



Wood Trim
(Exterior)



Stucco
(Exterior)

Second Empire

Also known as “Mansard Houses”, are generally tall and narrow. This style is modeled after the architecture in Paris during the reign of Napoleon III (1852-1870). Although common throughout Pittsburgh, there aren't many second empires found in Beltzhoover. However, it was important to note this style as an option for future development to occur.

Common Features

Massing: Large, elaborate, often decorated with molding and framing.

Roof: Mansard roof, decorative style.

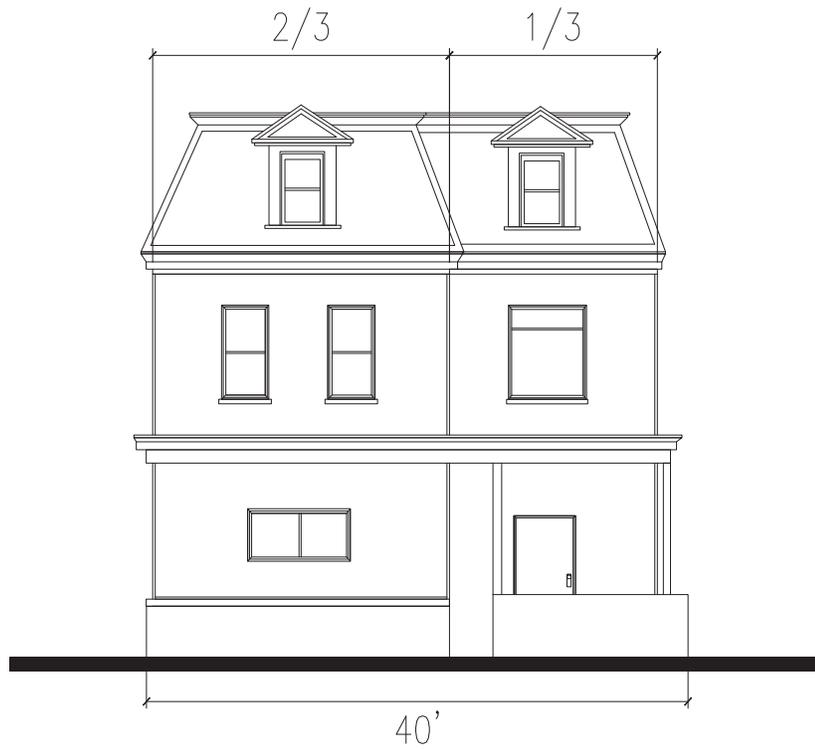
Windows: Ornate dormers and common.

Doors: Single or double door.

Walls: Usually brick with wooden trim.

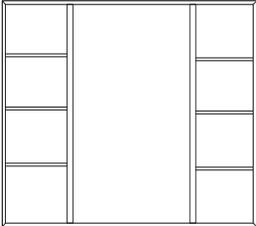


Building Composition:

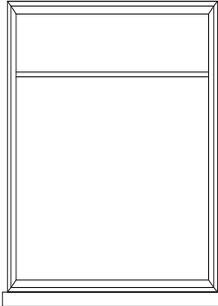


Windows & Doors:

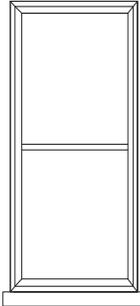
Common Windows



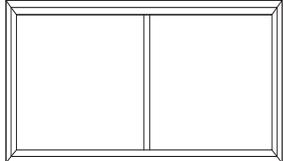
Casement +
Fixed



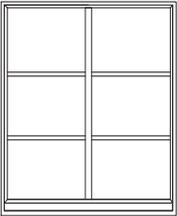
Fixed
(Decorative)



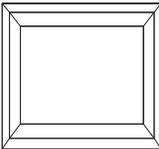
1-over-1
Double Hung



Slider

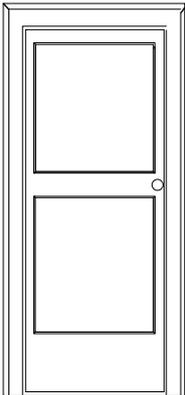


6-Panel
Casement



Casement

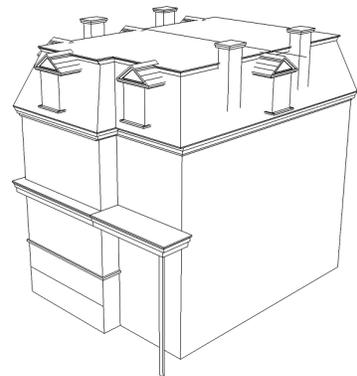
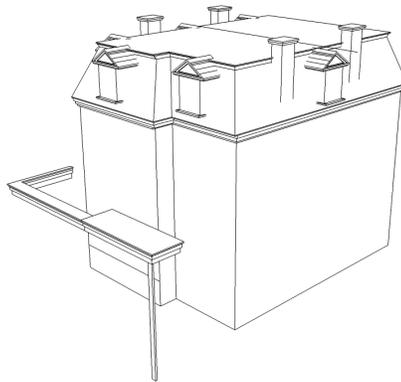
Common Door



Half Glass & Glass

Massing:

Second Empire



Materiality:

Most Common in Neighborhood:



Light Brick
(Exterior)



Wood Trim
(Exterior)



Red Brick
(Exterior)

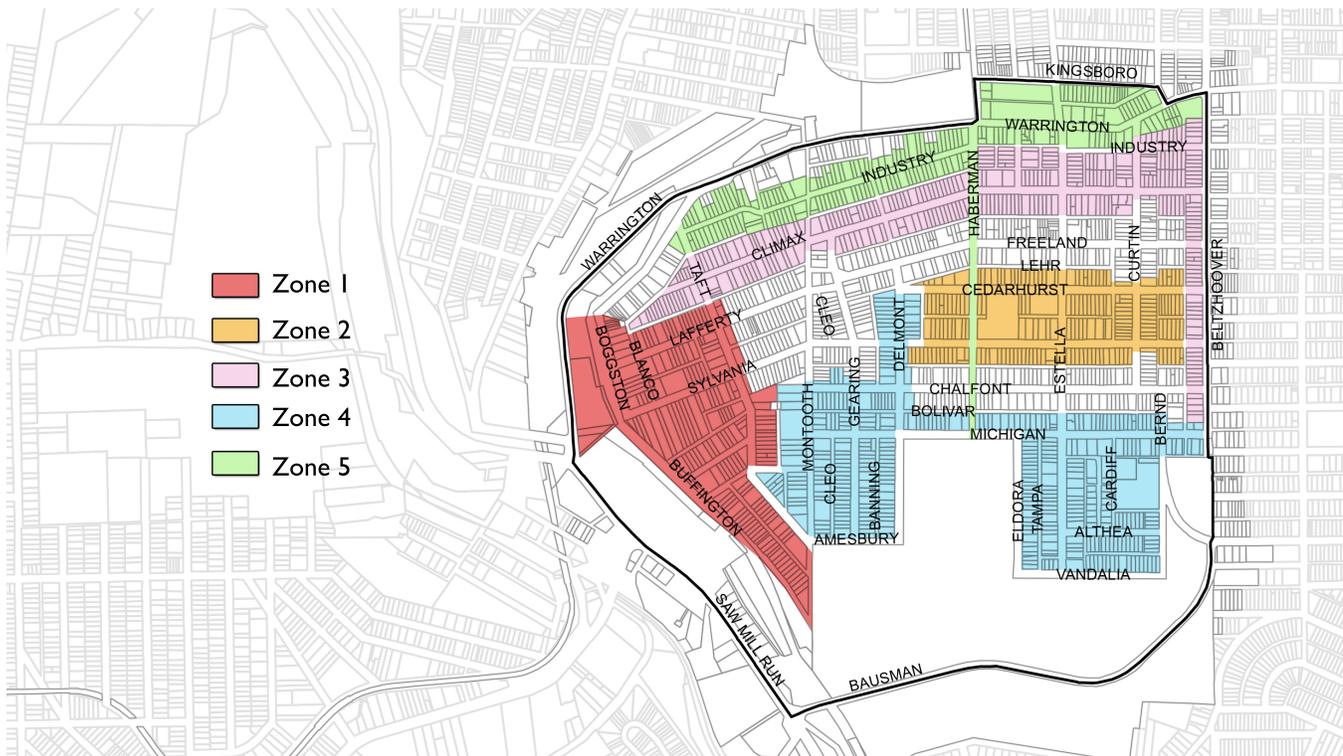
Alternative Materials:



Stucco
(Exterior)



Vinyl Siding
(Exterior)



Much of Beltzhoover’s revitalization will require community stakeholders to draw from existing neighborhood amenities and assets. Additional studies should be commissioned to determine how best to reimagine significant areas throughout the neighborhood . Most of the zones identified above are consistent with the community priorities referenced on pages 132 and 133 in the Greater Beltzhoover Toolkit, which were identified at two community design workshops in the summer of 2014 .

Zone 1: Transit Oriented Development (high priority)

This location is important because of its closeness to the Boggs Station T-stop. According to the Greater Beltzhoover Toolkit, “this may prompt a more extensive transportation assessment,” and given the proximity to Downtown Pittsburgh, there is great potential for redeveloping this area.

Zone 2: Business Development along Warrington Avenue Corridor (medium priority)

The toolkit identifies Warrington Avenue as “a pivotal street, which connects the neighborhoods of Allentown and Beltzhoover to each other and provides a site for potential redevelopment.” The recommendation would be a study of the corridor that would include a profile of current and existing business owners and a catalogue of properties to determine the status of the existing market.

Zone 3: Business Development along Warrington Avenue Corridor (medium priority)

Beltzhoover’s historic commercial district was along Climax Avenue. It’s important to study this area to gain a better understanding of the characteristics that made up the neighborhoods commercial structures. This can be done in conjunction with a study of Zone 2.

Zone 4: McKinley Park

While not included as a priority project, this area is important because it surrounds McKinley Park, which is one of Beltzhoover’s greatest assets. And related to Zone 5 below.

Zone 5: Beltzhoover Elementary School (low priority)

The focus of this zone is to understand the history of the Haberman Corridor and the Beltzhoover Elementary School. The Greater Beltzhoover Toolkit suggests that “feasibility studies, cross referenced with the wants and needs of neighborhood residents, will determine a plan of action for future repurposing of the structure.” They may also help residents and community organizations address the condition of the homes and streetscape surrounding the school.

URA Programs for Residents:

Home Buyer Loans

The URA has an array of mortgage products available to help you on your way to home to ownership. Income limits and program areas apply.

Pittsburgh Home Ownership Program (PHOP)

Provides below market rate first mortgage financing for the purchase of new or existing homes, in move-in condition, located in the City of Pittsburgh. Down payment/ closing cost assistance grant funds are available for the purchase of a URA-sponsored single family home. For further information about this program, contact Housing Program Officer at (412) 255-6698

Home Improvement Loans

The URA offers an array of products designed to assist you in the renovation or repair of your home. Income limits and program areas apply.

Pittsburgh Home & Rehabilitation Program (PHRP) AND PHRP for Energy Efficiency

PHRP provides a 0% fixed interest rate for up to 20 years for home improvements. With the new PHRP Plus, you receive the added benefit of energy Efficiency Loan Program with a grant of up to \$2,500.

Home Improvement Loan Program (HILP)

The interest rate is only 5.99% with terms of 10, 15 and 20 years with no equity requirements. You may borrow up to \$15,000 for a single unit home, although the home can have up to four units. For further information about this program, please contact Housing Program Officer at (412) 255-6677

Keystone Renovation and Repair Program (R&R)

Program is for homeowners in the City of Pittsburgh who earn up to \$99,000. Borrow up to \$35,000. There are no equity requirements. For Further Information about this program, please contact Housing Program Officer (412) 255-6677. For program Fact Sheet(s) go to <http://www.ura.org>

Home Energy Loan Program (HELP)

Interest free loans for low income homeowners to make emergency repairs to correct immediate health and safety hazards in an expedient manner. For further information about this program, please contact Finance Specialist at (412) 255-6573.

Home Accessibility Program for Independence

Funding available to low income homeowners or landlords with low income tenants to assist in making the home accessible to people with disabilities. Limited funding is available.

Pittsburgh Party Wall Program (PPWP)

Grant funding is available to low income homeowners or landlords with low income tenants to reconstruct exposed party walls of residential row houses. Vacant properties are not eligible. For further information about this program, please contact Housing Program Officer at (412) 255-6677.

Tax Abatement

If you purchase or build a new home or make home improvements on your home in the City of Pittsburgh or Allegheny County, City of Pittsburgh and District School taxes can be abated for 3 years. If the home is located within a Targeted Growth Zone, your City of Pittsburgh, and School District taxes can be abated for ten (10) years after property is reassessed.

URA Programs for Developers:

Housing

URA supported housing developments transform neighborhoods, protect affordability for Pittsburgh residents, and enhance the value of our communities. Residential Developer financing is offered by the URA's Housing Department. We offer a number of construction loan and grant gap financing programs that vary in features and eligibility requirements. Financing is available for small and large-scale new construction or the rehabilitation of rental or for-sale housing. We also provide equity financing to assist community-based organizations in real estate development projects that provide housing or job creation opportunities. We work with both for-profit and non-profit developers to structure individualized financing programs that work over the long term to create sustainable housing development project. The Pittsburgh Housing Construction Fund is one source available for financing new construction or rehabilitation of for-sale housing. Rental Housing Development and Improvement Program provides permanent gap financing for new construction for the rehabilitation of rental housing.

To discuss your residential development project with a housing development officer, contact Housing Development Programs at (412) 255-6670.

Earning the ENERGY STAR

The URA now requires all new residential construction projects that it builds or finance earn the ENERGY STAR. ENERGY STAR specifications make homes more energy efficient and comfortable which helps homeowners save money on utility bills and prevents unwanted pollution from energy production (mercury, particulates, CO2, etc.) from entering our atmosphere. ENERGY STAR version 3 includes additional specifications that address other aspects of whole house performance. These additional specifications help make homes that have earned the ENERGY STAR even more durable and healthy to live in by addressing issues including moisture and indoor quality.

For more information on ENERGY STAR homes please contact Sustainable Design Coordinator at (412) 255-6430.

Tax Abatement

Multiple tax abatement programs exist for development in the City of Pittsburgh, Abatement of City, County and School taxes may be made available for your commercial or residential renovation or redevelopment project based on project type and location. Staff at the URA can assist you in making an application for the product that applies to your project.

Elm Street

The Elm Street Program was created by the Commonwealth of Pennsylvania to strengthen our states historic downtown neighborhoods that are below by low property values, negative images, and perceptions or poor public safety. Elm Street aims to improve the situation of Pennsylvania's urban neighborhoods while linking revitalization efforts to those of adjacent business districts. Using the long established Main Street programs as a model, the Elm Street concept is structured around simultaneous action in five focus areas (clean, Safe and Green; Neighbors and Economy; Design; Image and Identity; and Sustainable Organization), intergrated through a community-based strategic planning process. The Elm Street program is a work in progress, and is likely to be so for the next several years. The URA partners with the Pittsburgh Partnership for a work in progress, and is likely to be so for the next several years. The URA partners with the Pittsburgh Partnership for Neighborhood Development to pilot the Elm Street program in five Pittsburgh communities:

East Allegheny

East Liberty

Lawrenceville

South Side Slopes

For more information on the Elm Street program, please contact Main Street/Elm Street Program Coordinator at (412) 255-6686

Green Development Resources for Residential Development

The benefits of green buildings are both broad and specidic. For businesses, green buildings can offer economic advantages including lower operating costs, increased productivity, reduced absenteeism, and higher rental and retail sales rates. Green residential developments provide occupants with lower monthly utility bills as well as increased comfort and indoor air quality. Pittsburgh is recognized as a leader in the construction of green buildings and we believe that maintenance of this position is advantageous to make the City of Pittsburgh a more desirable place to live, work and play.

References:

- References & Resources
- Previous Planning Efforts
- Central Northside Community Plan- Pfaffman + Associates
- Information
- [http://www.pittsburghcityliving.com/neighborhoodProfile.php?neighborhood=Central %20 Northside](http://www.pittsburghcityliving.com/neighborhoodProfile.php?neighborhood=Central%20Northside)
- http://www.riverofsteel.com/_uploads/files/northside-final-report.pdf
- <http://www.visitpittsburgh.com/essentials/neighborhoods/north-shore/history/>
- Mike Hauptman – Queen Village Neighborhood Conservation District
- <http://www.indy.gov/eGov/City/DMD/IHPC/Districts/Conservation/Pages/home.aspx>
- <http://www.indy.gov/eGov/City/DMD/IHPC/Districts/Conservation/Pages/home.aspx>
- <http://www.sanantonio.gov/planning/neighborhoods/mahncke/Appendix%20I.PDF>
- Save a Tree: The Tree and Shrub Care Company
- Martin Pegler, Streetscapes
- U.S. National Park Service
- Images
- Benefits of Trees – Yoga Palm Trees
- Image of Tree – Love Big Trees
- Blue Flag Iris – http://upload.wikimedia.org/wikipedia/commons/2/27/Blue_Flag_Ottawa.jpg
- Boneset – [http://upload.wikimedia.org/wikipedia/commons/6/6a/Eupoatorium_ perfoliatum_001.jpg](http://upload.wikimedia.org/wikipedia/commons/6/6a/Eupoatorium_perfoliatum_001.jpg)
- Golden Grpundsel – http://www.northcreeknurseries.com/_ccLib/image/plants/DETA-283.jpg
- Monkey Flower – http://www.biology4kids.com/extras/dtop_plants/monkeyflower.html
- Murals – www.pghmurals.com
- Central Northside – Patrick Joust – [http://www.flickrriver.com/places/United+States/ Pennsylvania/Pittsburgh/Central+North+Side/](http://www.flickrriver.com/places/United+States/Pennsylvania/Pittsburgh/Central+North+Side/)
- Framing – <http://www.thenewyorkgreenadvocate.com/2012/05/building-blocks-of-successful-green.html>
- Natural Ventalization – [http://vi.sualize.us/eco_oficina/natural%20ventilation/?sort=url_asc](http://visualize.us/eco_oficina/natural%20ventilation/?sort=url_asc)
- Window Diagram – http://www.abettercity.org/toolkit/energy_installwindows.html
- Landscaping Devices – <http://www.greenspec.co.uk/energy-efficient-windows.php>
- Aerial Map – Google Earth
- Central Northside – <http://walkingbostonian.blogspot.com/2012/04/problems-in-pittsburgh.html>

- <http://hamercenter.psu.edu/content/community-and-neighborhood-design-studio-lewistown-pa>
- <http://ecode360.com/13714055> City of Pittsburgh, PA Mixed Use Zoning Districts
- Central Northside - <http://walkingbostonian.blogspot.com/2012/04/problems-in-pittsburgh.html>
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