



CITY OF PITTSBURGH
Historic Review Commission
Application for a Certificate of Appropriateness

DIRECTIONS:

Please note: You must complete a Zoning and Development Review Application (ZDR) along with this Application. The ZDR can be filed and fees paid online after creating an account at OneStopPGH. Please upload this Application when submitting the ZDR along with your supporting documentation.

DEADLINE:

Completed applications must be received at least 13 business days prior to the HRC hearing, when a hearing is required. In order to confirm your spot on the agenda, you must confirm that your application has been received by emailing historicreview@pittsburghpa.gov.

FEESCHEDULE:

See attached.

STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

DISTRICT: _____

ZDR #: _____

FEE PAID: _____

ADDRESS OF PROPERTY:

320 Cedarhurst Street, Pittsburgh PA, 15210

APPLICANT/PROPERTY OWNER INFORMATION

OWNER NAME: Beltzhoover Consensus Group COMPANY NAME: _____

OWNER ADDRESS: 610 Delmont Ave., Pittsburgh, PA 15210

APPLICANT NAME: Peter Neff COMPANY NAME: UpStreet Architects, Inc.

APPLICANT ADDRESS: 541 Philadelphia Street, Indiana, PA 15701

APPLICANT CONTACT (EMAIL): pneff@upstreetarchitects.com (PHONE): 724-349-3601

SUPPORTING DOCUMENTATION (REQUIRED):



Drawings



Photographs



Renderings



Site Plan



Other

DETAILED DESCRIPTION OF PROPOSED PROJECT (ATTACH ANOTHER SHEET IF NEEDED):

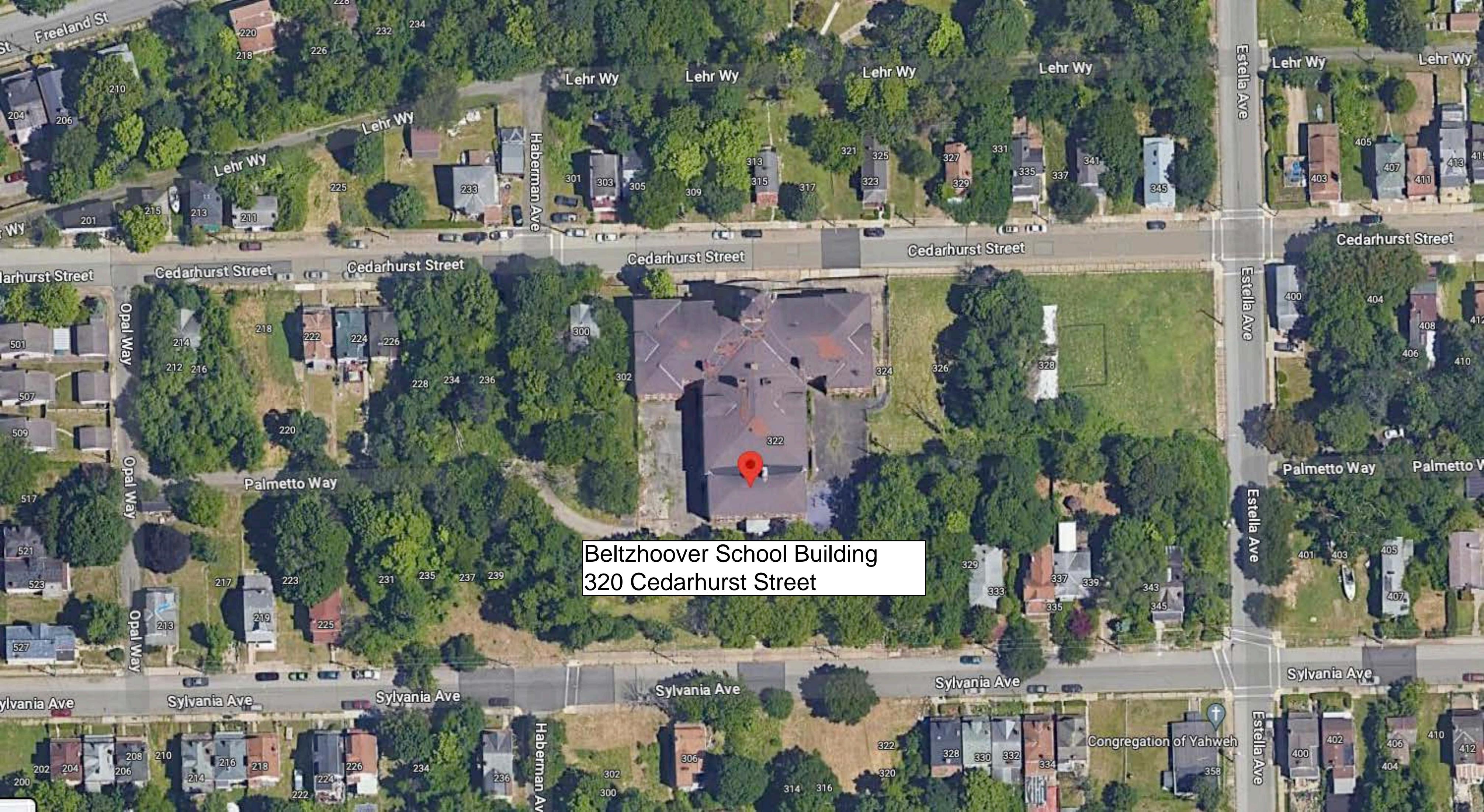
Redevelop the existing school as housing with community spaces and parking for residents.

Part of the renovations will serve a Community Service Function and will be leased to an entity not yet determined at this time.

APPLICANT OR PROPERTY OWNER SIGNATURE:

SIGN: _____

DATE: 6-7-2023



Beltzhoover School Building
320 Cedarhurst Street











Dr. LOUIS A. VENSON SENIOR LOFTS

Description of work

The existing school building sits on a 2.3 acre parcel, between Cedarhurst St. and Sylvania St. with two full stories above ground and a basement buried half below ground. There will be a new 3 story addition connected to the West side of the building adding additional units on the top two floors with the lower level dedicated to a Community Service Facility that will have its own separate entrance to Cedarhurst Street. All required roadwork, sidewalks, and utility extensions will be part of this project and are conveniently at or near the property lines. The site is not in a flood plain.

The overall plan provides pedestrian friendly circulation to the streets, connections to the neighborhood and future infill development with off-street parking between the main building and the duplexes along the closed off street of Haberman Alley which will be opened as part of this project. Site lights, sidewalks and landscaping will enhance the projects environment. There will be new sidewalks, a dumpster enclosure and an outdoor bike parking area contained within the new paved parking area that sits between the existing school building and the new cottages directly behind the building.

The proposed 44 unit development is comprised of the existing school building, a three story addition and two different types of duplexes which will provide a variety of apartment living styles. The existing school building will have 24 apartment units, while the addition will provide another 12 units. 4 of the duplexes are one story cottages, and the other 4 are two story townhouses designed to blend in the scale and style of the neighboring housing. There will be a total of (30) 1-bedroom units and (14) two-bedroom units of which (3) 1-bedroom units and (3) two-bedroom units will be HC accessible. The lower level of the existing school building will provide a Community room, Library, activity rooms, management office, supportive services office, conference room, tenant storage and a bike storage space. Maintenance and general storage space will also be contained in the lower level for the entire development. There will be 1-hour fire separations between units and sprinklers throughout.

The addition to the existing building will have a Community Service Facility on the lowest level, connected to the building with an entrance, elevator and stair core. This Community Service Facility will have its own separate entrance to Cedarhurst, and will provide services to the residents as well as the surrounding community. The connecting core bridges the street level and the raised parking level in the rear of the building with an internal stair and elevator. The lobby from Cedarhurst Street level will provide an entrance to the residential area with a vestibule, waiting space with chairs, and mailbox area. The second and third floors of the addition will provide 6 new apartments on each floor, with a new stair tower for egress along Haberman Ave.

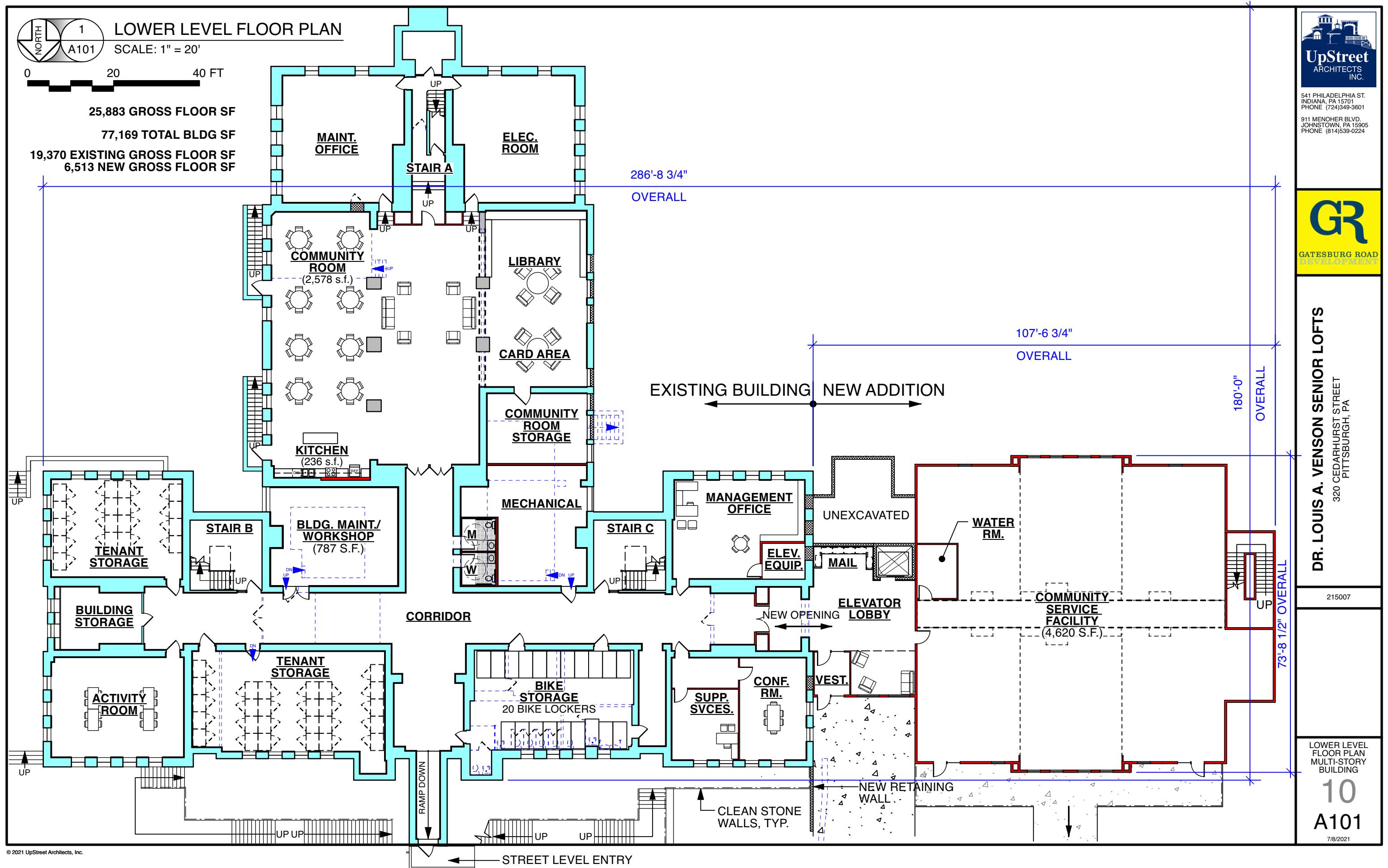
The existing school buildings large staircases connecting the lower level, first and second floors will be restored and available to residents to use for convenience and/or fitness. The addition will be connected and open to the existing building via the elevator lobby core.

Exterior building finishes on the new school addition and elevator connecting core will be stone and brick to compliment the historic building's finishes while creating a lasting durable elegance. The lower level of



the addition will utilize metal canopies designed to echo the sight lines of the historic grand staircase out in front of the school while also providing shelter for the entry points of the Community Service Facility space. A flat roof on the new addition will allow the existing historic school's roof lines to remain prominent and will also provide space for concealing mechanical equipment. The existing building will receive masonry cleaning and pointing, new roofing, new box gutter liner and new downspouts.

MULTI-STORY BUILDING - EXISTING BUILDING AND ADDITION



MULTI-STORY BUILDING - EXISTING BUILDING AND ADDITION



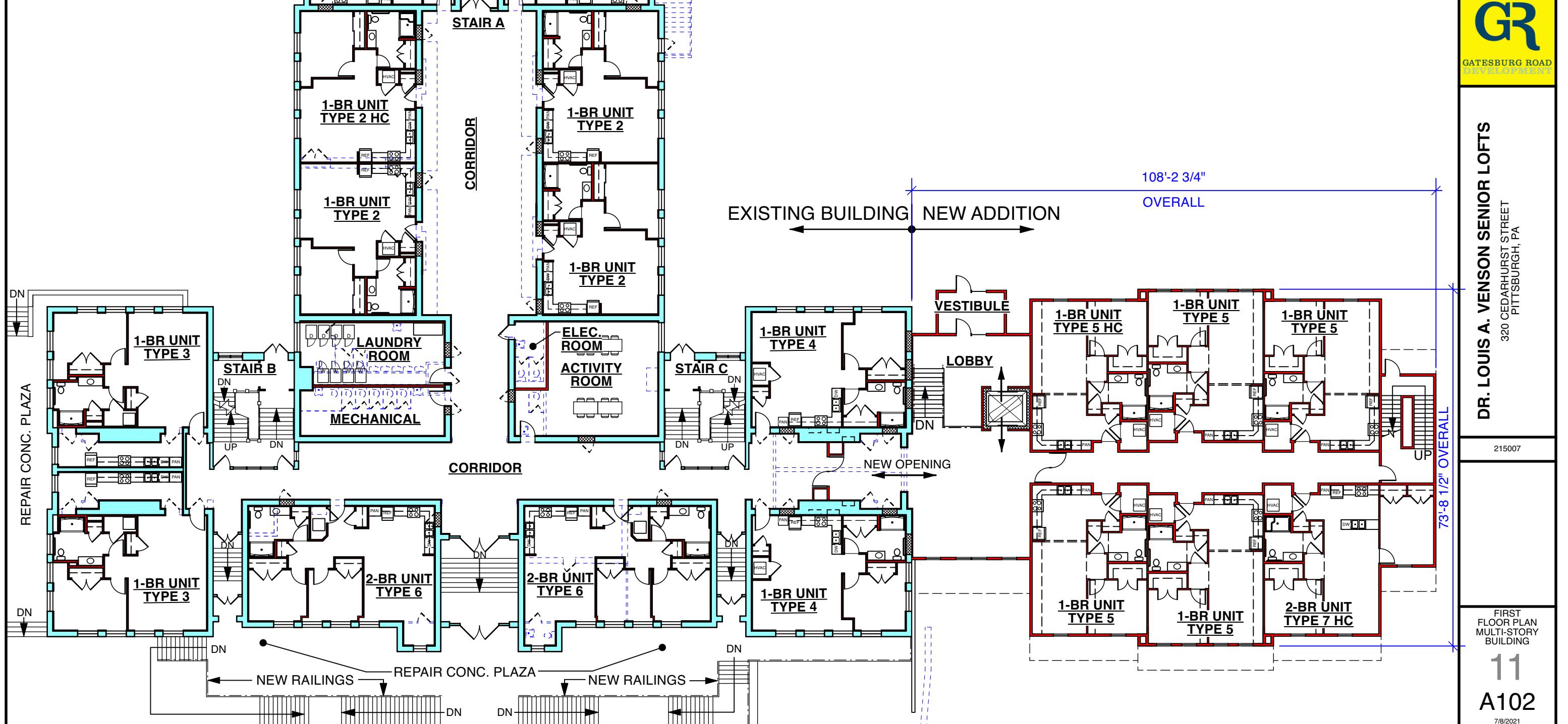
FIRST FLOOR PLAN

SCALE: 1" = 20'

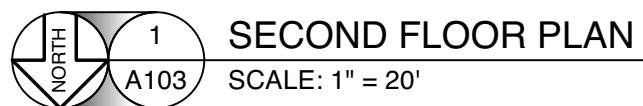
0 20 40 FT

25,905 GROSS FLOOR SF

18,926 EXISTING GROSS FLOOR SF
6,979 NEW GROSS FLOOR SF



MULTI-STORY BUILDING - EXISTING BUILDING AND ADDITION



SECOND FLOOR PLAN

SCALE: 1" = 20'

0 20 40 FT

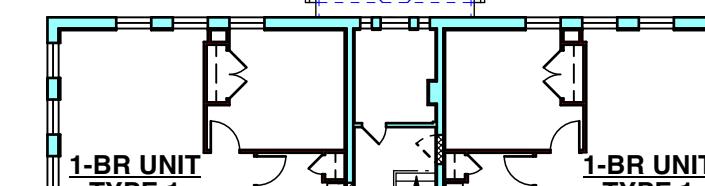
25,381 GROSS FLOOR SF

18,831 EXISTING GROSS FLOOR SF

6,550 NEW GROSS FLOOR SF

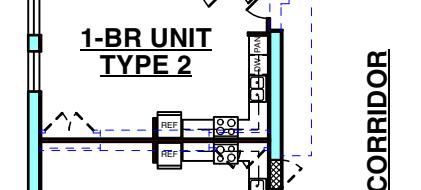
1-BR UNIT
TYPE 1

1-BR UNIT
TYPE 1



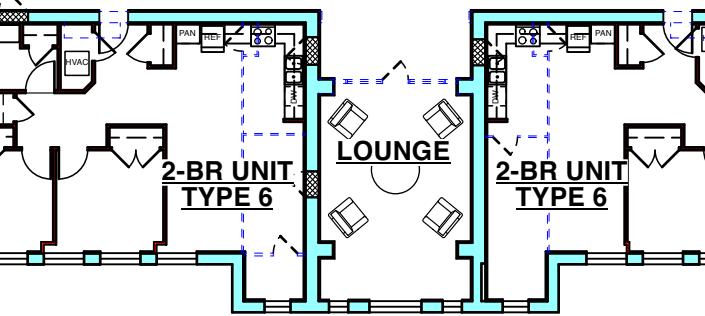
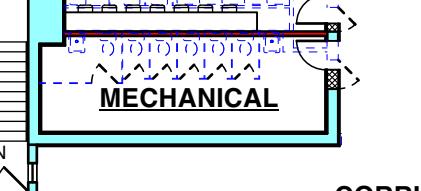
STAIR A

CORRIDOR



STAIR B

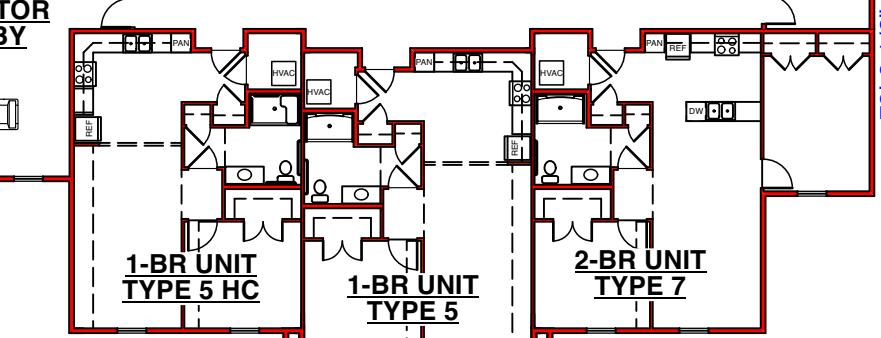
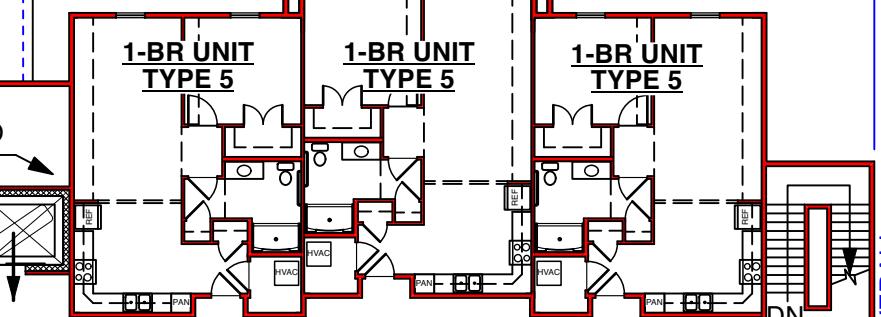
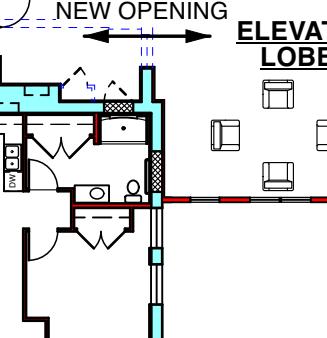
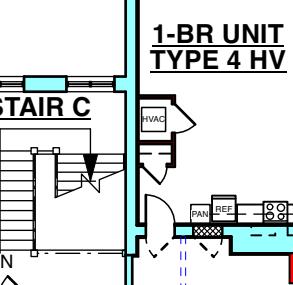
CORRIDOR



EXISTING BUILDING NEW ADDITION

108'-2 3/4"
OVERALL

ROOF BELOW



OPEN TO BELOW

RAILING

NEW OPENING

ELEVATOR
LOBBY

12
A103

215007

SECOND
FLOOR PLAN
MULTI-STORY
BUILDING

GR
GATESBURG ROAD
DEVELOPMENT

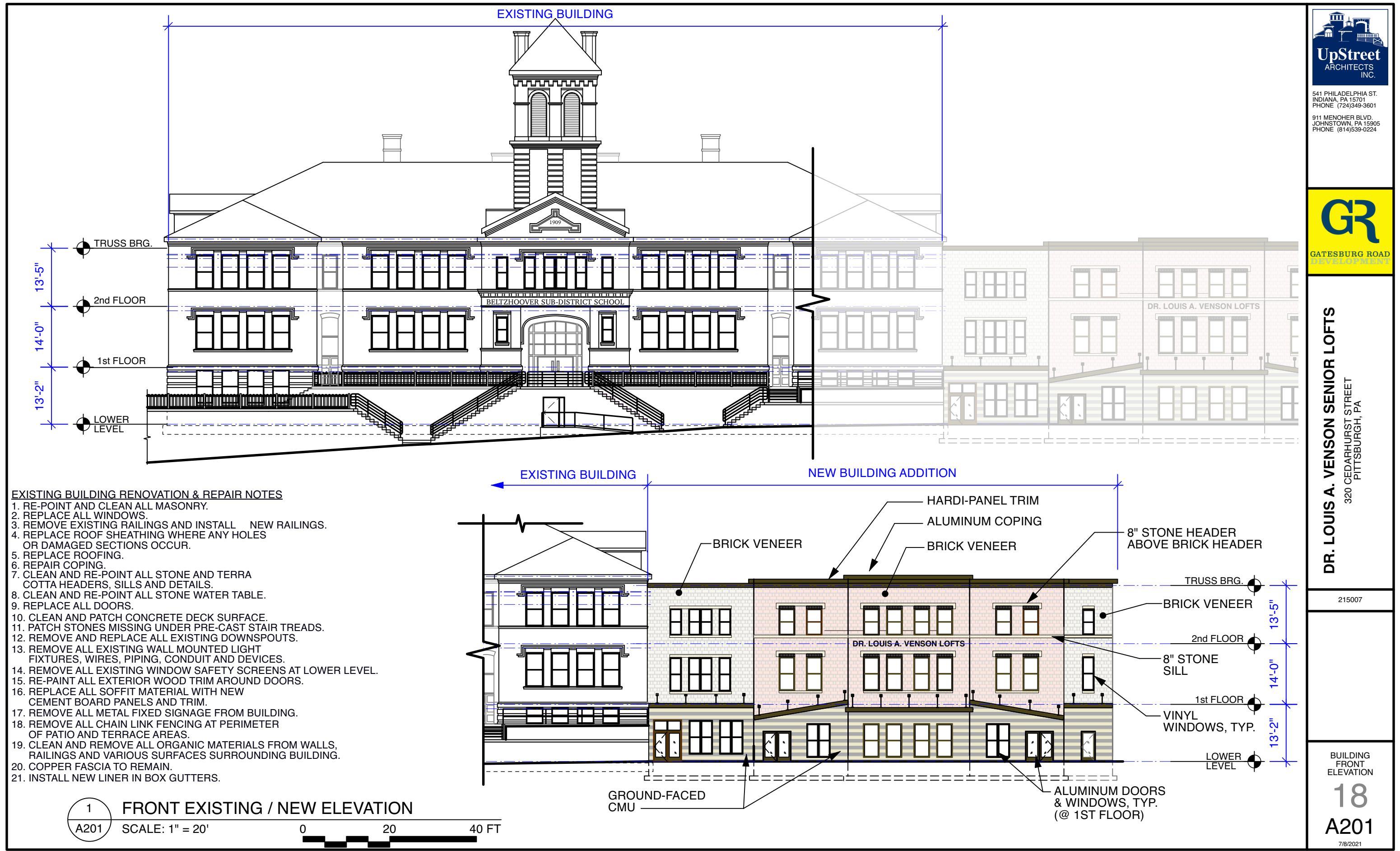
320 CEDARHURST STREET
PITTSBURGH, PA

UpStreet
ARCHITECTS INC.

541 PHILADELPHIA ST.
INDIANA, PA 15701
PHONE (724)349-3601

911 MENOHER BLVD.
JOHNSON, PA 15905
PHONE (814)539-0224

MULTI-STORY BUILDING



MULTI-STORY BUILDING

EXISTING BUILDING RENOVATION & REPAIR NOTES

1. RE-POINT AND CLEAN ALL MASONRY.
2. REPLACE ALL WINDOWS.
3. REMOVE EXISTING RAILINGS AND INSTALL NEW RAILINGS.
4. REPLACE ROOF SHEATHING WHERE ANY HOLES OR DAMAGED SECTIONS OCCUR.
5. REPLACE ROOFING.
6. REPAIR COPING.
7. CLEAN AND RE-POINT ALL STONE AND TERRA COTTA HEADERS, SILLS AND DETAILS.
8. CLEAN AND RE-POINT ALL STONE WATER TABLE.
9. REPLACE ALL DOORS.
10. CLEAN AND PATCH CONCRETE DECK SURFACE.
11. PATCH STONES MISSING UNDER PRE-CAST STAIR TREADS.
12. REMOVE AND REPLACE ALL EXISTING DOWNSPOUTS.
13. REMOVE ALL EXISTING WALL MOUNTED LIGHT FIXTURES, WIRES, PIPING, CONDUIT AND DEVICES.
14. REMOVE ALL EXISTING WINDOW SAFETY SCREENS AT LOWER LEVEL.
15. RE-PAINT ALL EXTERIOR WOOD TRIM AROUND DOORS.
16. REPLACE ALL SOFFIT MATERIAL WITH NEW CEMENT BOARD PANELS AND TRIM.
17. REMOVE ALL METAL FIXED SIGNAGE FROM BUILDING.
18. REMOVE ALL CHAIN LINK FENCING AT PERIMETER OF PATIO AND TERRACE AREAS.
19. CLEAN AND REMOVE ALL ORGANIC MATERIALS FROM WALLS, RAILINGS AND VARIOUS SURFACES SURROUNDING BUILDING.
20. COPPER FASCIA TO REMAIN.
21. INSTALL NEW LINER IN BOX GUTTERS.



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GATESBURG ROAD
DEVELOPMENT

DR. LOUIS A. VENSON SENIOR LOFTS

320 CEDARHURST STREET
PITTSBURGH, PA

215007

EXISTING
BUILDING
LEFT
ELEVATION

21
A204

7/8/2021



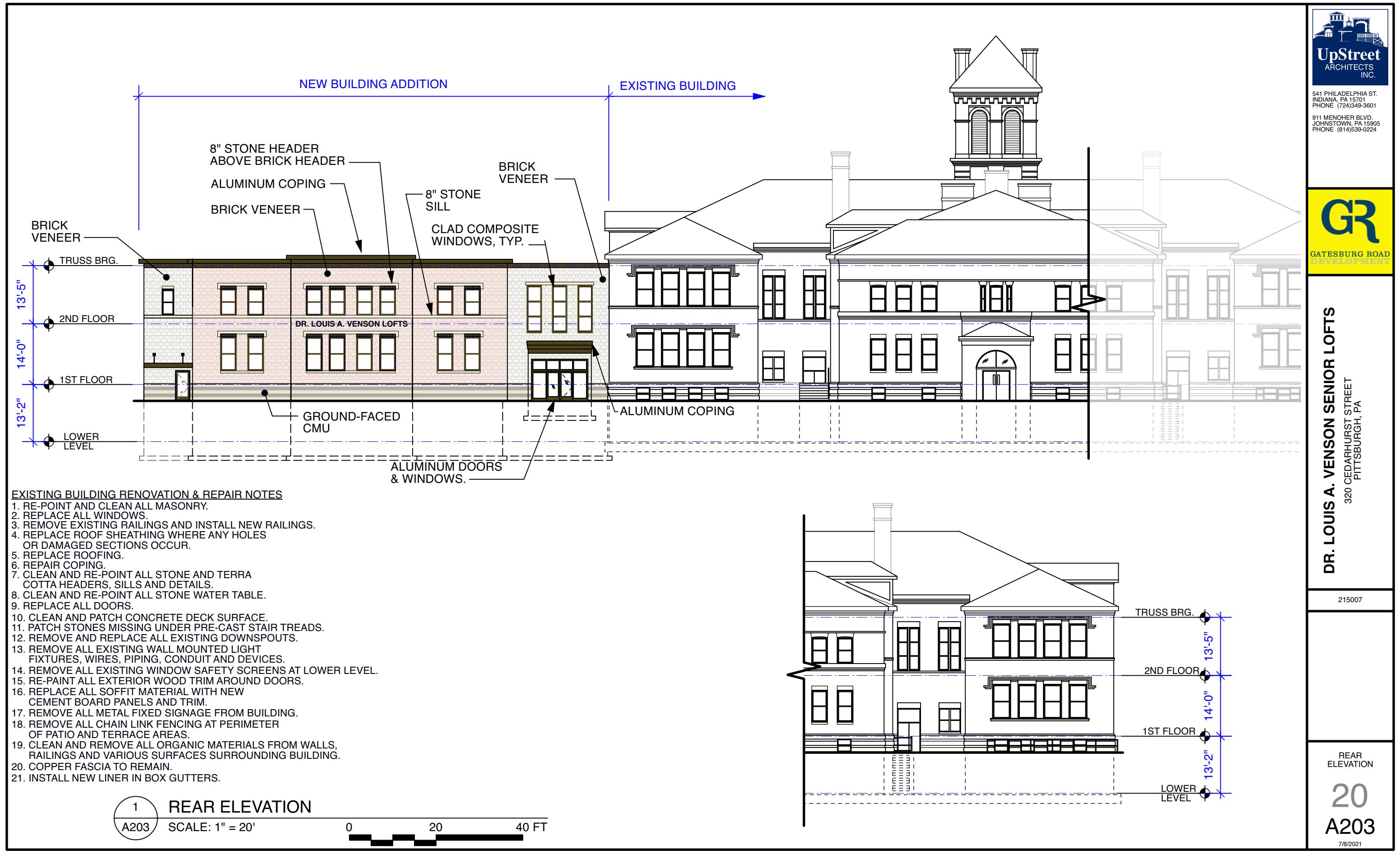
1
A204

EXISTING BUILDING LEFT ELEVATION

SCALE: 1" = 20'

0 20 40 FT

MULTI-STORY BUILDING



MULTI-STORY BUILDING

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EXISTING BUILDING RENOVATION & REPAIR NOTES (CONT.)

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GATESBURG ROAD
DEVELOPMENT

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320 CEDARHURST STREET
PITTSBURGH, PA

215007

BUILDING
SIDE
ELEVATION

19
A202

7/8/2021

