



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.

FEE SCHEDULE:

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):

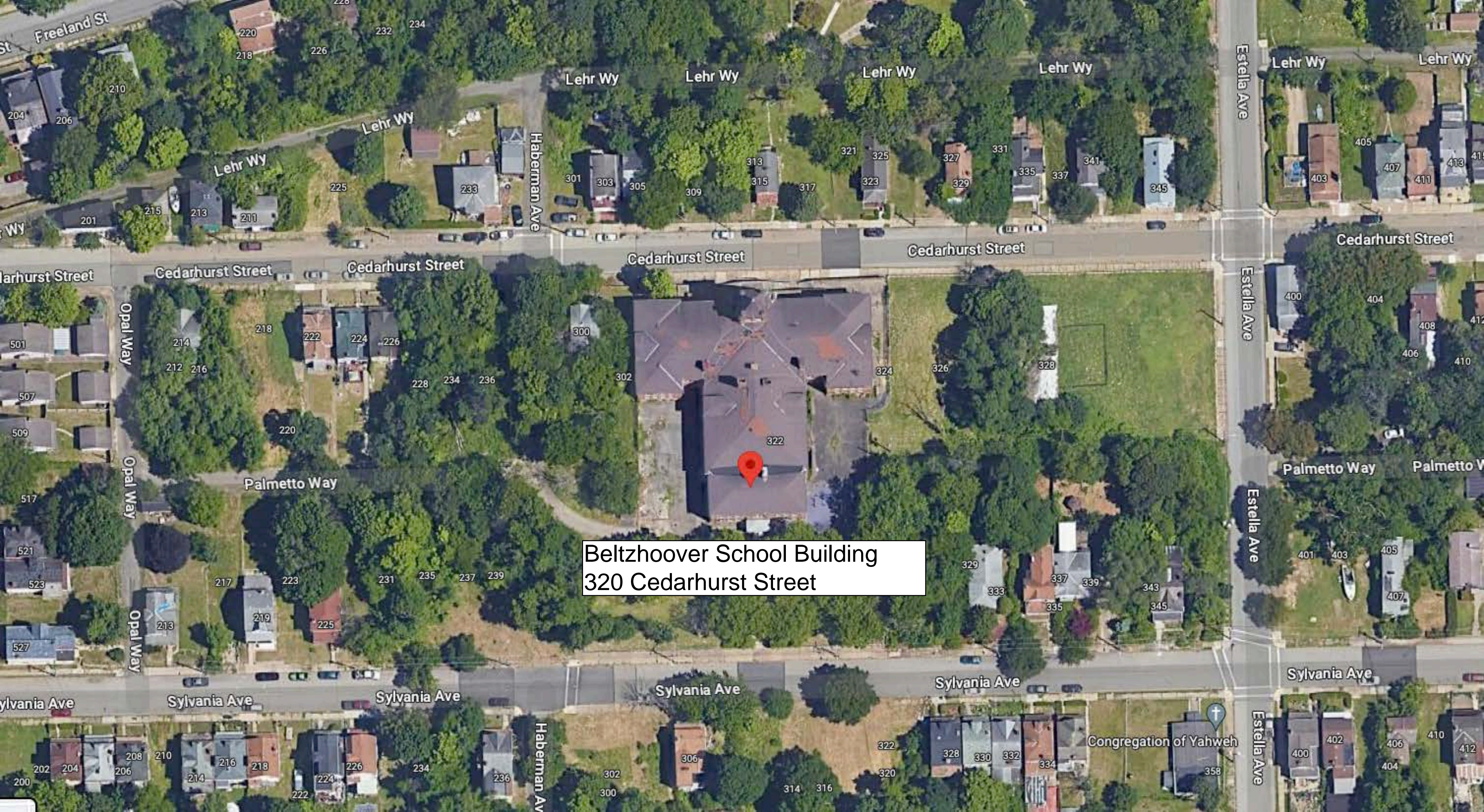
Redevelop the existing school as housing with community spaces and parking for residents.

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 it's 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.

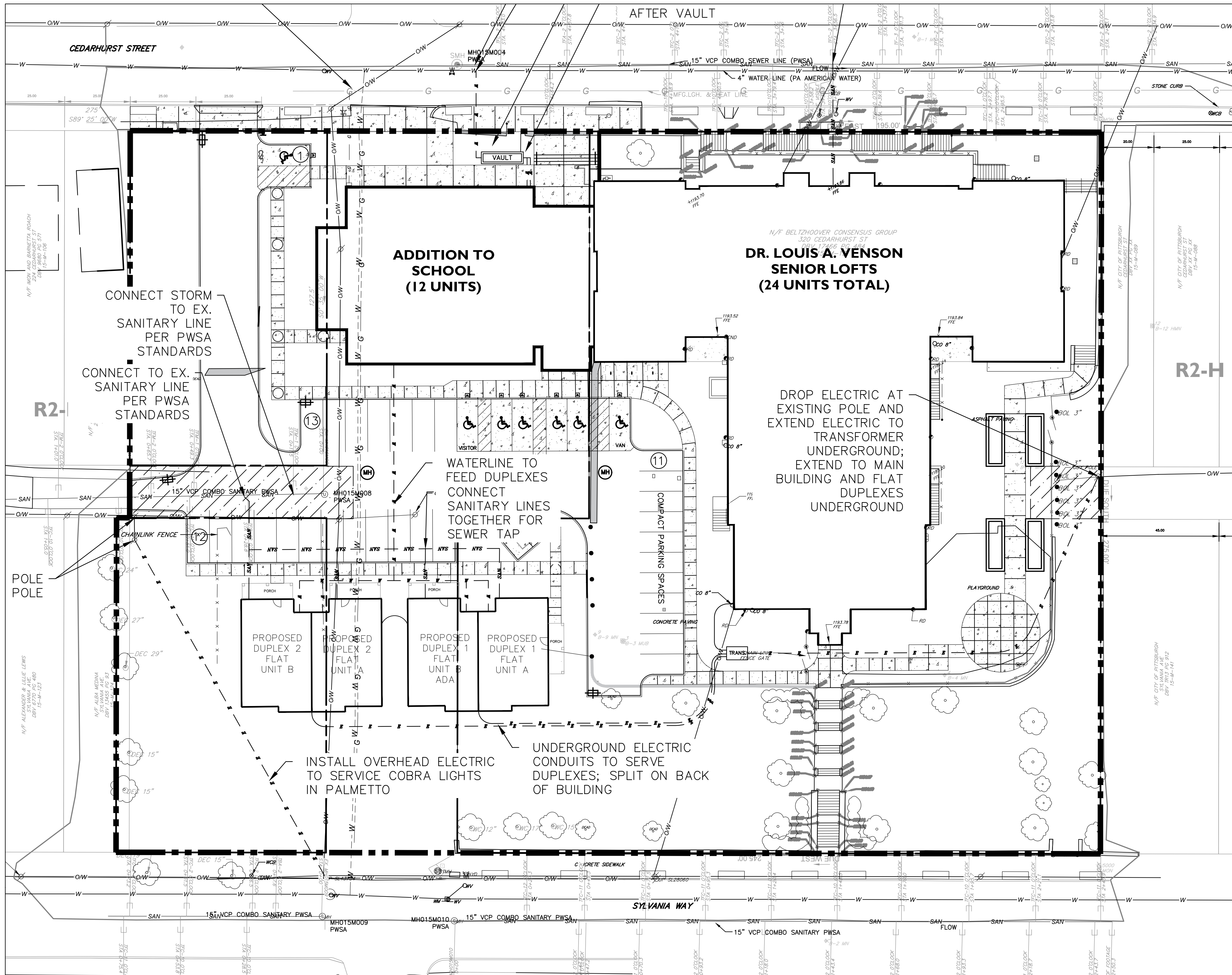
The addition to the existing building will have a Community Service Facility on the lowest level, connected to the building with an entrance, elevator and stair core. This Community Service Facility will have it's own separate entrance to Cedarhurst, and will provide services to the residents as well 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.



- LEGEND - EXISTING CONDITIONS**
- G — EXISTING GASLINE
 - W — EXISTING WATERLINE
 - SAN — EXISTING SANITARY SEWER
 - OHU — EXISTING OVERHEAD UTILITIES
 - x — EXISTING CHAINLINK FENCE
 - WV — EXISTING GAS VALVE
 - WVK — EXISTING WATER VALVE
 - WLM — EXISTING WATERLINE MARK
 - CB — EXISTING CATCH BASIN
 - MON — EXISTING MONUMENT
 - TMH — EXISTING TELEPHONE MANHOLE
 - TP — EXISTING TELEPHONE POLE
 - CI — EXISTING CURB INLET
 - WBX — EXISTING WATER BOX
 - CO — EXISTING CLEAN OUT
 - SMH — EXISTING SANITARY MANHOLE
 - UMH — EXISTING UNKNOWN MANHOLE
 - GP — EXISTING GUY POLE
 - +— EXISTING SIGN

FAHRINGER, MCCARTY, GREY, INC.
LANDSCAPE ARCHITECTS AND CIVIL ENGINEERS
1610 GLENVIEW HIGHWAY
WWW.FMGINC.US | (724) 317-0599

REVISIONS	
NO.	DESCRIPTION
1.	

DR. LOUIS A. VENSON SENIOR LOFTS
CITY OF PITTSBURGH | ALLEGHENY COUNTY
320 CEDARHURST STREET | CITY OF PITTSBURGH, PENNSYLVANIA 15210

VENSON LOFTS HOUSING; L.P.
2121 OLD GATESBURG ROAD | STATE COLLEGE, PENNSYLVANIA 16803

GRD & FULANI DEVELOPMENT

- *NOTE: SURVEY INFORMATION SHOWN ON THIS PLAN IS A COMBINATION OF SURVEY PROVIDED BY TAIT ENGINEERING AND FIELD WORK CONDUCTED BY FMG.
- NOTES:
- THE TOPOGRAPHIC INFORMATION (CONTOUR LINES) AND ROADS SHOWN ON THIS PLAN ARE COMBINATION OF PASDA, COUNTY GIS SYSTEM AND FIELD WORK CONDUCTED BY FMG.
 - THE PROPERTY LINES BASED ON THE COUNTY TAX ASSESSMENT OFFICE AND THE MCLEAN AND MAPLES 1ST PLAN OF BELTZHOVER (PBY 5 PCS 296-299) - THESE ARE APPROXIMATE LOCATIONS. A PROPERTY SURVEY IS ALSO IMPOSED IN THIS DRAWING AS PREPARED BY TAIT ENGINEERING FOR THE PITTSBURGH BOARD OF PUBLIC EDUCATION (FILE NO. 34347-060042). THIS INFORMATION HAS NOT BEEN CONFIRMED AT THIS TIME.
 - PROPERTY OWNER'S NAMES ARE TAKEN FROM THE COUNTY TAX OFFICE WEBSITE IN AUGUST 2021.
 - THIS DRAWING SHOULD BE USED FOR PLANNING PURPOSES ONLY.

Please note: The developer understands that the HVAC Units will be under a separate review and will be filed as a separate permit number.

GRAPHIC SCALE
0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

NORTH

PA STATE LAW REQUIRES 3 WORKING DAYS NOTICE

UTILITY PLAN - APARTMENT BUILDING LOT

JOB NO. 5235 DRAWN TJS DATE 3/15/2023
SCALE 1" = 20'

C-5.1

[illegible]

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

EXISTING BUILDING | **NEW ADDITION**

OVERALL 108'-2 3/4"

OVERALL 73'-8 1/2"

REPAIR CONC. PLAZA | **NEW RAILINGS**

STAIR A | **STAIR B** | **STAIR C**

CORRIDOR | **CORRIDOR**

1-BR UNIT TYPE 1 | **1-BR UNIT TYPE 2** | **1-BR UNIT TYPE 3** | **1-BR UNIT TYPE 4** | **1-BR UNIT TYPE 5** | **1-BR UNIT TYPE 5 HC** | **2-BR UNIT TYPE 6** | **2-BR UNIT TYPE 7 HC**

LAUNDRY ROOM | **MECHANICAL** | **ELEC. ROOM** | **ACTIVITY ROOM** | **VESTIBULE** | **LOBBY**

UP | **DN**

DR. LOUIS A. VENSON SENIOR LOFTS
320 CEDARHURST STREET
PITTSBURGH, PA

215007

FIRST FLOOR PLAN
MULTI-STORY BUILDING

11
A102

7/8/2021

UpStreet
ARCHITECTS
INC.

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

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

GR
GATESBURG ROAD
DEVELOPMENT

MULTI-STORY BUILDING - EXISTING BUILDING AND ADDITION



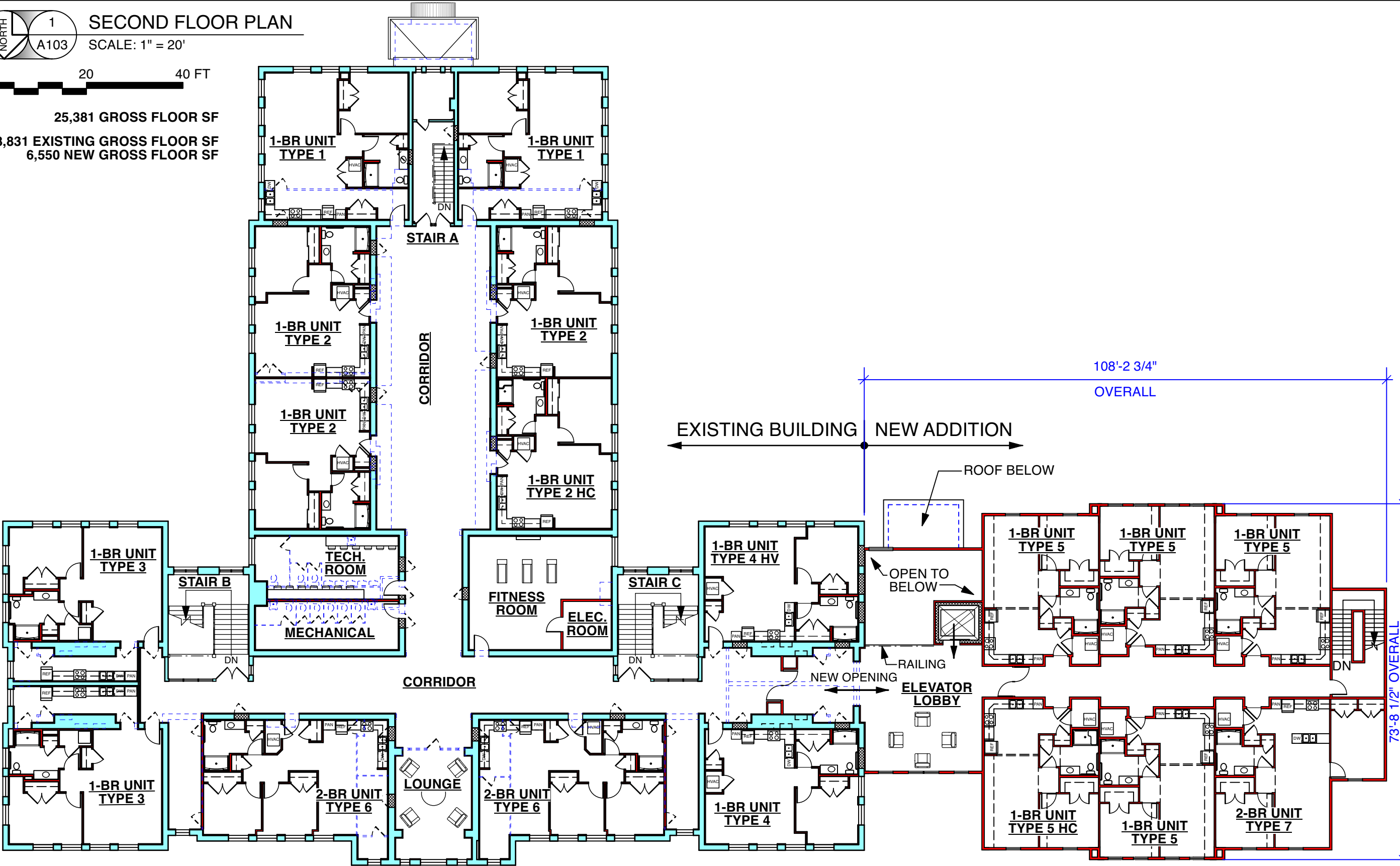
SECOND FLOOR PLAN

SCALE: 1" = 20'

0 20 40 FT

25,381 GROSS FLOOR SF

18,831 EXISTING GROSS FLOOR SF
6,550 NEW GROSS FLOOR SF



541 PHILADELPHIA ST.
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JOHNSTOWN, PA 15905
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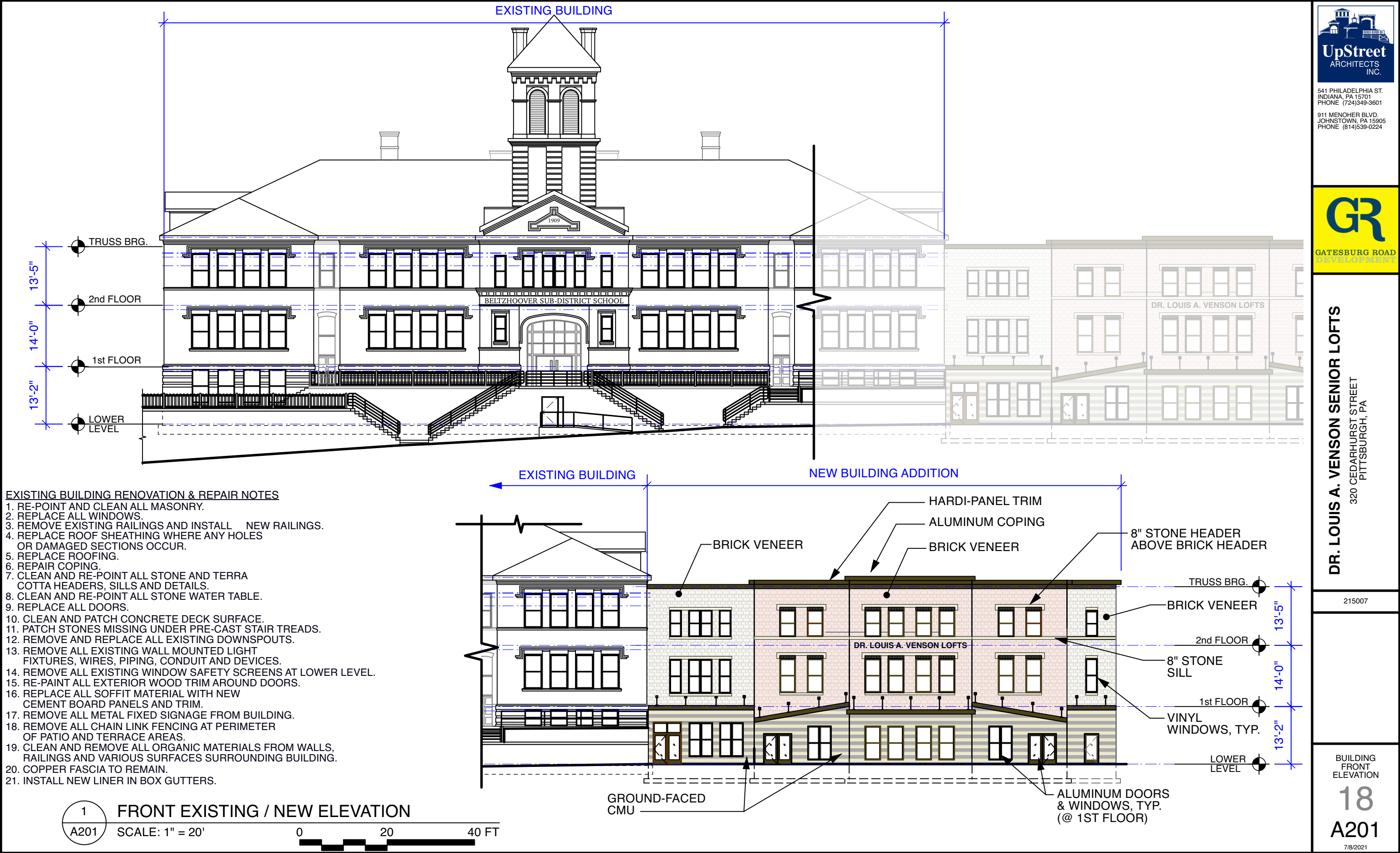
215007

SECOND
FLOOR PLAN
MULTI-STORY
BUILDING

12
A103

7/8/2021

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.



1 EXISTING BUILDING LEFT ELEVATION
A204 SCALE: 1" = 20' 0 20 40 FT



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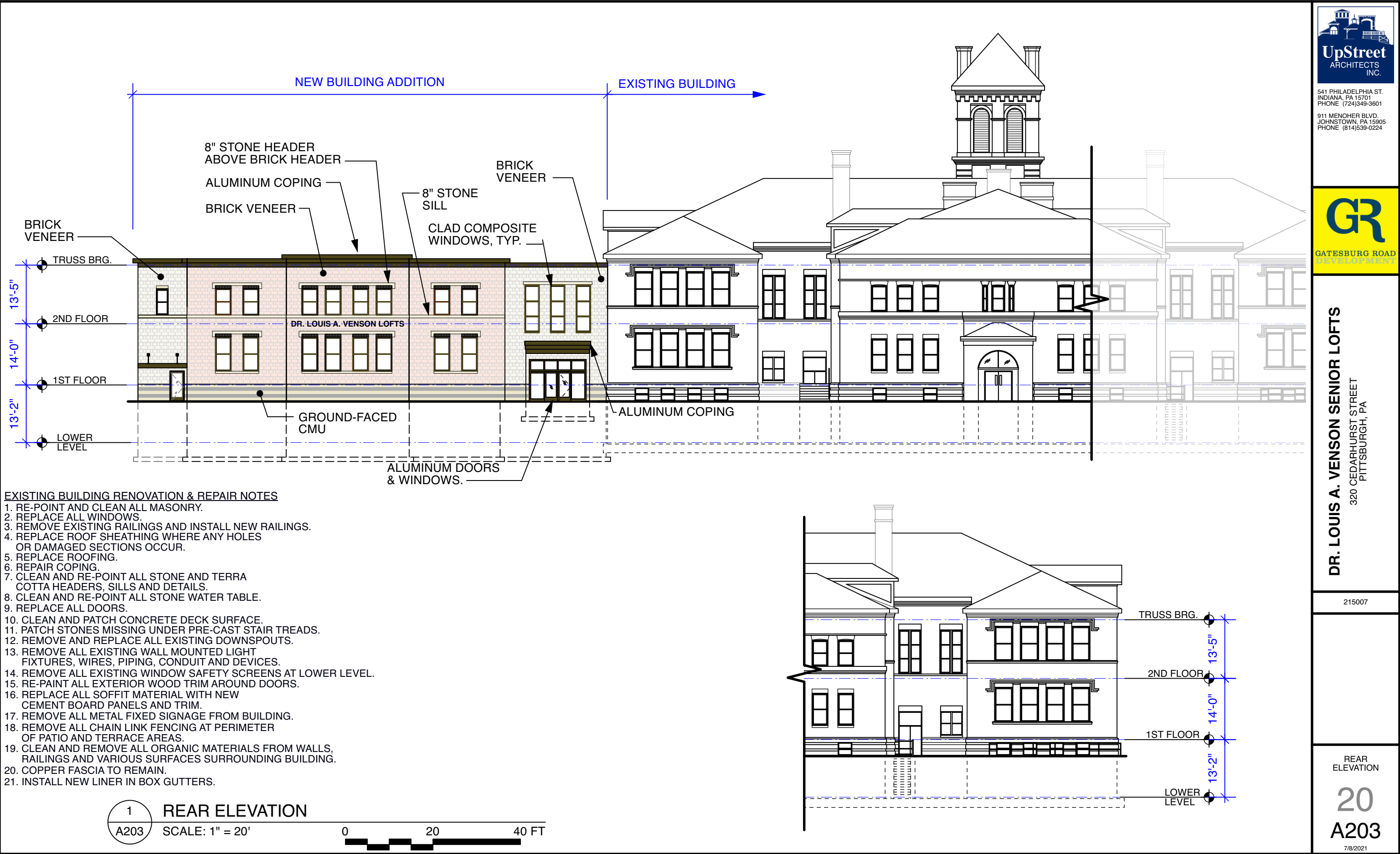


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320 CEDARHURST STREET
PITTSBURGH, PA

215007

EXISTING
BUILDING
LEFT
ELEVATION
21
A204
7/8/2021

MULTI-STORY BUILDING



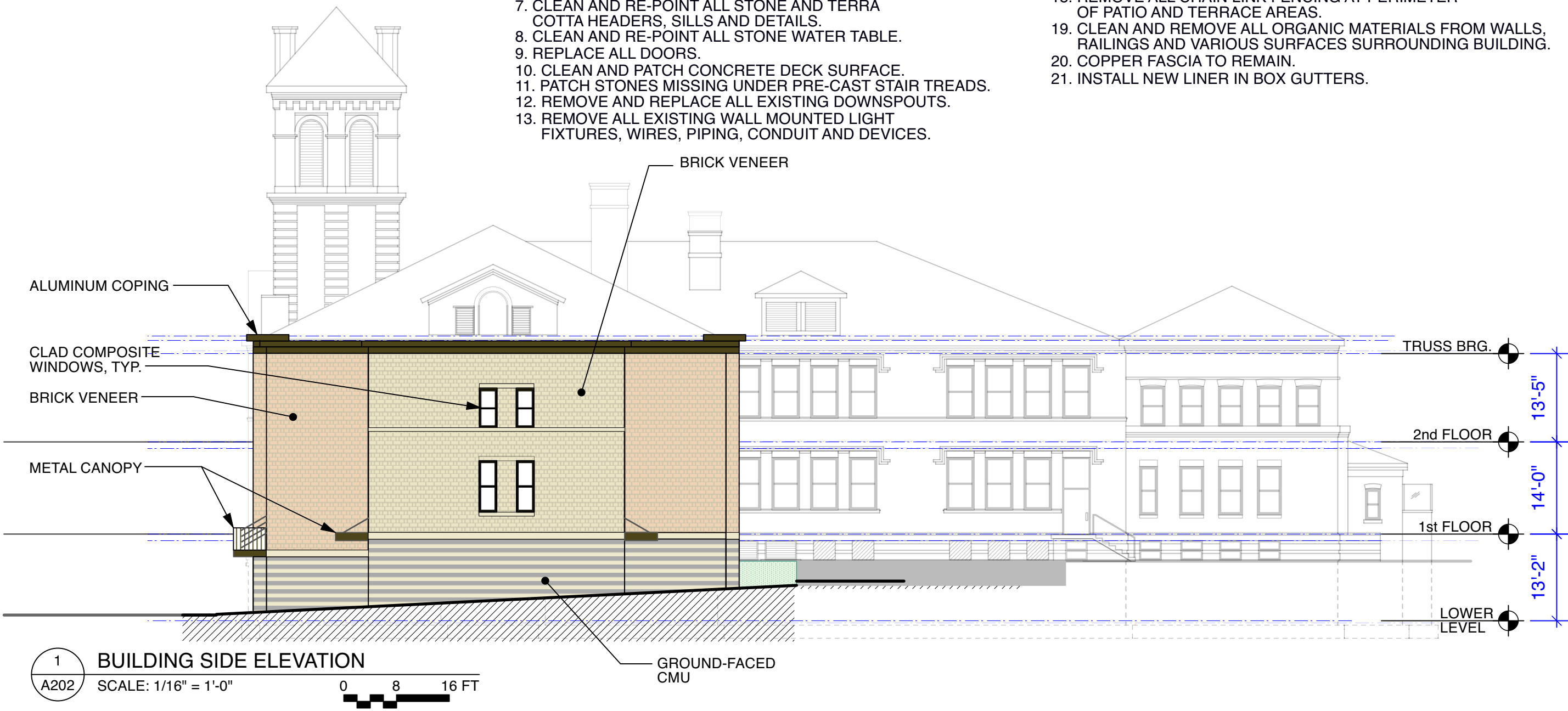
MULTI-STORY BUILDING

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EXISTING BUILDING RENOVATION & REPAIR NOTES (CONT.)

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BUILDING
SIDE
ELEVATION

19
A202

7/8/2021