

1421-1423 Adams Street – New Residence for David & Kimberly Nitchkey

Manchester Historic District, Pittsburgh PA 15233

25 April 2026



Property Information

1421-1423 Adams Street
Parcel No. 22-F-112, 22-F-113
Ward 21st
Manchester Historic District
Pittsburgh, PA 15233
Zoning District R1A-VH

Architect

CORE Architects
360 Lincoln Avenue
Pittsburgh, PA 15202

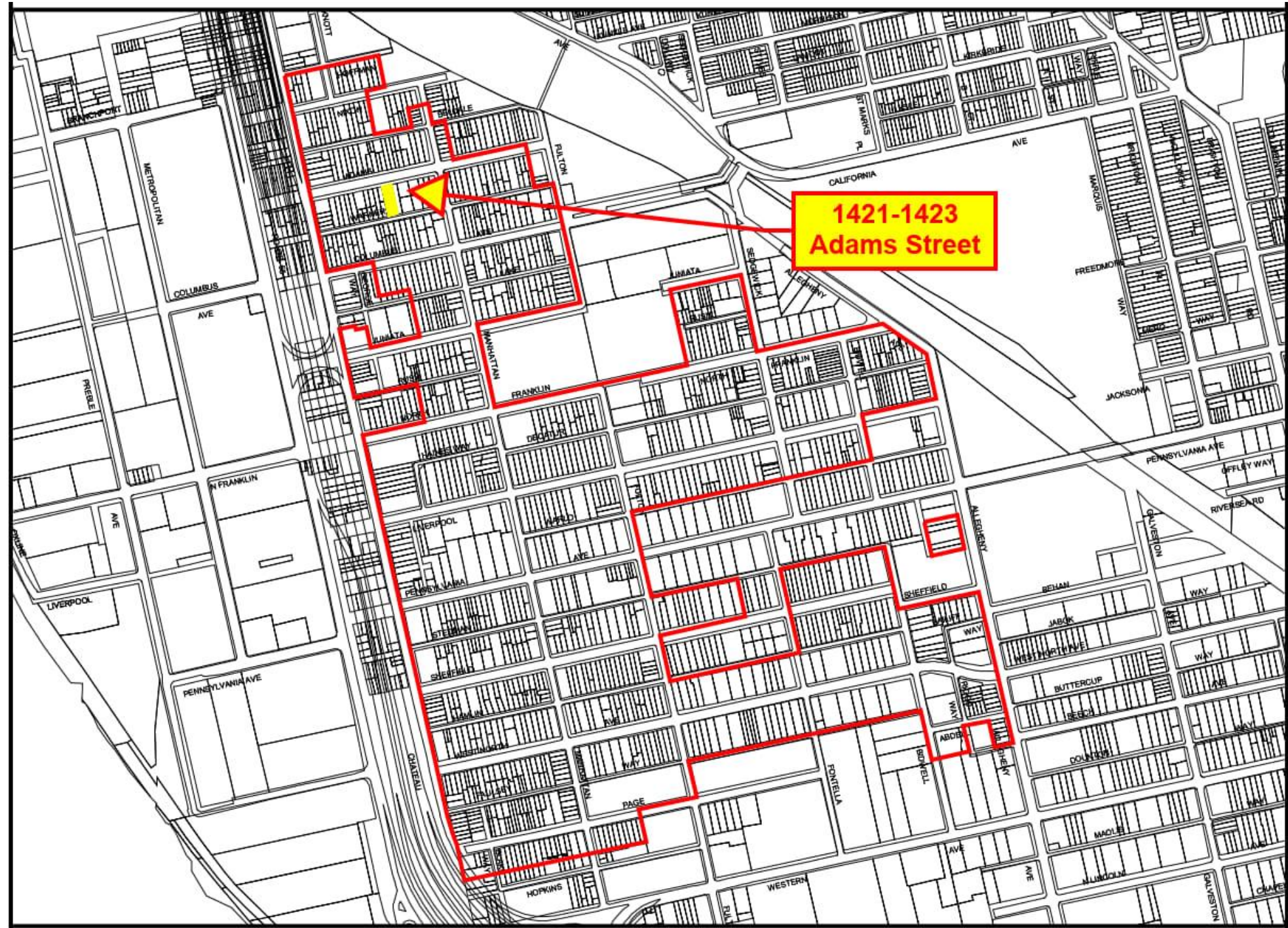
Design Principal

David W. Nitchkey

Homeowners

David W. Nitchkey
Kimberly M. Nitchkey

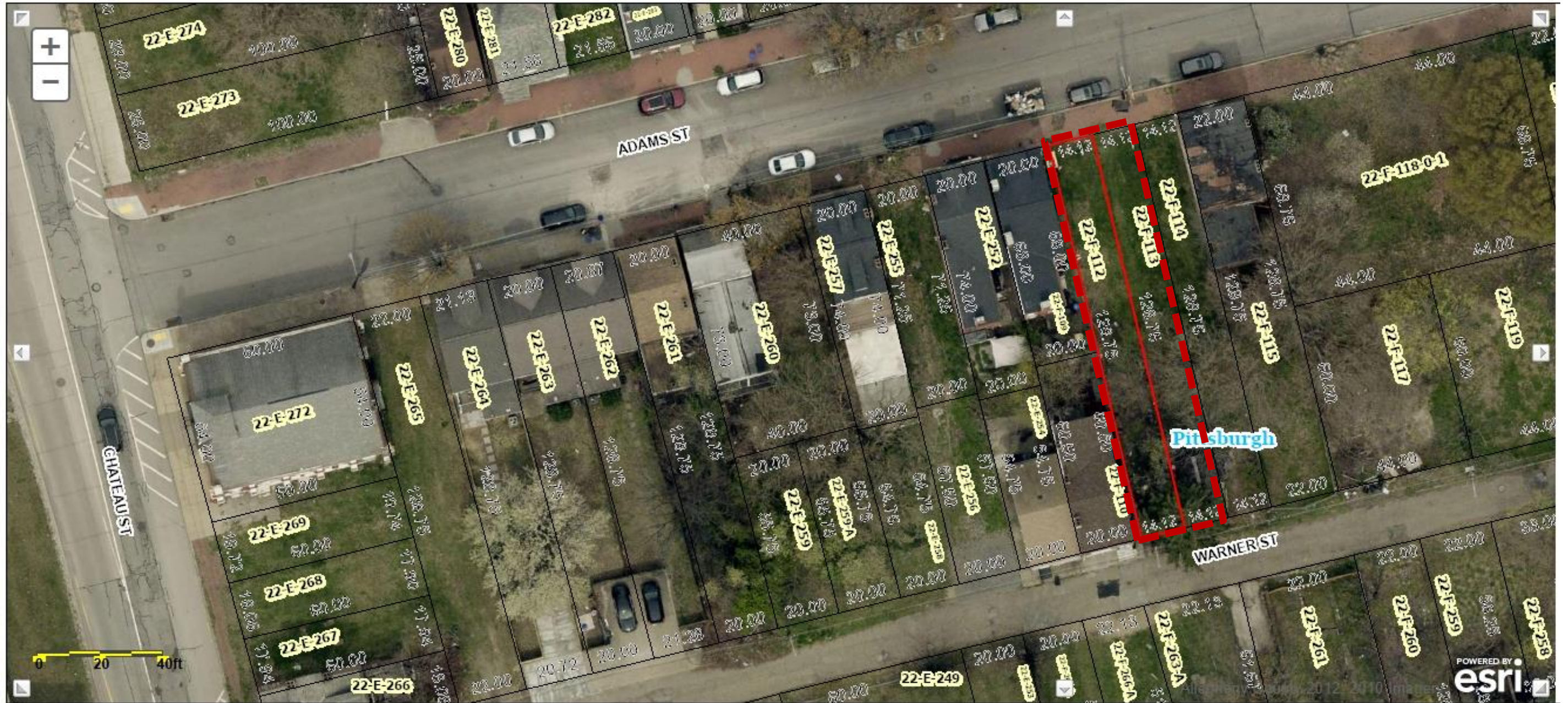
New Residence
Owner-Occupied



Manchester Historic District – 1421-1423 Adams Street - Site Location

1421-1423 Adams Street – New Residence for David & Kimberly Nitchkey

Manchester Historic District, Pittsburgh PA 15233



1421-1423 Adams Street - Site Location

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Site Location & Neighborhood Context

Satellite Image from Northeast

25 April 2026

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Manchester Historic District, Pittsburgh PA 15233



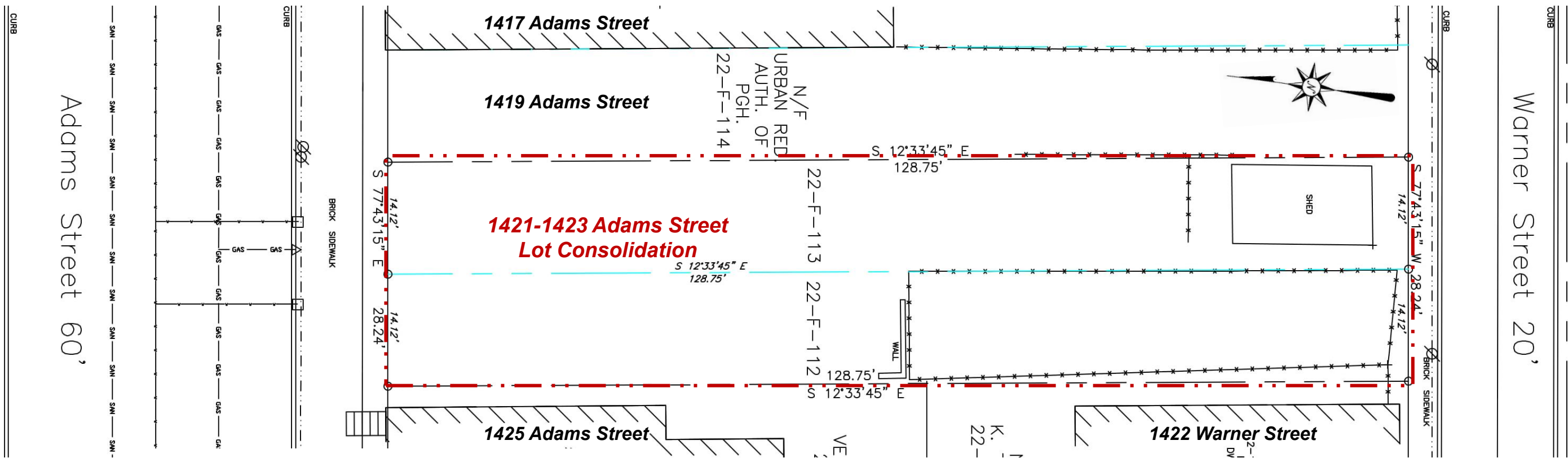
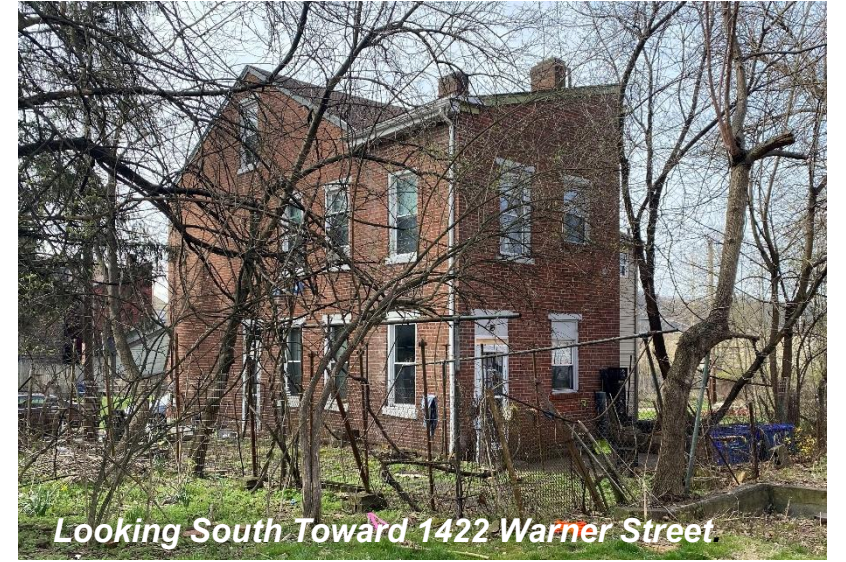
Site Location & Neighborhood Context

Satellite Image from Southeast

25 April 2026

1421-1423 Adams Street – New Residence for David & Kimberly Nitchkey

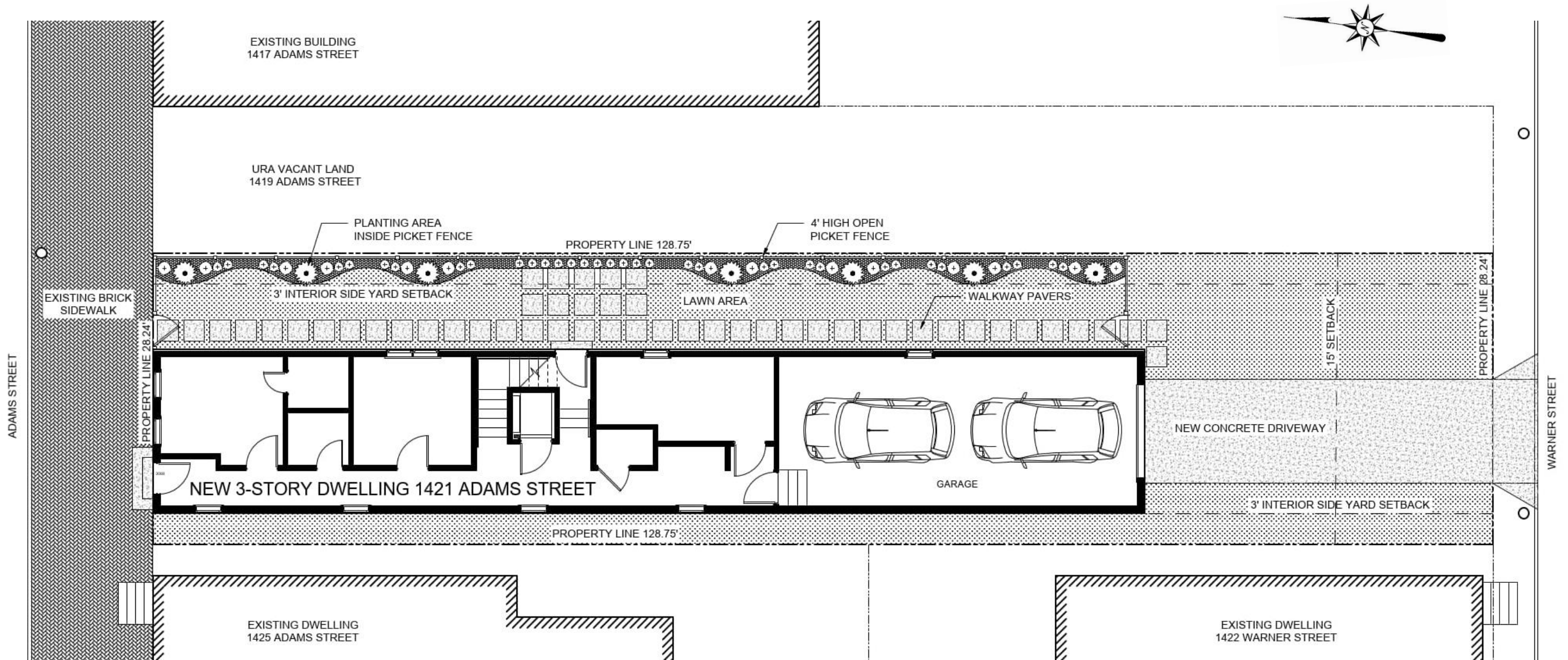
Manchester Historic District, Pittsburgh PA 15233



City of Pittsburgh Approved Lot Consolidation Plan – Application No. DCP-LOT-2026-00067

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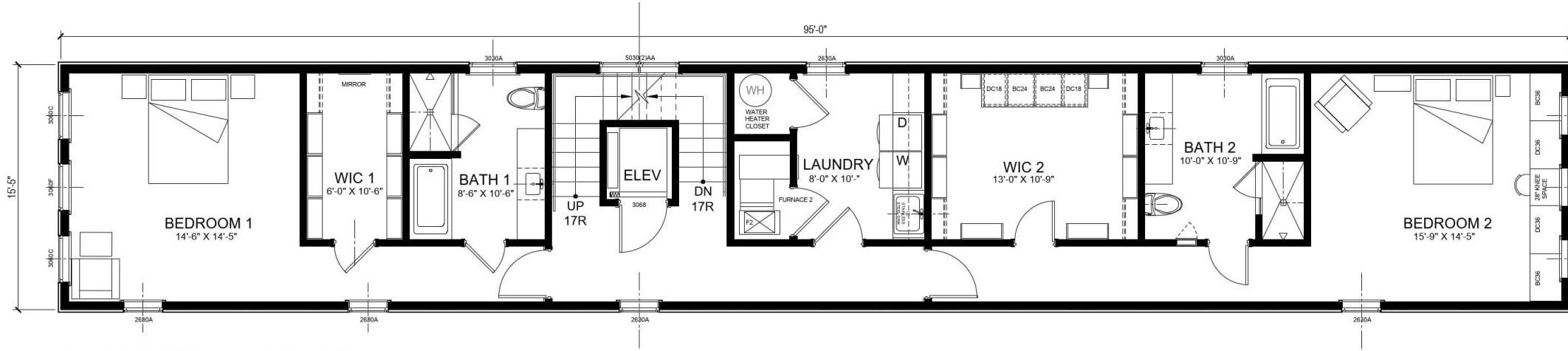
Manchester Historic District, Pittsburgh PA 15233



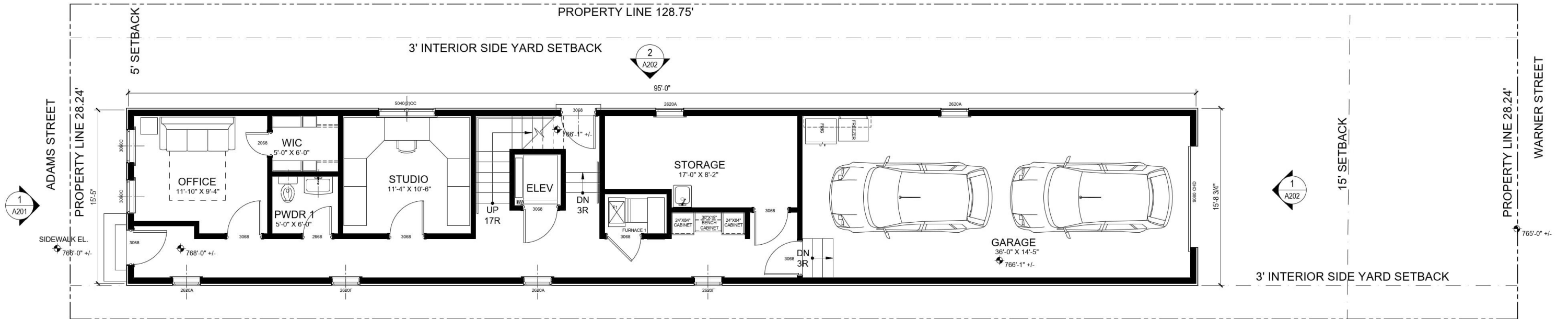
Architectural Site Landscape / Hardscape Plan

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2 SECOND FLOOR PLAN
A101 3/16"=1'-0"



1 FIRST FLOOR PLAN
A101 3/16"=1'-0"

2 A201

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Note: Neighborhood Context is for Architectural reference only, as the vacant lots between structures are not included in this representation.



Neighborhood Context

Adams Street 1400 Block – Contextual Composite Elevation

25 April 2026

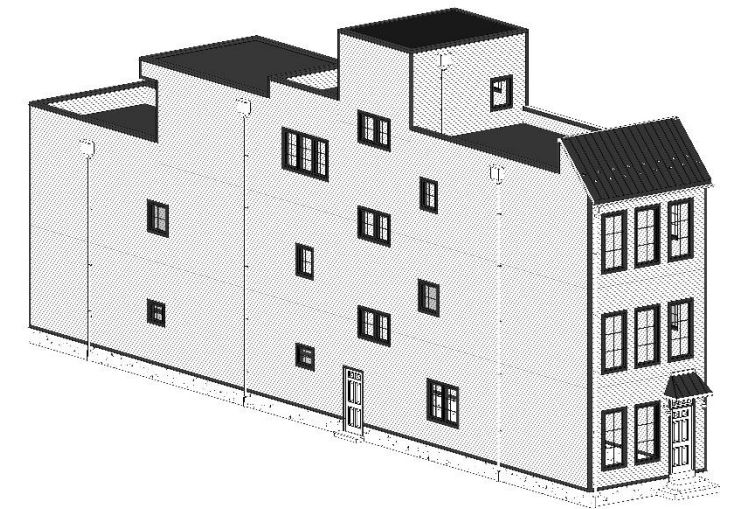
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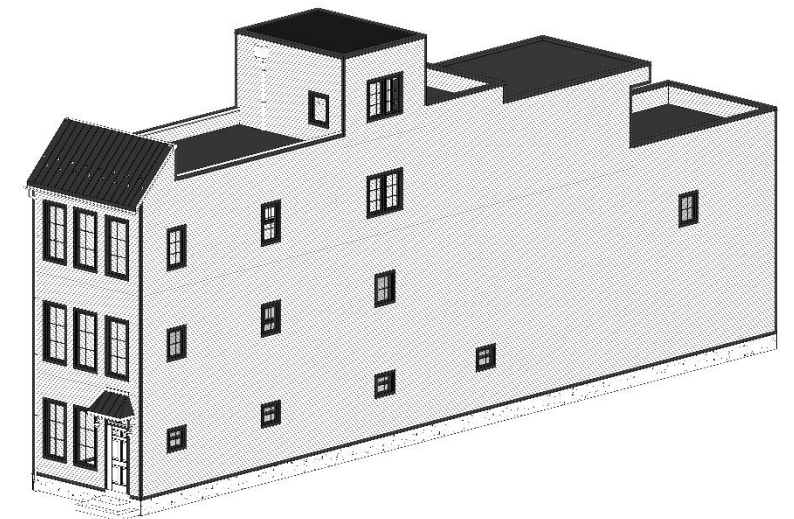


Architectural Composite Rendering

Adams Street 1400 Block Looking West



Axonometric View Looking Southwest



Axonometric View Looking Southeast

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Manchester Historic District, Pittsburgh PA 15233



Neighborhood Examples of Contextual Materials

1400 Block of Adams Street

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Neighborhood Examples of Contextual Materials

1400 Block of Adams Street

1421-1423 Adams Street – New Residence for David & Kimberly Nitchkey

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1431-1425 Adams Street – Rear of Properties Facing Warner Street

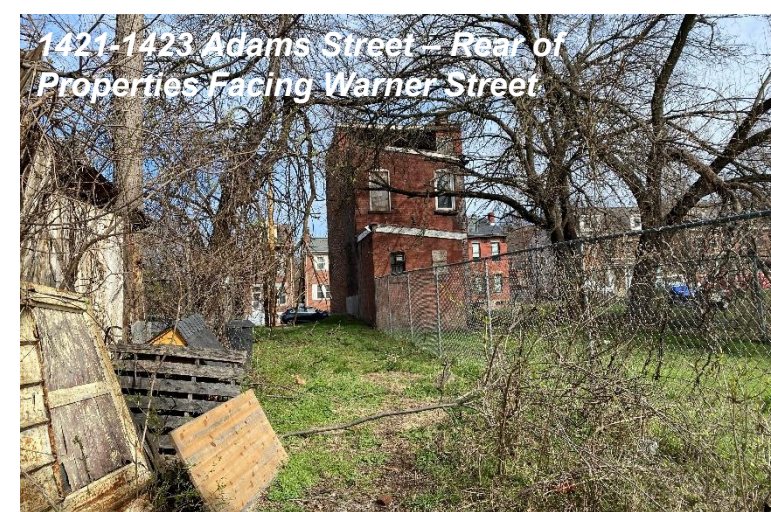
1422 Warner Street



1421-1423 Adams Street – Rear of Properties Facing Warner Street



1421-1423 Adams Street – Rear of Properties Facing Warner Street



1421-1423 Adams Street – Rear of Properties Facing Warner Street

Neighborhood Context

1400 Block of Warner Street

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The exterior cladding for the home will be horizontal siding with a traditional shiplap profile. The siding material will be installed on all four sides of the home and will be in character with the other neighboring historic homes. Architectural details include window and door trim, traditional half-round roof gutters and round downspouts along with custom fabricated conductor heads, a transom window above the front door, a standing seam metal roof canopy above the front stoop, and a standing seam mansard roof with snow dogs.



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The exterior cladding for the home will be horizontal siding with a traditional shiplap profile. The siding material will be installed on all four sides of the home and will be in character with the other neighboring historic homes. Architectural details include window and door trim, traditional half-round roof gutters and round downspouts along with custom fabricated conductor heads, a transom window above the front door, a standing seam metal roof canopy above the front stoop, and a standing seam mansard roof with snow dogs.



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Marvin Essential Series Fiberglass Windows

The windows will include grilles to create the appearance of individual windowpanes. The color of the window frames will be black.

HIGHLINE WALL PANELS

Spartan Metals Highline Series

A horizontal or vertical concealed fastener system, provides a wide range of profiles for architectural and commercial applications.

Panel Details

12" or 16" OC
7/8" Thick

Tested to meet:

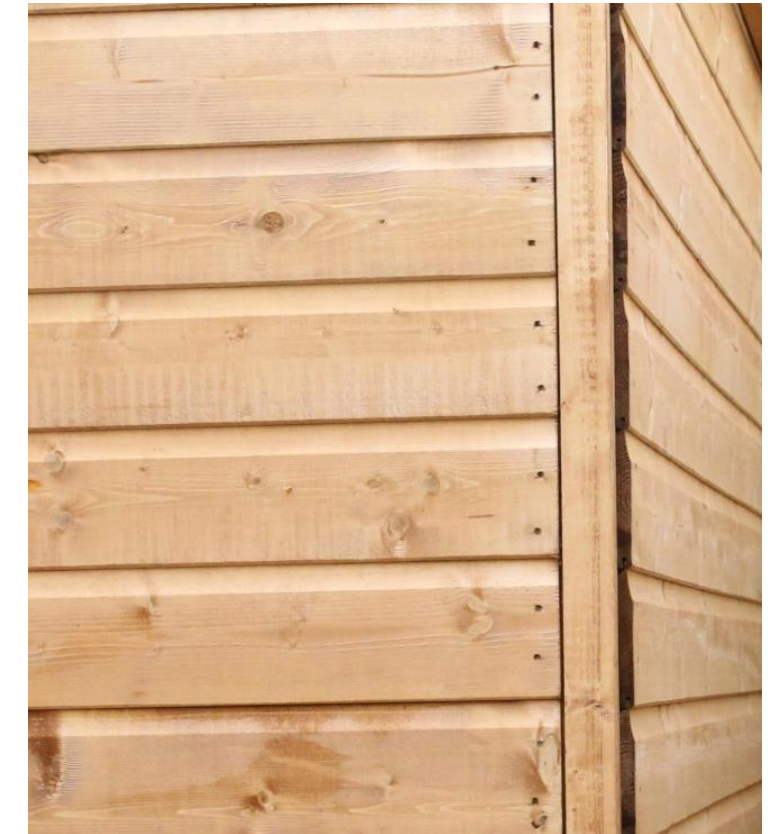
ASTM E330
ASTM E283
ASTM E331
ASTM 5011 05



Burgundy

Available Materials & Finishes

- 24 and 22 Gauge Steel available in "KYNAR" colors
- 24 and 22 Gauge Steel available in "Galvalume Plus"
- .032" and .040" Aluminum available in "KYNAR" colors



Design Reference: Traditional Wood Shiplap Siding

Spartan Highline Wall Panels

The exterior cladding for the home will be horizontal siding with a profile that recalls a traditional shiplap wood siding. The siding material will be installed on all four sides of the home and will be in character with the other neighboring historic residences, while providing a maintenance free, extremely durable finish material.

Materials selected to be in context with the neighboring historic structures


1421 Adams Street – Exterior Material Selections

The exterior cladding for the home will be horizontal siding with a traditional shiplap profile. The siding material will be installed on all four sides of the home and will be in character with the other neighboring historic homes. Architectural details include window and door trim, traditional half-round roof gutters and round downspouts along with custom fabricated conductor heads, a transom window above the front door, a standing seam metal roof canopy above the front door, and a standing seam mansard roof with snow dogs.

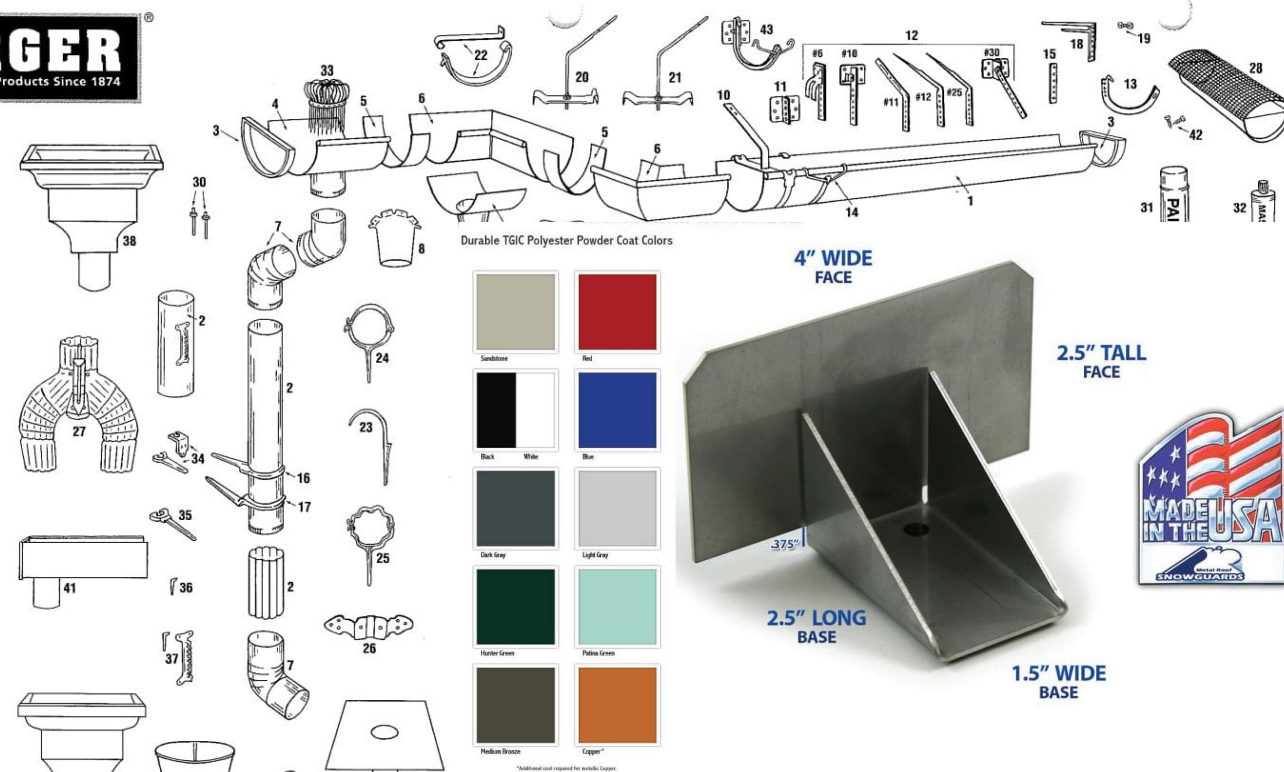
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HALF ROUND



GUTTER SYSTEMS AND ACCESSORIES




Durable TGIC Polyester Powder Coat Colors


4" WIDE FACE

2.5" TALL FACE

2.5" LONG BASE

1.5" WIDE BASE






The Mill SnowCatcher is a metal snow guard that resembles the popular SnoBlox and SnoJax models. It is made from 16 gauge 304 grade stainless steel with 8 available powder coated colors. The large forward mounted 2.5" High X 4" Wide face provides a generous holding field and the 1.5" wide base fits most 36" panels with 9" flats. Professional test results show the SnowCatcher held up to 1866 pounds and the durable construction does not get brittle like cheap fabricated cast guards. Includes a 1/16" thick pre-adhered V742 CCF PVC foam sealer for each SnowCatcher purchased.

Screw down applications only, SnoBlox-SnoJax does not recommend adhesive mounting this guard. Placement in just isolated areas such as chimneys, doorways, vents and partial roof sections is NOT recommended.

* Note: Not all sizes are available in the materials shown in this chart. Please contact Berger for availability.


SM-150 METAL ROOF SYSTEM

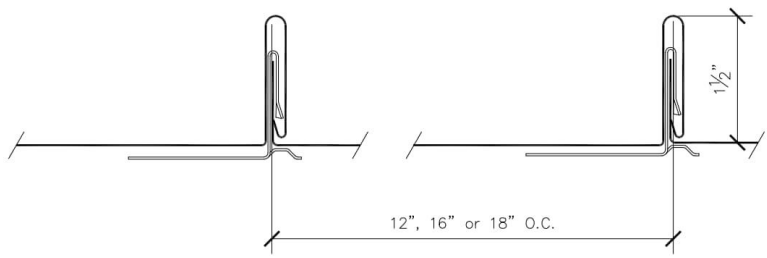


MATERIALS
 .032 aluminum 24 gauge steel
 .040 aluminum 22 gauge steel

SPECS
 12", 16" or 18" O.C. 1-1/2" High

UL-90





| | |
|--|---|
| <p>PRODUCT FEATURES</p> <ul style="list-style-type: none"> ▶ Architectural panel ▶ Continuous interlock ▶ Labor-saving one-piece design ▶ Stiffener beads upon request ▶ Striations upon request ▶ 30-year-non-prorated finish warranty | <p>UL CLASSIFICATION</p> <ul style="list-style-type: none"> ▶ UL-580 Class 90 <p>ASTM TESTS</p> <ul style="list-style-type: none"> ▶ ASTM-E84 tested (Class A Fire Rating) ▶ Florida Building Code Compliant |
|--|---|

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.

180 Bilmar Drive Suite 2, Pittsburgh, PA 15205 412-919-0690
www.spartanmetalpanels.com

Traditional Gutters, Downspouts, Conductor Heads, and Snow Guards

Traditional architectural details will include half-round roof gutters and round downspouts along with custom fabricated conductor heads, and roof mounted snow dogs, all in a black finish.

Materials selected to be in context with the neighboring historic structures

Spartan Metals Standing Seam Roof

The mansard roof along with the canopy above the front entrance stoop will be metal standing seam in a black finish.

1217 Liverpool Street – Exterior Material Selections

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Manchester Historic District, Pittsburgh PA 15233

Parcel Numbers: 0022-F-00113 and 0022-F-00112
Property Address: 1421-1423 Adams Street
Pittsburgh 15233
Zoning District: R1A-VH, Single-Unit Attached Residential, Very High Density
Ward: 21
Neighborhood: Manchester Historic District
Owner: David W. and Kimberly M. Nitchkey
277 Foxcroft Road
Pittsburgh, PA 15220
Applicant: David W. Nitchkey, Design Principal
CORE Architects LLC
360 Lincoln Avenue
Pittsburgh, PA 15202
Conditions: Applicant has purchased the vacant properties with the intent to design and construct a new stand alone, single-family, permanent residence for their personal occupation.
Regarding: Supplement to the Historic Review Application.

Findings and Facts:

1. The subject properties are located at 1421 and 1423 Adams Street in an R1A-H (Single-Unit Attached Residential, Very High-Density) zoning district in the Manchester Historic District neighborhood.
2. The subject properties are currently two vacant 14' wide lots that have been consolidated into one buildable lot measuring 28' wide x 128' long; City of Pittsburgh Application No. DCP-LOT-2026-00067.
3. The front of the lot faces north and is accessed from Adams Street.
4. The rear of the lot faces south and is accessed from Warner Street.
5. The previous structures were demolished, and portions of the foundation walls still exist below grade.
6. The applicant intends to construct a new three-story dwelling with a two-car integral tandem garage, accessed from Warner Street.
7. The new structure will be **owner-occupied**.

Historic Review Commission of Pittsburgh

Design Guidelines: Manchester Historic District - Review and Compliance:

O. New Construction Criteria

1. **Building Height:** New buildings should be constructed to a height within ten percent of the average height of adjacent buildings for infill or to a height within twenty percent of the average height of surrounding buildings for large scale developments.

***Design Response:** The proposed structure is designed as a three-story dwelling, including a mansard roof in response to the proportions and architectural character of the neighborhood structures, and complies with the Building Height criteria of this section.*

2. **Elevation Proportion:** The relationship between the height and the width of the front elevation of a new building should be within ten percent of the proportions of adjacent buildings for infill or within twenty percent of the proportions of surrounding buildings for large scale developments. Any new building that has a width greater than 30 feet and a length greater than 60 feet should be freestanding.

***Design Response:** The proposed structure is designed as a three-story dwelling, including a mansard roof in response to the proportions and architectural character of the neighboring structures, and complies with Section 1: Building Height.*

The side yard setbacks of the proposed structure are 3' along the west side, mirroring the contextual setback of the adjacent structures at 3', and is in compliance with the requirements of the City of Pittsburgh Zoning Ordinance section 925.06.C.1 – Reduced Setback on Both Sides, without the need for a variance request. The side yard setback along the east side will be 9' abutting the vacant lot. The resulting 16' wide structure will permit floor and roof framing to be achieved utilizing standard dimensional lumber (2x10 framing spanning 16') for an economical framing system without the need for more costly alternatives such as structural steel or engineered wood joists and/or trusses.

3. **Proportion of Openings:** The relationship of height to width of windows and doors of a building should be within 10 percent of the proportions of the windows and doors of adjacent buildings.

***Design Response:** The height and width of the window openings along the front facade are designed in response to the proportions of the neighboring buildings and comply with the Proportion of Openings criteria of this section.*

4. **Rhythm of Solids to Voids:** The rhythm of solids to voids in the front facade of a building should be similar to adjacent buildings.

***Design Response:** The rhythm of solids to voids of proposed front facade is designed to be similar in proportions to the neighboring buildings and to comply with the Rhythm of Solids to Voids criteria of this section.*

5. **Horizontal Lines:** Basement sill lines and header and sill lines of buildings should follow the horizontal lines of adjacent buildings.

***Design Response:** Attention has been given to the proposed structure's horizontal sill and header lines of the window openings, along with the break line of the mansard roof as these lines relate to the architectural language of the neighboring structures and comply with the Horizontal Lines criteria of this section.*

6. **Set-Back:** Buildings should not be set back from the sidewalk more than ten feet. (A set back of less than 25 feet will require a zoning variance.) If porch structures predominate in surrounding buildings, it should be considered as a major design element in the front façade of new construction.

***Design Response:** The front setback of the proposed structure is 0', in direct response to the 0' contextual setbacks of the neighboring buildings and complies with the requirements of the City of Pittsburgh Zoning Ordinance section 925.06.B – Contextual Front Setbacks and to be in conformance with the Set-Back criteria of this section.*

Architect's Response to the Manchester Historic District Design Guidelines

1421-1423 Adams Street – New Residence for David & Kimberly Nitchkey

Manchester Historic District, Pittsburgh PA 15233

7. **Building Materials:** Buildings materials should be compatible with the materials used in surrounding buildings. Glazed bricks, wood shakes, vinyl, aluminum siding, and stucco are not allowed. Also, refer to Manchester Historic Facade Specification Source Book available through the Manchester Citizens Corporation.

Design Response: The exterior cladding for the home will be horizontal siding with a traditional shiplap profile. Architectural details will include window and door trim, traditional half-round roof gutters and round downspouts, a transom window above the front door, a standing seam metal roof canopy above the front door, and a standing seam mansard roof with snow dogs. The siding material will be in character with the front facades of the neighboring historic homes located at 1420, 1428, 1431, 1432, 1435, and 1437 Adams Street, while modern architectural detailing will identify this home as being a contemporary representation. The same siding material will be installed on all four sides of the home, and will be consistent in character with the historic homes referenced above.

The building materials have been selected to relate to the neighboring buildings and to comply with the **Building Materials** criteria of this section. In addition, as stated in **Section B.General.13:** "All Structures will be recognized as products of their time. Alterations to create an earlier appearance shall be discouraged. However, contemporary design for additions to existing structures or landscaping shall not be discouraged if such design is compatible with the size, color, material, and character of the neighborhood, structures, or its environment." It is our interpretation that this statement will also apply to new construction and that our new home is recognized to be sympathetic in its design approach to size, scale, massing, and material selections, and complies with this section.

8. **Color:** The predominant color of a building and the color of its trim should be compatible with the colors of surrounding buildings. A list of acceptable colors can be found in the Manchester Historic Facade Specification Source Book available through the Manchester Citizens Corporation.

Design Response: The color of the siding material will be burgundy, while the color of the window frames and trim will be black. This color pallet is inspired by the colors present on the painted front facade of the home located at 1427 Adams Street.

9. **Roofs:** The shape, style, and material of the roof of a building should be similar to the roofs of surrounding buildings. The majority of buildings in the Manchester area have gable, mansard, or flat roofs.

Design Response: The proposed structure is designed with a mansard roof along the front façade of Adams Street, inspired by the architectural language of the neighborhood. The material selected for the roof is standing seam metal in a black finish, with historic half-round gutters and round downspouts. The black finish is selected to be harmony with the roofs of the neighboring homes. Roof accessories will include snow dogs to prevent potential snow and ice damage from slides.

10. **Landscaping:** Trees traditionally planted in the area should be selected: Locust, Oak, Catalpa, Linden, and Sycamore. Landscaping should not include columnar trees or Honey Locusts.

Design Response: The 9' wide side yard along the east side will be designed as a combination of hardscape materials and landscape planting features of appropriate purpose and scale to create an outdoor sanctuary.

11. **Architectural Detail:** The use of specific architectural elements and details such as porches, dormer windows, cornices, brackets, and lintels, though not mandatory, can strengthen the relation of new construction to existing architecture. However, such detailing cannot suitably relate a structure to its surroundings that is otherwise unrelated in terms of massing, rhythm, and proportions.

Design Response: The architectural elements and details of the proposed residence are designed to be in tune with the neighboring architectural styles without directly mimicking historical details, but rather reinterpreting and presenting architectural details in a modern and contemporary approach, suitable for a structure that is designed and constructed during present times. Tremendous care has been taken in the design of the front façade in terms of massing, rhythm, proportions, and materials, to create a contemporary design that successfully relates to the surrounding neighborhood on numerous levels, and to comply with the **Architectural Detail** criteria of this section.

Respectfully submitted,

David W. Nitchkey
277 Foxcroft Road, Pittsburgh 15220
412-721-8266
dnitchkey@corepgh.com

Prepared by David W. Nitchkey, Design Principal, CORE Architects LLC

Architect's Response to the Manchester Historic District Design Guidelines

1421-1423 Adams Street – New Residence for David & Kimberly Nitchkey

Manchester Historic District, Pittsburgh PA 15233

Reference Number: DCP-LOT-2026-00067 (Lot Consolidation Approval 2026-03-24)
Parcel Numbers: 0022-F-00113 and 0022-F-00112
Property Address: 1421-1423 Adams Street
Pittsburgh 15233
Zoning District: R1A-VH, Single-Unit Attached Residential, Very High Density
Ward: 21
Neighborhood: Manchester Historic District
Owner: David W. and Kimberly M. Nitchkey
277 Foxcroft Road
Pittsburgh, PA 15220
Applicant: David W. Nitchkey, Design Principal
CORE Architects LLC
360 Lincoln Avenue
Pittsburgh, PA 15202
Conditions: Applicant has purchased the vacant properties with the intent to design and construct a new stand alone, single-family, permanent residence for their personal occupation
Historic Review: Submission Required
Regarding: Supplement to the Zoning Review Application

Findings and Facts:

1. The subject properties are located at 1421 and 1423 Adams Street in an R1A-VH (Single-Unit Attached Residential, Very High-Density) zoning district in the Manchester Historic District neighborhood.
2. The subject properties are currently two vacant 14' wide lots that have been consolidated into one buildable lot measuring 28' wide x 128' long; City of Pittsburgh Application No. DCP-LOT-2026-00067.
3. The front of the lot faces north and is accessed from Adams Street.
4. The rear of the lot faces south and is accessed from Warner Street.
5. The previous structures were demolished, and portions of the foundation walls still exist below grade.
6. The applicant intends to construct a new three-story dwelling with a two-car integral tandem garage, accessed from Warner Street.
7. The new structure will be **owner-occupied**.

Zoning Summary: 903.02.B R1A, Single-Unit Attached Residential 903.03.E Very High Density

903.03.D.2 Site Development Standards

Maximum Height: 40 ft. (not to exceed 3 stories) 43'-10" to top of parapet at roof access

Design Response: 32'-9" to the deck line of the mansard roof.

Rear Yard Setback: 15 ft. **Design Response:** 35 ft.

925.06.B Contextual Front Setbacks

Regardless of the minimum front setback requirements imposed by the zoning district standards of this Code, applicants shall be allowed to use the Contextual Front Setback.

Design Response: 0 ft. front yard setback is consistent with the adjacent properties.

925.06C Contextual Side Setbacks

Regardless of the minimum side setback requirements imposed by the zoning district standards of this Code, applicants shall be allowed to use the Contextual Side Setback. For Lot Widths 37' and below, Required Interior Setback is 3'.

Design Response: 9 ft. side yard setback along the east and 3 ft. along the west property lines.

925.06.C.1 Reduced Setback on Both Sides

The applicant may reduce the side setback to three (3) feet on both sides only if adjacent properties have setbacks of three (3) feet or less on the sides abutting the applicant's property.

Design Response: The 3 ft. side yard setback along the west property line matches the 3 ft. contextual side yard setback of the adjacent property abutting the applicant's property.

925.07. - Height.

925.07.A Measured in Feet:

When measured in feet, building height refers to the vertical distance between the average finished grade along the wall facing the front street yard at the base of the building and: 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.

Design Response: 32'-9" to the deck line of the mansard roof.

925.07.C Measured in Stories

Exemptions from Height Standards. The following structures and features, except when designed as dwellings or primary occupancy, shall be exempt from the height requirements of the Code:

3. Elevator bulkheads and stairway enclosures.

Design Response: The occupied areas of the dwelling are 3 stories, with the roof access being exempt from the height requirements of the Code.

Respectfully submitted,



David W. Nitchkey
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412-721-8266
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Prepared by David W. Nitchkey, Design Principal, CORE Architects LLC

Architect's Response to the City of Pittsburgh Zoning Ordinance