

Briefing

2.BDA-2025-01465

1217 Liverpool Street

Manchester Historic District

Manchester Neighborhood

Construction of a new residence

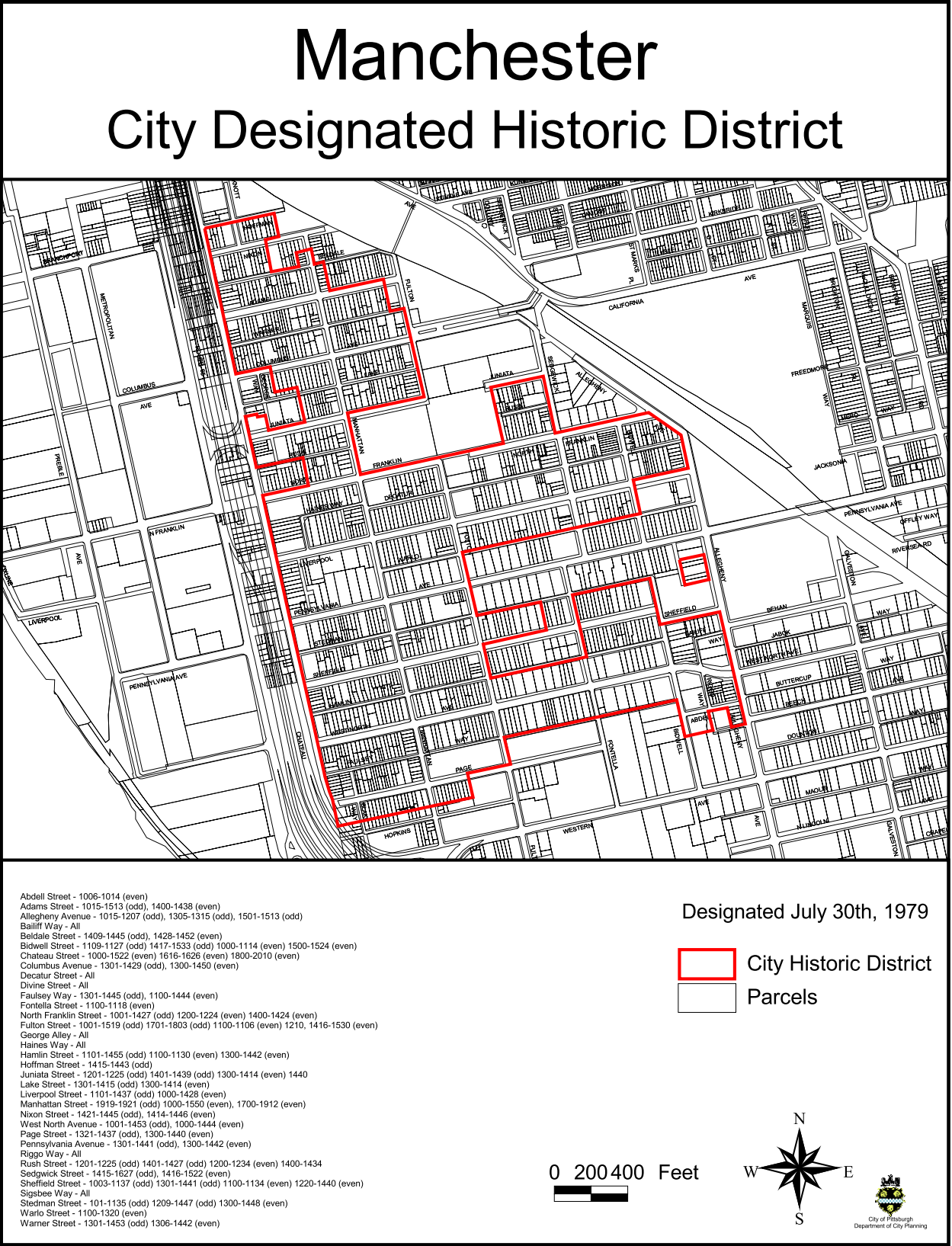
1217 LIVERPOOL ST.

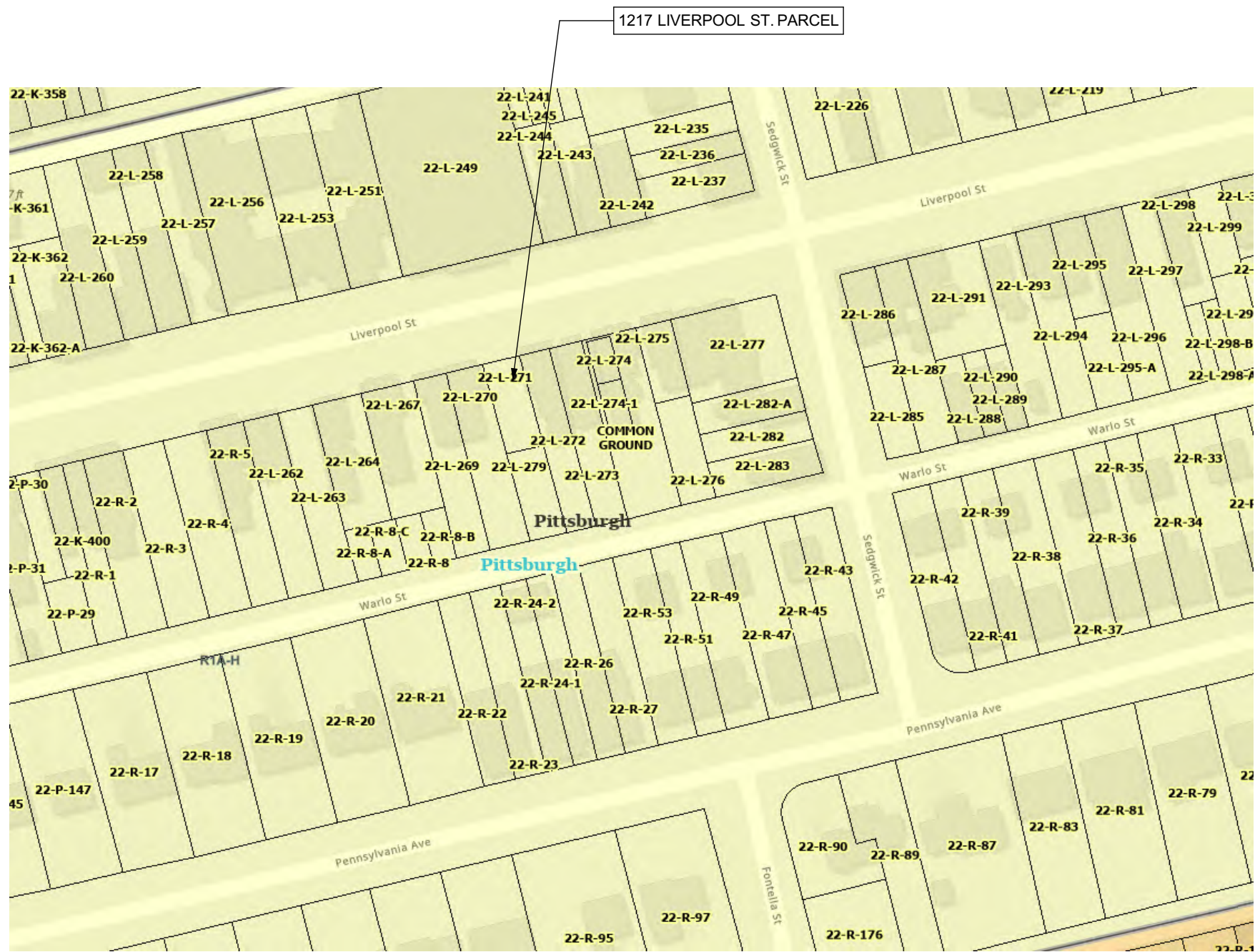
HRC SUBMISSION

Client:
North Shore Investments LLC
Pittsburgh, PA 15233

Project Location:
1217 Liverpool St.
Pittsburgh, PA 15233

Project Description:
A 3-Story Single Family House

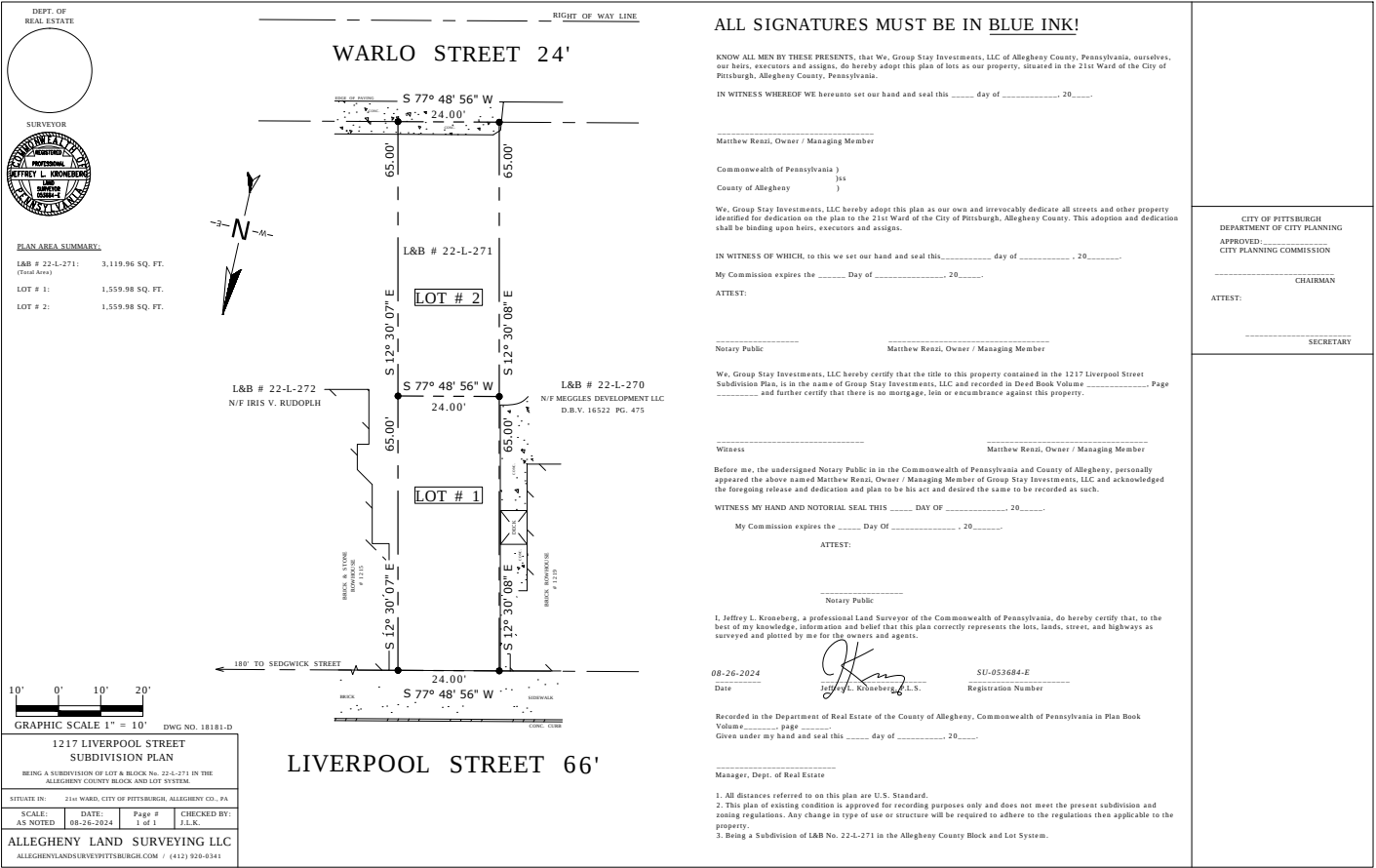




1217 LIVERPOOL ST. PARCEL

DATA SHOWN IS INFORMATIONAL
PURPOSES AND NOT INTENDED
TO BE A SURVEY

1217 Liverpool St.
HRC.2: Parcels





**SITE CONTEXT OFF
LIVERPOOL ST.**



**1217 Liverpool St.
HRC.4: Existing Site Photos Cont.**

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.
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.
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.
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.
5. Horizontal Lines: Basement sills lines, and header and sill lines of buildings should follow the horizontal lines of adjacent buildings.
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 facade of new construction.

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.

8. Color: The predominant color 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.

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.

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

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.

General Ties to the Existing Context

Brick on Front Facade w/ Differing Material on Side & Back (4./7.)

Front Stoop (2./11.)

Window Dimensions & Proportions W/ Header & Sills (3.)



Liverpool St. Front Facades

Liverpool St. Immediate Inspiration

Mansard Roof on Front Facade (2./11.)



Juniata St. Front Facade w/ Brick Detailing

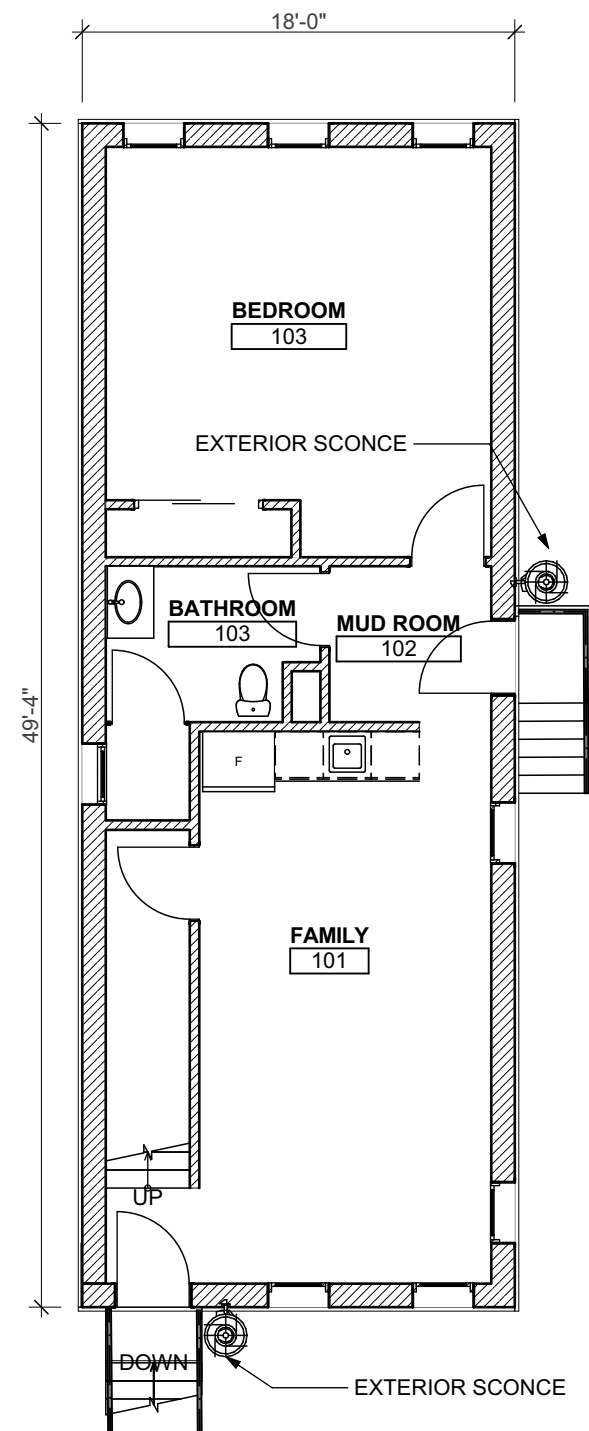
Further Unit Inspiration

Brick Corbelling Detail on Front Facade (2./11.)

Material Palette

- BLACK COPING
- MANSARD ROOF (11.)
- BEST BRIK FRONT FACADE (7./8.)
- BLACK-FRAMED WINDOWS W/
PRECAST CONCRETE HEADER AND
SILL (3.)
- EXTERIOR SCENCE
- WOOD-LOOK ENTRY DOOR
- LINDEN STREET TREE (10.)
- CONCRETE STOOP W/ IRON RAILING
- CORNER BEST BRIK WRAP AROUND
- TAN / NEUTRAL HARDEE BOARD PLANK SIDING (8.)
- WAINSCOTING BASE (11.)

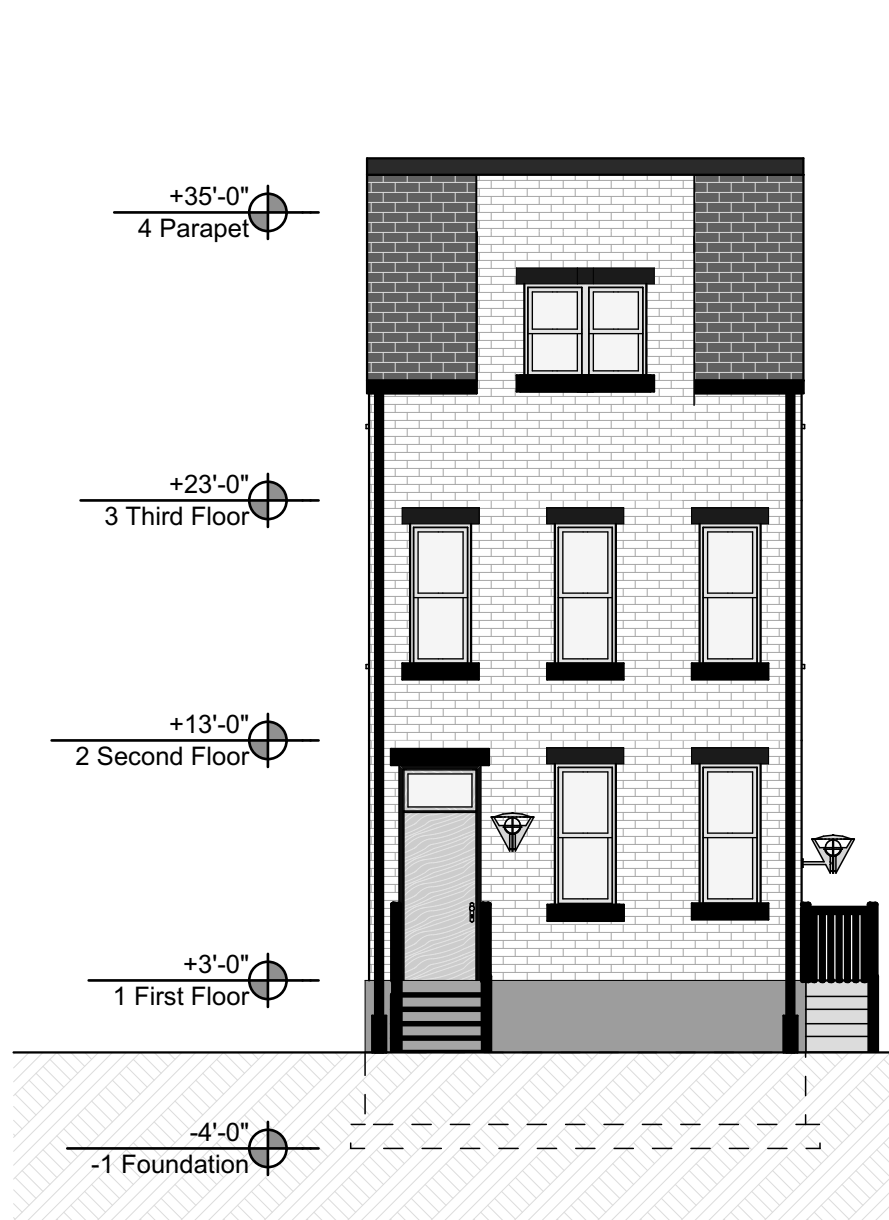




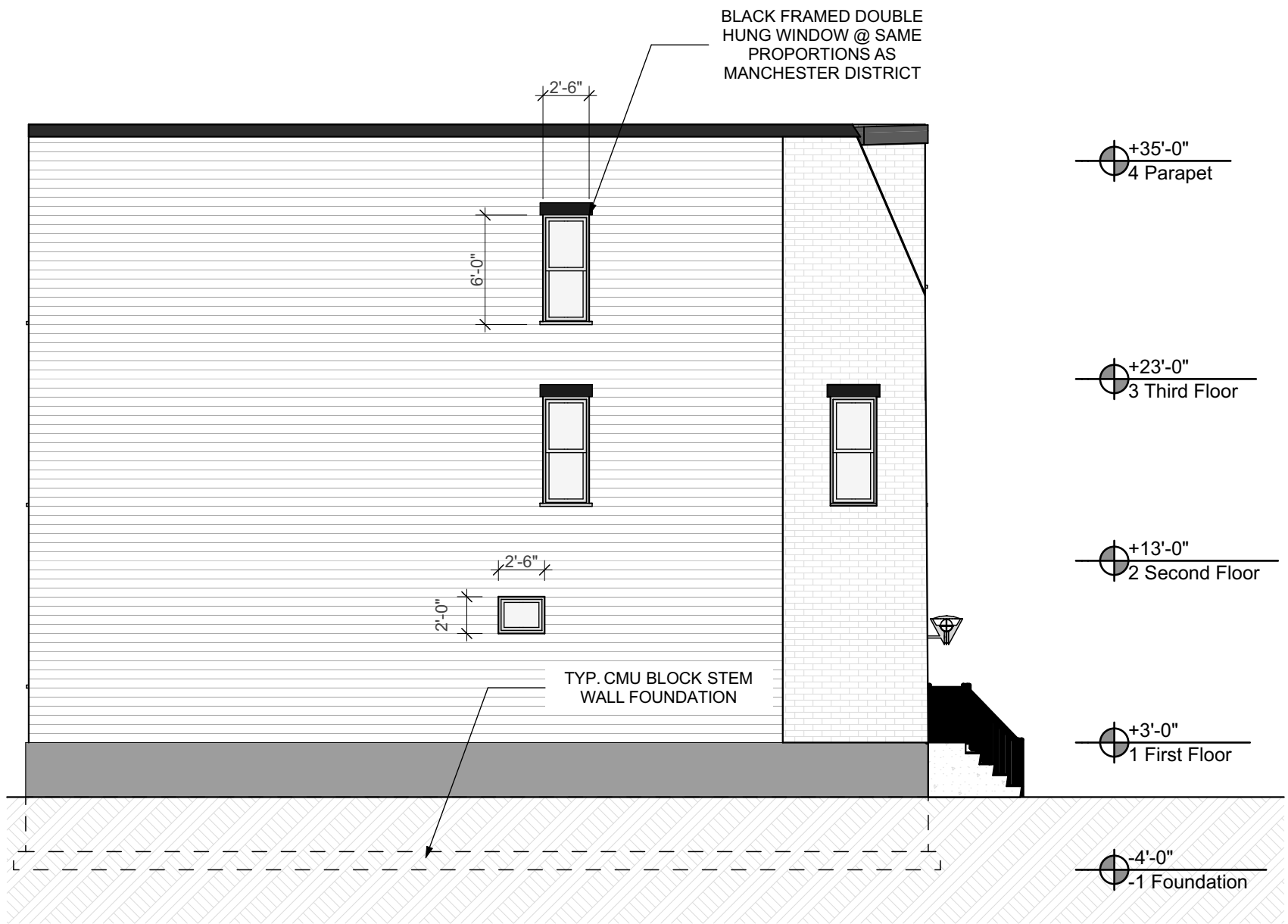
1 First Floor Plan
 SCALE: 1/8" = 1'-0"
 PLAN NORTH



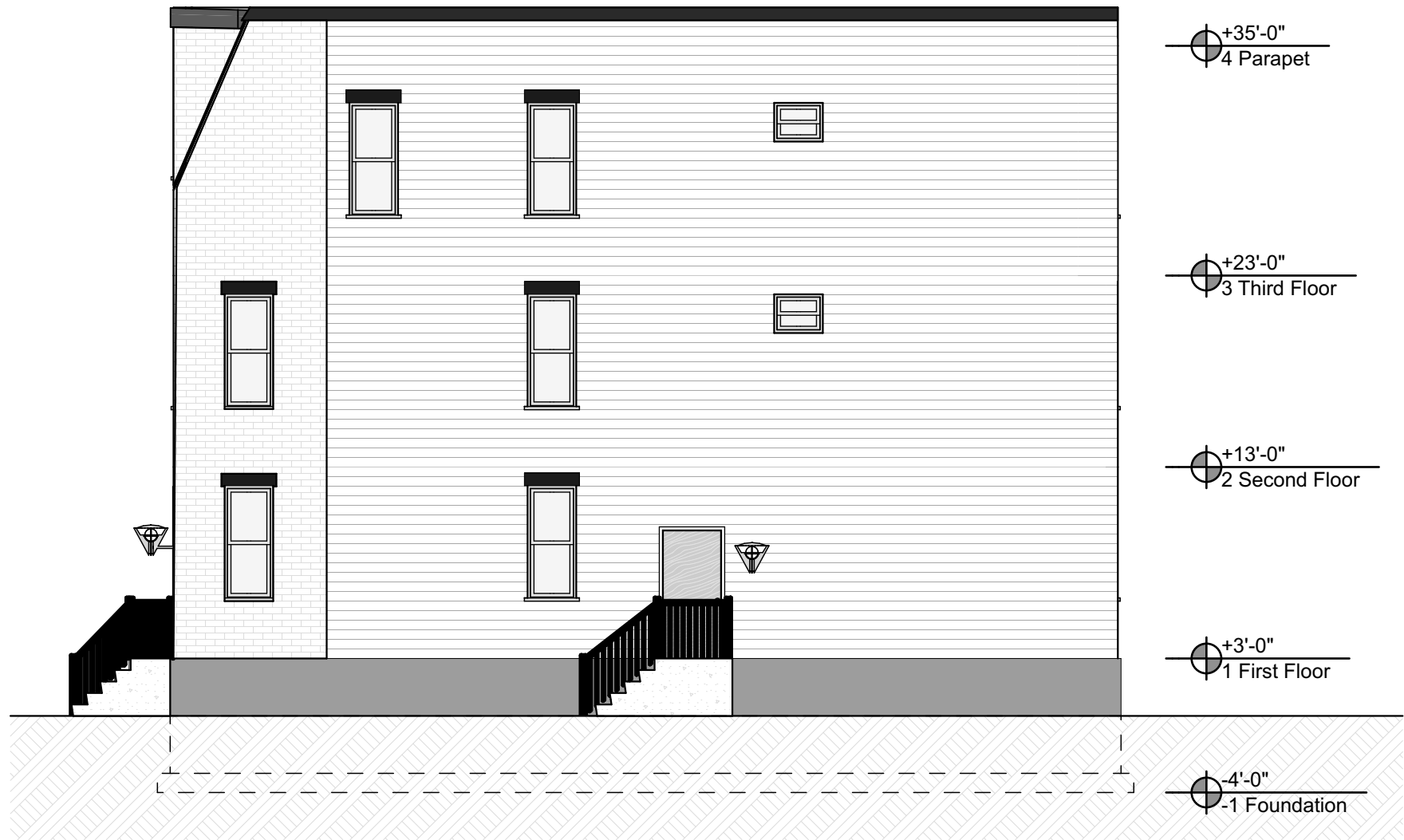
EXTERIOR LIGHTING EXAMPLE



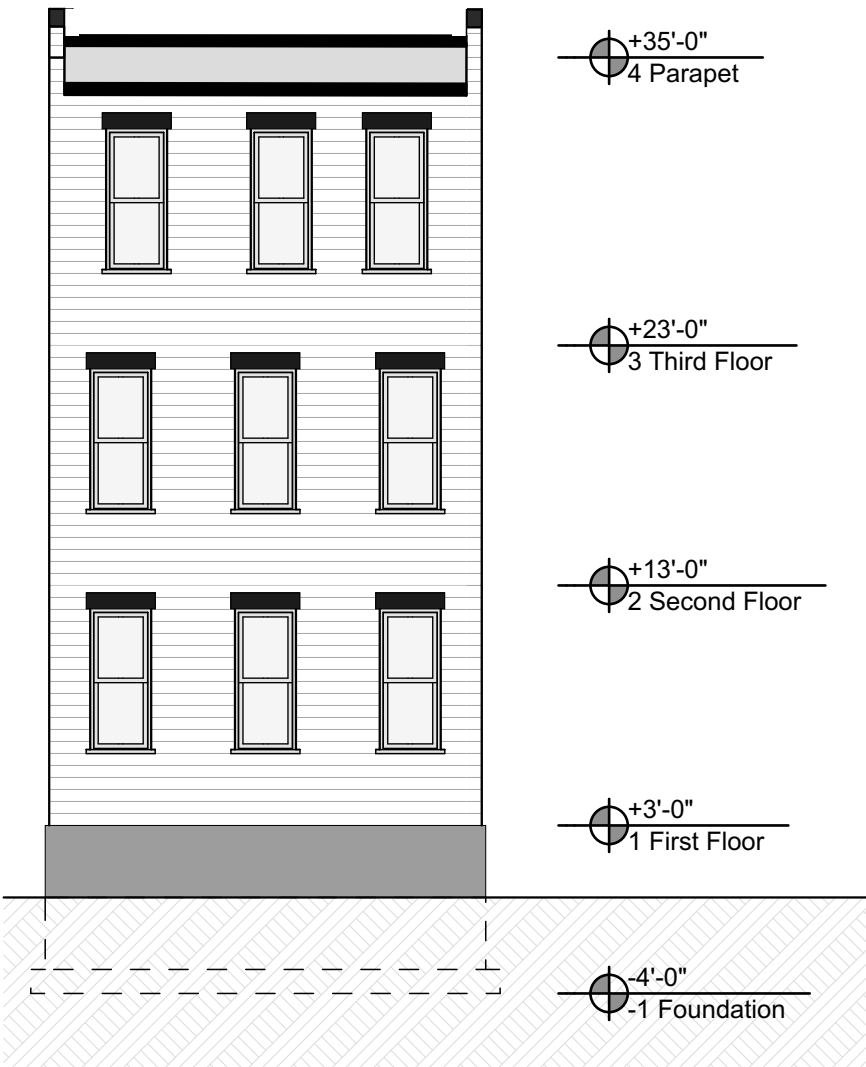
1 Liverpool St. North Elevation
SCALE: 1/8" = 1'-0"



2 Liverpool St. East Elevation
SCALE: 1/8" = 1'-0"



1 Liverpool St. West Elevation
SCALE: 1/8" = 1'-0"



2 Liverpool St. South Elevation
SCALE: 1/8" = 1'-0"

RED BRICK COLOR SELECTION



Best Brik™ is a concrete masonry unit with brick aesthetics and color blends that is perfect for structural single wythe walls or anchored veneers.

Features:

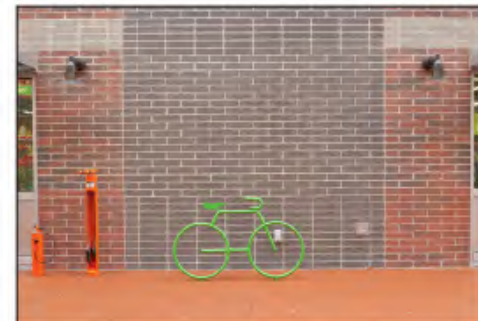
- Double exposed masonry with brick aesthetics for durable exterior or interior architectural finishes
- More efficient and cost-effective than constructing masonry walls with clay brick veneer
- Available with up to a 4-hour fire rating to meet the strictest building codes
- Made with polymer-based integral water repellent technology that minimizes moisture intrusion

Added-Value:

- Eliminates the need for structural steel with load-bearing masonry walls for durable architectural brick finishes
- Saves valuable time on projects with the speed and simplicity of single wythe construction
- Energy compliant options available for climate zones 1-4
- Helps to meet timing and budget constraints without sacrificing the aesthetics of brick or the value of CMU

Construction Efficiency:

- Exceeds minimum design strength of masonry walls set by ASTM C90
- Ideal for integrating utilities (plumbing and electrical) in unit vertical and horizontal cores
- Available in higher strengths to accommodate the most structurally demanding projects
- Suitable for either full or partially grouted construction
- Offered in 4", 6", 8", 10" and 12" widths with a variety of fittings



Available in:
Half High (4" x 16" nominal face dimension)
or Full High (8" x 16" nominal face dimension)

Best Brik™ is available in 9 standard color blends nationwide with additional custom color blends available regionally



CHARLESTON BLEND



SAVANNAH BLEND



AUSTIN BLEND



TAN/NEUTRAL HARDEE BOARD PLANK SIDING FOR SIDES AND BACK

MAIN EXTERIOR FINISH PRODUCT AND EXAMPLES

1217 Liverpool St.
HRC.11: Product Examples



Products >

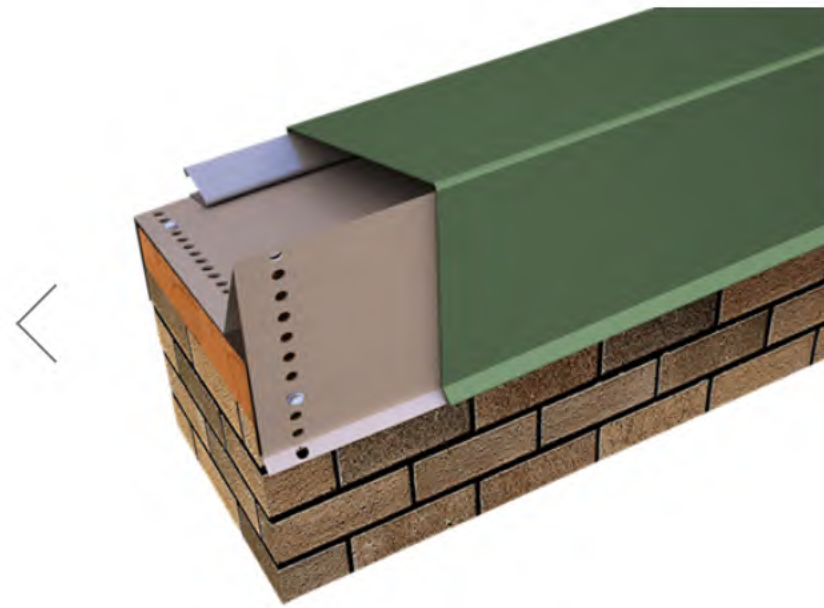
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Products > Perma-Tite Coping



Perma-Tite Coping

Tapered, Flat, Existing Slope

Perma-Tite Coping provides an excellent solution for parapet conditions. Key features include:

- o Full snap-on design with no exposed fasteners.
- o 20-gauge galvanized steel anchor clips with factory-applied stainless-steel spring.
- o Industry-tested for long-term performance against high wind events.
- o Fast and easy installation.
- o Backed by a 20-year, 120 MPH Wind Warranty.
- o Custom-fabricated sizes to meet specific job requirements.

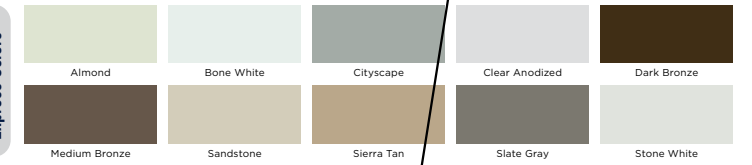
PERMA-TITE
20-YEAR, 120 MPH
WIND WARRANTY

 Request A Quote

COLOR CHART



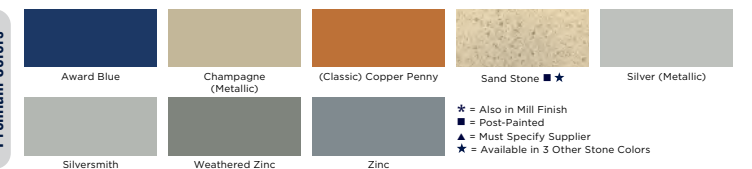
Express Colors*



Standard Colors



Premium Colors



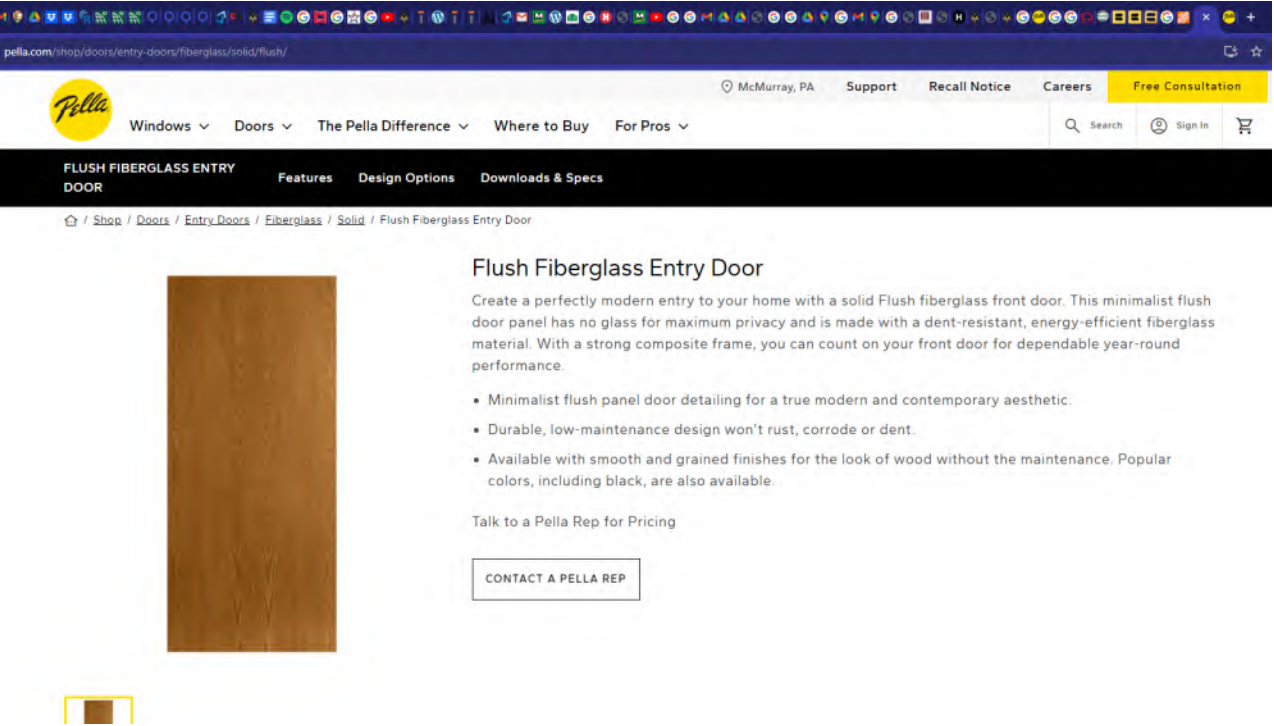
Our colors are deep, rich and true. Made of Valspar's Fluoropon® High Performance Hylar 5000®/Kynar 500® finish, they offer the ultimate in resistance against fading and weathering. Custom colors also available.

METL-0008

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BLACK COLOR SELECTION

ROOF COPING FINISH



EXTERIOR DOOR LOOK



CONCRETE STOOP EXAMPLE

1217 Liverpool St.
HRC.14: Product Examples

FAR PROJECT #2468



WINDOW LOOK

1217 Liverpool St.
HRC.15: Product Examples