

Development Activities Meeting Report (Version: 01/24/2024)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
<b>Project Name/Address:</b> Waldorf School of Pittsburgh, 201 S. Winebiddle St.	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b>  - Bloomfield Garfield Corporation - Bloomfield Development Corporation - Friendship Community Group - Bloomfield Alliance - Residents in Bloomfield - Representative Office of Senator Jay Costa - Applicant Team
<b>Parcel Number(s):</b> 0050-P-00183	
<b>ZDR Application Number:</b> BDA-2025-01196	
<b>Meeting Location:</b> via Zoom	
<b>Date:</b> Monday, March 17, 2025	
<b>Meeting Start Time:</b> 6:00 PM	
<b>Applicant:</b> Christine Brill and Waldorf School of Pittsburgh	<b>Approx. Number of Attendees:</b> 14
<b>Boards and/or Commissions Request(s):</b> Historic Review Commission	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

<p>The applicant intends to restore the Waldorf School’s Yellow House front porch and steps.</p> <p>The Facilities Manager led the project presentation and provided contact information for both the Project Team and Waldorf School Staff. The presentation began with a historic image of the Yellow House. The applicant team intends to use this image as well as additional historic photos as reference for the porch restoration. The Facilities Manager pointed out the Yellow House’s location in the context of the Waldorf Campus. The Yellow House is south of the main school campus. All construction will be contained within campus boundaries.</p> <p>Photos of the house in 2020 show the porch in deteriorating condition. Porch rails and supports were cast iron railings circa 1970. Porch and cast-iron railings were removed in 2024 in preparation for the restoration. Historic reference photographs were used to highlight the physical features this project intends to restore to the porch. This includes:</p> <ul style="list-style-type: none"><li>- Painted round metal downspouts</li><li>- Wood balustrade with turned balusters</li><li>- Painted wood dentils</li><li>- Wood lattice with square openings</li><li>- Restoration of wide span with a pedestal and no post</li></ul> <p>Architect drawings were provided. These included: footers being used to support the deck, flooring plans, column details and elevation, roof plan, and front porch elevation.</p> <p>Estimated Timeline Provided</p> <p>July- August: completion of porch footers, framing and decking, balustrade system and steps.</p> <p>August-September: completion of roof, trim and finishing.</p>
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## Input and Responses

Questions and Comments from Attendees	Responses from Applicants
<p>For context, can someone from Waldorf tell us what the yellow house is currently used for and what the role of the restored porch will be in the Waldorf program.</p>	<p><b>Facilities Manager:</b> The Yellow House holds our day care program. It's part of our early childhood program so our youngest students are there. There are two classes that are held in there. It's a very small unit and very personalized. The porch will just be space. There are two classrooms inside, as I said, and they will use that porch for outside activities. Waldorf School really likes to have students out there in the environment.</p> <p><b>Head of School:</b> I'll just say a little more. The Yellow House is our program for our smallest children, our 18 month olds through our 4 year olds. They're our Little Friends program and the program is designed to be an extension of the home. So having a home be their base makes a lot of sense for them. They use a kitchen, they have all of their meals prepared in the home, and everything happens on the first floor. On the second floor, we unfortunately had a pipe break in the cold weather, and so there's some work that's going to be done, too, on the second floor. Nothing compared to this, but we would like to have some meetings on the second floor for the teachers and so forth. But it really is all contained in this early childhood program. So you can think of like almost a kinder house in our best imagination. And so it should really be beautiful and cared for and this should be quite the transformation in our biggest hope.</p>
<p>When is the house dated from? How old is it?</p> <p>Okay, and when were those renovations on the porch? Any feel for that?</p>	<p><b>Facilities Manager:</b> There isn't an exact date that we have for it. We kind of figured between 1890 to 1910 somewhere in that realm. But there isn't. We haven't really, we don't have the documentation exactly when that one was built.</p> <p><b>Facilities Manager:</b> Guessing by the look of it, probably sometime in the 70s. Joseph might be able to answer that more specifically, but that's my guess.</p>
<p>I'm with the Bloomfield Alliance, which has not yet been recognized in the city, but Shoshana and I have talked before. I recognize some people in that photo on the porch. So I'd have to say those renovations were done at after 1970 early 70s, probably those ladies were in high school in their early 70s.</p>	
<p>And question for Shoshana, what is it about the renovations here that makes it a DAM? You had open a whole bunch of items listed. Which one applied here?</p>	<p><b>DCP Planner:</b> Yeah, so this has to go through Historic Review Commission. And so Historic Review Commission and Public Art and Civic Design commission, they're kind of their own thresholds. So like, if it needs to go to them, then it requires a Development Activities Meeting. Unlike</p>

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	<p>ZBA, where you kind of have to hit multiple things, with these, if it has a public hearing, then it requires a Development Activities Meeting. So this is just a historic property. I actually had a zoning reviewer look briefly at their proposal, and there doesn't seem to be any zoning issues that they found, in their glance over it, because it's completely on their campus. So that's not official yet. Like, the zoning reviewer still needs to do their review, but it does seem like this is just Historic Review Commission.</p>
<p>So something about the house from 1890 1910 makes it historic?</p> <p>Okay, so not this individual structure itself, more of the campus as you've referred to it?</p>	<p><b>Facilities Manager:</b> Well, the the Waldorf School of Pittsburgh, the Ursuline Academy is what it used to be, and it's a historical landmark. So the house, the chapel, the auditorium and the main building are all part of that historical landmark designation.</p> <p><b>Facilities Manager:</b> Correct, the entire campus</p>
<p>And since I know that there are members of the consultant team that know this as well, but the standard that the Historic Review Commission is going to look at this project with is, is it appropriate to the historic character of the building? And usually, these are applications where people are asking for some sort of addition or alteration, I will find it hard to believe if there is much that the Historic Review Commission finds to object to with simply trying to restore a porch as closely as possible to what historic photographs</p>	
	<p><b>Architect via Chat function:</b> Friendship/Yellow/Sutton House was constructed circa 1881-90. No evidence has been found to connect its (presently unknown) architect to any other Waldorf buildings. It was not acquired by the Ursuline Sisters until 1921 (it was residential up to that point). The house was constructed for Ann Sutton, widow of Alfred Sutton, Esq. See attached obituary.</p> <p>The Ursuline Sisters at one point referred to this house as St. Ursula Hall, and used it as a boarding hall (see attached image). In 1948, the school stopped taking boarding students.</p> <p>After the Ursuline Academy closed, the house served as a hostel for families visiting hospitalized relatives from out of town (circa 1980s).</p>

## Other Notes

**Planner completing report:** Shoshana Davidson, Community Planner