



624 East Ohio Street – Historic Designation Removal

September 08, 2026

ura

Urban
Redevelopment
Authority
of Pittsburgh

Intro

PROPERTY AT A GLANCE

- Historic Name: Hefty House (Built 1825-1840)
- Location: 624 E. Ohio St, Deutschtown
- Structure: 2.5-Story Wood Frame / Brick Façade
- Current Status: Vacant, Deteriorated, Unsafe
- Ownership: Publicly Owned (URA)

THE CORE PROBLEM

Prolonged vacancy and severe water infiltration have fundamentally compromised the structural system, stripping the building of its original historic material integrity.

Independent review proves the property no longer meets the preservation threshold of the Historic Preservation Ordinance. Meaningful preservation is no longer physically viable.



Brace Engineering: Structural Review Findings

STRUCTURAL FAILURES

- 80% of second-floor structure requires absolute replacement.
- 12-foot area collapse in rear reentrant corner.
- 25% of first-floor framing and gable roof completely failed.

WATER & MOISTURE DAMAGE

- Severe sagging of interior tin ceilings due to prolonged retention.
- Widespread mold growth and active rot in primary framing.
- Roof, gutter, and downspout failures causing progressive collapse.

LOGISTICAL & COST BARRIERS

- Zero rear or basement access; sandwiched by adjacent buildings.
- All work must occur from street face, driving up staging costs.
- Restoration cost officially exceeds the value of a total rebuild.



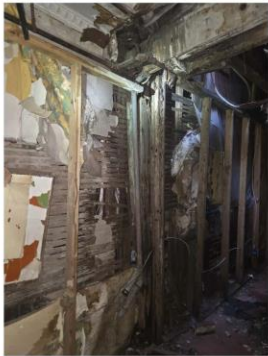
Existing Conditions



Existing Conditions



1 Exterior Existing Conditions
MP-02 Scale: Actual Size



2 Interior Existing Conditions
MP-02 Scale: Actual Size



DPLI Citations

OFFICIAL CITY PLI CITATIONS

2015 IPMC Section 108.5 — Prohibited Occupancy

Condemned and placarded by code officials. Deemed an active hazard to public health and safety.

2015 IPMC Section 108.1.3 — Unfit for Human Occupancy

Advanced state of disrepair, complete lack of utilities, and broken/missing upper-level windows.

Mandated Action Issued by City

Official enforcement mandates to either immediately repair or completely demolish the structure.

Loss of Integrity

The Historic Preservation Ordinance demands that buildings retain physical integrity of design, materials, and workmanship.

Because stabilization requires replacing over 80% of the building fabric, rehabilitation would result in a structural replica made of completely new materials, rather than the preservation of authentic history.



Original Designation: Why the Threshold is No Longer Met

CRITERION 3

Architectural Significance - Greek Revival Style

Originally nominated as a modest small-scale example. Extensive physical alterations over time (masonry façade additions, window changes) paired with current structural collapse leave zero original style elements left to communicate significance.

CRITERION 8

Pattern of Neighborhood Development

Originally cited as representing early neighborhood patterns. While geographic location remains, the actual building fabric is so degraded and non-functional that it cannot convey historic commercial patterns.

CRITERION 10

Physical Appearance

Originally deemed a familiar, positive feature of East Ohio Street. Today, the board-and-plywood infill and visible exterior decay detracts from the surrounding building environment and adversely affects the appearance and perception of streetscape.



The Alternative

A Transformative Vision for the 600 Block

Supported by the Buhl Foundation, the One Northside (ONS) initiative is driving the creation of a 'Community Engagement Center.' This project will unify vital public and private organizations into a single, highly integrated resource hub for local families, businesses, and prospective residents.

624 East Ohio sits directly in the center of this planned assemblage. Its physical footprint, lack of parking, and zero rear access make it a permanent barrier to development if left standing.

CRITICAL TIMELINE & FAILURE TO MARKET

10 Years

Of active marketing with zero viable development offers due to small footprint, no parking, and zero rear access to Emlin Street.

RFP Failures

Public Request for Proposals led in 2016 and 2021 both failed because the site constraints.

Sept 24, 2026

Current 6-month hold deadline for predevelopment due diligence. Action is required now to prevent losing project momentum.



The Alternative



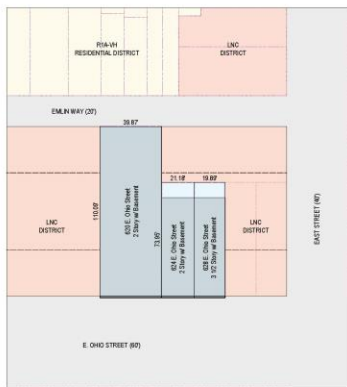
1 Location Map
MP-01 Scale: Actual Size



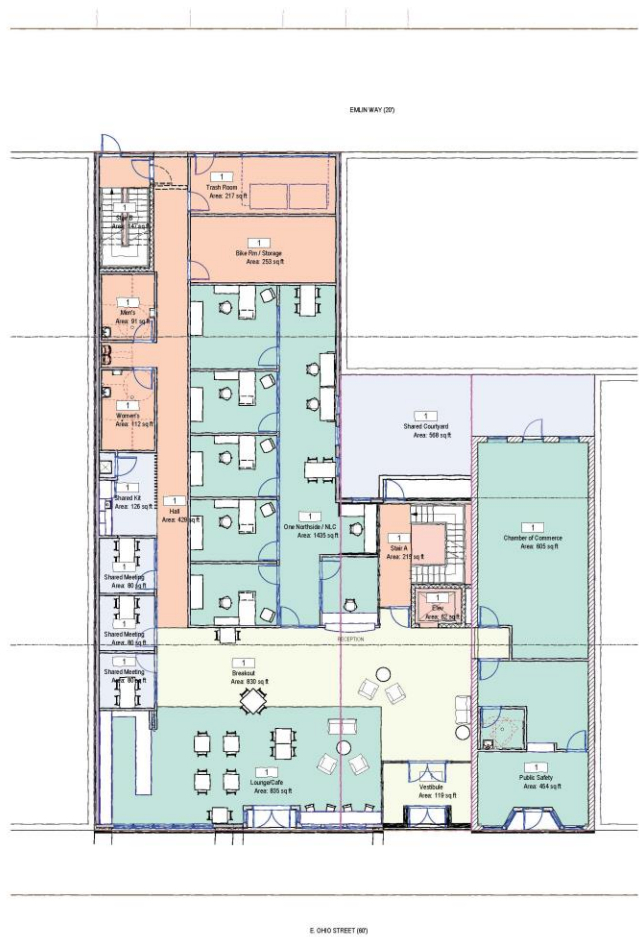
5 Proposed Elevation
MP-01 Scale: 1/16" = 1'-0"



2 Existing Conditions
MP-01 Scale: Actual Size



3 Lot Plan
MP-01 Scale: 1/32" = 1'-0"



4 First Floor Plan
MP-01 Scale: 1/8" = 1'-0"



THE REASONING FOR REMOVAL

1. Preservation is Physically Impossible

An 80%+ loss of primary structural framing means reconstruction would yield a non-authentic replica.

2. Public Safety Hazard

The property stands condemned and cited under multiple building maintenance violations.

3. Community Transformation is Blocked

Maintaining designation locks a blighted asset in place.



Questions and Discussion



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