

Briefing

1.BDA-2025-08505

1118 Sheffield Street

Manchester Historic District

Manchester Neighborhood

Construction of three attached townhomes

desmone

PREPARED FOR:

**Historical Review
Commission and DAM;
City of Pittsburgh**

PROJECT NAME:

**1116, 1118, and 1120
Sheffield Street
Townhomes**

DATE:

September 2025

 **designed to thrive.**

Project Info.

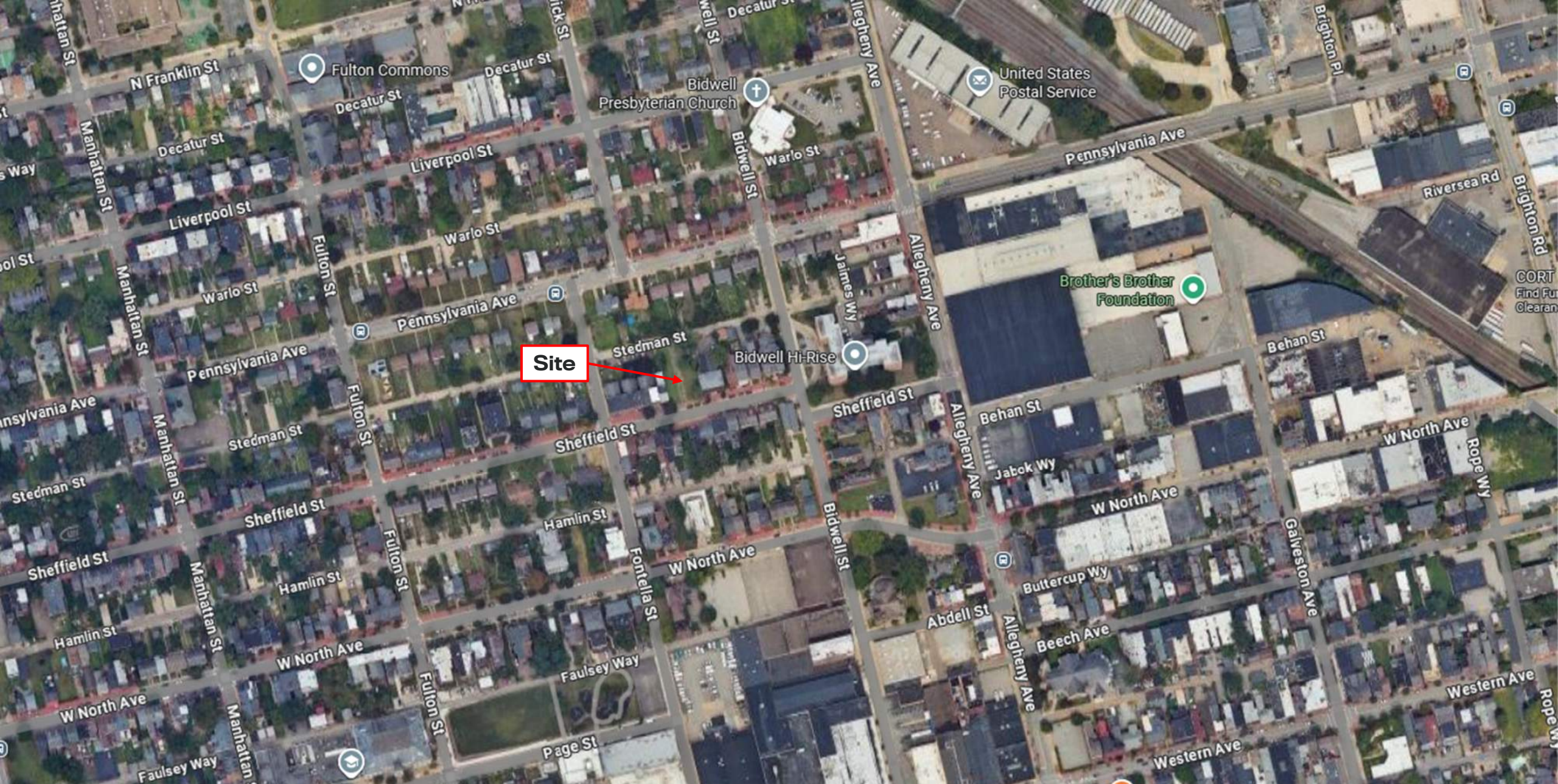
Overview

- Zoning District: Residential Multi-Unit
- Neighborhood:
- Addresses/ Parcel Numbers: (1116 Sheffield Street) 22-4-166, (1118 Sheffield Street) 22-R-162, and (1120 Sheffield Street) 22-R-160
- RCO: Manchester Neighbors & Manchester Chateau Partnership Alliance

- (3) Three Single Family Residences (attached)
- 940 SF (First Floor) + 940 SF (Second Floor) + 930 SF (Third Floor) = 2,810 Total SF (Left and Right Unit)
- 1,092 SF (First Floor) + 1,092 SF (Second Floor) + 1,076 SF (Third Floor) = 3,260 Total SF (Middle Unit)
- Height to Top of Roof from Grade: 39'-6"

- Setback on Front Yard: 8'-6" (*aligns with home on left side*)
- Setback on Interior Side House (Left): 3'-2 5/8"
- Setback on Interior Side House (Right): 3'- 2 5/8"
- Setback on Rear Yard (House): 82'-6"
- Setback on Rear Yard (Garage): 5'-0"
- Setback on Interior Side Garage (Left and Right): 0'-0"





Site

Macro Site





Site

Micro Site



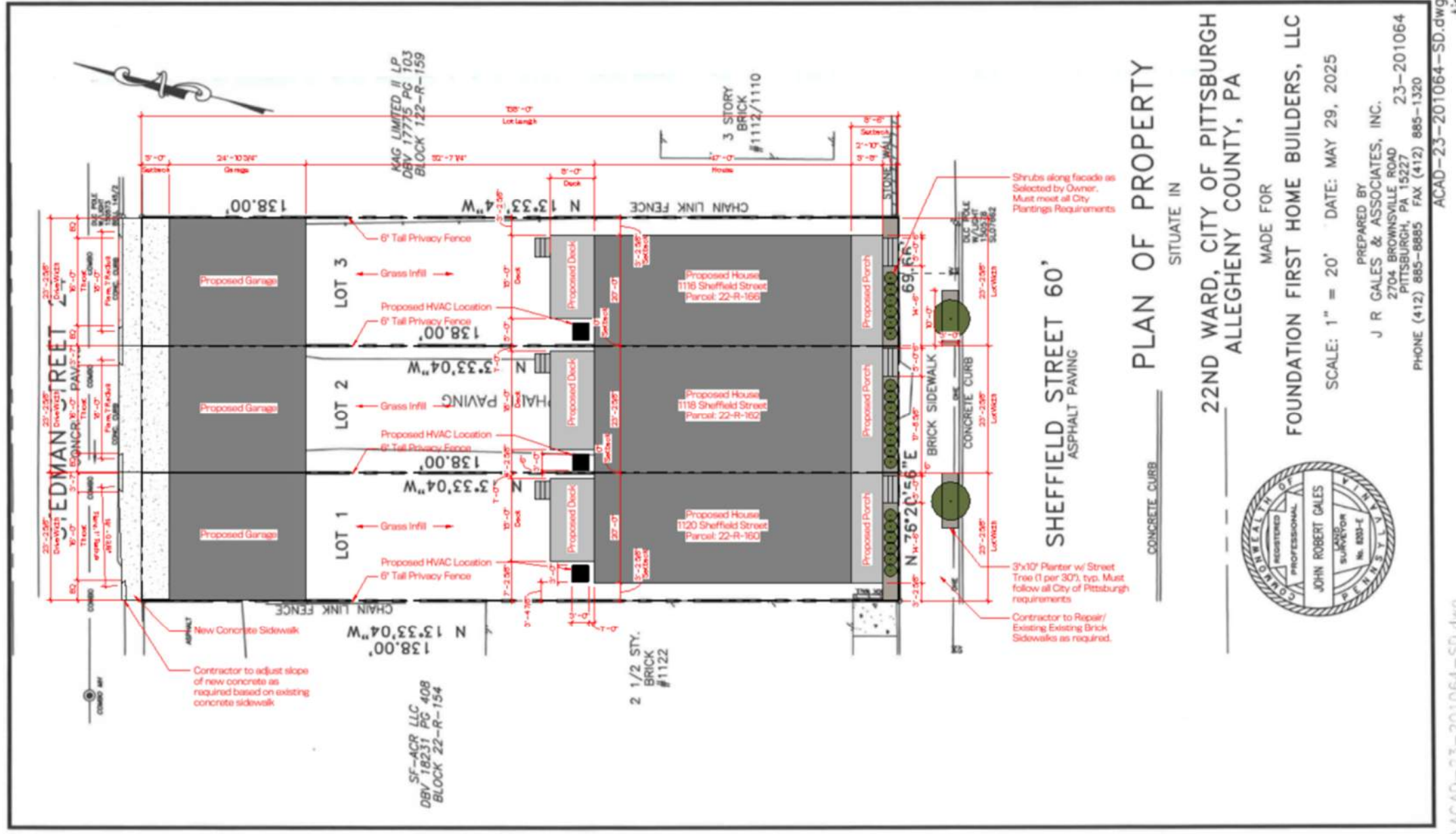


Existing Context Photo

Sheffield Street Lots







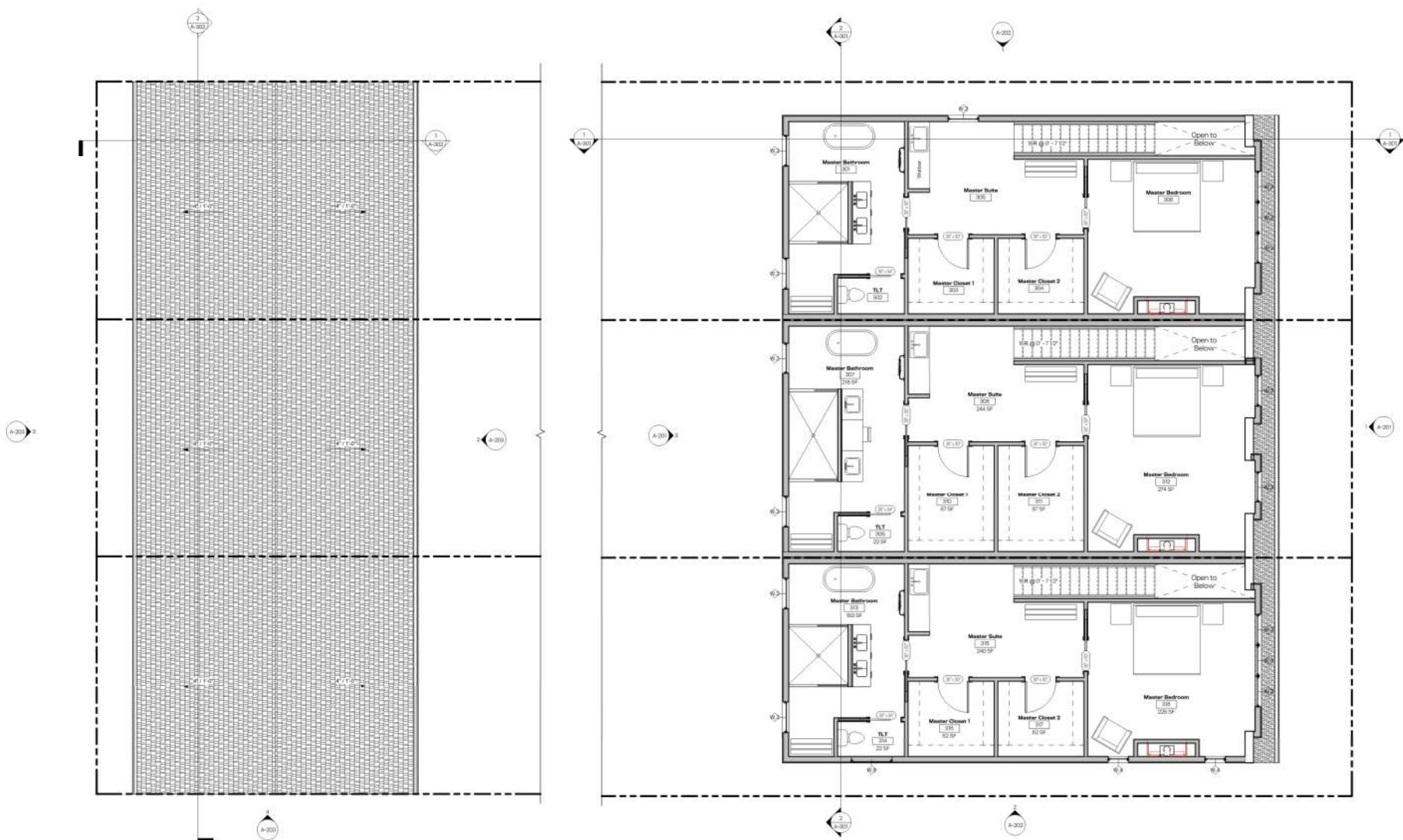
Architectural floor plan of a three-story building. The plan shows three identical horizontal units stacked vertically. Each unit contains a 2-car garage (100 sq ft), a kitchen (101 sq ft), a dining area (103 sq ft), a living room (104 sq ft), and a bathroom (105 sq ft). The plan includes dimensions, room numbers, and area calculations. The building is oriented with North at the top.



Proposed Design: Second Floor Plan



Proposed Design: Third Floor Plan



Proposed Design: House Elevations.



Front Elevation.



Rear Elevation.

Proposed Design: House Elevations.

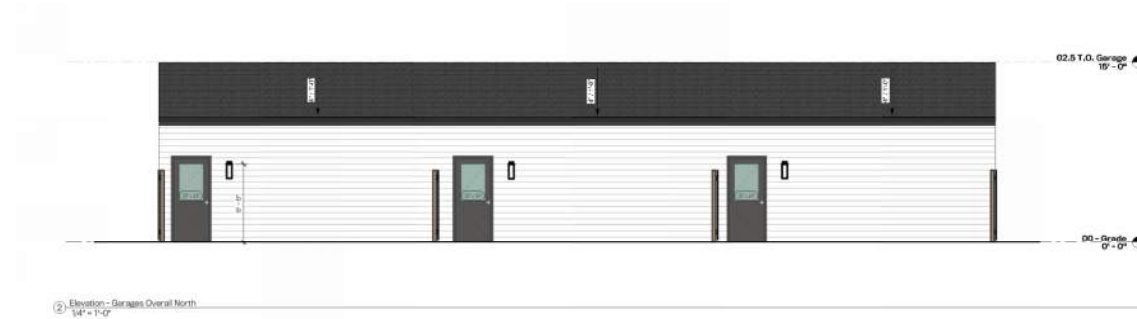


Side (Right) Elevation.

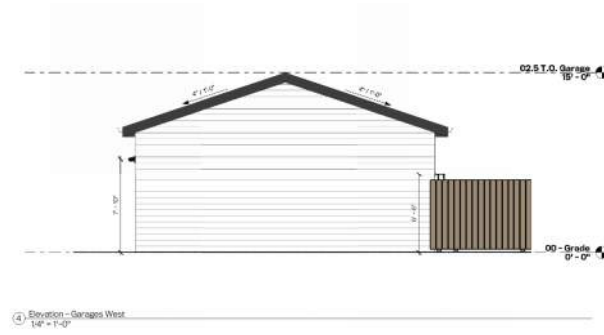


Side (Left) Elevation.

Proposed Design: Garage Elevations.



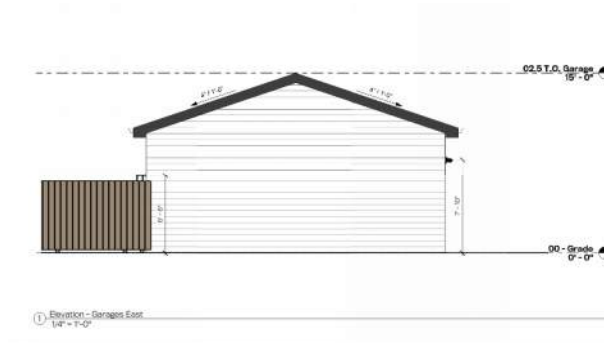
Rear Elevation.



Side (Right) Elevation.



Front Elevation.

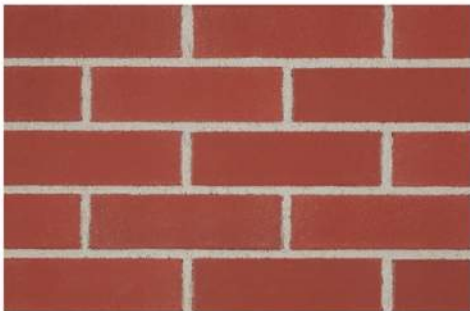


Side (Left) Elevation.

Proposed Design: Concept Render.



Exterior Materials.



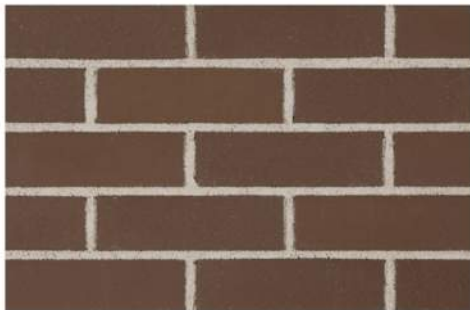
503-505 SMOOTH

Type	Face
Color	Red
Texture	Smooth
Plant	Plant 6
Manufacturing Method	Extruded



280-284 SMOOTH

Type	Face
Color	Cream
Texture	Smooth
Plant	Plant 6
Manufacturing Method	Extruded



8601 DARK SMOOTH

Type	Face
Color	Brown
Texture	Smooth
Plant	Plant 8
Manufacturing Method	Extruded



BIRCH TREE



IT'S ABOUT THYME

Hardie Board Fiber Cement Siding
Profile: Artisan Square Channel (or similar)
Color 1: Birch Tree – (Magnolia Home)
Color 2: It's About Time – (Magnolia Home)
Location: Sides, Rear, and Garage.

ARTISAN® SQUARE CHANNEL SIDING

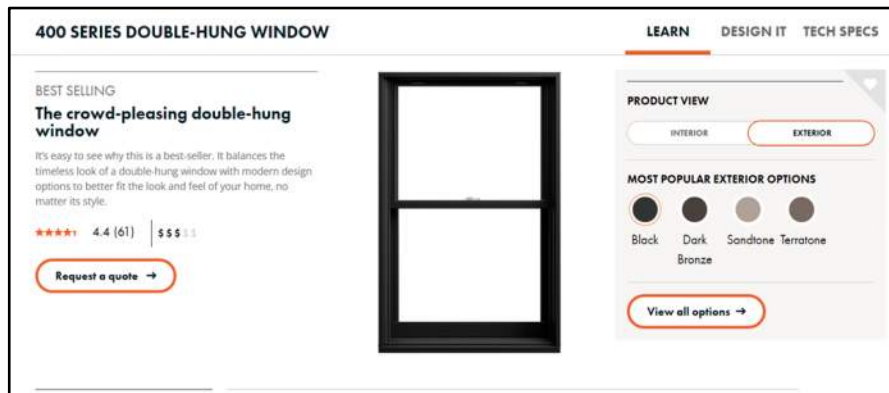


- Defined right-angle cuts
- Uniquely wide channel exposure

WIDTH 10.25 in (9.0 in Exposure)	THICKNESS 5/8 in	TEXTURE Smooth	FINISH Primed	PROFILE WIDTH x DEPTH 1.0 in x 0.263 in
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Windows.



Window: Double Hung
Product: Andersen 400 Series
Color: Black Exterior / White Interior
Size: 2'-8" x 5'-0"



Basis of Design: 1131 Sheffield Street
Double Hung Windows and Cast
Concrete Sills and Lintels



Doors.



**Example Door:
1113 Sheffield Street**



**Proposed Door
in Design**



**Product: Andersen Wood Doors (Or Similar)
Panel Style: #181 Straightline
Color: Dark Bronze / White Interior
Size: 36" x 80" with Transom Above
Hardware: Black**



Railing and Stair Details.

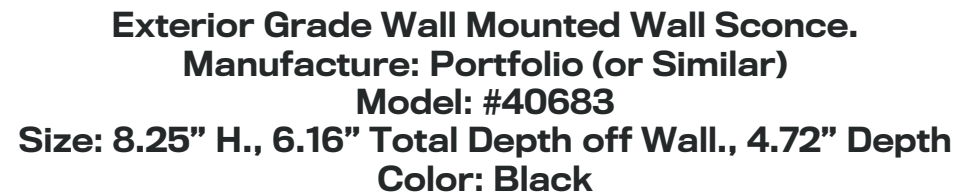


Wrought Iron Handrails with Cast-In-Place Concrete Stairs and Foundation Stem Wall



**1131 Sheffield Street,
Similar handrails and Cast-In-Place
Stairs on CMU**

Proposed Light Locations



Parapet Details.



Proposed Brick Parapet Design



**Three Similar Homes Parapet
Conditions in the area**

Contact.

Primary Contacts.

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Social.

**Facebook,
LinkedIn, Instagram**

Locations.

Pittsburgh	Morgantown	Cleveland
3400 Butler Street Pittsburgh, PA 15201 412.683.3230	265 High Street Morgantown, WV 26505 304.602.7880	1020 Bolivar Rd suite 203, Cleveland, OH 44115 216.488.6886

Thank you for your time!
Questions?

