

2.BDA-2024-07722

1212 E. Carson Street

East Carson Street Historic District

Southside Flats Neighborhood

Storefront and rear door replacement

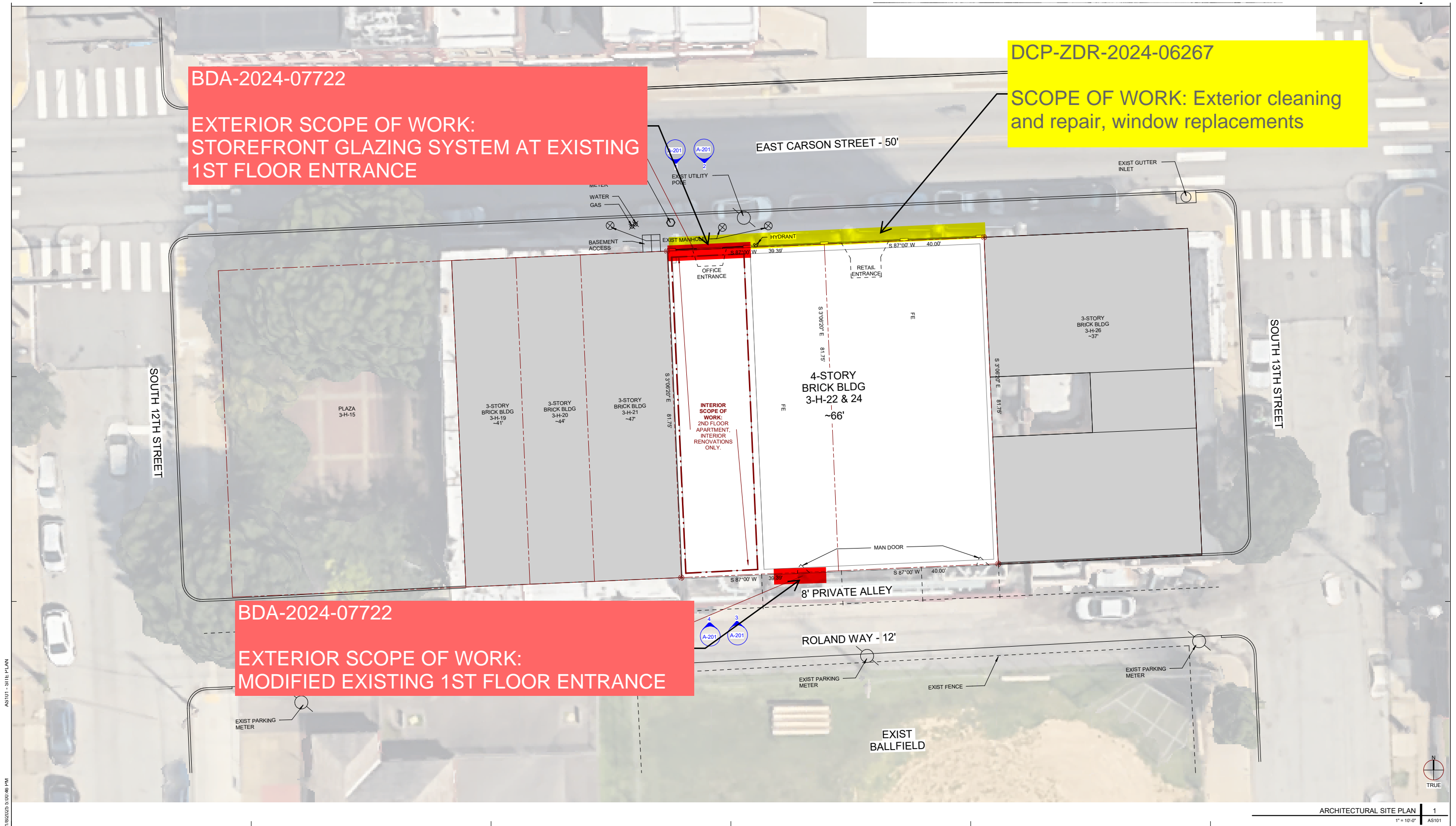


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1212 E CARSON STREET
Historic Review Commission - CoA Application Materials
S D Property Holdings Company LLC

BDA-2024-07722; DCP-ZDR-2024-06267







Paint cornice, match existing

Repoint with TYPE N mortar across brick facade, match existing mortar color

Clean and repair wood frames, trim, and sills. Paint to match existing color. Where rotted, remove and replace wood trim in kind, with matching profiles. Replace caulking.

Replace glazing in one location (moisture intrusion)

(2) Remove fixed window and interior neon tubing, add new operable window (alum-clad wood frame) in existing opening.

(9) Remove WD double hung window sashes, glazing, frame. Install wood frame double-hung window in existing masonry opening. Remove loose sandstone at sills, add sealer.

Clean with light detergent. Replace broken or missing vitrolite (carrara) glass tile with salvaged vitrolite and/or black spandrel glass to match. Add caulking as needed to seal deficiencies across the area.









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Replace broken or missing
vitrolite (carrara) glass tile with
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spandrel glass to match. Add
caulking as needed to seal
deficiencies across the area.

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BLACK TILE REPLACEMENT: MATERIAL OPTIONS

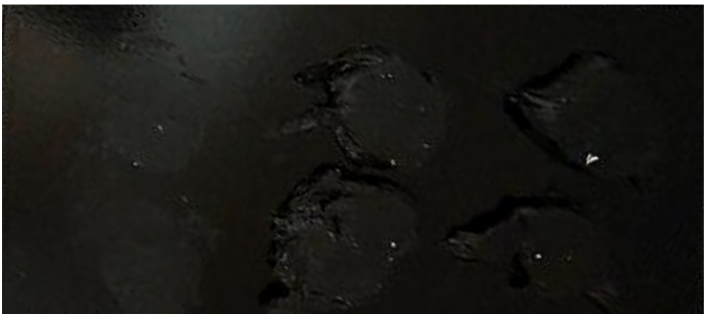


ORIGINAL:
PIGMENTED STRUCTURAL GLASS / VITREOUS MARBLE

COMMON NAMES: CARRARA GLASS, VITROLITE

NO LONGER MANUFACTURED

OPTION 1:
SALVAGED VITROLITE - PENDING AVAILABLE SUPPLY



OPTION 2:
BLACK SPANDREL GLASS

#1-818
Black

When Color Matters...



High Performance Coatings

OPACI-COAT-300®
OPACI-COAT-500®
DIVISION 8 OPENINGS SECTION 08 81 00 SPANDREL GLAZING

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erou

8050

rs.com

freedigital.com

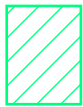








Clean and repair wood frames, trim, and sills. Paint to match existing color. Where rotted, remove and replace wood trim in kind, with matching profiles. Replace caulking.



Replace glazing in one location (moisture intrusion)

Approximate Color
to be verified on site

SW 6749
Embellished Blue

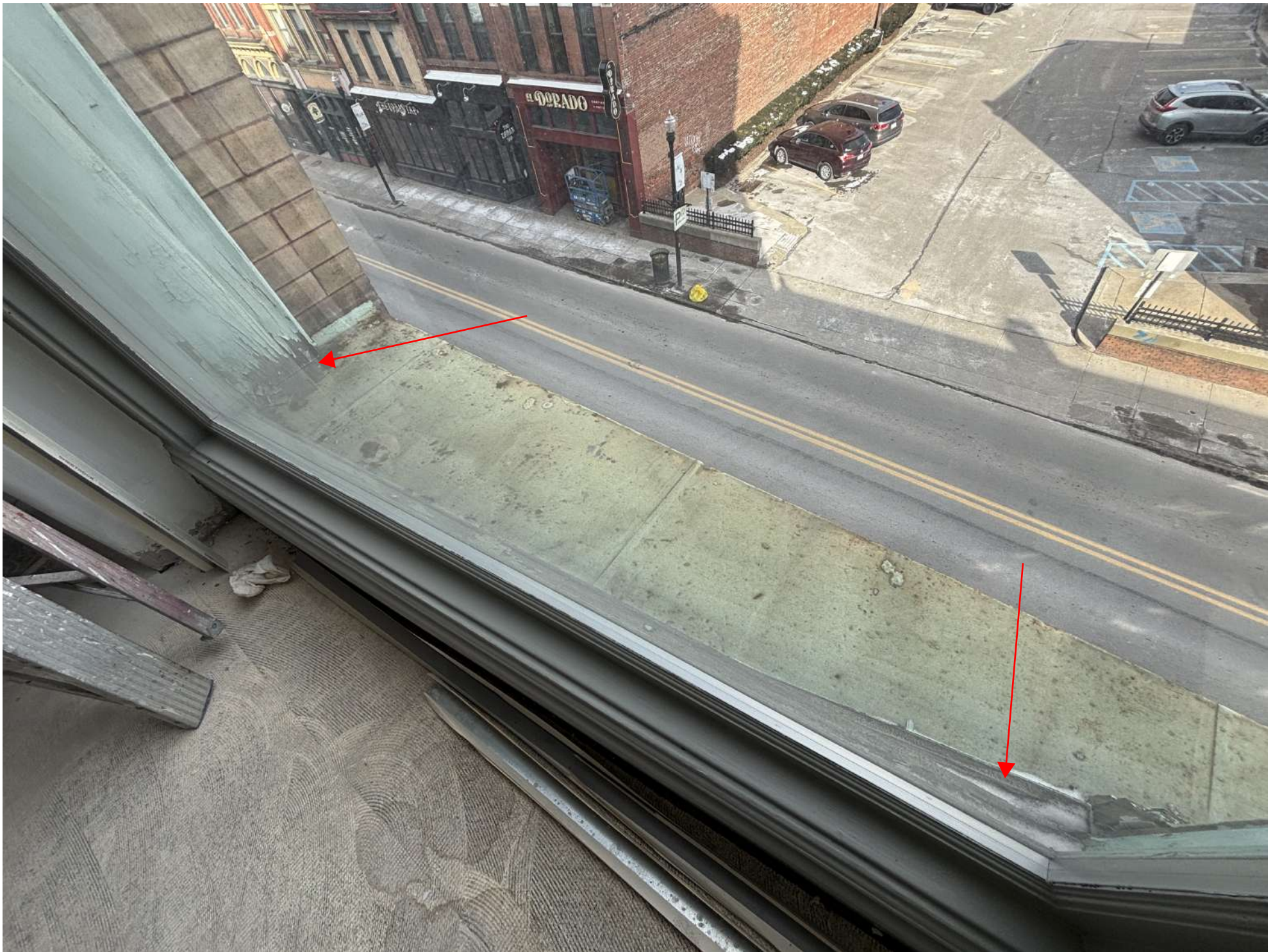
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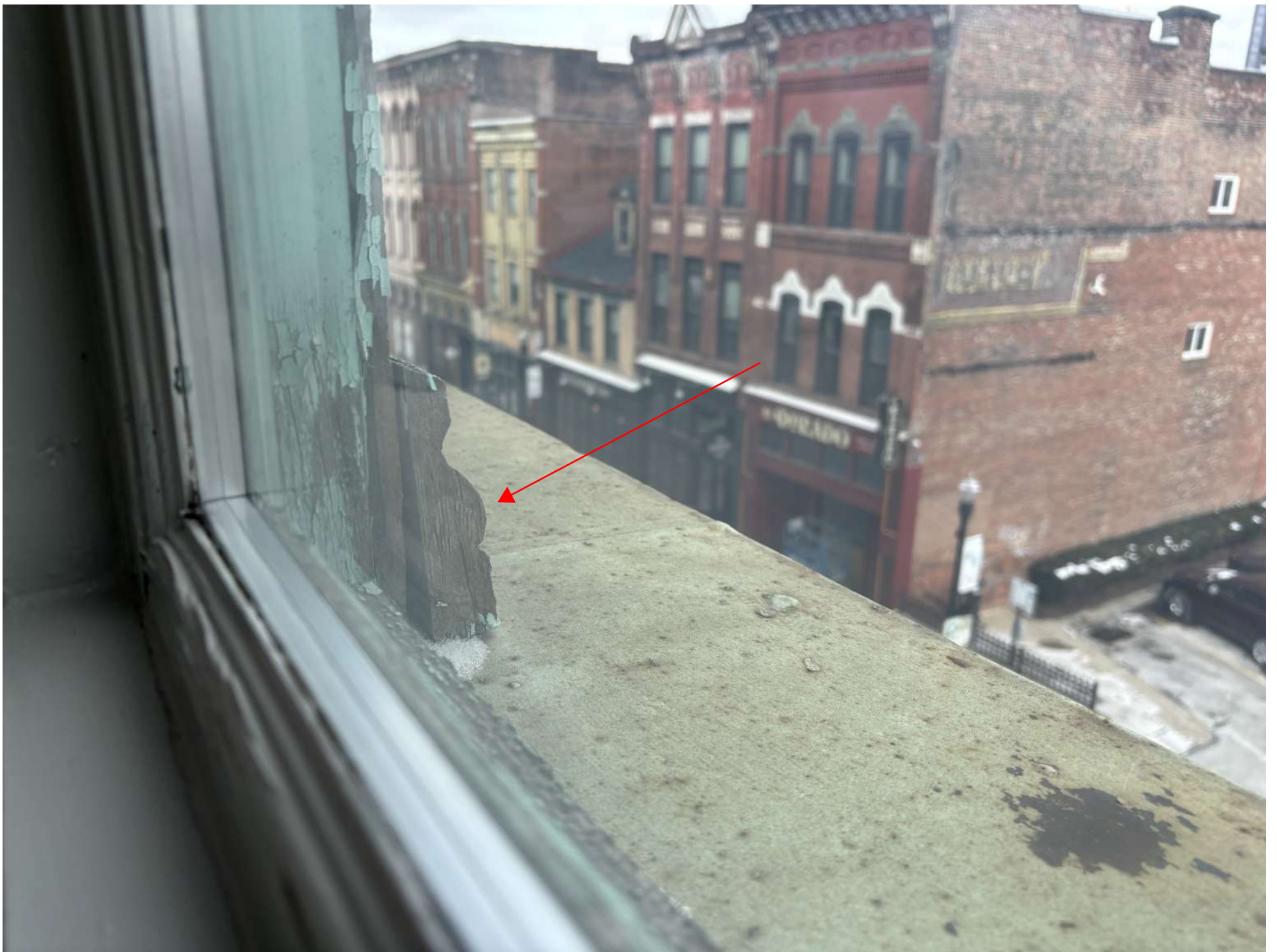
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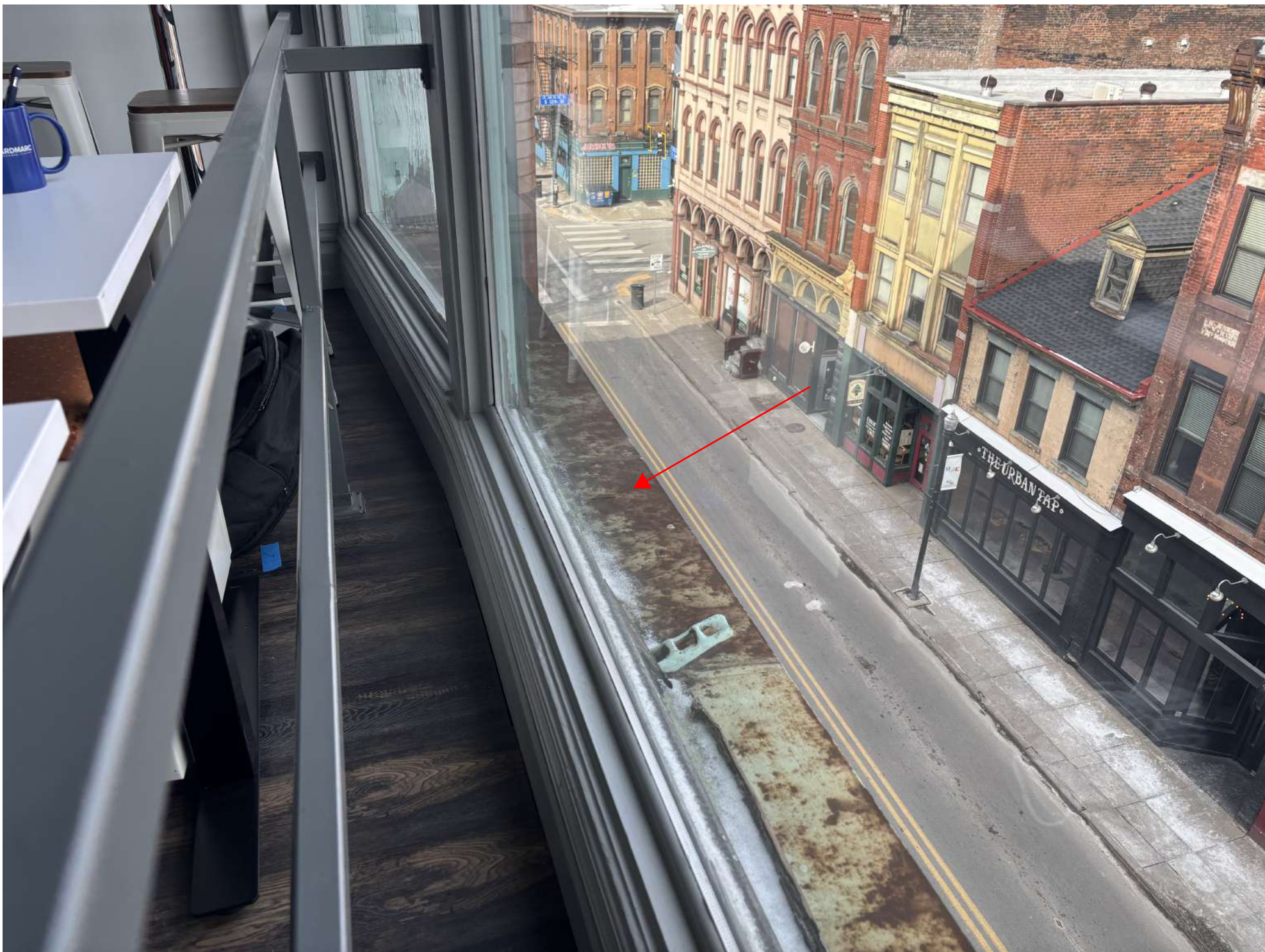






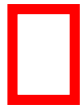






Replace insulated
glazing in this
location only





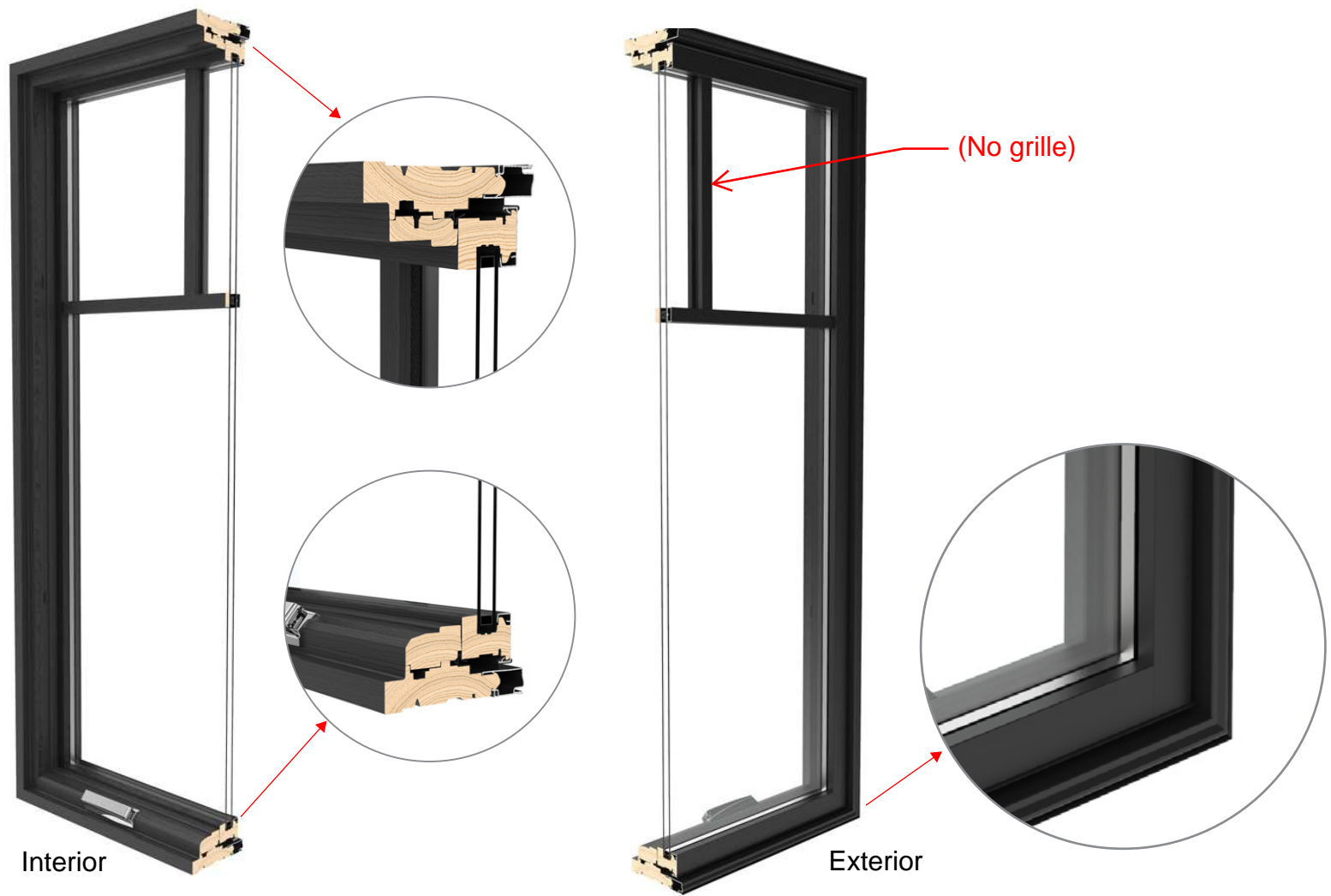
(2) Remove fixed window and interior neon tubing, add new double-hung window (alum-clad wood frame) in existing opening.

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REPLACEMENT OF FIXED WINDOW WITH OPERABLE WINDOW IN EXISTING OPENING (2)



EXISTING

Pella® Reserve™
Contemporary Clad/Wood
Aluminum-Clad Wood: Black Finish
54"X82"





DOUBLE HUNG ALUMINUM CLAD
WINDOWS IN EXISTING OPENINGS









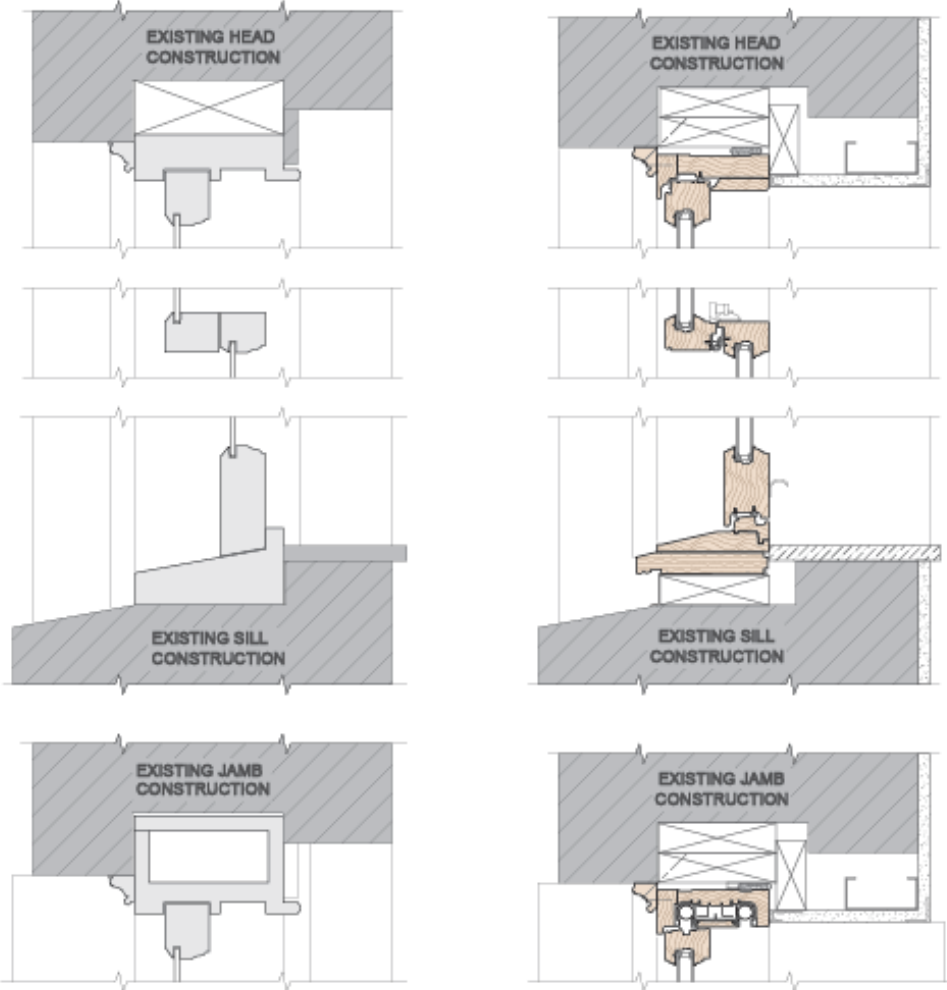
(9) Remove WD double hung window sashes, glazing, frame. Install wood frame double-hung window in existing masonry opening. Remove loose sandstone at sills, add sealer.

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PRODUCT DATA: DOUBLE HUNG WINDOW REPLACEMENT (9), SILL REPAIR



Pella® Reserve™
Traditional Wood & Clad/Wood

Wood, Double-Hung
Custom finish paint to match existing
44" W x 76"-90" H

Approximate Color
to be verified on site

SW 6749
Embellished Blue











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1ST FLOOR ENTRY - ROLAND WAY

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Armory Playground, Goldenson's Building in background - 1938
Historic Pittsburgh

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Historic Images

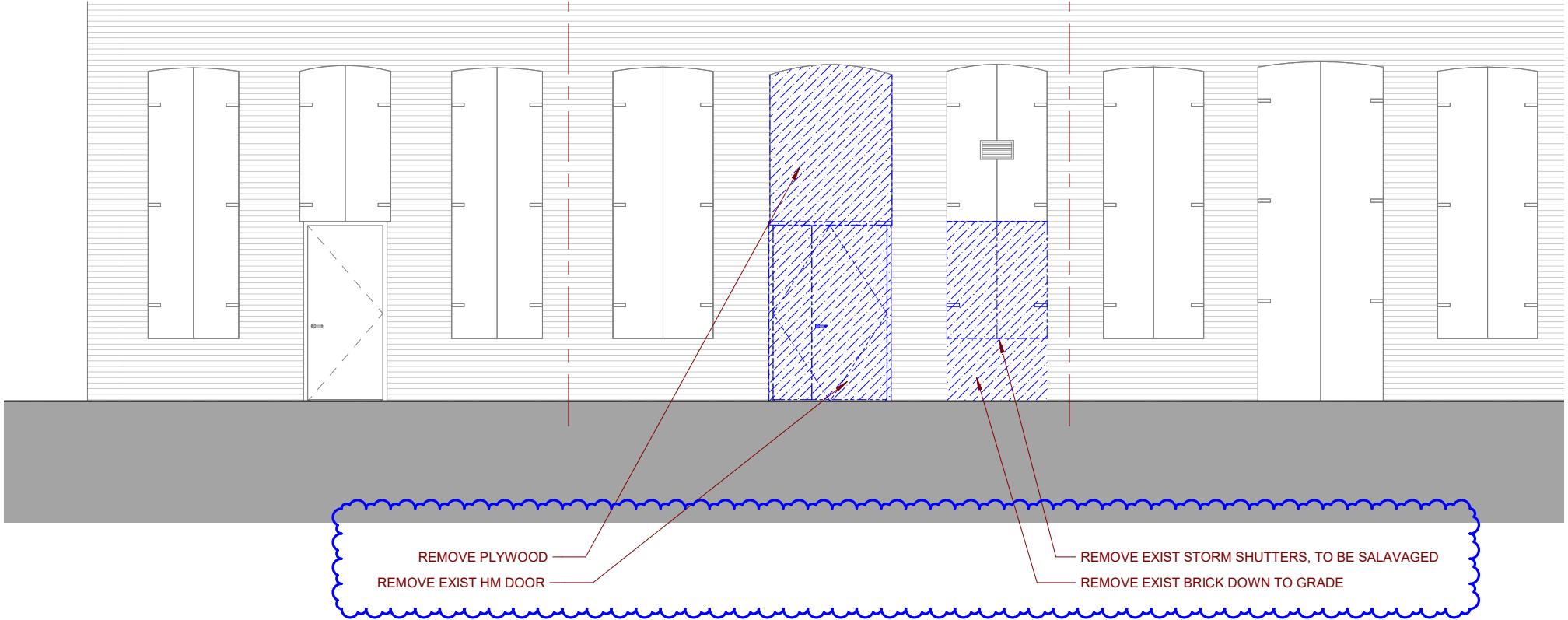


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PARTIAL SOUTH DEMO ELEVATION

3

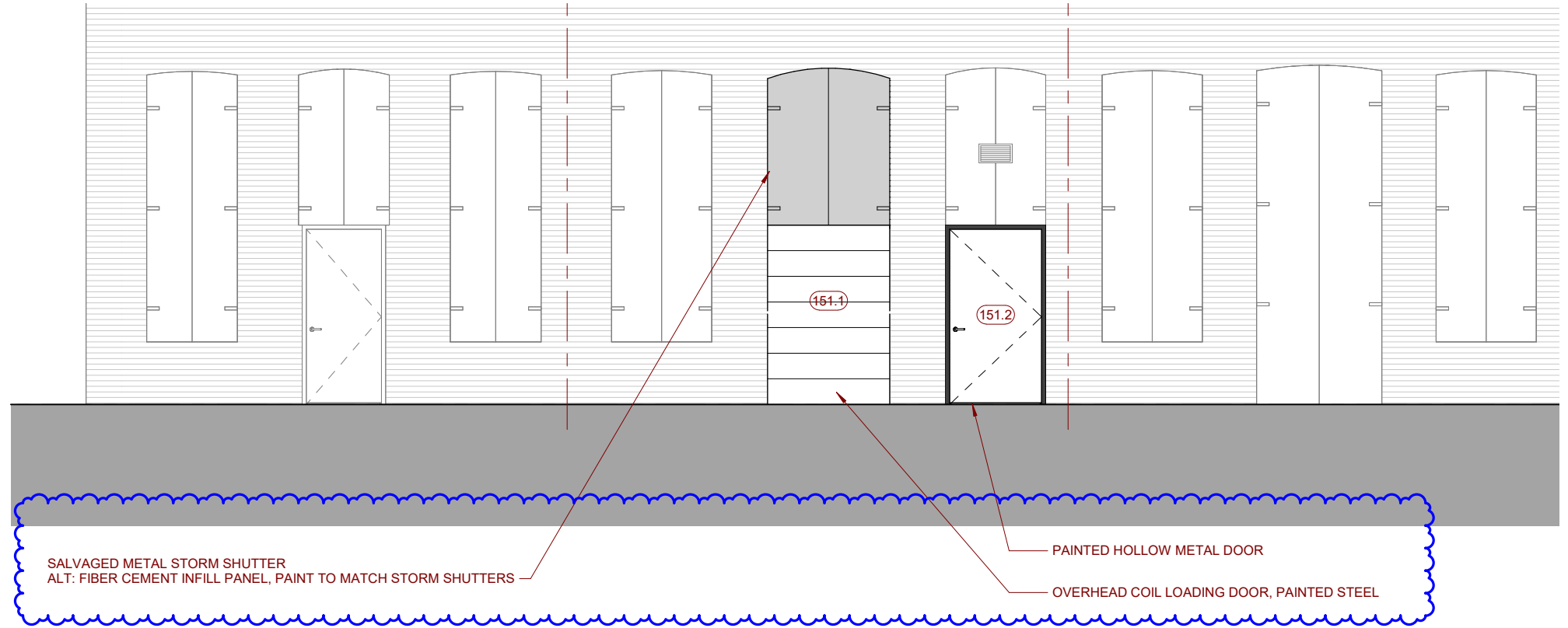
A-201

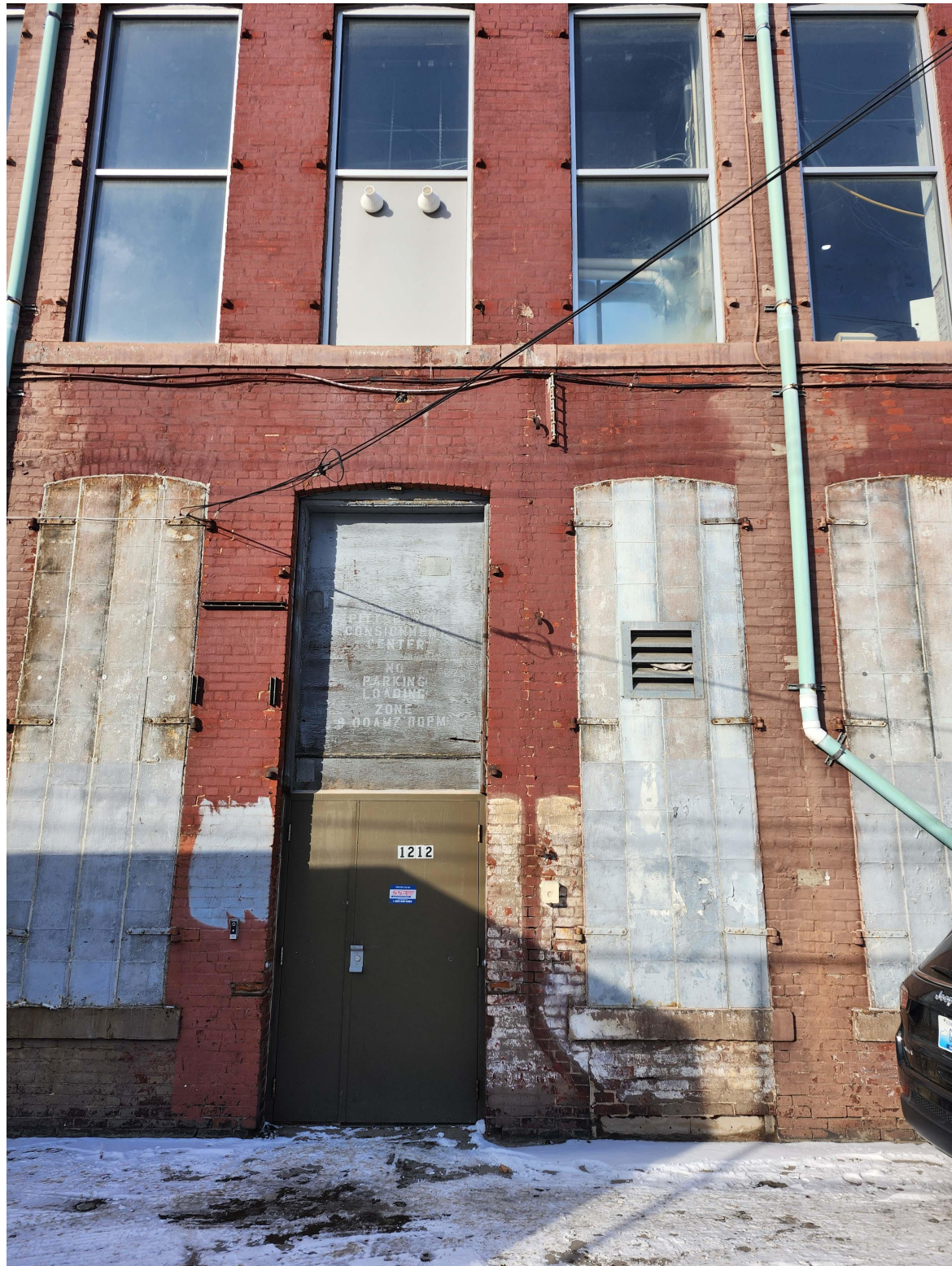


PARTIAL SOUTH ELEVATION

4

A-201





EXISTING BACK ENTRY



PROPOSED BACK ENTRY



WORK AREA

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1ST FLOOR ENTRY - CARSON STREET



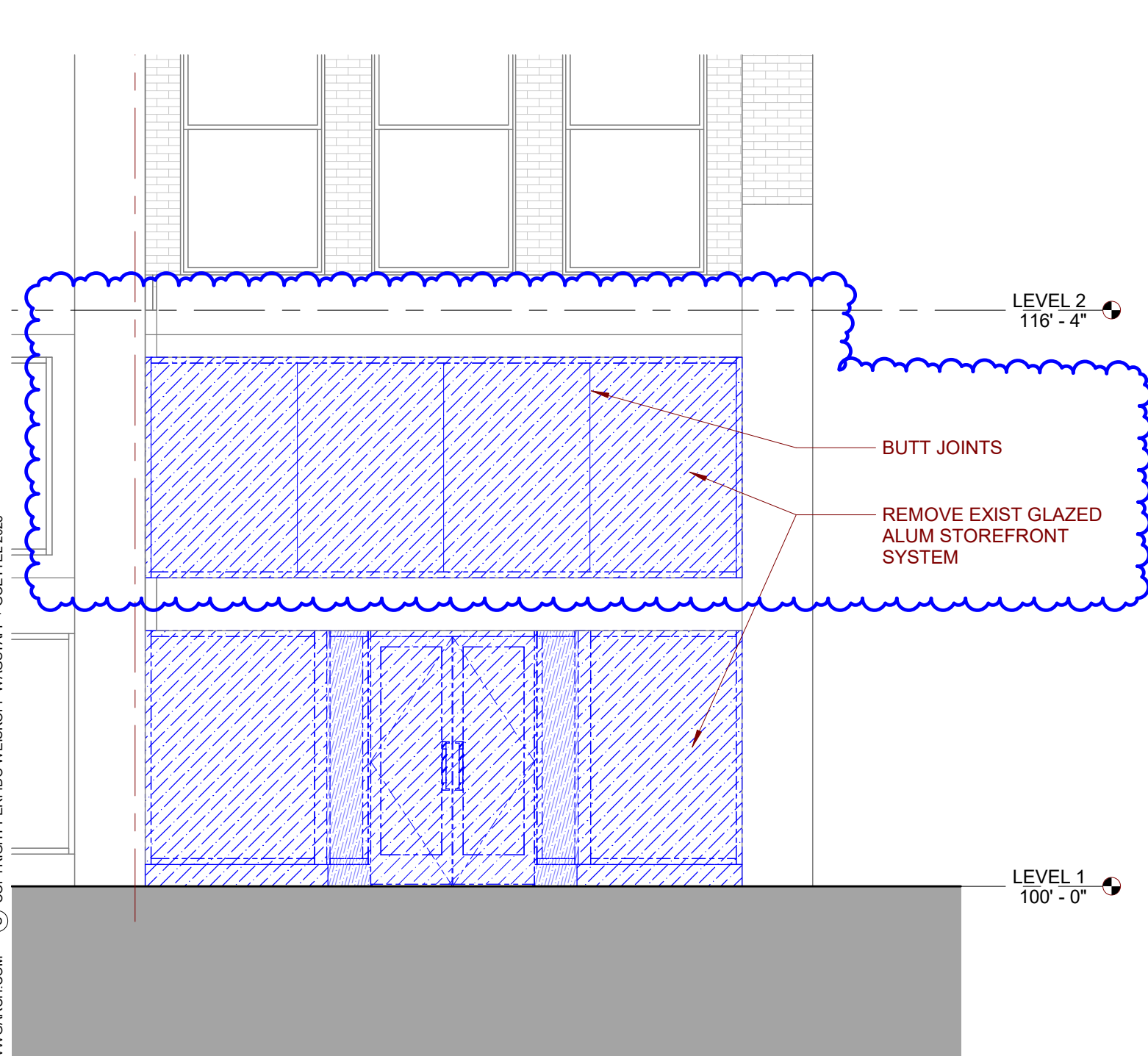
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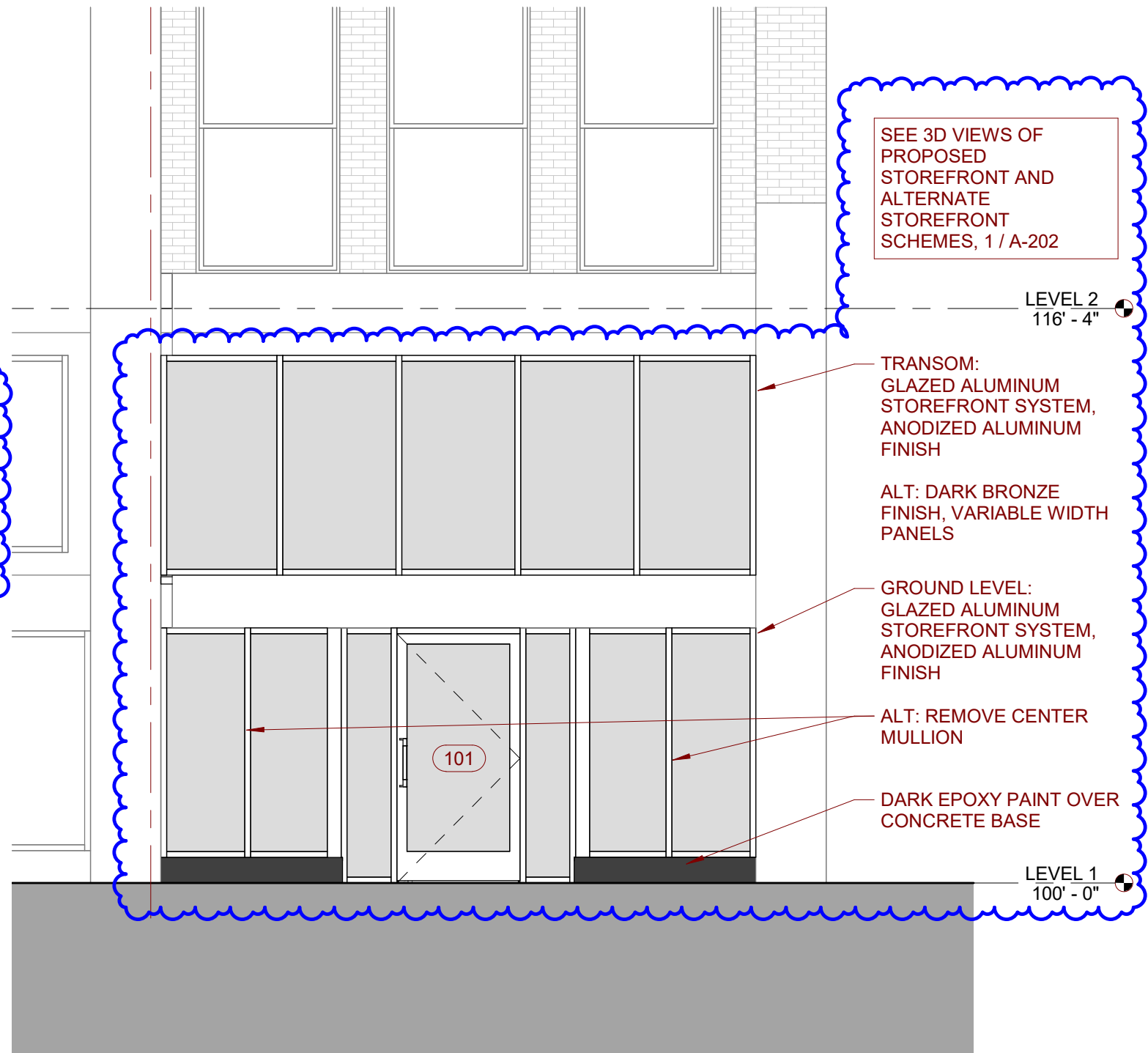
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1ST FLOOR ENTRY - CARSON STREET

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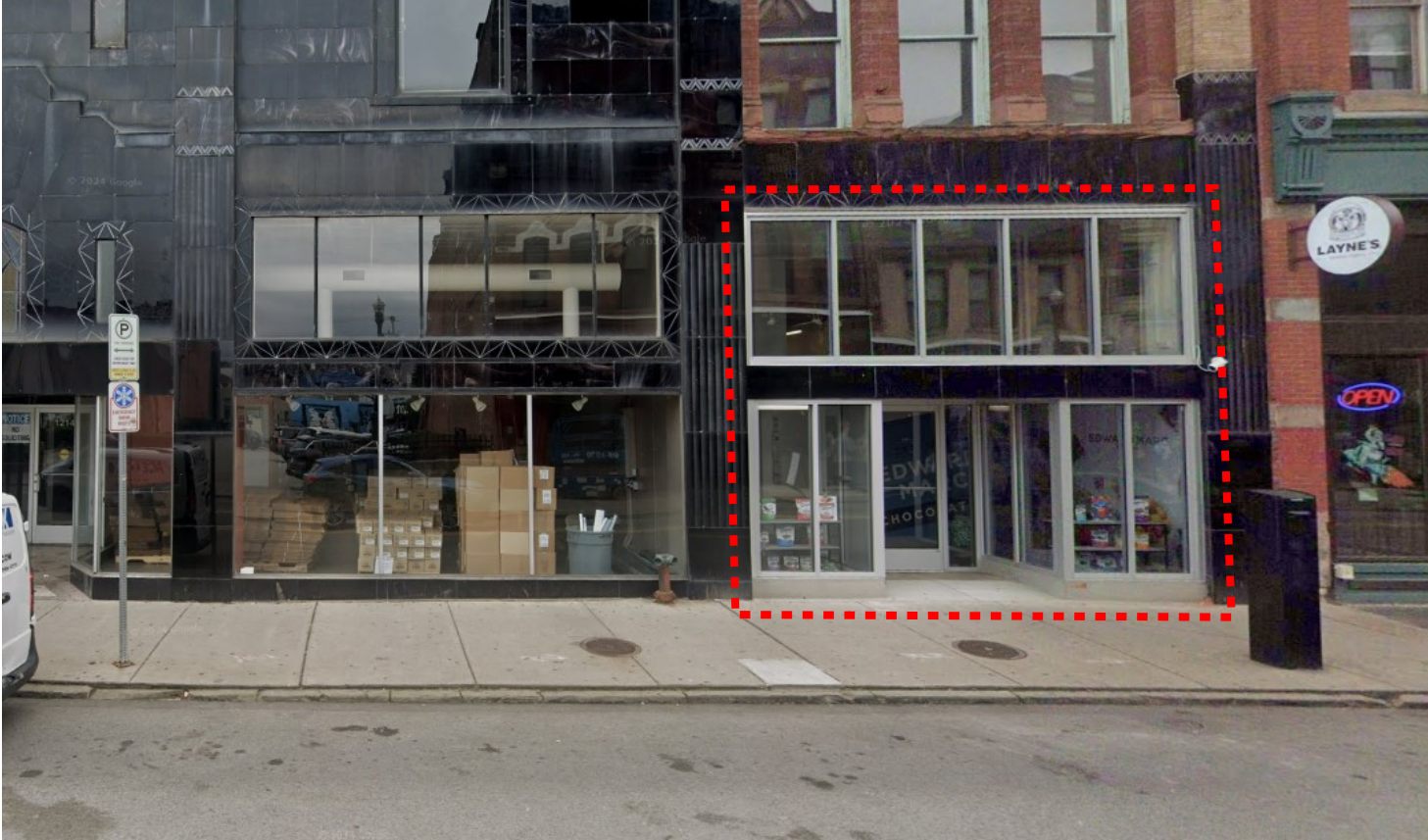
PREVIOUS STOREFRONT
(Demolished)(Not Original)



PROPOSED STOREFRONT
(As-Built)



PREVIOUS STOREFRONT
(Demolished)(Not Original)



PROPOSED STOREFRONT
(As-Built)



LEFT



STRAIGHT ON



RIGHT



2024 CONSTRUCTION PHOTOS - STOREFRONT INSTALLATION



2024 CONSTRUCTION PHOTOS - STOREFRONT INSTALLATION



2024 CONSTRUCTION PHOTOS - STOREFRONT INSTALLATION



2024 CONSTRUCTION PHOTOS - STOREFRONT INSTALLATION



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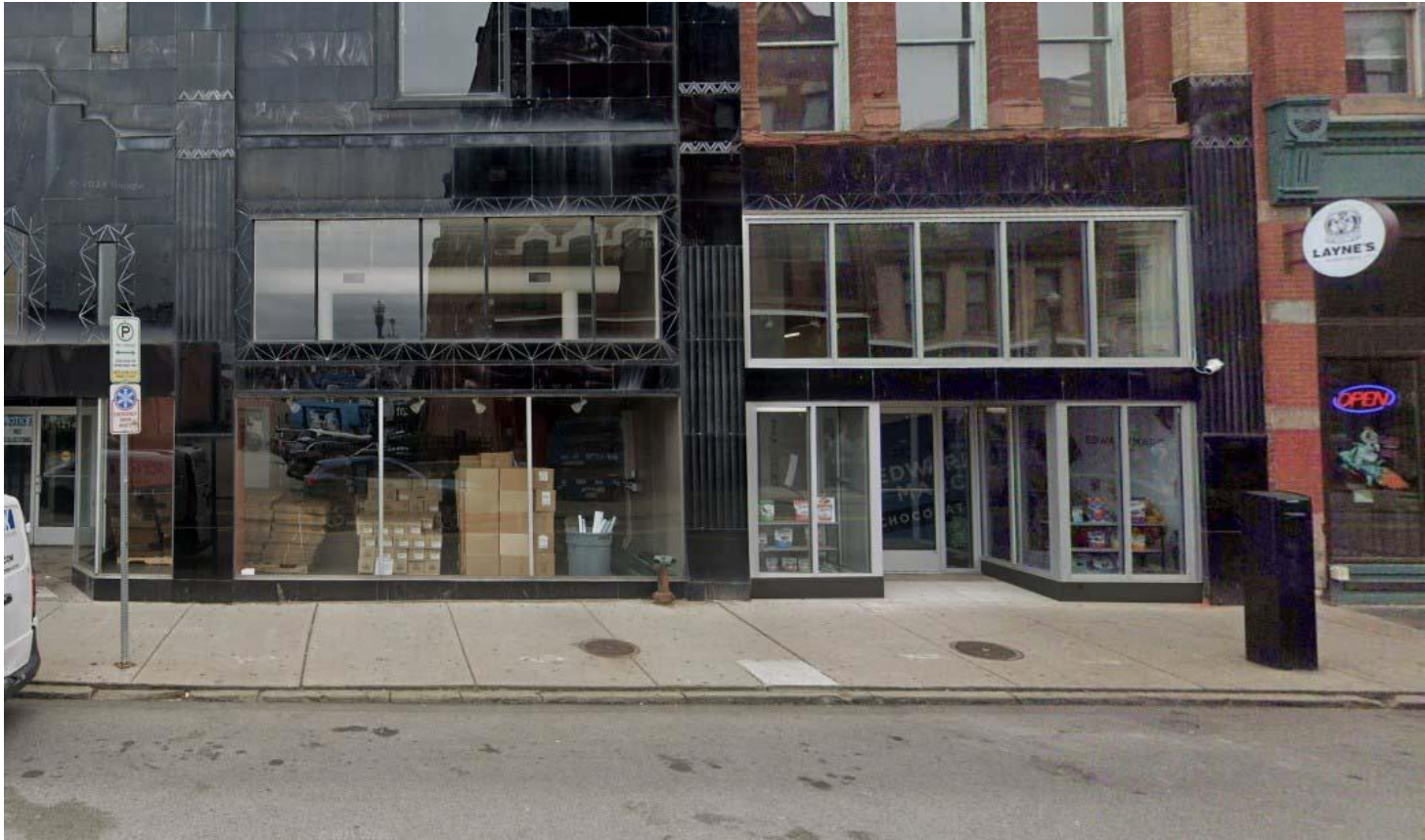
2024 CONSTRUCTION PHOTOS - STOREFRONT INSTALLATION



E. Storefronts
(copied from East Carson Street Historic Guidelines)

EXISTING 1ST FLOOR FACADE ACROSS BUILDING

1. General guidelines: Original storefront materials and features should not be removed or destroyed, but should be retained and repaired, if possible. If it is impossible to repair them, they should be replaced with the same material or one that matches the original visually. Storefronts should be located within the original (or new) structural "frame" made up of the sidewalls and lintel that spans the storefront opening. The open commercial character of a storefront should be retained, regardless of the use of the building; the storefront should not be closed-up, but other interior devices to ensure privacy may be employed. A lintel, or cornice, should be maintained or provided above the storefront in order to separate it from the upper facade and to provide a signboard for the first-floor use.



PROPOSED STOREFRONT

- Matching as-built condition
- Epoxy paint over concrete base (black)

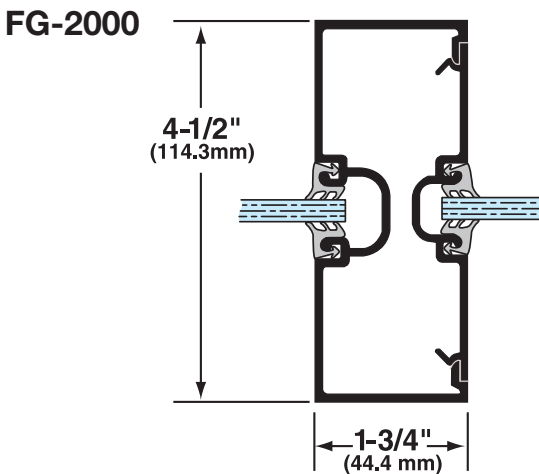


ALTERNATE STOREFRONT

- Remove transom storefront.
- Install new transom storefront system with dark finish, thinner mullions, varied glazing widths.
- Remove ground level storefront facing street, install single glazing panels (no vertical mullion)
- Epoxy paint over concrete base - black

Product Data Sheet

- Tested by independent laboratories:
 - Air Infiltration: <.06 allowable at 6.24 PSF
 - Water Resistance: 10 PSF



Aesthetic Description

Solarban® 60 solar control, low-e glass by Vitro Architectural Glass (formerly PPG Glass) was engineered to control solar heat gain, which is essential to minimizing cooling costs. In a standard one-inch insulating glass unit (IGU), Solarban® 60 glass offers an exterior appearance similar to clear, uncoated glass.

With a very good Solar Heat Gain Coefficient (SHGC) of 0.39, Solarban® 60 glass blocks 60 percent of the total solar energy while allowing 70 percent of the visible light to pass through. This combination produces an excellent Light to Solar Gain (LSG) ratio of 1.79, along with exceptional insulating performance, as evidenced by its 0.29 winter nighttime U-value.

Glass Type: 1" Clear Temp
Glass Sizes: Upper - (6) @ 36" x 82", Lower - (4) @ 34" x 80", (1) @ 44" x 80", (2) @ 14" x 86"
Door Hardware: Push/Pull handles, continuous hinge, closer, threshold

ed on Starphire® glass and paired with
GI I with excentional clarity and solar

Insulating Glass Unit Performance Comparisons 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites									
Outdoor Lite: Coating if Any (Surface) Glass	Glass Type		Visible Light Transmittance (VLT) %	Visible Light Reflectance		(BTU/hr°ft ²⁰ °F) NFRC U-Value		Solar Heat Gain Coefficient (SHGC)	Color Rendering Index (CRI)
	Indoor Lite: Coating if Any (Surface) Glass	+		Exterior %	Interior %	Winter Nighttime	Winter Argon		
Solarban® 60 Solar Control Low-E Glass									
	Solarban® 60 (2) Clear + Clear		70	11	12	0.29	0.24	0.39	95
	Solarban® 60 (2) Clear + Clear		70	11	12	0.29	0.24	0.39	95



Watershed
Location: Seattle, WA | Product: Solarban® 60 Glass | Architect: Weber Thompson Architects |
Glazing Contractor: Mission Glass | Glass Fabricator: Vitro Certified® Fabricator |
Photographer: Built Work Photography, LLC.

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