

4.BDA-2024-08481

1422 Liverpool Street

Manchester Historic District

Manchester Neighborhood

Construction of a new residence



1422 LIVERPOOL STREET
PITTSBURGH, PA 15233

HOMEOWNER:
CAMILLE GOLEB / JEFFREY RIGO
PARCEL ID: 0022-P-00015-0000-00

**NEW SINGLE-FAMILY
RESIDENCE**



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PITTSBURGH, PA 15233

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EXISTING IMAGES - VACANT LOT
FROM LIVERPOOL STREET + HAINES WAY



VIEW 01 - LIVERPOOL STREET



VIEW 02 - LIVERPOOL STREET



VIEW 03 - HAINES WAY



VIEW 04 - HAINES WAY

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SITE CONTEXT IMAGES
FROM LIVERPOOL STREET + HAINES WAY



VIEW 01 - LIVERPOOL STREET



VIEW 02 - LIVERPOOL STREET



VIEW 03 - LIVERPOOL STREET



VIEW 04 - HAINES WAY

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NEIGHBORHOOD CONTEXT IMAGES



VIEW 01 - SHEFFIELD STREET



VIEW 02 - MANHATTAN STREET



VIEW 03 - MANHATTAN STREET



VIEW 04 - NIXON STREET



VIEW 05 - LIVERPOOL STREET



VIEW 06 - LIVERPOOL STREET

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DESIGN NARRATIVE

The proposed project at 1422 Liverpool Steet includes the construction of a new detached single-family two-story residence comprised of three bedrooms, two and a half bathrooms, and an open kitchen, living, and dining room. The design incoporates a welcoming front porch and bay window along Liverpool Street, accessed from the repurposed existing site stairs and consistent with adjacent properties. The overall massing of the house, window spacing/sizing, and exterior materials reflect the context of the historic neighborhood and utilize traditional details to blend into the fabric of the site. Refer to the following section for a more detailed project scope outlined by the Manchester Historic District Design Guidelines:

MANCHESTER HISTORIC DISTRIC - DESIGN GUIDELINES

A. INTRODUCTION

B. GENERAL GUIDELINES

C. THE ENVIRONMENT

- The proposed project is designed to incorporate the scale, massing, and architectural details of the surrounding neighborhood to retain the contextual nature of the historic neighborhood. In addition, the exterior materials and incorporation of a front porch reflect the architectural features of the adjacent properties.

D. BUILDING SITE: LANDSCAPING

- The proposed residence incorporates the existing stone site walls and stairs along Liverpool Street to maintain consistency with the neighborhing properties. In addition, the intent is to add contextual plant material, such as english ivy, to define the existing steep slope along Liverpool Street, and update the existing yard adjacent to the house to be a grass lawn. A new wooden stockade fence surrounding the house shall meet the height requirements outlined in the zoning code, and tie into both the house and the proposed single story garage to the rear of the property along Haines Way.

E. MASONRY

- Refer to Section O. New Construction Criteria

F. WOOD: CLAPBOARD, WEATHERBOARD, SHINGLES AND OTHER WOOD SIDING

- Refer to Section O. New Construction Criteria

G. ARCHITECTURAL METALS: CAST IRON, STEEL, PRESSED TIN, ALUMINUM AND ZINC

- This project includes the incorporation of a new standing seam metal roof on the single-story porches of the house facing both the front and rear of the property. Refer to Section O. New Cosntruction Criteria for additional information.

H. ROOFS AND ROOFING

- Refer to Section O. New Construction Criteria

I. WINDOWS AND DOORS

- All windows to have wood sash and frame profiles, aluminum or vinyl clad exterior, and thermally improved and glazed with high performance double-pane insulated glass. Exterior color of windows to be complimentary to proposed exterior finishes.
- Exterior doors to be wood construction with extruded aluminum or vinyl exteriors and wood or fiberglass sash and frame profiles, and are to be thermally improved and glazed with high performance double-pane insulatied glass. Exterior color and finishes to match proposed windows and exterior finishes.

J. ENTRANCES, PORCHES, PORTE-COCHERES, AND STEPS

- The proposed project utilizes the existing site steps to access the new residence via a front porch. New sidewalks and stoops to be poured concrete, and steps to porches to be brick to match primary structure. Refer to Section O. New Construction Criteria for additional information.

K. COLOR AND EXTERIOR FINISHES

- Refer to Section O. New Construction Criteria

L. STOREFRONTS

- Not Applicable

M. AWNINGS

- Not Applicable

N. SIGNS

- Not applicable

O. NEW CONSTRUCTION CRITERIA

1. Building Height: The proposed residence is to be two stories high and meet the requirements of design criteria.
2. Elevation Proportions: The proportions of the proposed residence are to be contextual to the adjacent buildings. The design of the house is approximately 32' wide, and will be a freestanding structure.
3. Proportion of Openings: The relationship of height to width of the proposed windows and doors for the new residence shall similar in proportion to the adjacent structures.
4. Rhythm of Solids to Voids: The design of the proposed residence incorporates solids and voids consistent with the adjacent propoerties, specifically the inclusion of a porch and bay window element.
5. Horizontal Lines: The design of the propoes project aims to incoporate a brick water table/sill to follow the lines of the adjacent properties. In addition, window headers and sills are intended to compliment those on the surrounding buildings.
6. Set-Back: The design of the proposed residence is intended to align with the adjacent properties while maintaining the required setbacks per the Zoning Code. In addition, a new porch is incorporated into the front facade to match the design elements of the surrounding structures.
7. Building Materials: The proposed exterior building materials include brick that will be contextual to the surrounding properties, horizontal composite lap siding, complementary composite trim and soffit/fascia material, and a combination of asphalt shingle roof for the primary roof structure/garage and standing seam metal roofing for the porch roofs.
8. Color: The predominant exterior color of the proposed residence/garage and trim will be compatible with the surrounding buildings and consistent with the approved colors outlined in the Manchester Historic Facade Specification Source Book. The current design intent is to use a darker exterior composite lap Hardie Plank Siding from the manufacturer's standard range of color. Siding colors to contrast with lighter brick watertable/sill. The intent is to keep the quantity of exterior colors to a minimum.
9. Roofs: The proposed roof of the primary structure is to be a flat membrane roof. The proposed garage is to be a hip-roof shape utilizing asphalt shingles. The proposed porch roofs are intended to be standing seam metal of a complimentary color to the exterior facade and adjacent buildings.
10. Landscaping: Refer to Section D. Building Site: Landscaping. The intent is to incorporate low-maintenance trees and plant material consistent with species traditionally planted in the area.
11. Architectural Detail: The project incorporates design elements such as porches, bay window, turned wood columns, and cornice/soffit trim work consistent with surrounding structures and contextual to the historic nature of the neighborhood.

P. SAFTEY AND CODE REQUIREMENTS

- The proposed project is to be designed and constructed in compliance with all applicable codes and regulations.

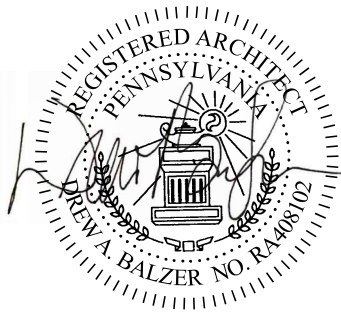
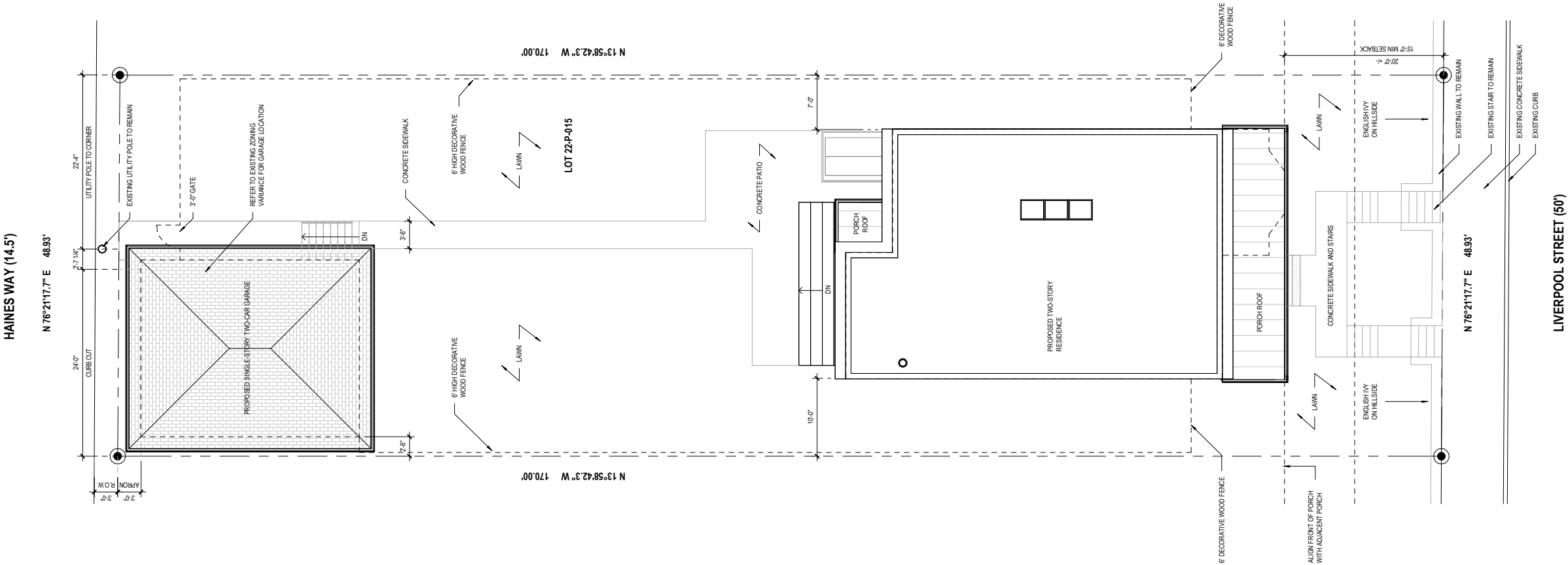
Q. MECHANICAL SERVICES: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION

- Not applicable – all MEP/FP to be designed and installed by the contractor through the design/build process and is to be out of the view of the public realm. All revised MEP/FP systems to be installed in accordance with all applicable codes and regulations.

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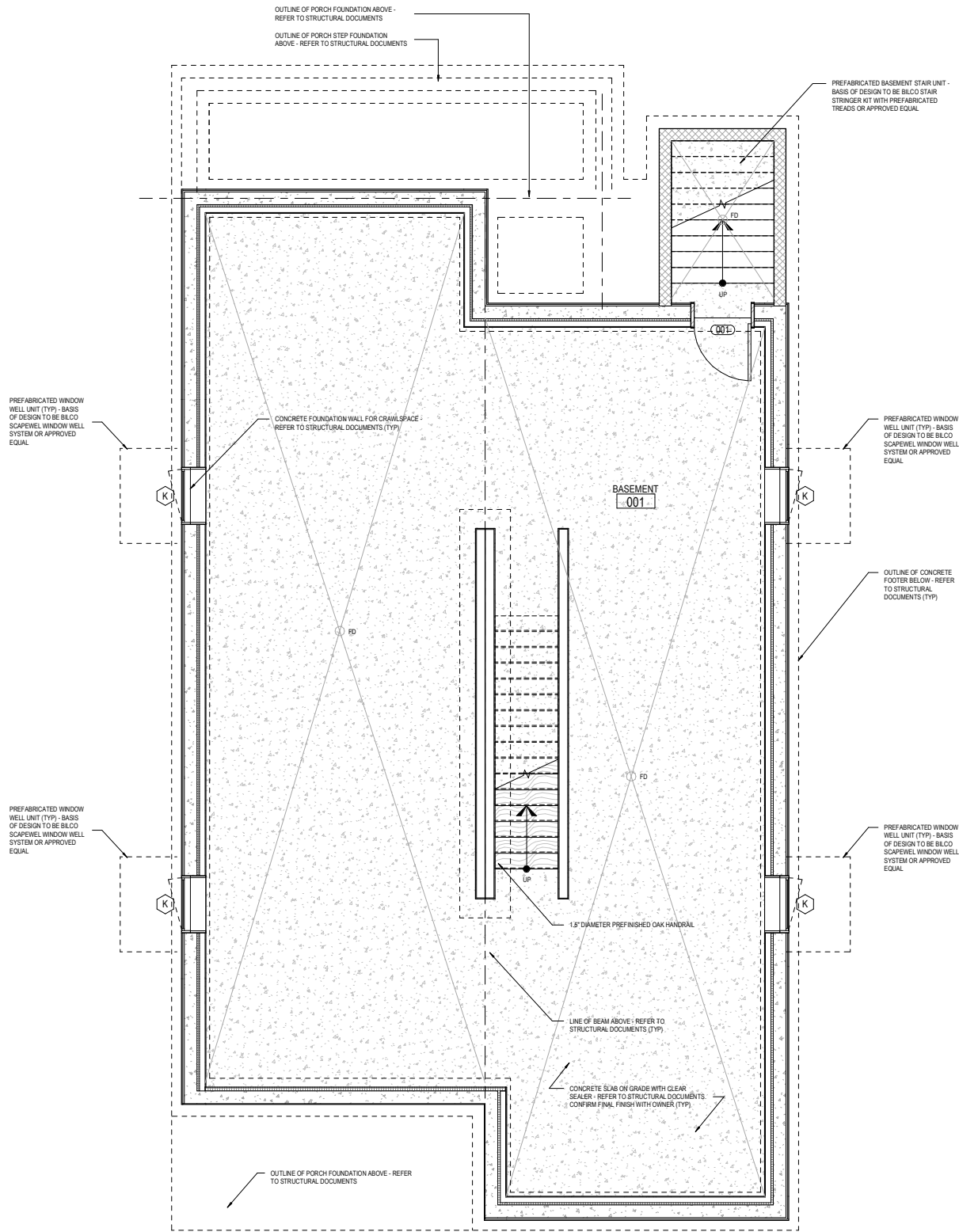
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NEW SINGLE-FAMILY
RESIDENCE



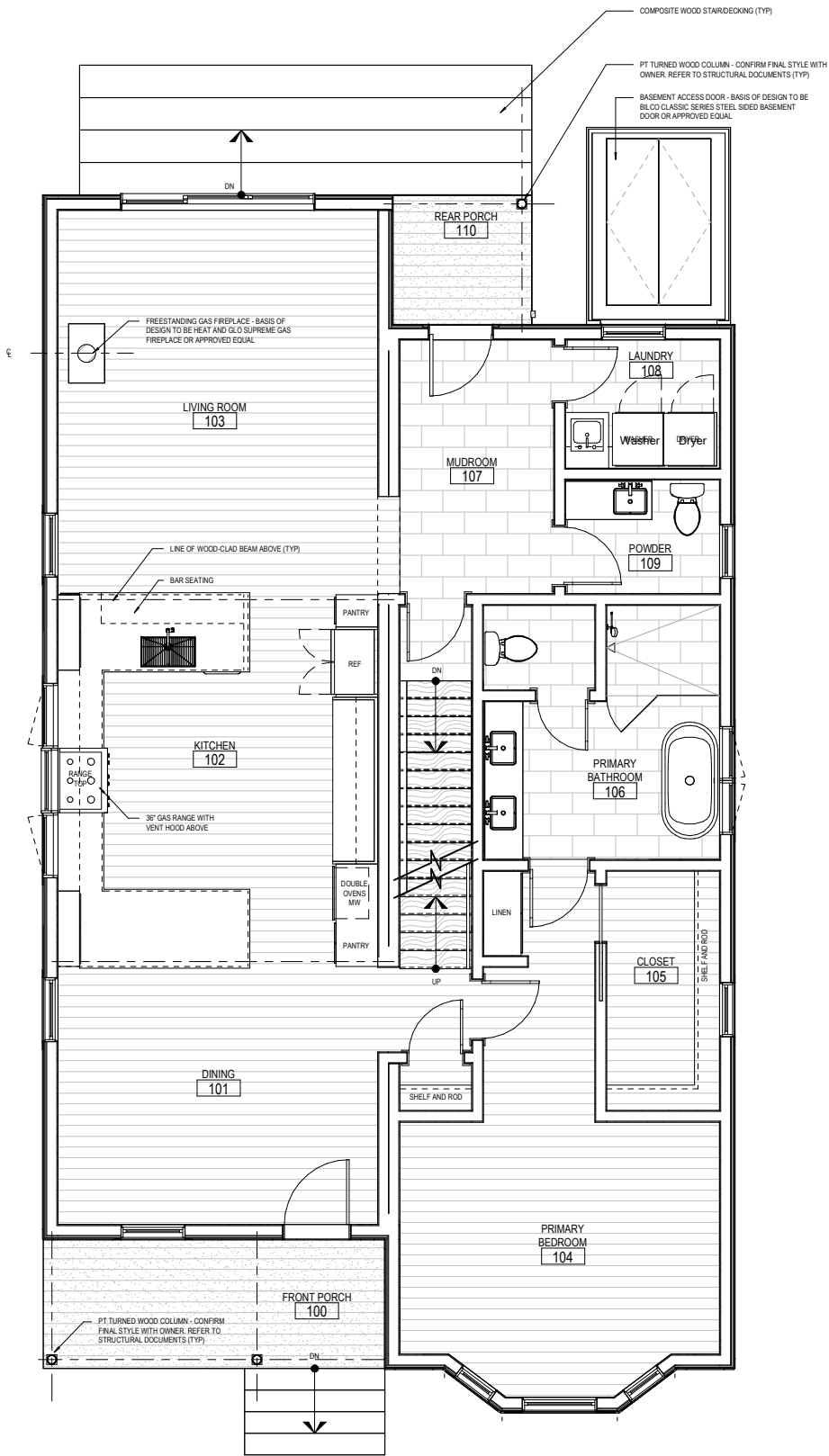
BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



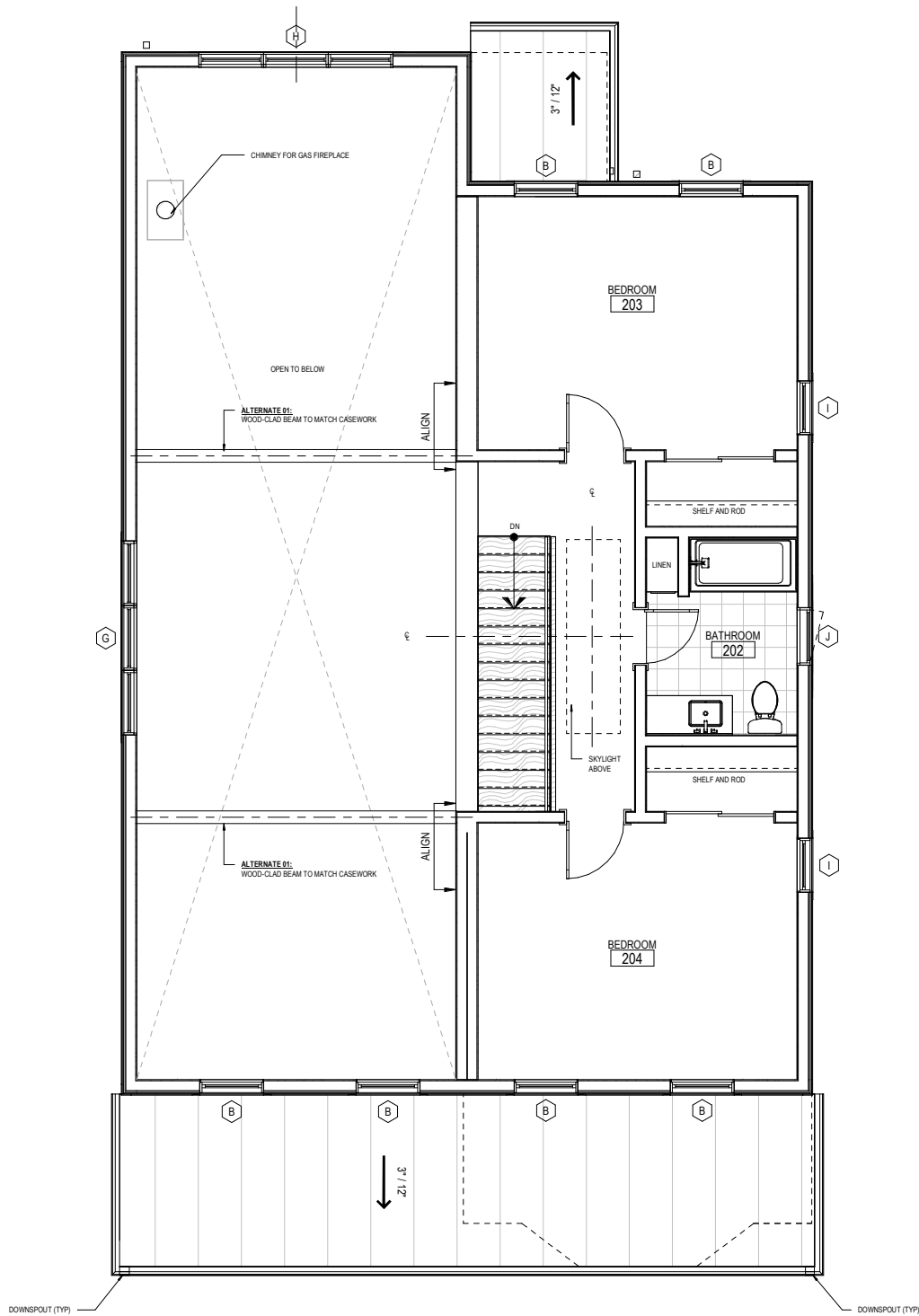
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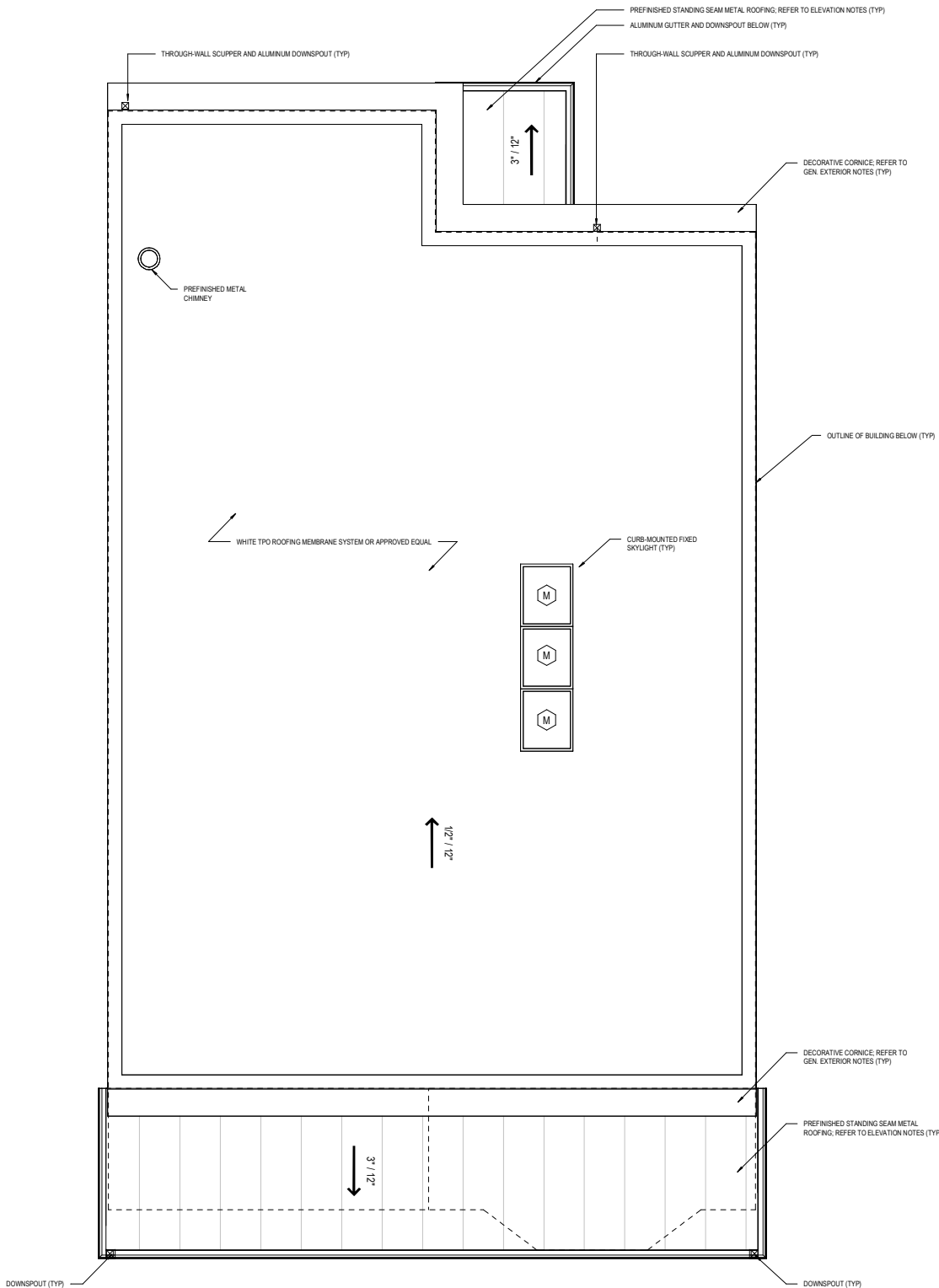
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"



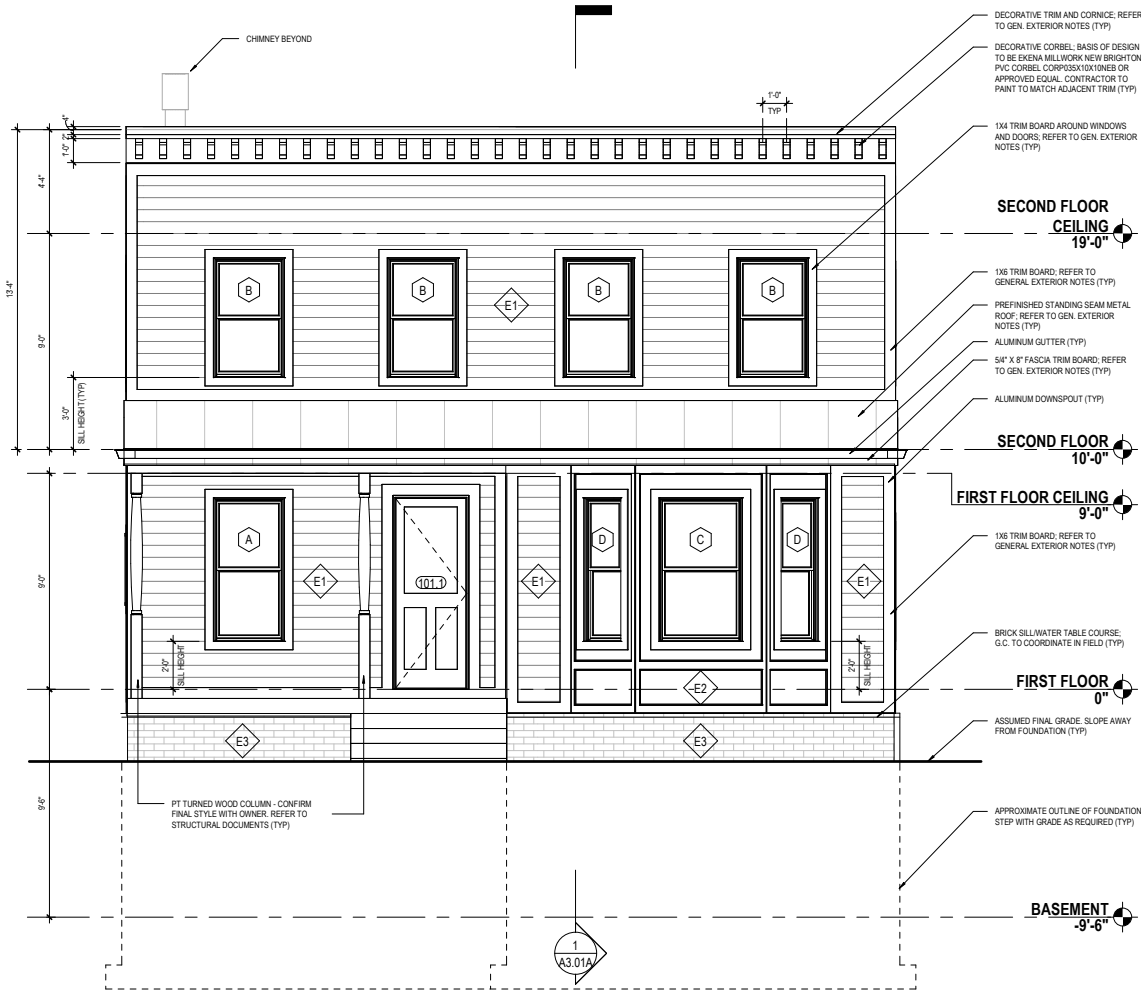
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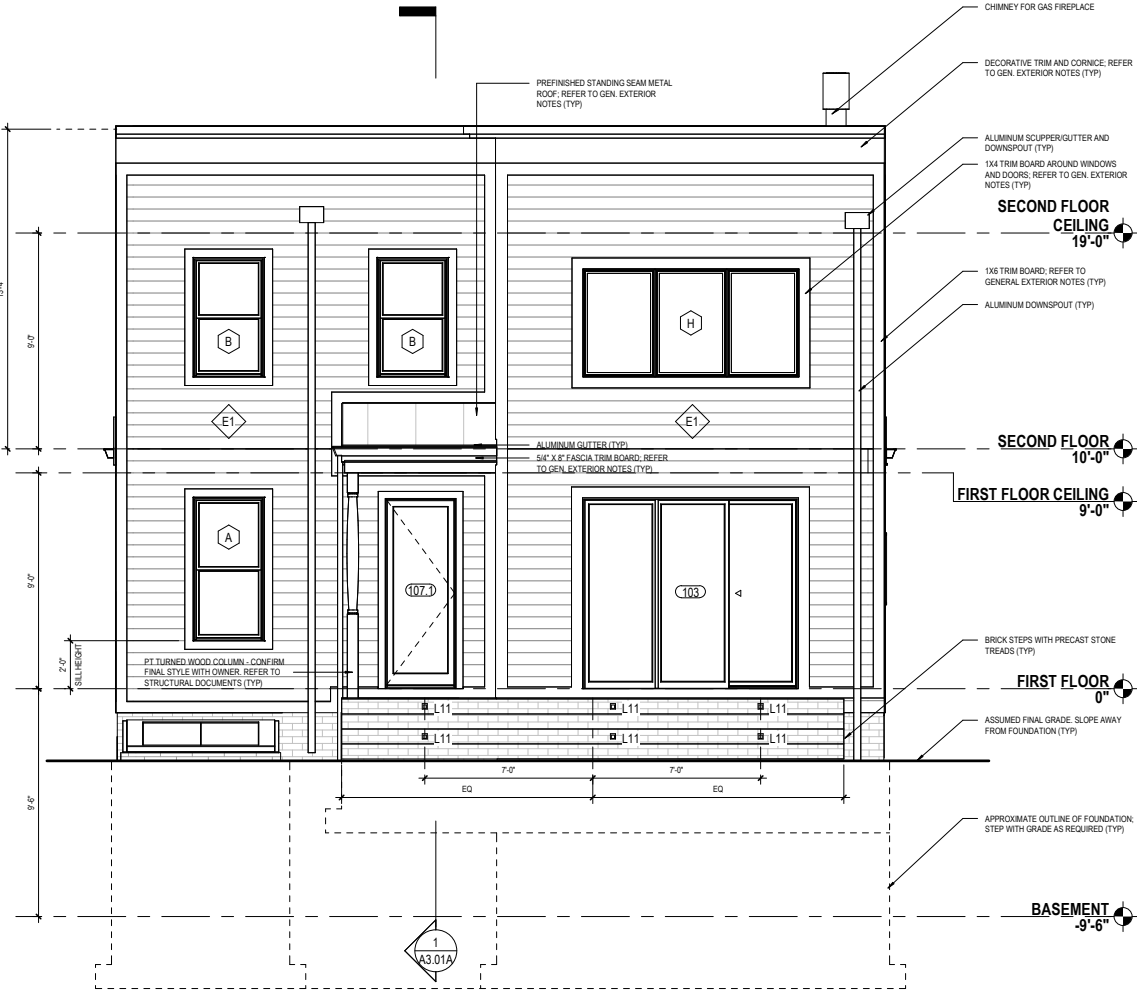
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



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EXTERIOR FINISHES:	
E1	HORIZONTAL COMPOSITE LAP SIDING WITH SMOOTH TEXTURE - MINIMUM 6" EXPOSURE. INSTALL PER MANUFACTURER'S REQUIREMENTS. CONFIRM FINAL FINISH SELECTION WITH OWNER. BASIS OF DESIGN TO BE HARDIE PLANK LAP SIDING OR APPROVED EQUAL.
E2	COMPOSITE TRIM PANELS WITH SMOOTH TEXTURE. INSTALL PER MANUFACTURER'S REQUIREMENTS. CONFIRM FINAL FINISH SELECTION WITH OWNER. BASIS OF DESIGN TO BE HARDIE TRIM BOARDS/PANELS IN SMOOTH FINISH OR APPROVED EQUAL.
E3	MODULAR BRICK VENEER IN RUNNING BOND PATTERN OVER CMU BLOCK/CONCRETE FOUNDATION WALL. CONFIRM FINAL COLOR AND FINISH SELECTION WITH OWNER FROM MANUFACTURER'S STANDARD RANGE.
E4	CMU BLOCK FOUNDATION WALL - CONFIRM FINAL COLOR AND FINISH WITH OWNER.

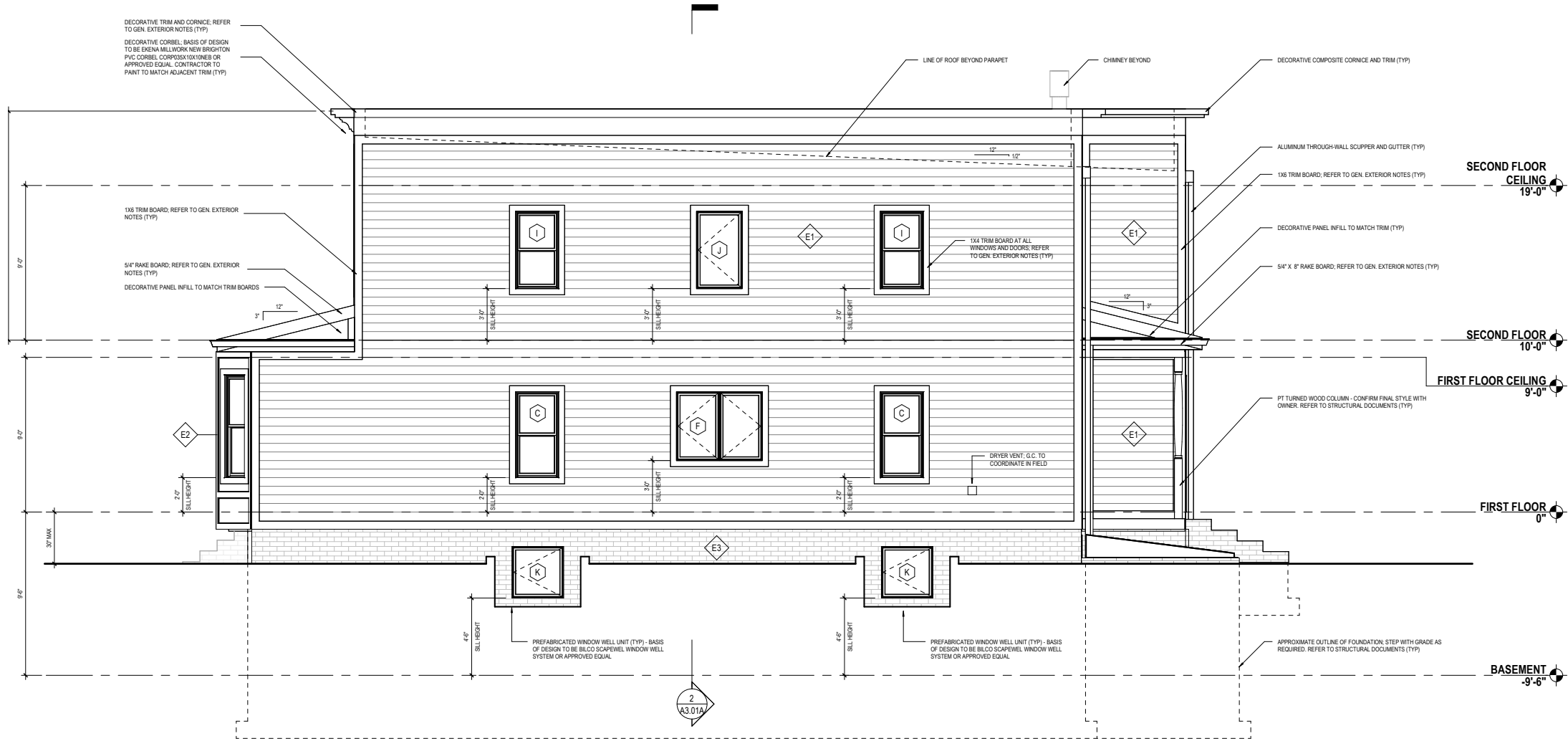
EAST ELEVATION
SCALE: 1/8" = 1'-0"

Balzer Architecture LLC
1519 Monterey Street, Pittsburgh, PA 15212
412.417.3306 | drew@balzerarchitecture.com

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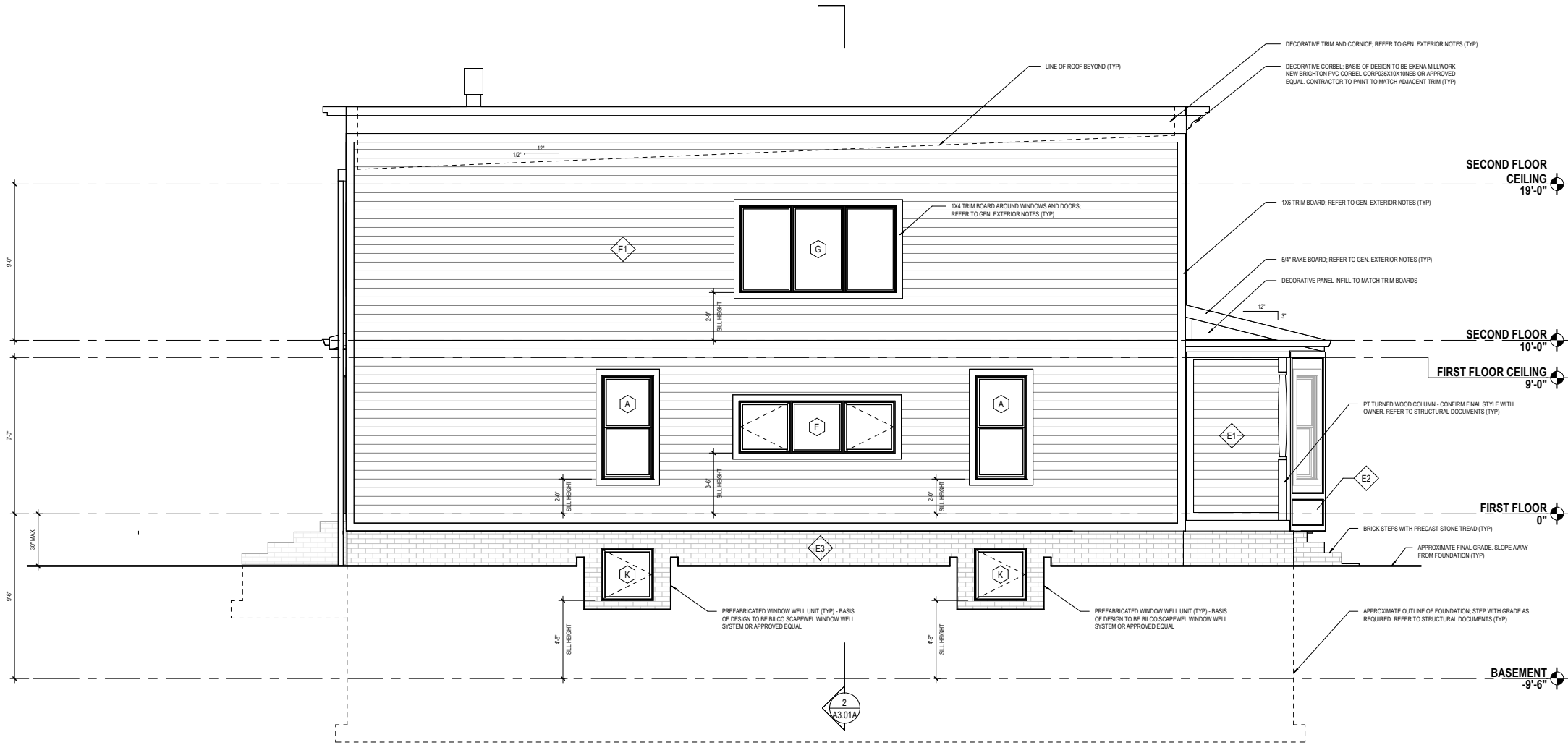
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WEST ELEVATION

SCALE: 1/8" = 1'-0"



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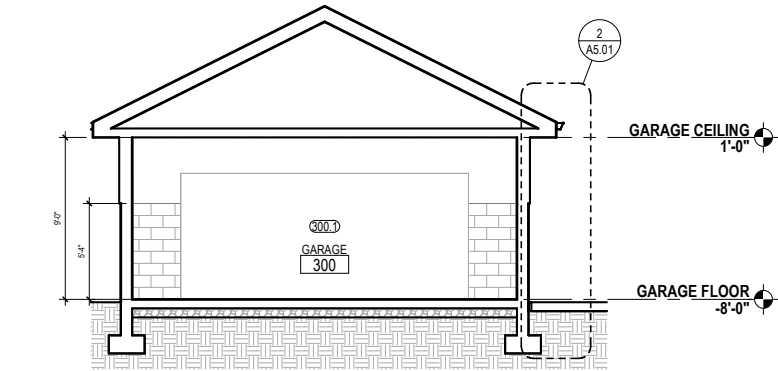
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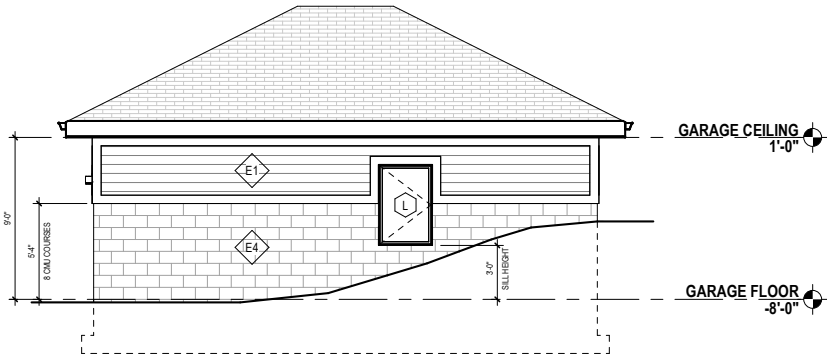
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GARAGE

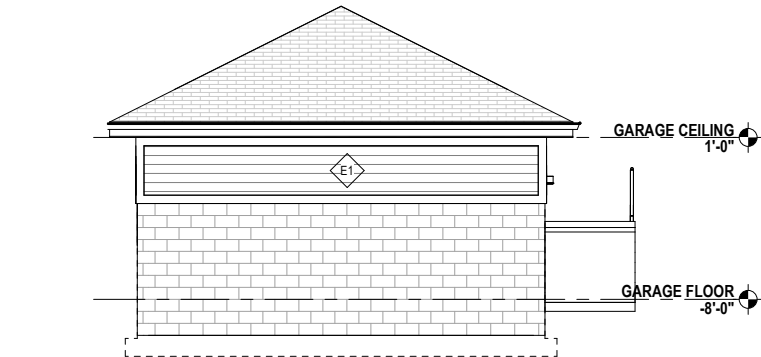
SCALE: 1/8" = 1'-0"



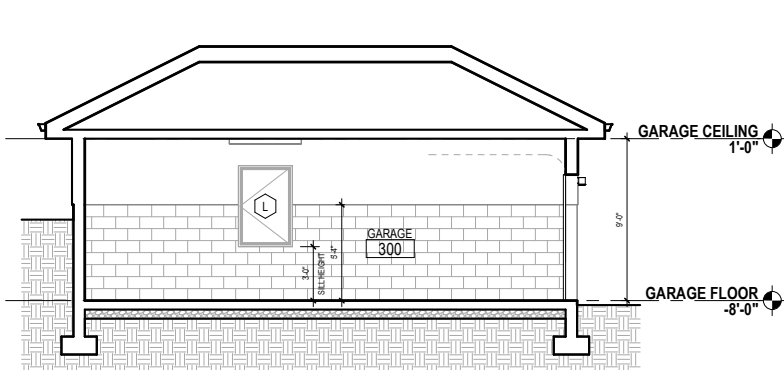
8 GARAGE SECTION 02
A1.03 SCALE: 3/16" = 1'-0"



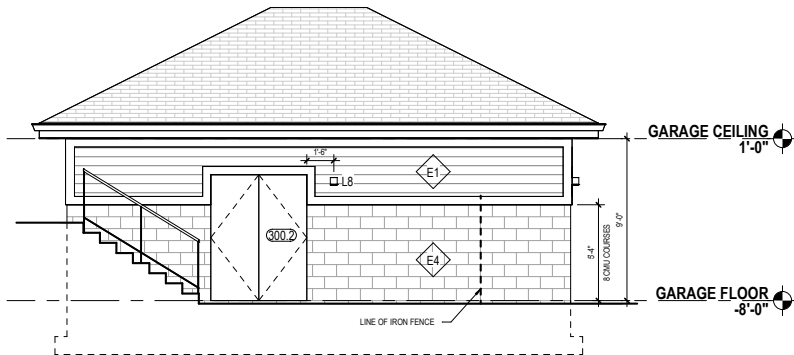
5 WEST ELEVATION - GARAGE
A1.03 SCALE: 3/16" = 1'-0"



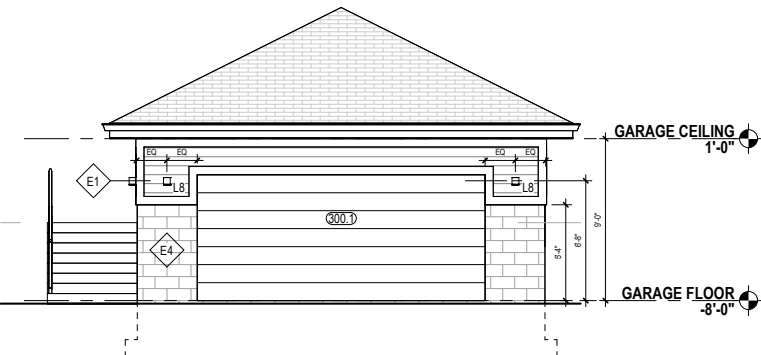
4 SOUTH ELEVATION - GARAGE
A1.03 SCALE: 3/16" = 1'-0"



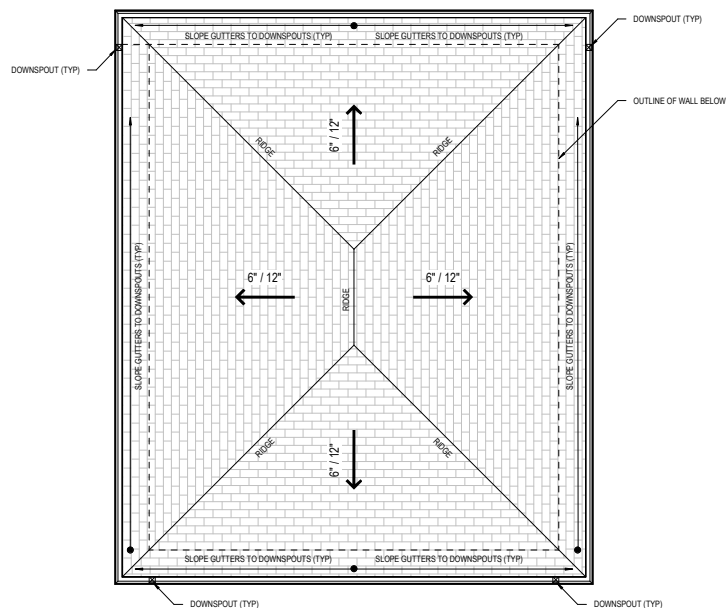
7 GARAGE - SECTION 01
A1.03 SCALE: 3/16" = 1'-0"



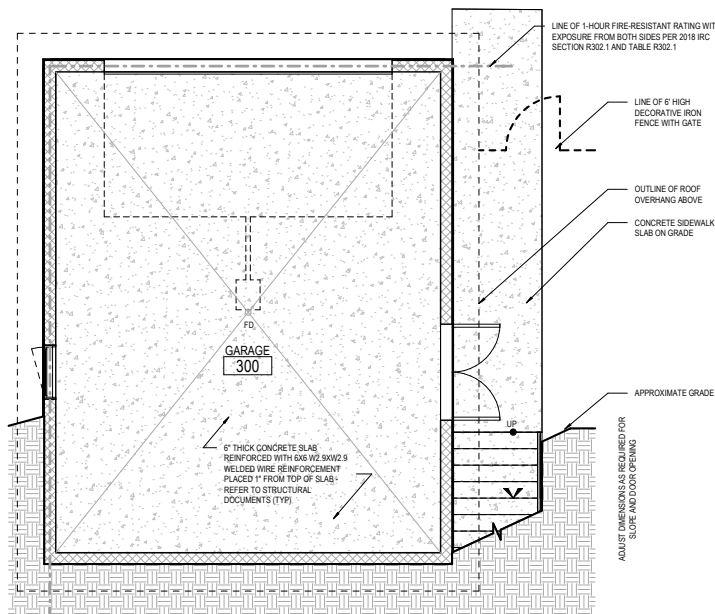
3 EAST ELEVATION - GARAGE
A1.03 SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION - GARAGE
A1.03 SCALE: 3/16" = 1'-0"



6 GARAGE ROOF PLAN
A1.03 SCALE: 3/16" = 1'-0"



1 GARAGE FLOOR PLAN
A1.03 SCALE: 3/16" = 1'-0"

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MATERIALS

SIDING / TRIM
HARDIE PLANK SMOOTH SIDING (6" MINIMUM EXPOSURE)
COLOR: PEPPERY ASH




Hardie® Plank


Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.


Select your siding texture




Select Cedarmill®




Smooth




Beaded Select Cedarmill®



Beaded Smooth



Unavailable in your area

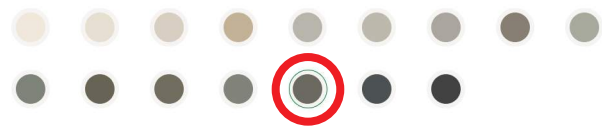


Unavailable in your area

Custom Colonial Roughsawn

Custom Colonial Smooth

Select a color



ADHERED BRICK VENEER
BELDEN MODULAR BRICK
MANCHESTER BLEND




Hardie® Trim


Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Trim styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.


Select your siding texture



Rustic Grain



Smooth



Roughsawn

Select your color collection

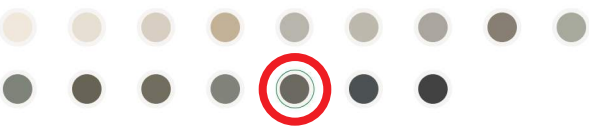
Statement Collection®

Magnolia Home | James Hardie Collection

Primed for Paint

Did not find the color you're looking for? [Click here.](#)

Select a color




WINDOWS/EXTERIOR DOORS
ANDERSEN 200/400 SERIES
EXTERIOR FINISH: BLACK


EXTERIOR & INTERIOR OPTIONS

Our Perma-Shield® exterior cladding system, a time-tested Andersen innovation, offers low maintenance and durability while also providing an attractive appearance. The interiors of all 400 Series windows and patio doors are available in unfinished stain-grade pine or with a long-lasting, low-maintenance white finish. Select windows are also available with a dark bronze or black finish. 400 Series Woodwright® windows and Frenchwood® patio doors are also available with unfinished maple or oak interiors.


EXTERIOR COLORS**




White




Canvas



Sandstone



Terracotta



Dark Bronze



Forest Green



Black

INTERIOR OPTIONS**



Pine



Maple



Oak



White



Dark Bronze¹



Black¹

Design your window at
[andersenwindows.com/design-tool](https://www.andersenwindows.com/design-tool)

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