

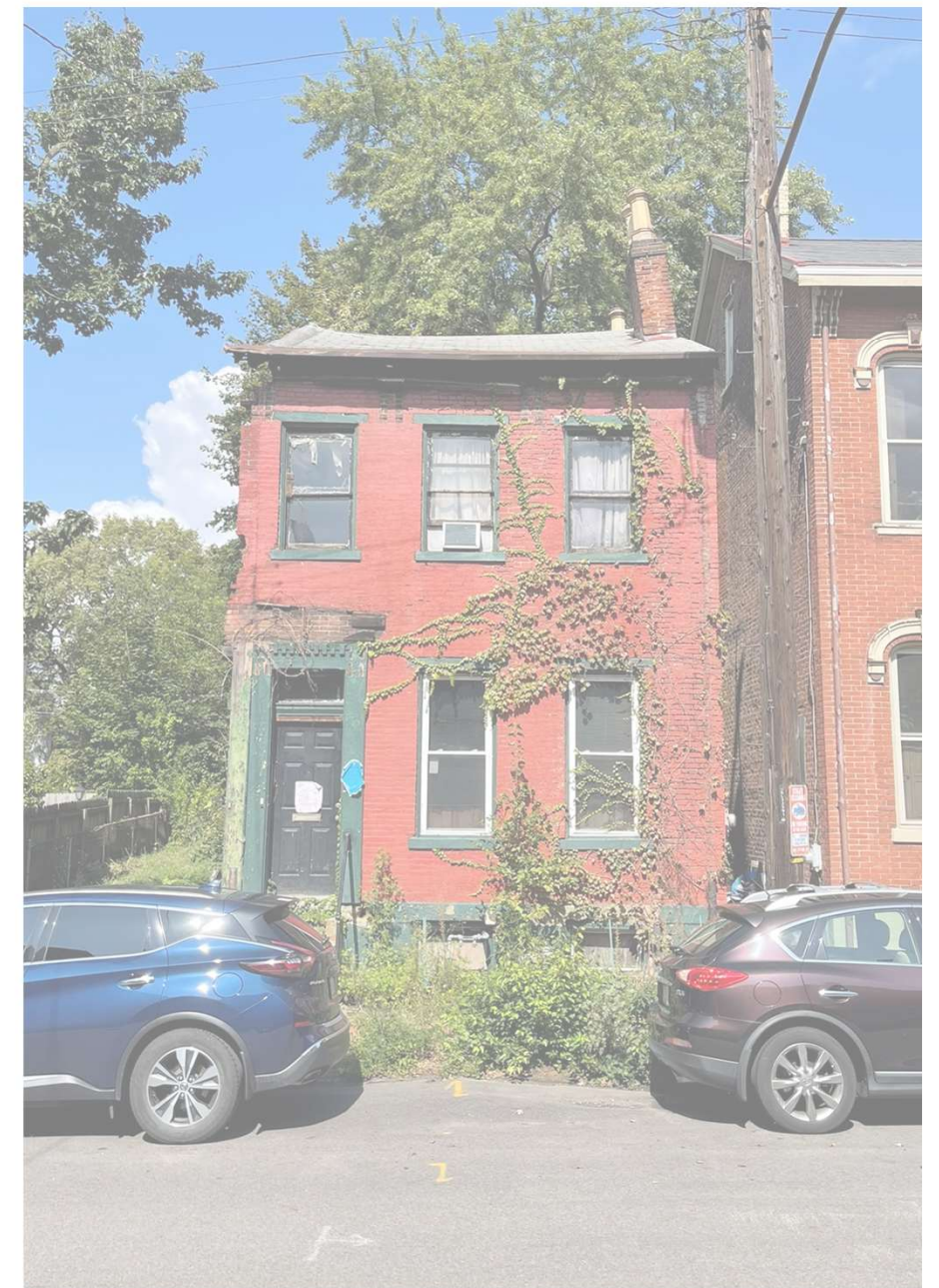
3.BDA-2025-10490

1406 Sheffield Street

Manchester Historic District

Manchester Neighborhood

Demolition and new construction



HISTORIC REVIEW BOARD PRESENTATION

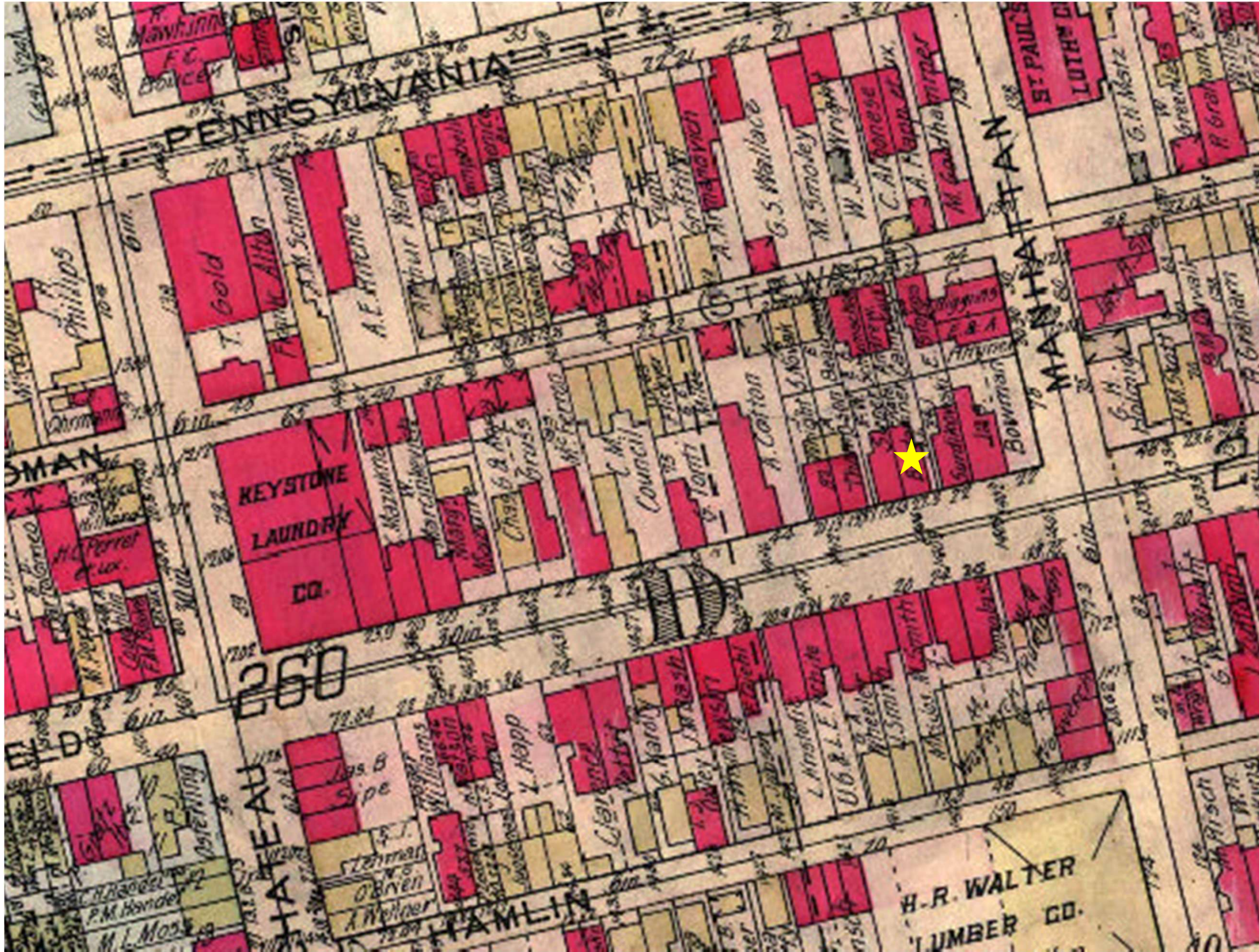
1406 SHEFFIELD STREET | MANCHESTER DISTRICT

JANUARY 7TH, 2026

WILDMAN
CHALMERS
DESIGN

1622 LOWRIE STREET
PITTSBURGH, PA 15212
412-436-9303
www.wildmanchalmers.com

PROJECT INTRODUCTION



1923 HISTORIC MAP COURTESY OF ALLEGHENY COUNTY GIS

HISTORY

The project site is in the heart of Manchester Historic District along the prominent rowhouse block on Sheffield Street. The architecture of the time reflects Italianate style, including flat facades, vertical proportions, and masonry detailing.

DEMOLITION

The existing structure as determined by a structural engineer is in disrepair ⁽¹⁾. Demolition is the best option for the health, safety and welfare of the current and future residents of the community.

PROPOSAL

The proposed structure will maintain the integrity of the architectural style of the block and neighborhood while also adhering to current building code requirements. It will align with contextually appropriate proportions, material palette, and comply with the Manchester Historic District Design Guidelines.

⁽¹⁾ refer to Slide 11 for structural report

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 district. In addition, the exterior materials reflect the architectural features of the adjacent properties.

D. BUILDING SITE: LANDSCAPING

- Not Applicable

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 will include a new metal entry stair railing as is reflected in the context of the neighborhood.

H. ROOFS AND ROOFING

- Refer to Section O. New Construction Criteria

I. WINDOWS AND DOORS

- All windows to have wood sash and frame profiles, cladded exterior, and thermally improved and glazed with double-pane insulated glass. Exterior color of windows to be complimentary to proposed exterior finishes.
- Exterior doors to be wood or fiberglass construction with wood or fiberglass sash and frame profiles, and to be thermally improved where applicable with double-pane insulated glass. Exterior color of doors to be complimentary to the proposed exterior finishes.

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

- New sidewalks to be brick if contextual match can be sourced. Stoops to be poured concrete, and steps to be poured concrete. 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

N. SIGNS

- Not Applicable

O. NEW CONSTRUCTION CRITERIA

1. Building Height: The proposed residence will be three stories high and meet the requirements of the 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 18’ 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 be 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 properties.
5. Horizontal Lines: The design of the proposed residence aims to incorporate a 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 existing footprint of the existing structure. With regard to the required fire separation distance from a neighboring structure, the setback will be maintained at 3’ on the eastern side. The west setback will require a variance to be a 0’ setback for the new structure given the neighboring lot is vacant. The variance would allow for a much better use of the property and increased contextual appropriateness for the neighborhood. A by right 15’ wide footprint would be out of character for the block given most buildings directly abut at least one other building.
7. Building Materials: The proposed exterior building materials include brick that will pull sizing inspiration from the surrounding properties, horizontal composite lap siding, complementary composite trim and soffit/fascia material, and a combination of architectural asphalt shingles on the street-visible portion of roof and rubber roofing membrane where it is not.
8. Color: The predominant exterior color of the proposed residence and trim will provide the residence with a complementary presence with the surrounding buildings in the neighborhood. The color palette is red brick, gray/beige limestone, and black windows, doors, and trim.
9. Roofs: The proposed roof of the primary structure is to be low sloped membrane roof. The street facing roof will include a mansard style roof with a third story dormer typical of the neighborhood
10. Landscaping: Not applicable
11. Architectural Detail: The project incorporates design elements such as flat front masonry façade, punched openings for doors and windows, vertical proportions, stone lintels and sills, and cornice soffit / trimwork consistent with surrounding structures and contextual to the historic nature of the neighborhood.

P. SAFTEY AND CODE REQUIREMENTS

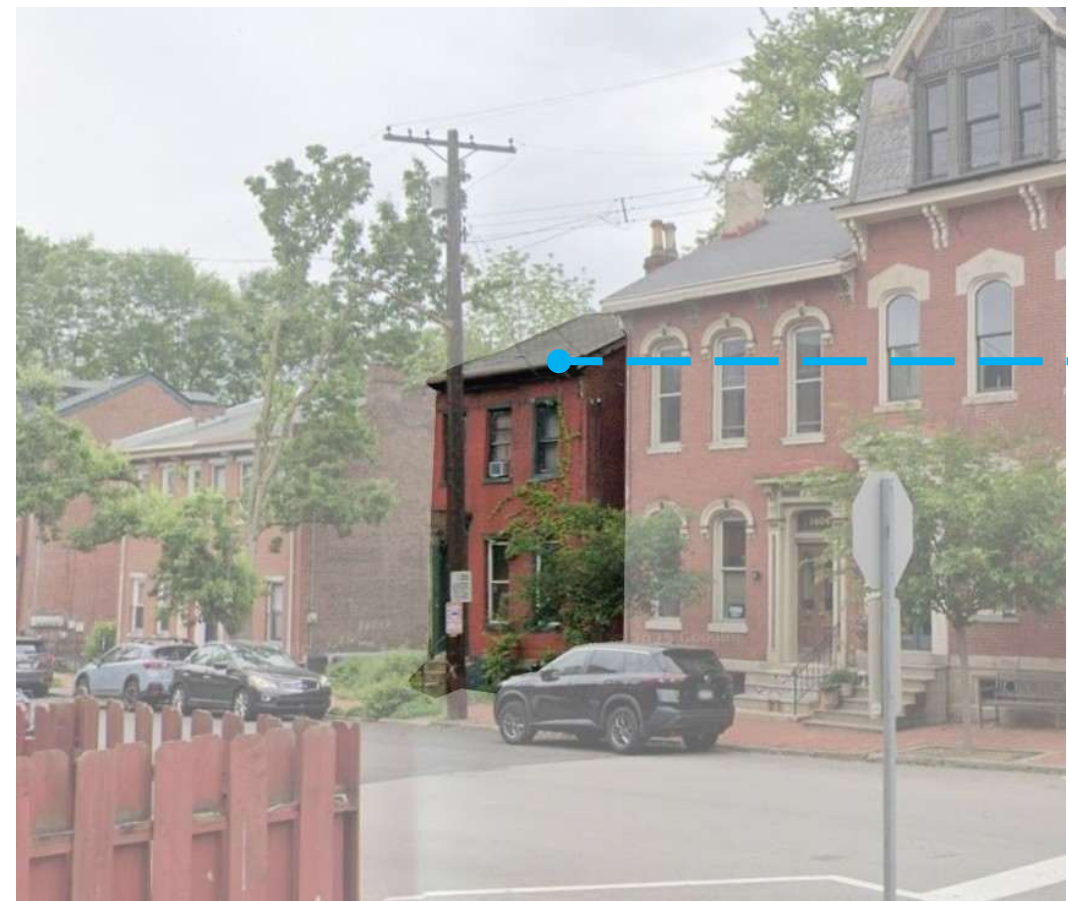
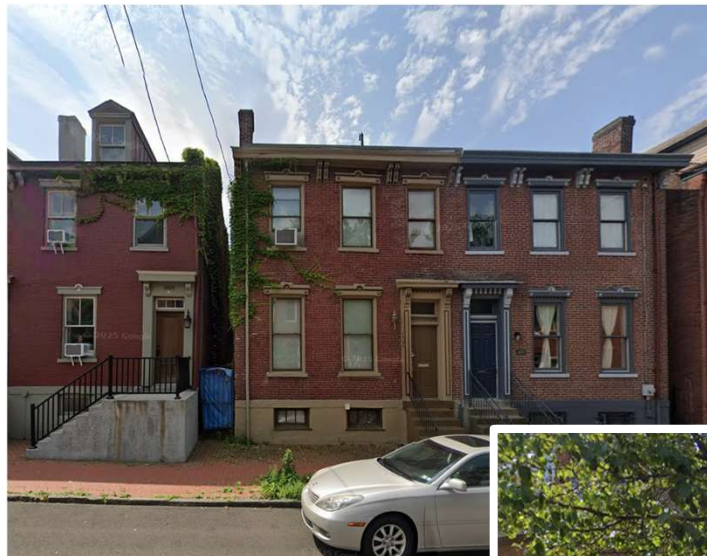
- The proposed project is to be designed and constructed in compliance with all applicable codes and regulations.

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

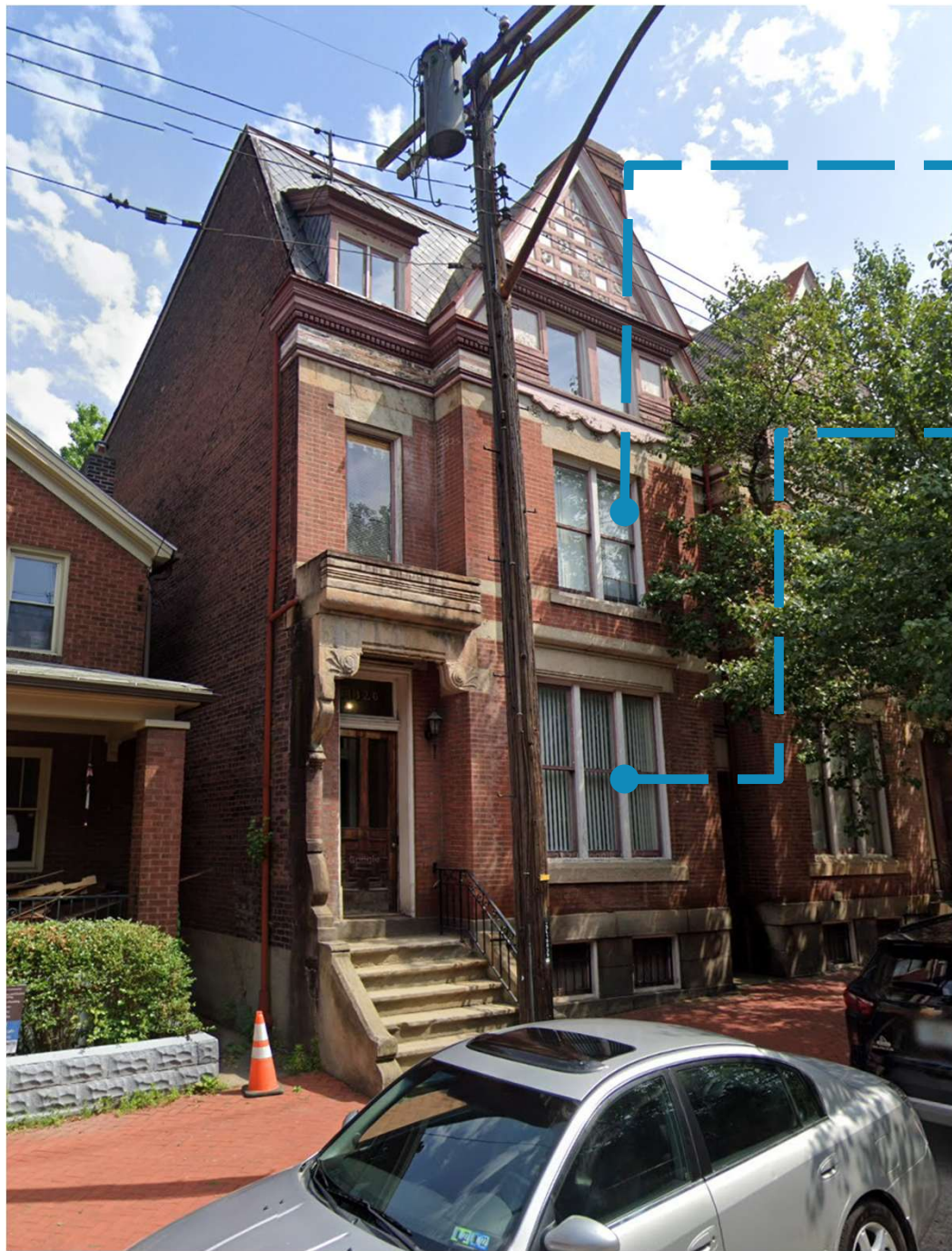
- Not applicable – all MEP/FP to be designed and installed by the contractor throught design/build process and is to be out of the view of public realm.



1406 Sheffield Street – Italianate Architecture



SHEFFIELD STREET
CONTEXTUAL VARIETY

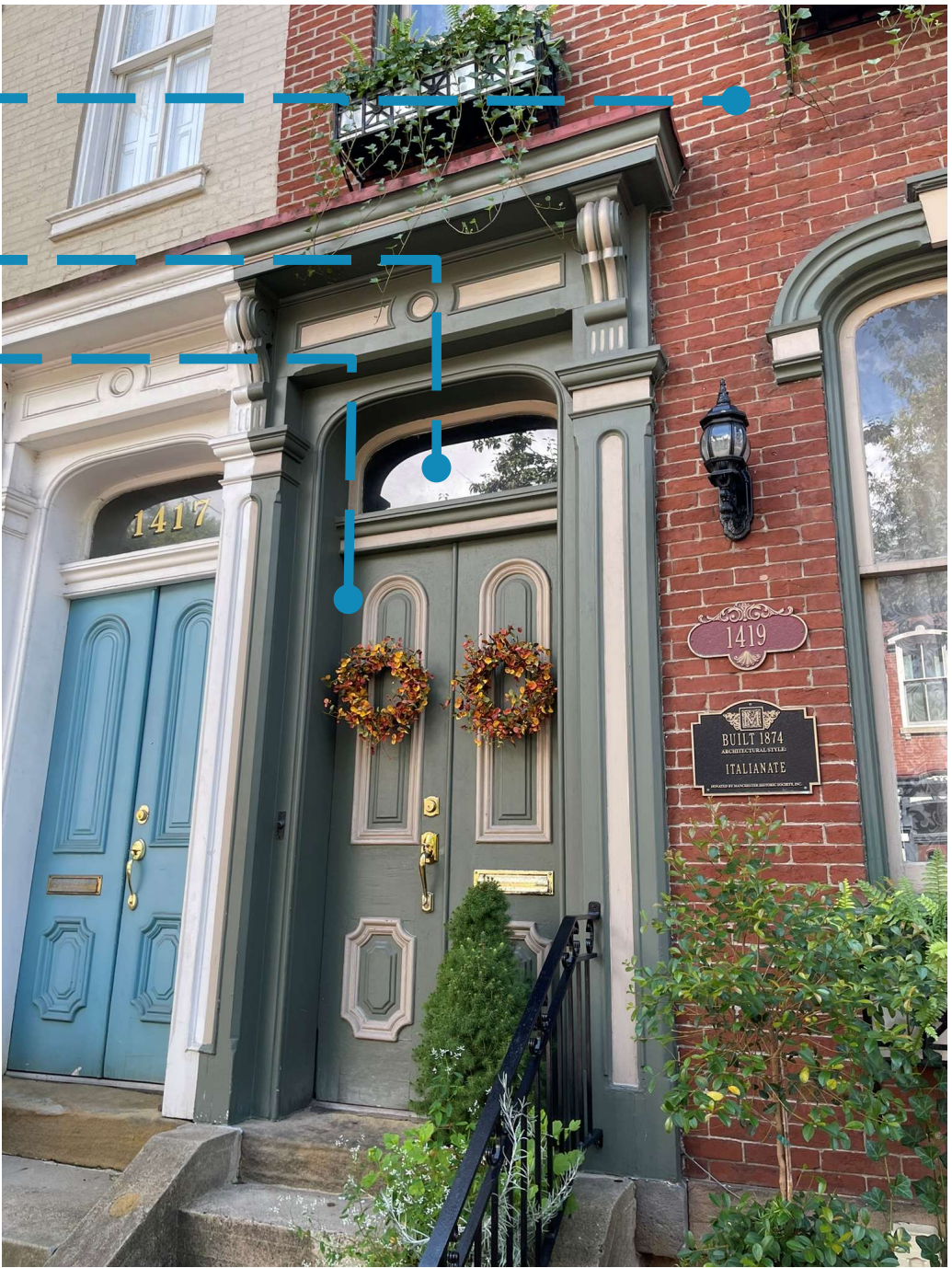


TWO-STORY BRICK ROWHOUSE

MANSARD THIRD-STORY ROOF

CONCRETE ENTRY STEPS W/
BLACK METAL RAIL

RED BRICK STREETFRONT FACADE
DOUBLE HUNG WINDOWS
TRANSOM WINDOWS
SOLID WOOD ENTRY DOOR
TRIPLE GANG WINDOW
THREE-STORY BRICK ROWHOUSE



WOOD ENTRY DOOR AND SURROUND

LIMESTONE HEADERS AND SILLS

LIMESTONE BASE COURSE

DEMOLITION

1408 Sheffield Street
DEMOLISHED



1406 Sheffield Street

COURTESY OF ALLEGHENY COUNTY REAL ESTATE PORTAL. CIRCA 2008.

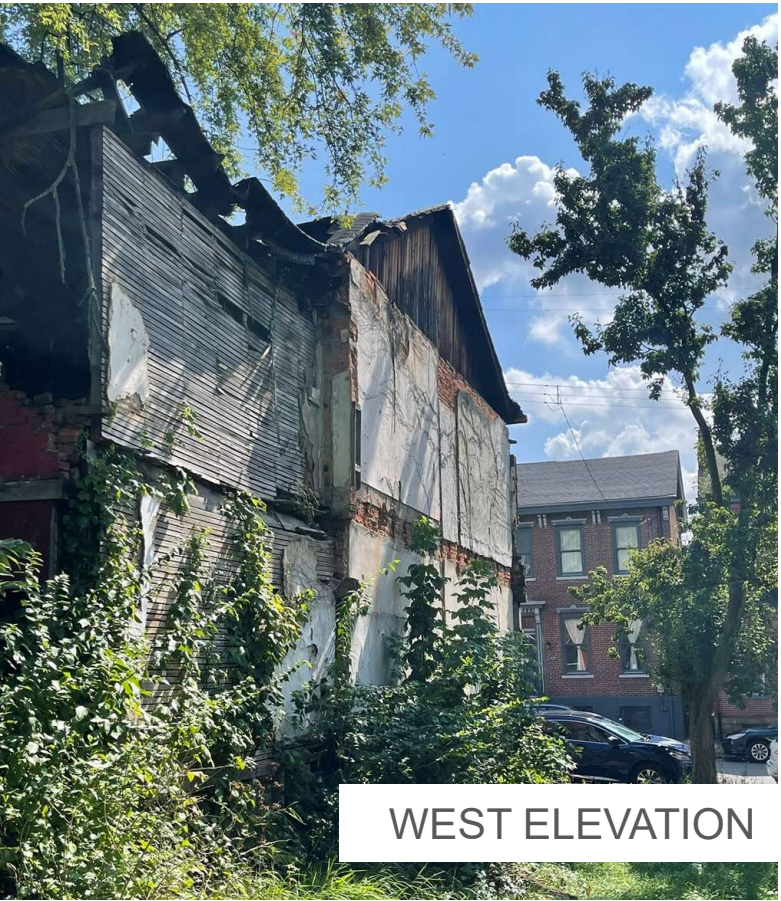
The neighboring attached structure has been demolished since this photograph.



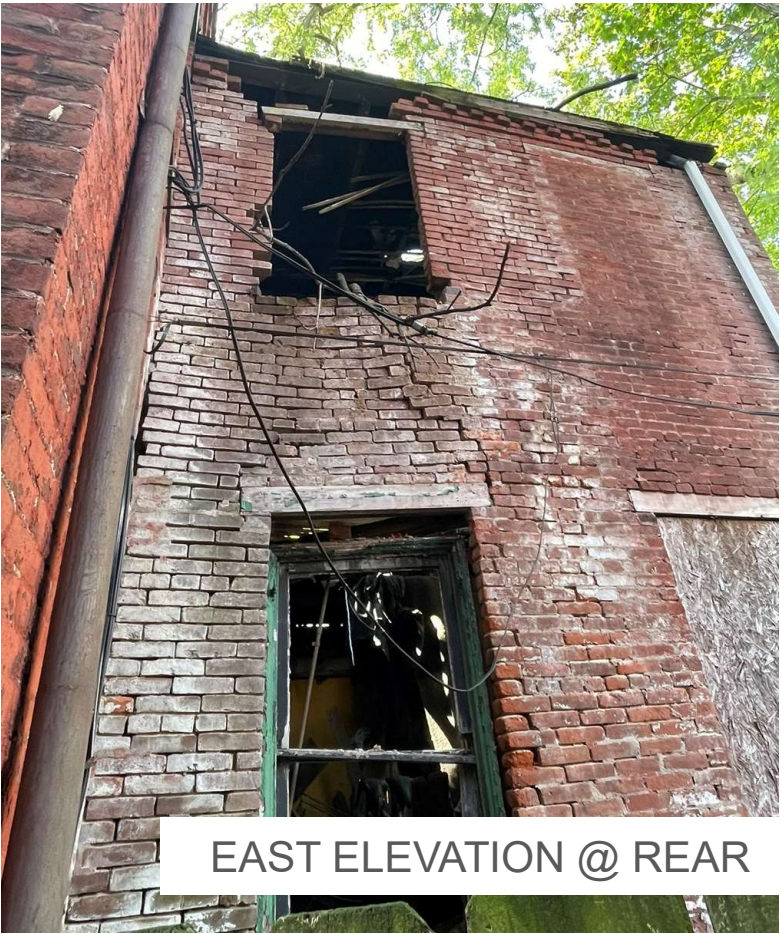
FRONT ELEVATION – SHEFFIELD STREET



WEST ELEVATION



WEST ELEVATION



EAST ELEVATION @ REAR



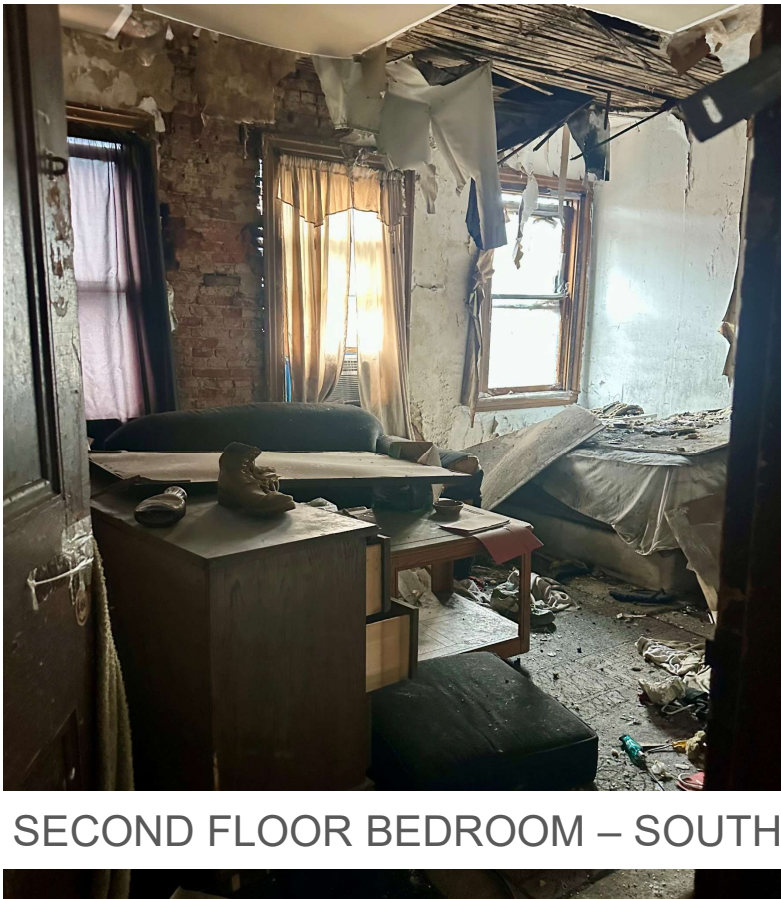
REAR ELEVATION



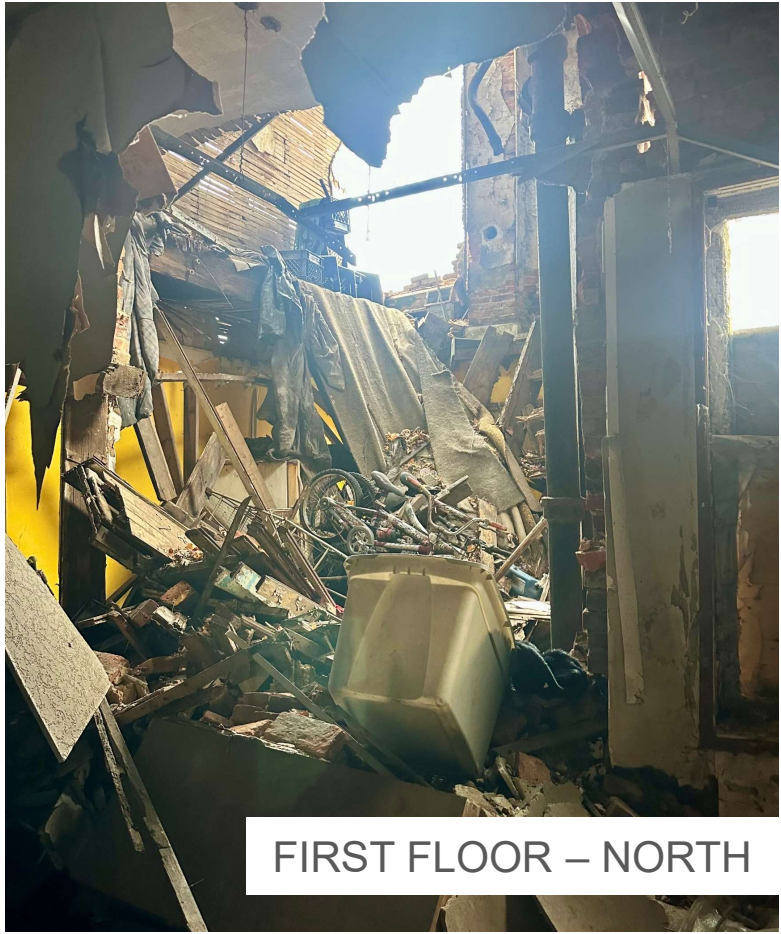
SECOND FLOOR – NORTH



FIRST FLOOR ENTRY – NORTH



SECOND FLOOR BEDROOM – SOUTH



FIRST FLOOR – NORTH



FIRST FLOOR ENTRY – SOUTH



A FULL-SERVICE CIVIL ENGINEERING FIRM

C-46965-0000
November 6, 2025

Attn: Jordan Marckisotto
MARCKR Properties, LLC
378 Buckingham Drive
Venetia, PA 15367

RE: Structural Condition Assessment Report
1406 Sheffield Street
21st Ward - City of Pittsburgh, PA 15223

Dear Jordan:

Per your request, Gateway performed a visual structural condition review of the subject single-family residence located in the 21st Ward – City of Pittsburgh. We visited the project site on December 4, 2024, to review the existing conditions.

The existing structure is primarily wood framed with brick masonry veneer on the exterior. The structure contains two main occupiable floors with a basement. The wall of the structure adjacent to the open lot was exposed and did not have an appropriate weather barrier system; the rear portion of this wall had exposed wood lathe attached directly to the wall studs and daylight was visible through the horizontal wood lathe. The remainder of the exterior walls were finished with brick masonry veneer. The brick masonry veneer had localized deteriorations that appeared to result in partial collapses, particularly near the rear of the building. Gateway considers the subject building to be in poor structural condition, and it will require significant efforts to restore. Restoration efforts will likely require partial or full demolition of structural elements. A summary of our observations and recommendations are below:

- Walls are out-of-plumb at localized areas along the exterior and are no longer suitable to withstand the vertical and lateral Code-minimum load requirements associated with an occupiable structure. Load bearing interior and exterior wall elements will need to be demolished and replaced to allow for safe occupancy.
- Existing brick masonry will need to be demolished and the veneer should be installed against a suitable stud wall system. New materials should match the makeup of the existing materials where they interface to avoid issues with masonry cracking and localized failures associated with dissimilar masonry strengths. Dissimilar materials should also be avoided to help ensure sealants and coatings bond evenly.
- The existing wood floor systems are incapable of adequately bracing the wall structure; the floor sheathing is heavily deteriorated and no longer can provide adequate diaphragm-action to transfer lateral loads imposed to the exterior wall structures. Floor joists are deteriorated and no longer are appropriate to support Code-minimum floor gravity loads. The floor framing will need to be removed, disposed, and replaced with new joists, floor sheathing, and properly attached to the reconstructed wall systems denoted above.
- Portions of the existing roof framing have significantly deteriorated or have partially collapsed. The roofing system has failed and is no longer providing a water-resistant barrier from the interior of the structure.
- Gateway determined the condition of the structure was too unstable to safely access the basement space in the observed condition without localized shoring. We can assume the basement conditions are in equally poor (or worse) structural condition due to the presence of water intrusion observed on the upper floors.

FULL-SERVICE CIVIL ENGINEERING

ASSET MANAGEMENT • ENVIRONMENTAL • GEOTECHNICAL
LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • SURVEYING • TRANSPORTATION

100 McMorris Road
Pittsburgh, PA 15205
412-921-4030
GatewayEngineers.com



We can surmise that, without significant restoration efforts, the conditions are expected to worsen as interior spaces and unprotected materials are exposed to water and weather effects. If you desire to restore the structure, we recommend your team engage suitable general contractors, masons, framers, roofers, and other specialized trades to help prepare a reconstruction cost estimate for the work. While our scope of work is limited to a structural review, we believe the existing utilities and other mechanical, electrical, and plumbing components are also likely deteriorated and will need partial or full replacement as part of the renovation/reconstruction. Photo documentation of our visit is enclosed within this report.

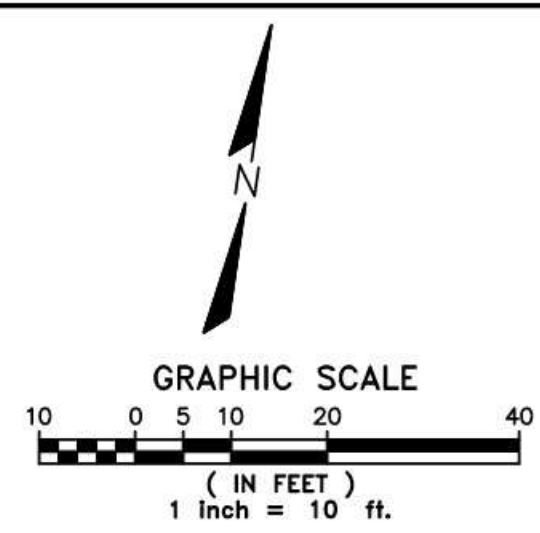
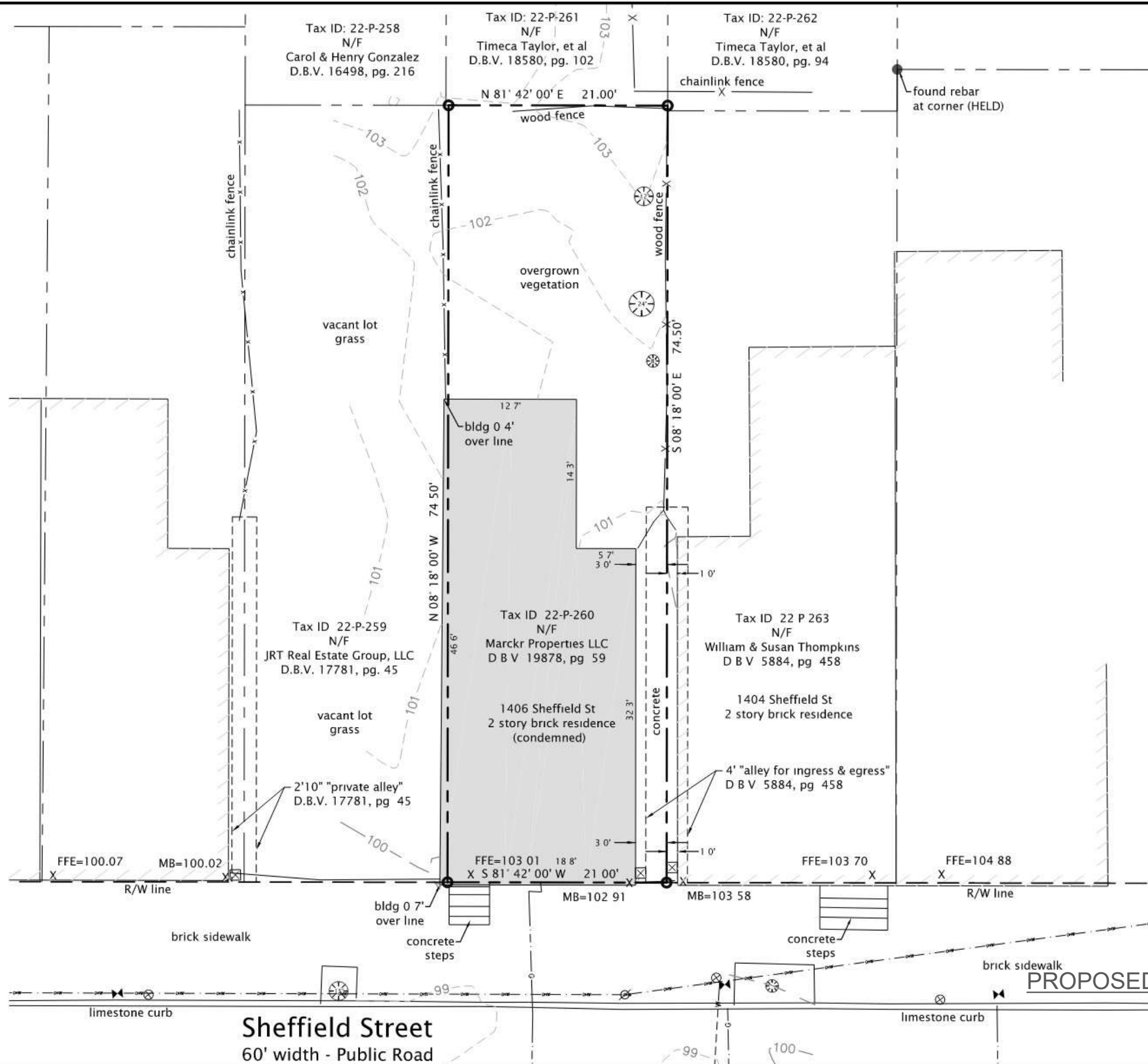
If you have any questions or concerns, please call.

Sincerely,

THE GATEWAY ENGINEERS, INC.

Joshua M. Koerber, P.E.
Project Manager

PROPOSAL



- Legend:**
- = found evidence
 - = property corner
 - ⊕ = utility pole
 - ⊗ = electric meter
 - ⊕ = water valve
 - ⊕ = water meter
 - ⊕ = hydrant
 - ⊕ = gas valve
 - ⊕ = sanitary manhole
 - ⊕ = deciduous tree

General Notes

- 1 The basis of bearing is assumed
- 2 The field work used to create this survey was performed on September 27, 2025
- 3 This survey was done without the benefit of a title report. Easements may exist that are not shown hereon. The lot may be subject to any easements that may exist.
- 4 This survey does not certify to utilities. The utility features shown were visible on the ground at the time of the survey. There may be utilities that exist that are not shown on or under the property. A PA one call must be made prior to any excavation.

Surveyor's Certification

I, Pete E. Brothers, do hereby certify to the best of my information, knowledge and belief, that this plat correctly represents a survey completed by me.

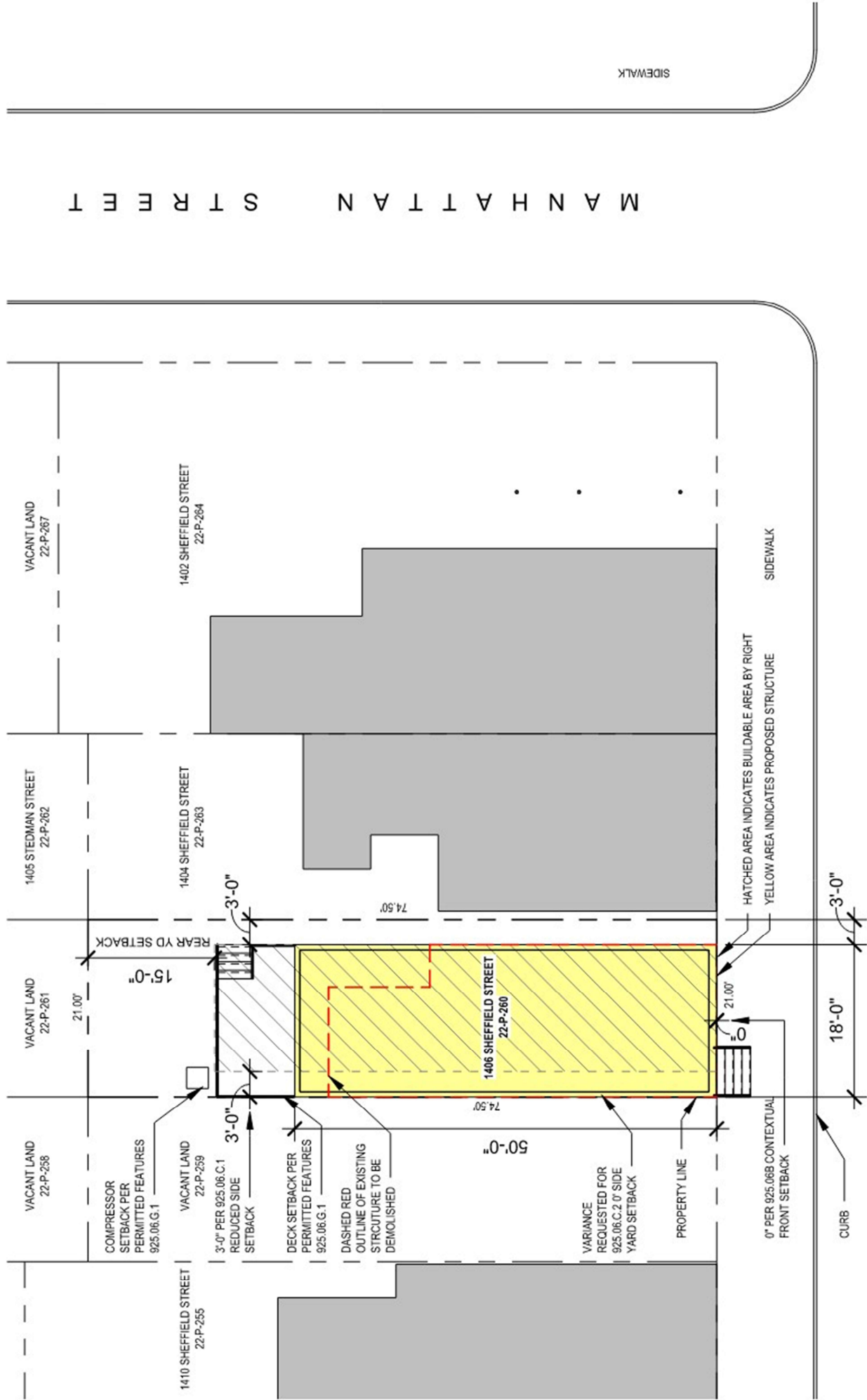
September 28, 2025
Date
Pete E. Brothers
Reg No SU075238

Revision Block	
Date	Description

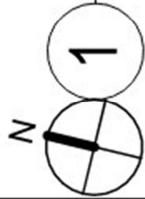
157 Clinton Ave
Lower Burrell,
PA 15068
PLS # SU075238
PH# 724 994-9542

BOUNDARY SURVEY
Being Allegheny Co Tax Parcel 22-P-260
recorded at D B V 19878 pg 59
made for
Marck Properties LLC
1406 Sheffield Street
Pittsburgh, PA 15233

Scale 1" = 10'
Job # 25044
1 of 1



S H E F F I E L D S T R E E T



ARCHITECTURAL SITE PLAN

ZONING NOTES

SCOPE OF WORK:

NEW 3 STORY RESIDENCE W/ CRAWL SPACE

GENERAL INFORMATION

ADDRESS: 1406 SHEFFIELD STREET
PITTSBURGH, PA 15233
ALLEGHENY COUNTY

PARCEL ID: 0022-P-00260-0000-00
ZONING: R2-H
CITY HISTORIC DISTRICT OVERLAY

SITE DEVELOPMENT STANDARDS

MIN. LOT AREA 1,200 SQFT
MIN. FRONT SETBACK 15 FT (SEE 925.06 FOR CONTEXTUAL SETBACK)
MIN. SIDE SETBACK 5 FT (SEE 925.06 FOR CONTEXTUAL SETBACK)
MIN. REAR SETBACK 15 FT
MAX. BLDG. HT. 40 FT / 3 STORIES

SURVEY INFORMATION TAKEN FROM PLAN
PERFORMED BY STEEL CITY SURVEYING, INC.
DATED 9/28/2025 AND ALLEGHENY COUNTY GIS

925.06.B CONTEXTUAL FRONT SETBACKS

A CONTEXTUAL FRONT SETBACK FOR ANY LOT WITH STREET FRONTAGE MAY FALL AT ANY POINT BETWEEN THE (ZONING DISTRICT) REQUIRED FRONT SETBACK AND THE FRONT SETBACK THAT EXISTS ON A LOT THAT IS ADJACENT AND ORIENTED ON THE SAME SIDE OF THE STREET AS THE SUBJECT LOT

925.06.C.1 CONTEXTUAL SIDE SETBACKS

LOT WIDTH = 37' & BELOW
REQUIRED INTERIOR SETBACK = 3'

925.06.C.2 ZERO SETBACK ON ONE OR BOTH SIDES

THE APPLICANT MAY REDUCE THE SIDE SETBACK TO ZERO WHEN THE SIDE OF THE ABUTTING PROPERTY HAS A ZERO SIDE SETBACK WHEN BOTH BUILDING WALLS ABUT EACH OTHER.

*WHEN PRINTED AT 11" x 17", DRAWINGS TO SCALE AS NOTED

WILDMAN
CHALMERS

REGISTERED ARCHITECT
PENNSYLVANIA
DESIGN LLC

DESIGN

WWW.WILDMANCHALMERS.COM
1622 LOWRIE ST PITTSBURGH PA 15212
PHONE 412.436.9303

SHEFFIELD MARCKISOTTO

1406 SHEFFIELD STREET,
PITTSBURGH, PA 15233

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DESIGN LLC





GENERAL INFO.

PROJECT NO.:	250560
CHECKED BY:	AL, JB
DATE ISSUED:	10/10/2025
DRAWN BY:	AL

ARCHITECTURAL SITE
PLAN

Z1.0

EXTERIOR MATERIALS

-  BRICK
-  FIBER CEMENT SIDING
-  DECORATIVE CMU BLOCK
-  ASPHALT ROOF TILE

DRAWN AL
CHECKED JB
PROJECT NO. 250560

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1406 SHEFFLIED STREET,
PITTSBURGH, PA 15233

SHEFFIELD
MARCKISOTTO

PROPOSED
RENDERED
EXTERIOR
ELEVATIONS

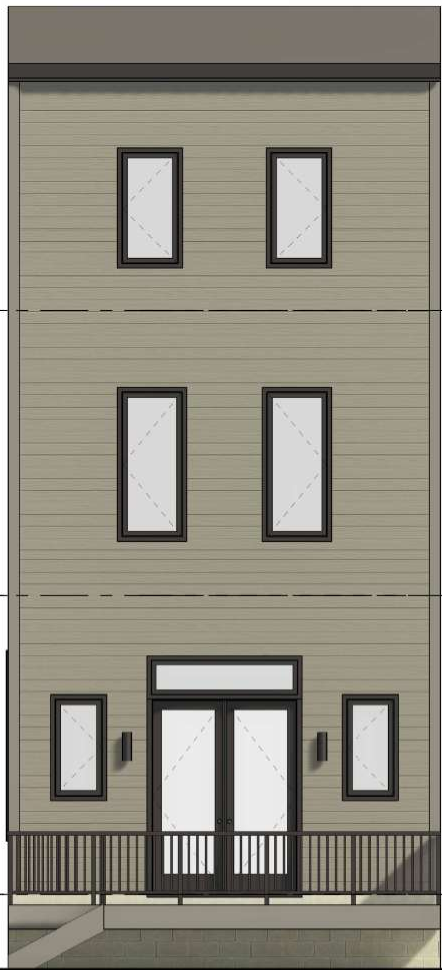
A2.2



1 SOUTH (STREETFRONT) ELEVATION
1/8" = 1'-0"



2 EAST (RIGHT) ELEVATION
1/4" = 1'-0"



3 NORTH (REAR) ELEVATION
1/4" = 1'-0"



THIRD FLOOR T/ SUBFL
124' - 3 1/2"

SECOND FLOOR T/ SUBFL
112' - 4 3/4"

FIRST FLOOR T/ SUBFL
100' - 0"

4 SOUTH (STREETFRONT) ELEVATION
1/4" = 1'-0"

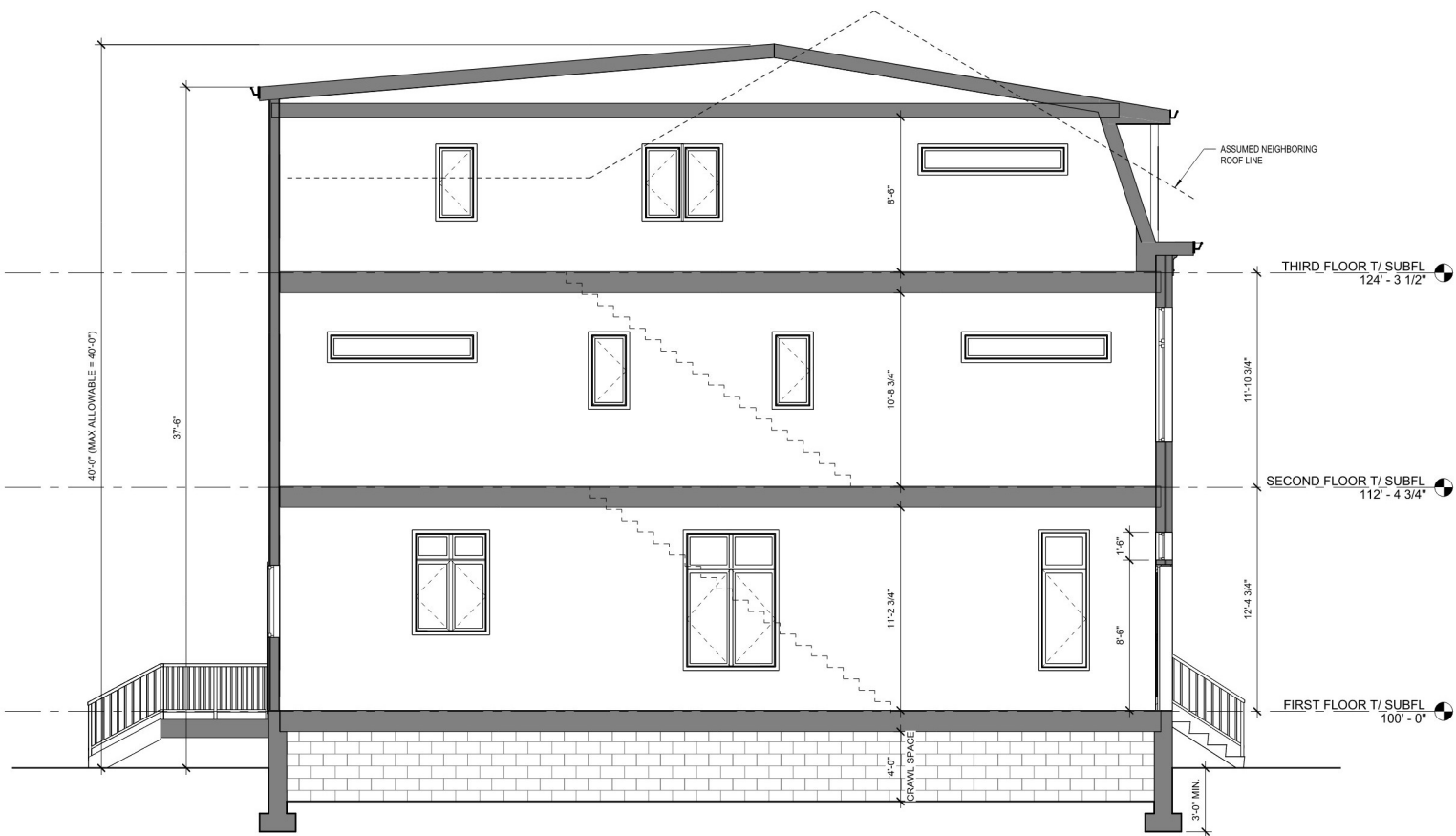
*WHEN PRINTED AT 22" x 34", DRAWINGS TO SCALE AS NOTED



Proposed Structure Architectural Features

1. Flat, red brick front façade w/ punched openings
2. Third-story mansard roof with dormer
3. Limestone headers and sills
4. Double hung windows with vertical proportions
5. Solid wood entry door with transom
6. Concrete entry stairs with metal railing
7. Alignment of belt course of first floor w/ neighboring structure
8. Limestone base course
9. Proportions that align with street context

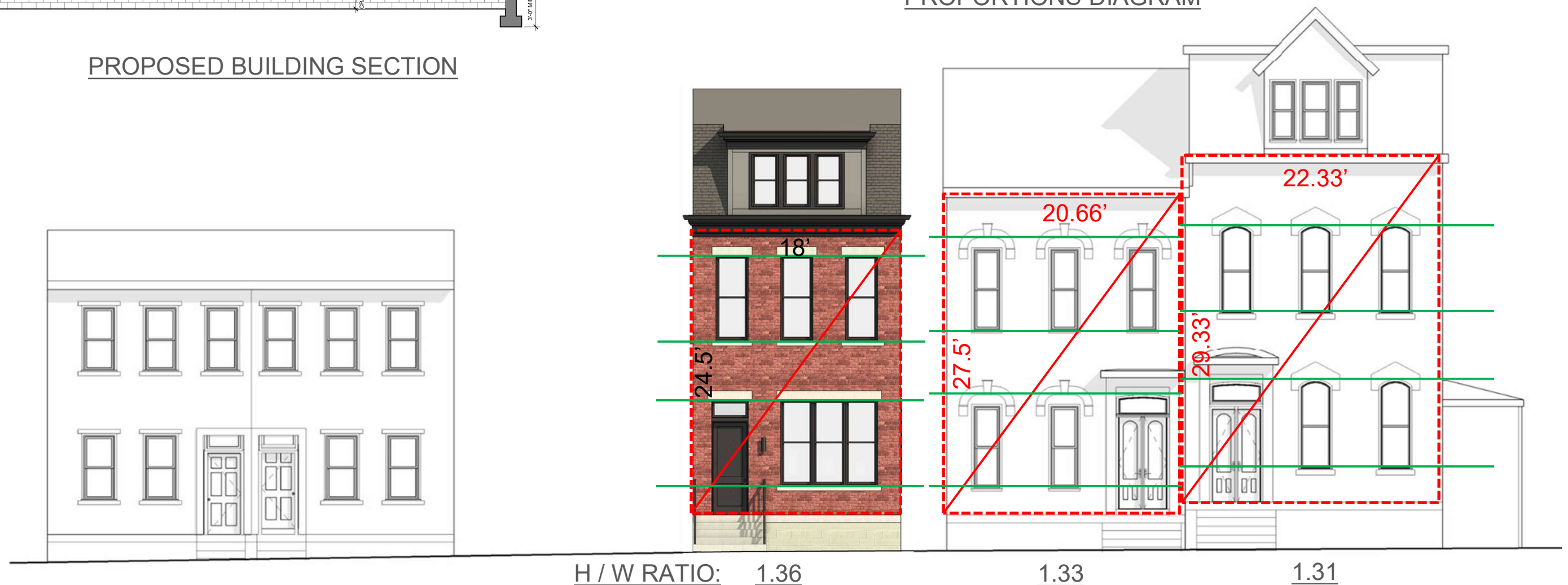
The most prominent features of the Italianate style are flat facades, vertical proportions, and masonry detailing. Other elements include symmetrical rhythm and low-pitched roofline.



PROPOSED BUILDING SECTION

The diagram below displays how the design of the proposed structure is proportional to the adjacent structures. The overall proportions are slightly smaller than that of the neighboring properties in question due to the width of the proposed footprint being 18'. Overall, the proportions remain within the 10% margin described in the Manchester Historic District Design Guidelines section regarding new construction elevation proportion. These proportions result in a building section w/ approximate floor heights as show (right).

PROPORTIONS DIAGRAM



H / W RATIO: 1.36

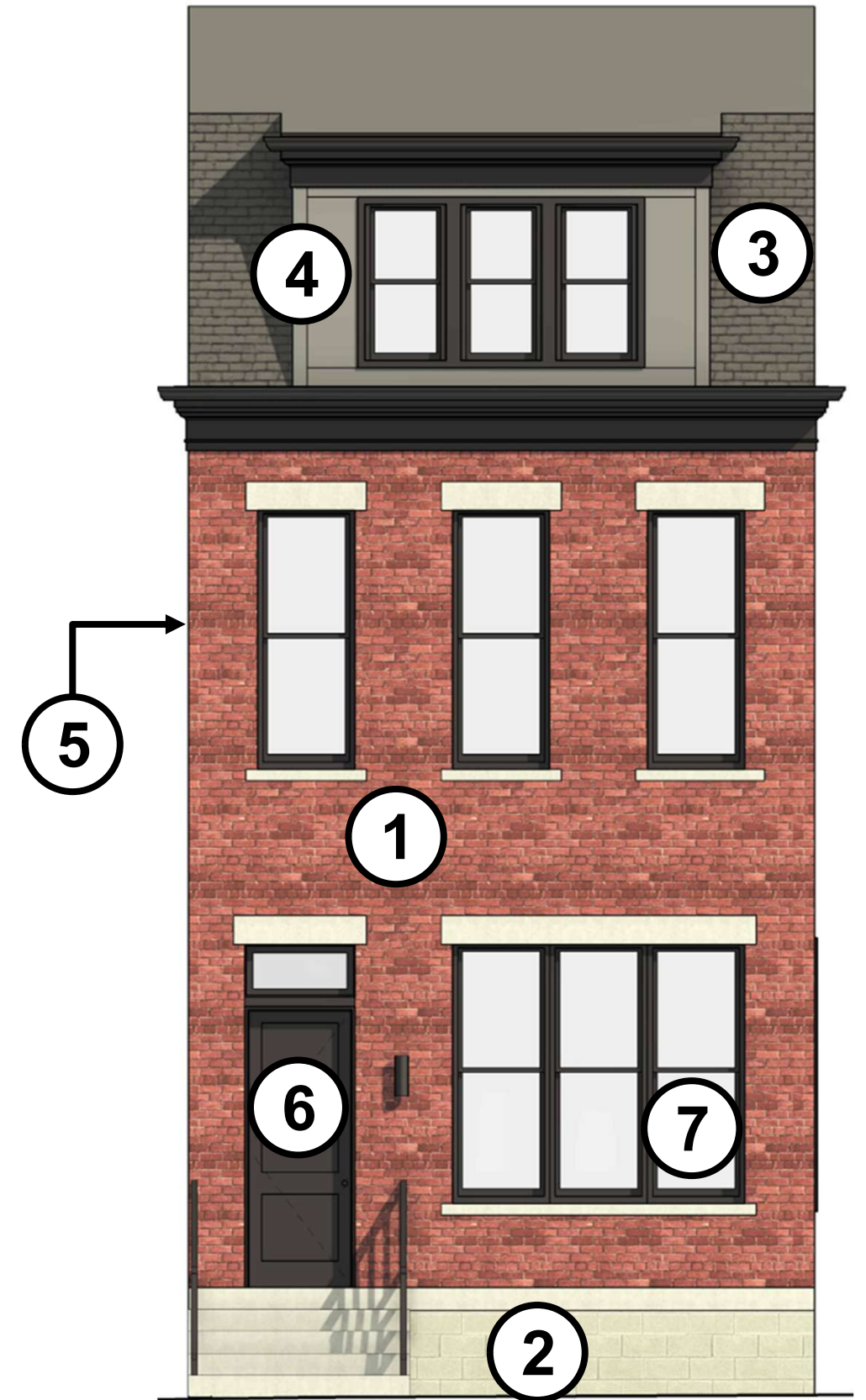
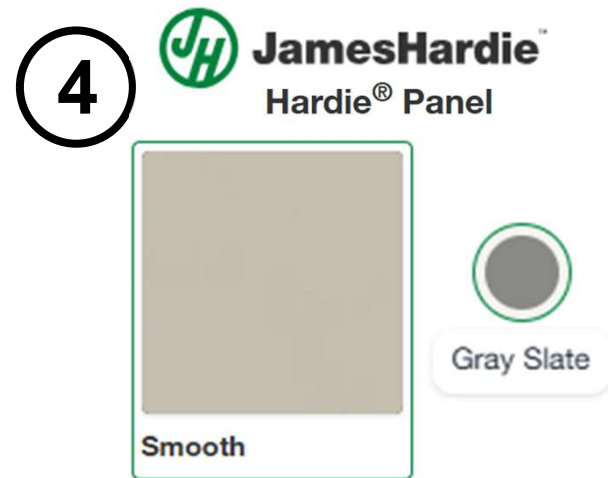
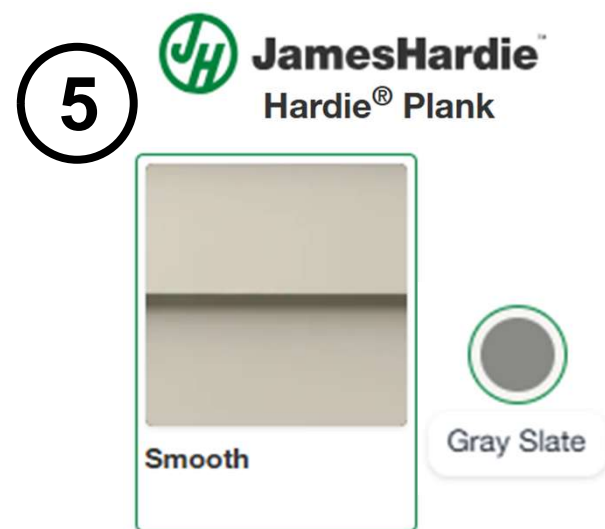
1.33

1.31

TOLERANCE FOR ADJACENT STRUCTURES: +/- 0.13
 BASED ON 1404 SHEFFIELD STREET



Antique Slate



NEIGHBORING HOUSES ON BLOCK FACE



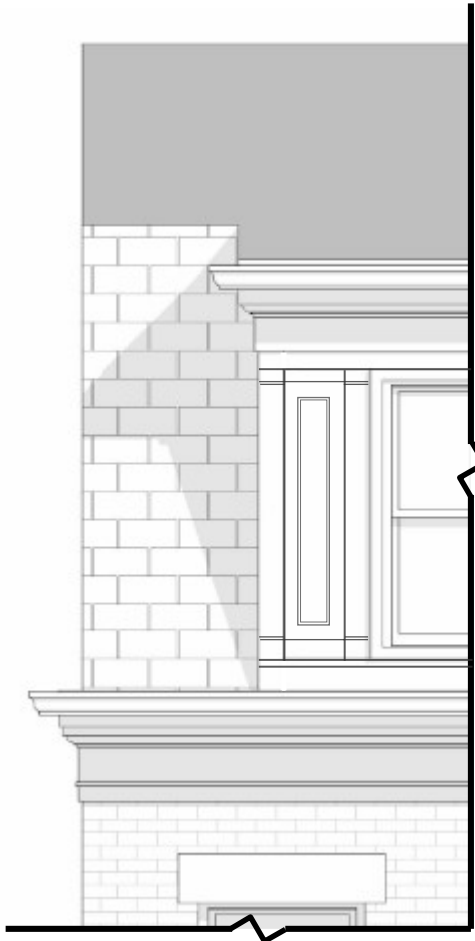
1434 SHEFFIELD ST



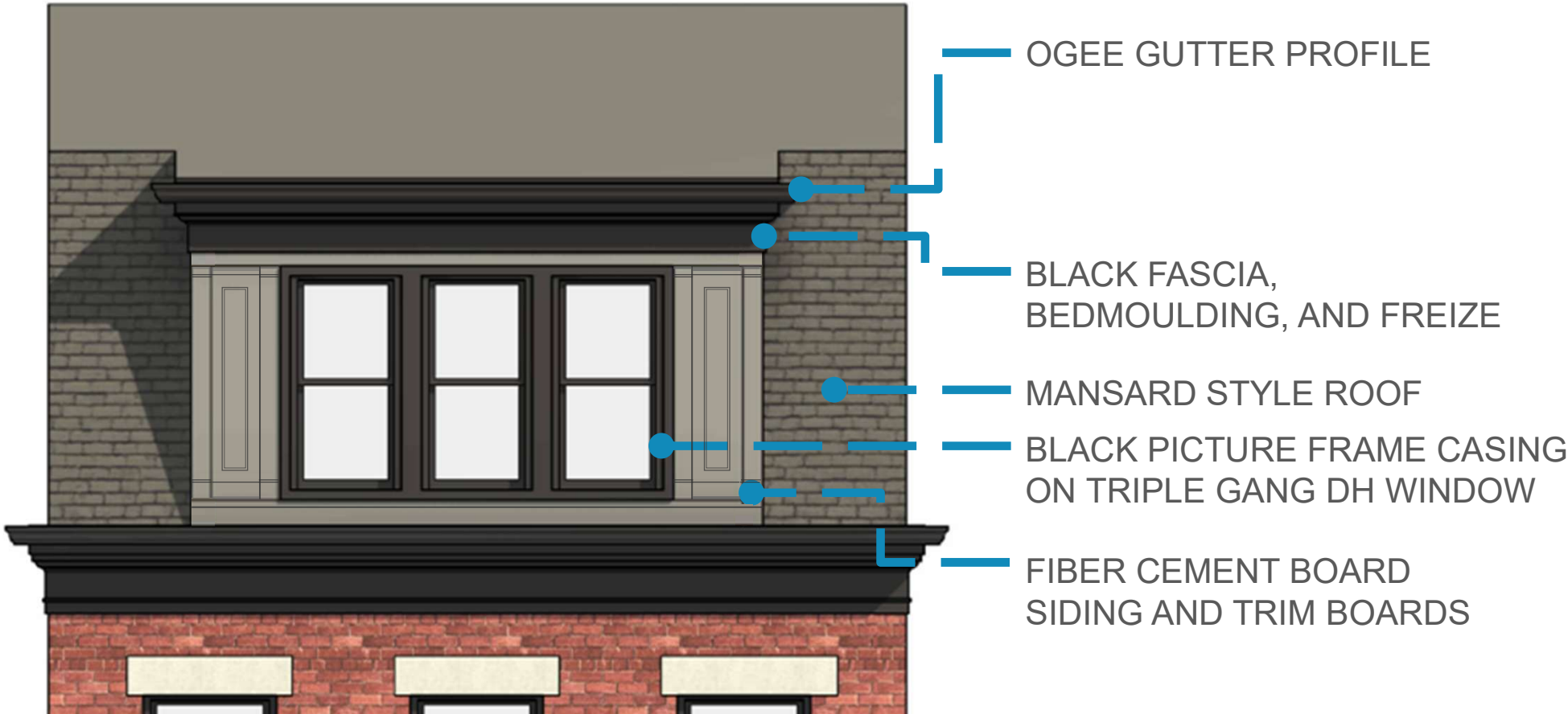
1430 SHEFFIELD ST



1402 SHEFFIELD ST



Proposed Structure
DORMER DETAIL



THANK YOU!

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DESIGN