

2018 5th Ave: Demolition of Addition & Garage

Keebler Properties



Project Intro

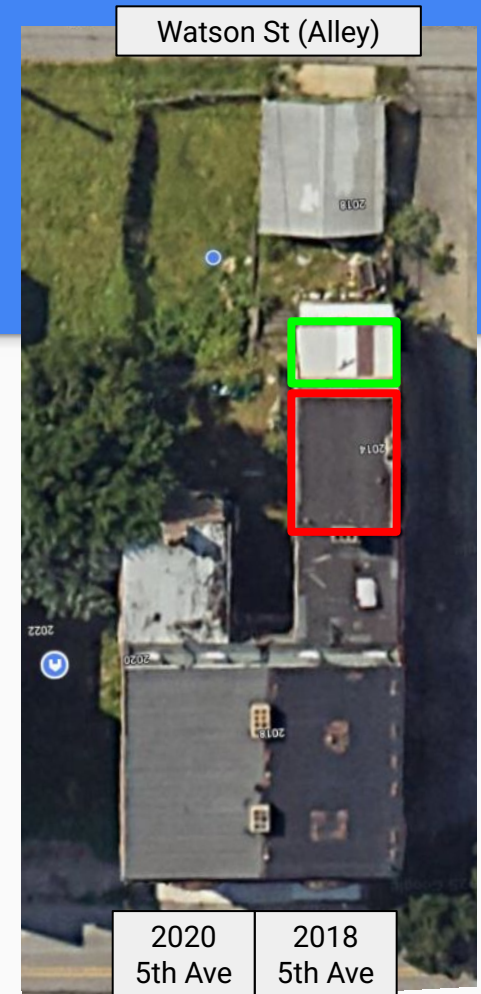
Todd Keebler (Uptown resident and property owner) and Alina Keebler (retired architectural designer and historian), a mother-son duo, purchased 2018 5th Ave in 2023. The house is one of 6 single-family townhouses built together in the 1880's, 4 of which have been demolished. Only 2018 and 2020 5th Ave remain.

The building is currently zoned as 3 units, but there's evidence that there were actually 5 units being rented. The rear portion of the house has significant structural issues and the house as a whole is currently uninhabitable.

The goal is to renovate one of Uptown's few remaining townhouses of this size, converting it to 2-units and bringing it more in line with its original use and feel.

Structural Problems with Addition & Demolition Justification

- 2 additions have been added to the house over the years:
 - A 2-story brick addition with stone foundation - Red Outline.
 - A smaller, wood-framed, 2-story structure - Green Outline.
- Lack of maintenance over the years, plus a fire started by squatters, caused the additions' foundations, masonry walls and floor structures to fail.
- Restoration was considered, but due to its complexity, many masonry contractors passed on bidding on the project and those that did provided very high prices.
- If the masonry restoration was taken on, the additional cost of required interior renovations increased the overall project budget to the point that it was no longer financially viable.



Masonry Addition



Brick and Foundation



Compromised Floor Structure



Separation Of Brick



Wood Frame Addition Issues



Interior Damage

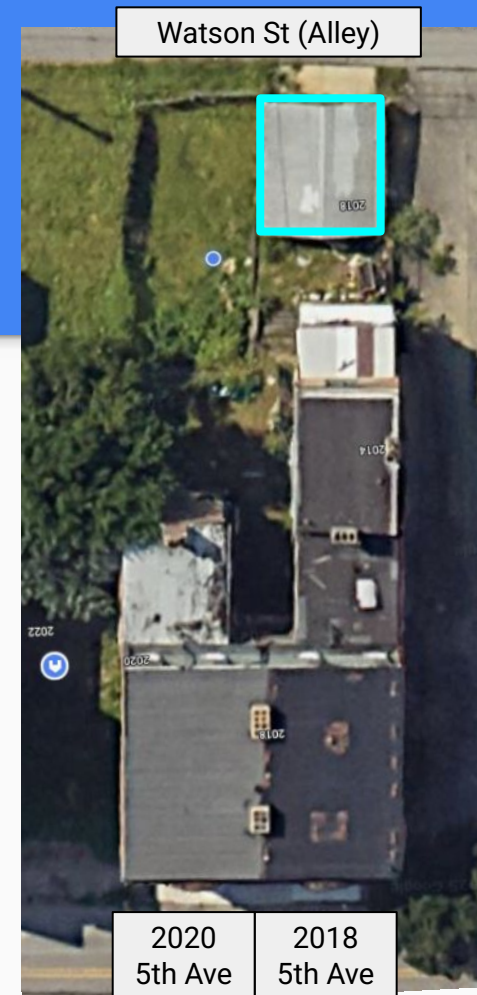


Interior Damage



Garage Condition & Demolition Justification

- The current concrete block garage (outlined in blue) does not span the entire width of property and is ~17' wide internally.
- Due to the limited width, only 1 car can be accommodated.
- Interior load-bearing wall was removed
- The roof, roof structure, siding and gutters are failing
- The concrete pad inside the garage and sewer lateral below it are beyond repair and need to be entirely replaced.



East- and House-facing Garage Walls

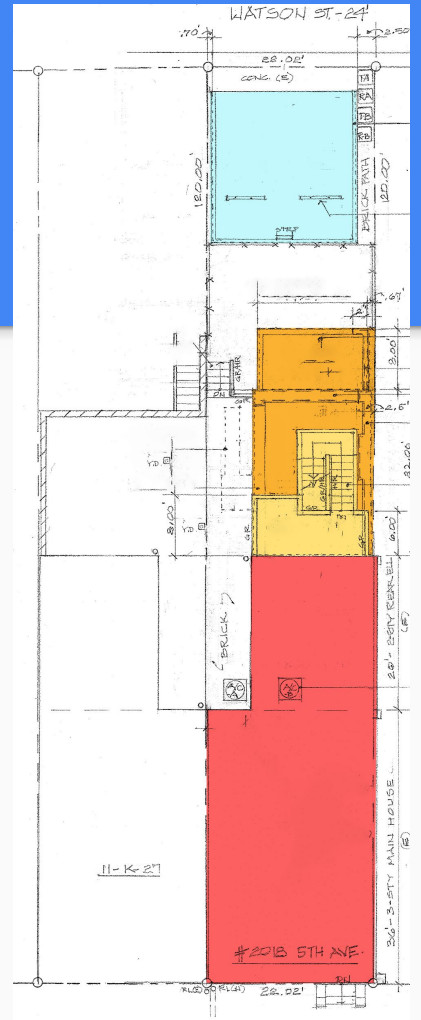


Alley-facing Garage Wall

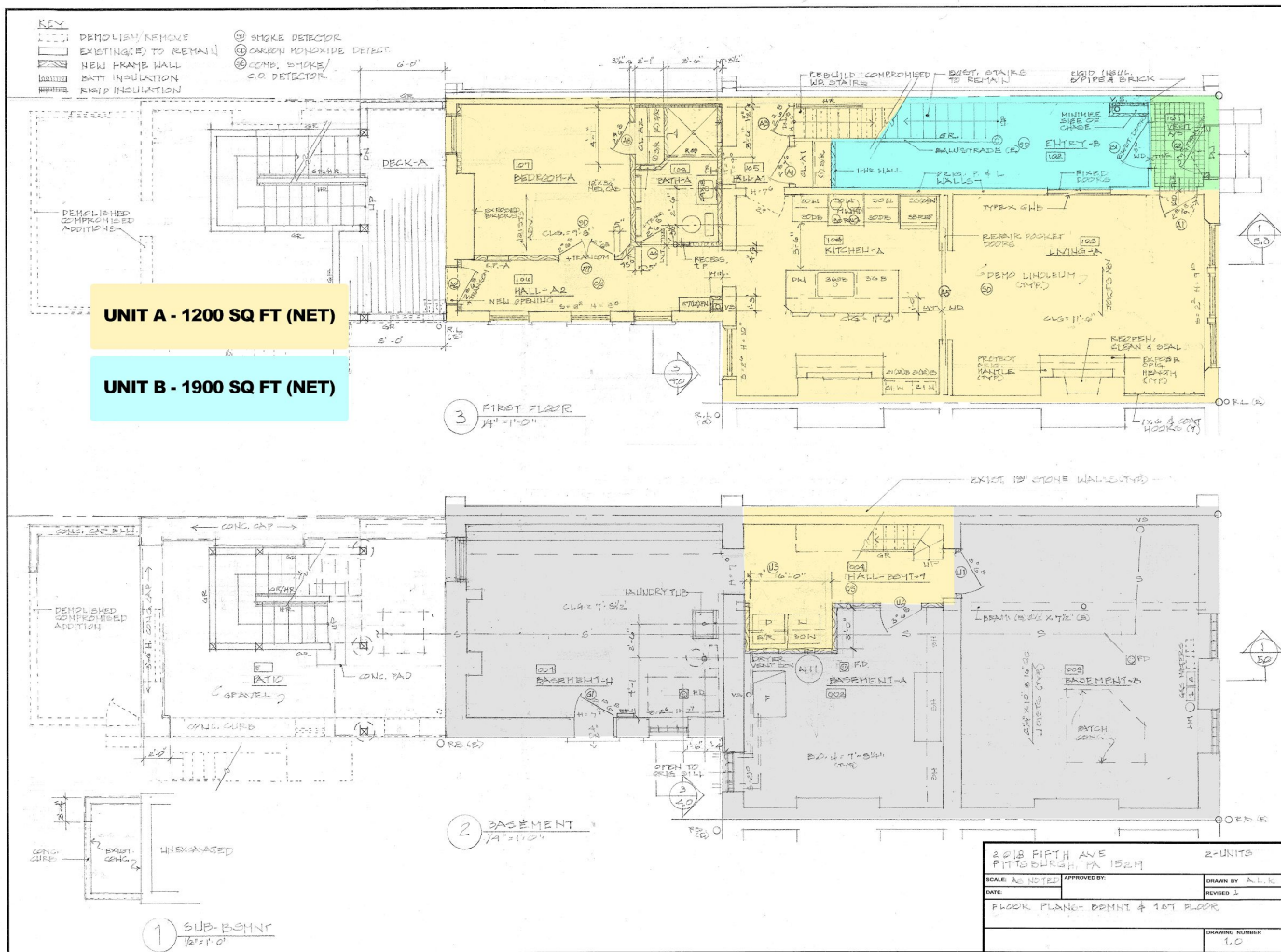


Reconstruction Plan

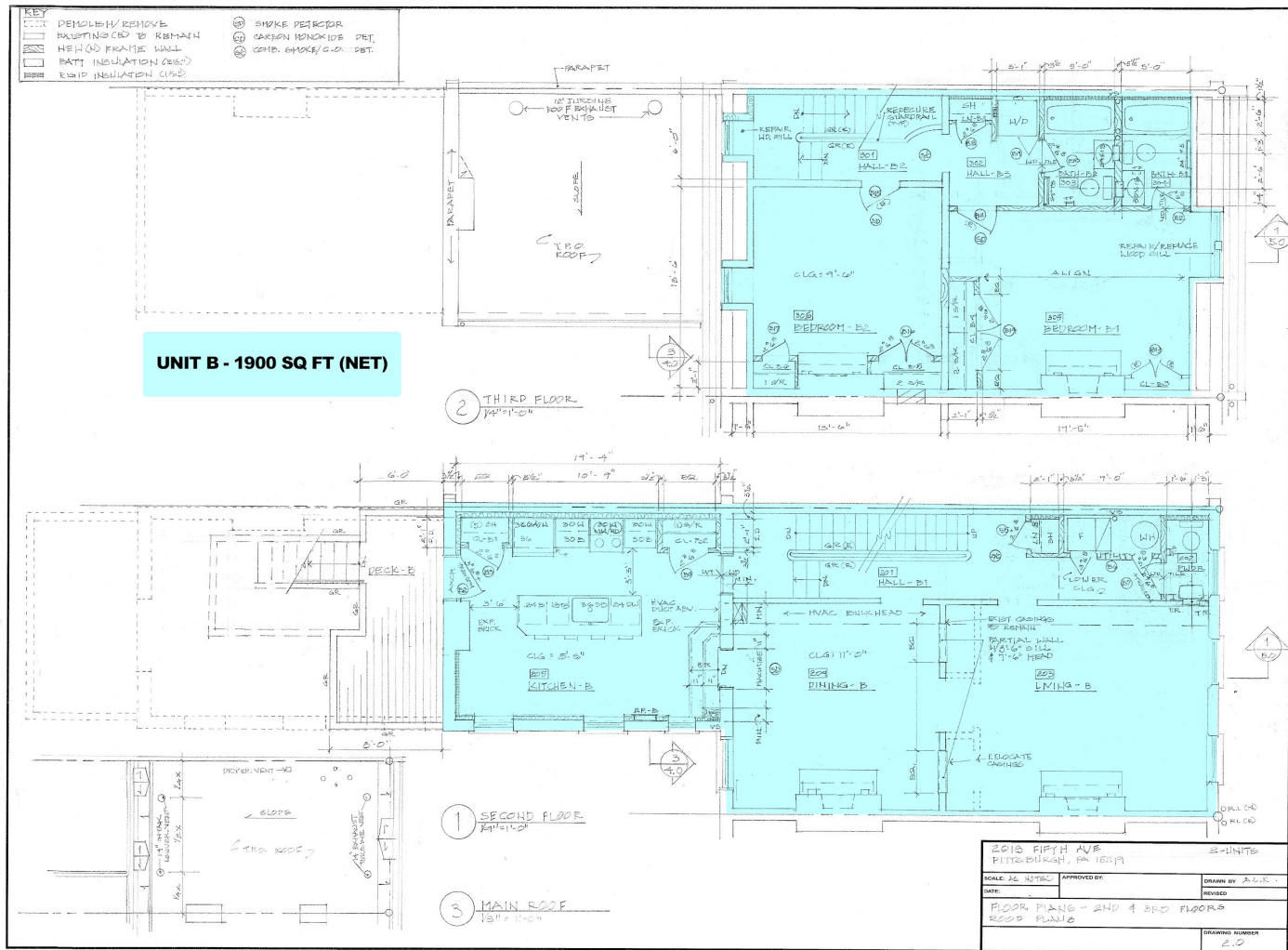
- **Wood-Framed & Masonry Additions:**
 - Demolish the two additions, leaving parts of the foundation walls to contain permeable pea-gravel patios (gold highlights) and access stairways for tenant use (yellow highlights).
- **Garage:**
 - Demolish the concrete block garage structure, leaving the lower courses to contain a 2-car, permeable parking pad (light blue highlighted area).
- **Original House Structure:**
 - Renovate the original masonry structure into two units: a one-bedroom on the first floor and a 2-bedroom on the second and third floors



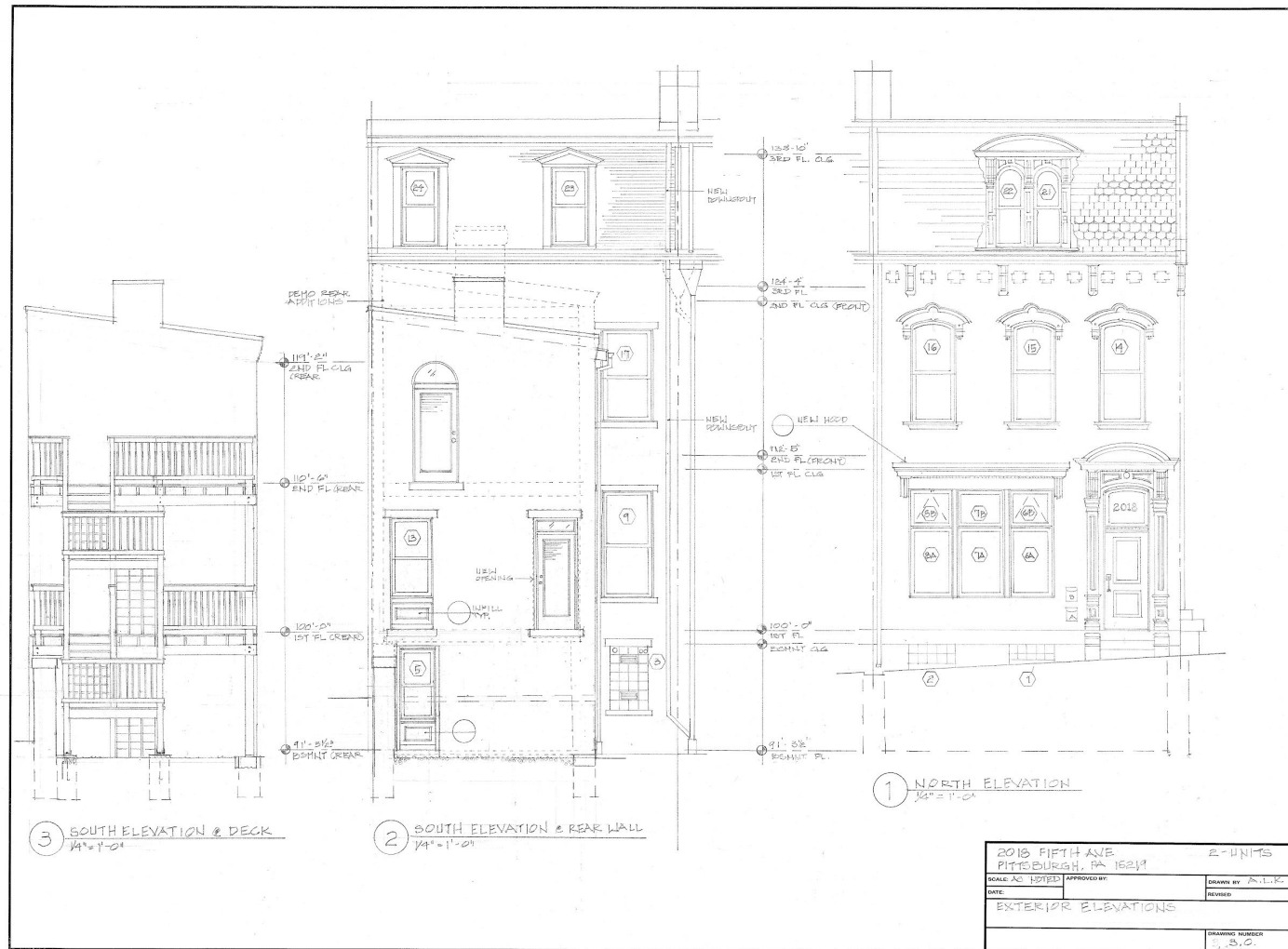
Proposed Floor Plan: Basement and 1st Floor



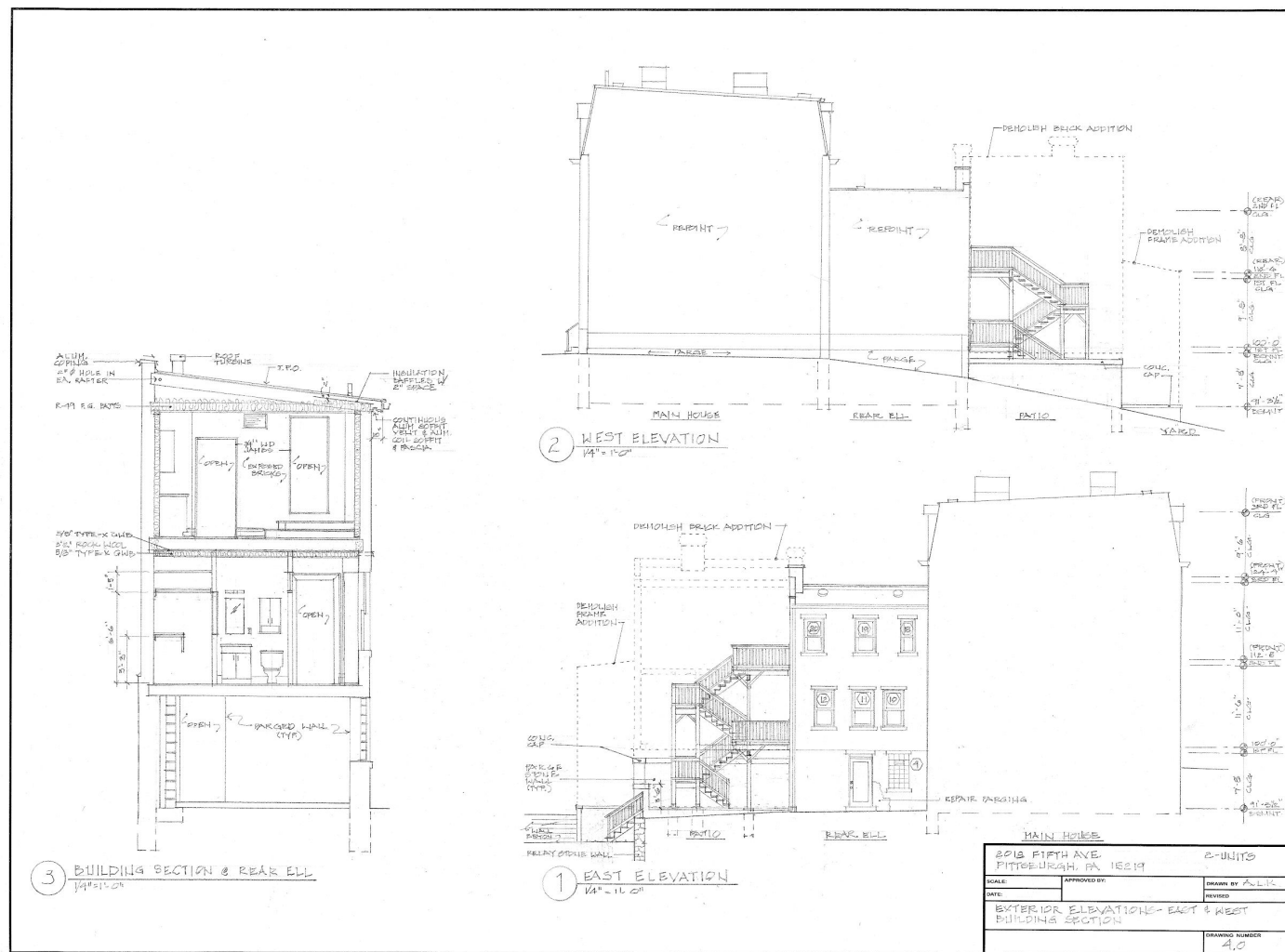
Proposed Floor Plan: 2nd and 3rd Floor



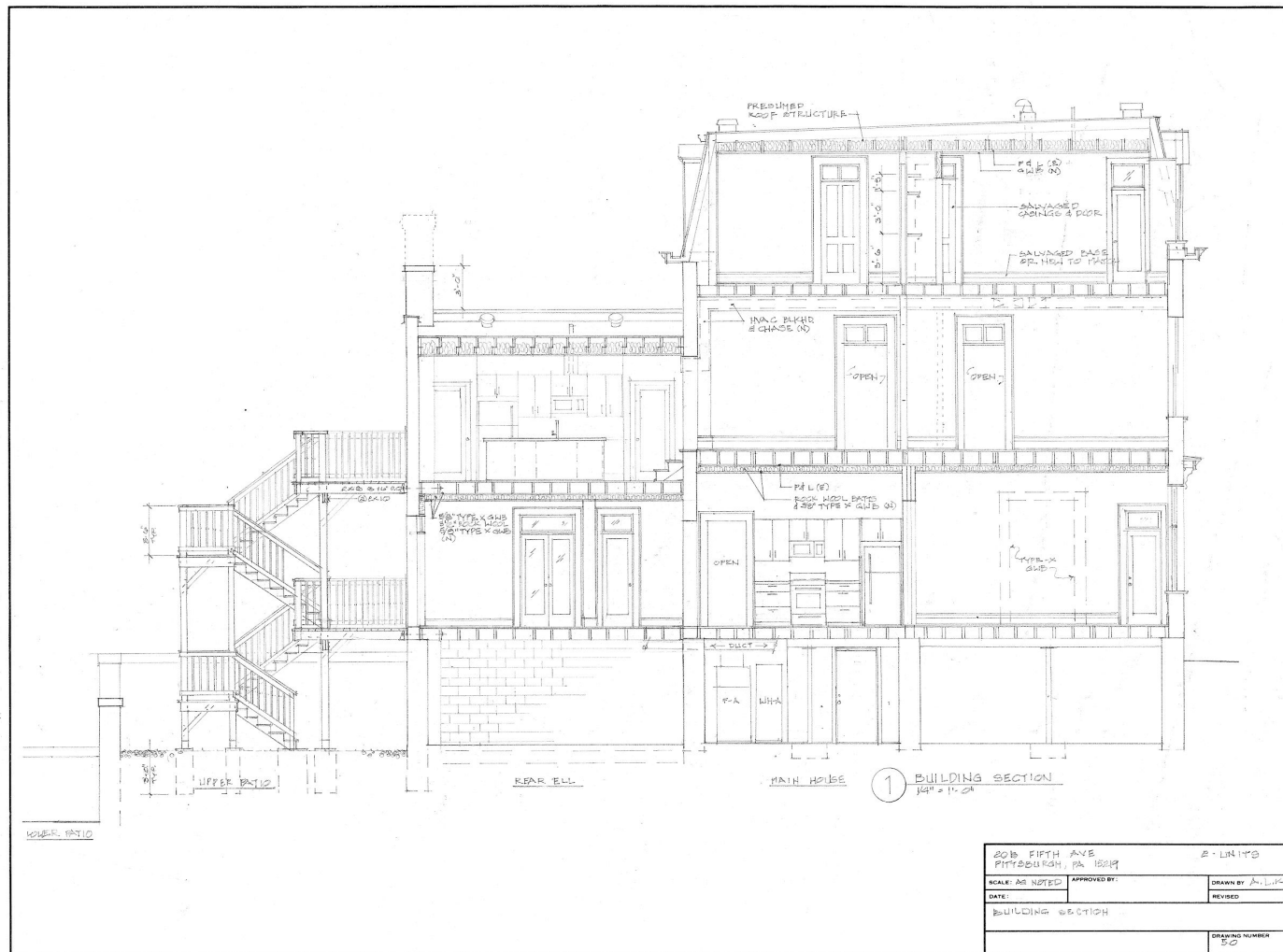
Windows



Proposed Building Section: East-West



Proposed Building Section: North-South



Uptown Partners Eco-Innovation District Considerations

- Energy Efficiency:
 - Insulation will be added wherever possible to the walls and roof (there currently is none). High efficiency HVAC will be installed. Energy efficient lighting and appliances will be used throughout.
- Water Efficiency and Stormwater Management
 - Ground permeability will be increased. Water saving plumbing fixtures and appliances will be used throughout.
- Affordable Housing
 - Due to the high renovation costs, the apartments will be listed at market rate prices.
 - There are a number of affordable and low-income options within 2 blocks.
- MWBE
 - Consulting architecture firm is an MWBE, as is the general contractor currently expected to be used.
- Public Art
 - Due to the small-scale residential nature of this project, public art won't be included.

Thanks!

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