



ROSLYN PLACE HISTORIC DISTRICT

Design Guidelines

Public Meeting #2

Wednesday, March 26, 2025



LM LANDMARKS SGA, LLC
Architecture | Historic Preservation | Adaptive Reuse

PROJECT TEAM



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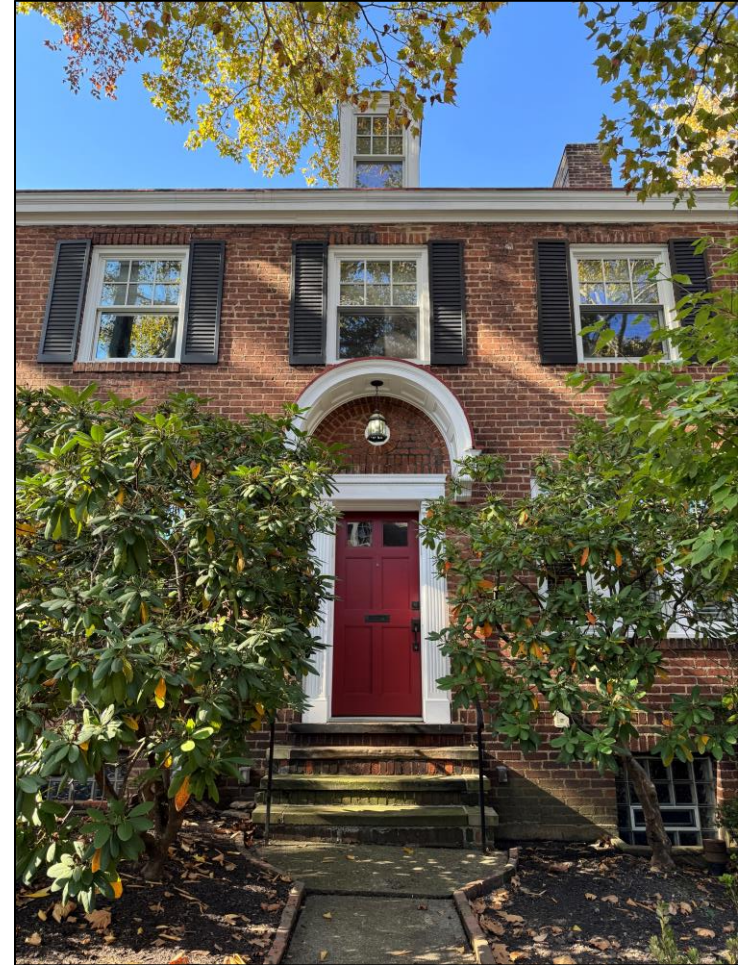
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WHAT WE'VE HEARD

December 16, 2024 – Public Meeting #1 & Engage PGH

- Preserve the character of the street
 - Clearly define what facades are subject to requirements
 - Preserve uniformity, but allow for flexibility
 - Include landscape guidelines
 - Clarify requirements for sidewalks and Ellsworth
 - Address side yards when in public view
 - Ensure guidelines are feasible and affordable
 - Use plain English
- Simplify the HRC process; make it easy to navigate
 - Increase predictability of the HRC Process
 - Address enforcement



TWO DOCUMENTS



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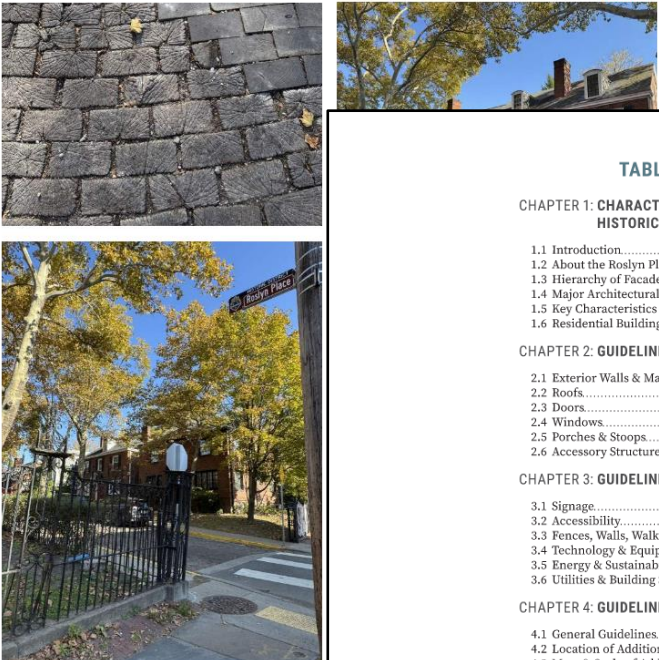
CITY OF PITTSBURGH

GENERAL DESIGN

March 19, 2024



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- Planning a Project
- HRC Procedures
- Frequently Asked Questions



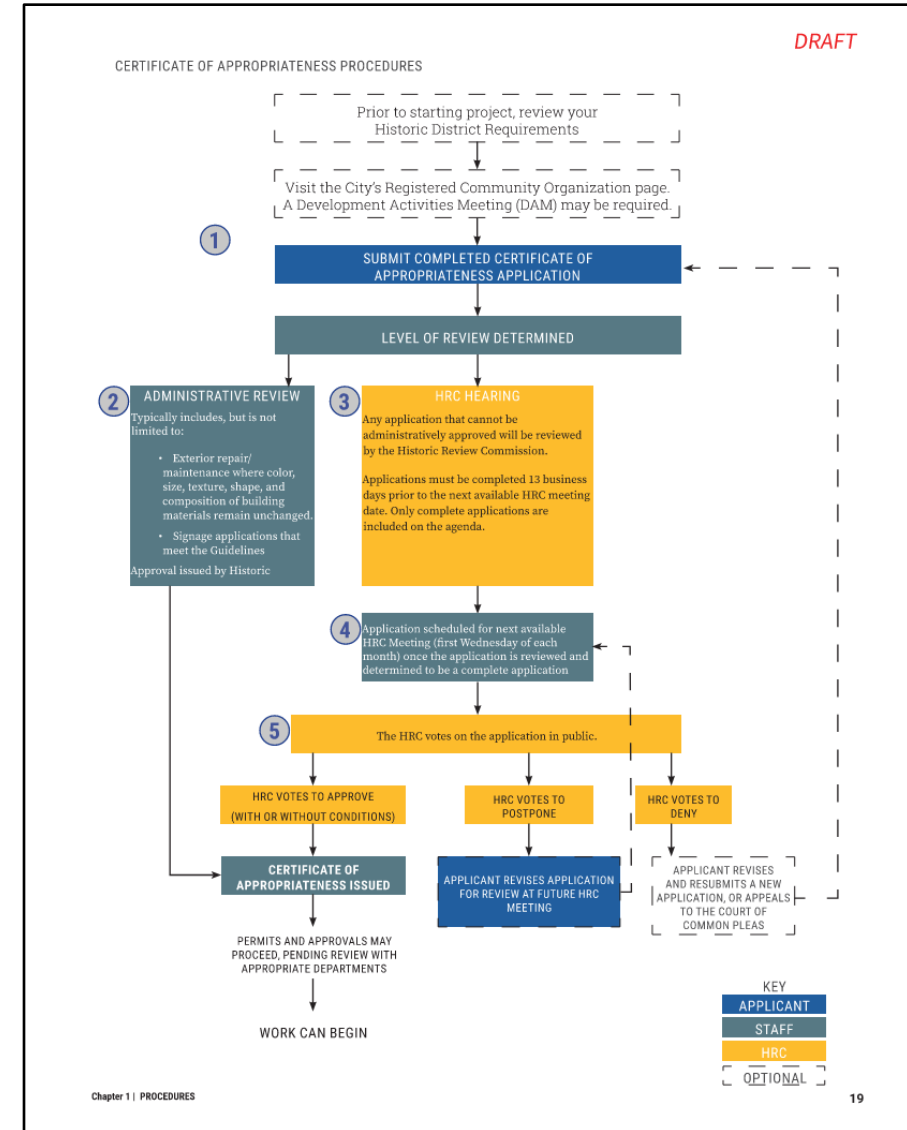
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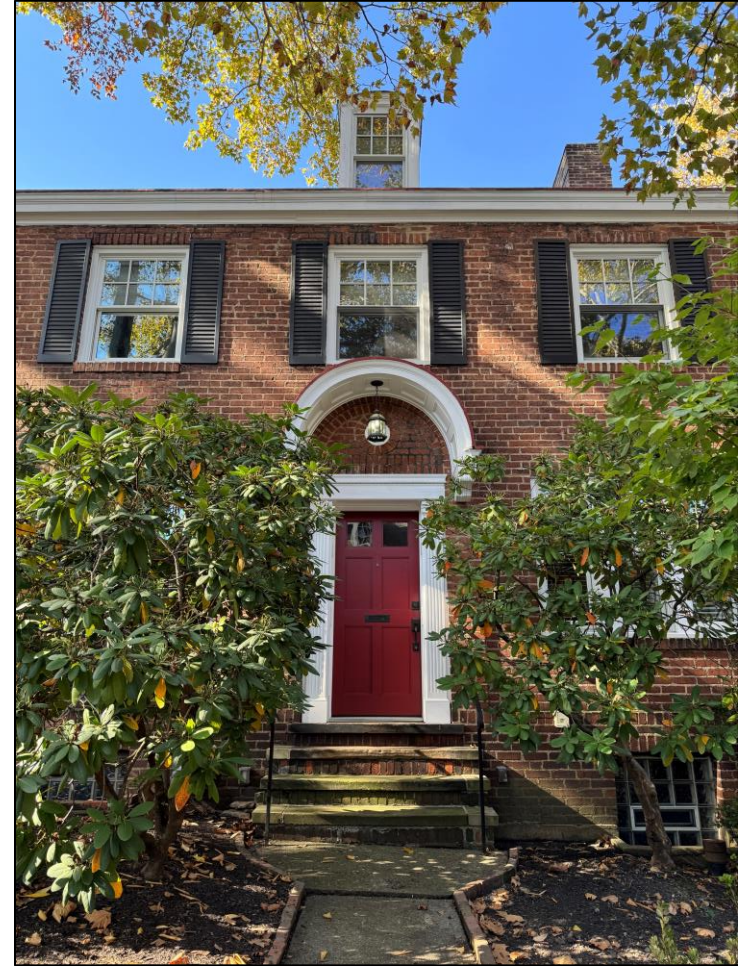
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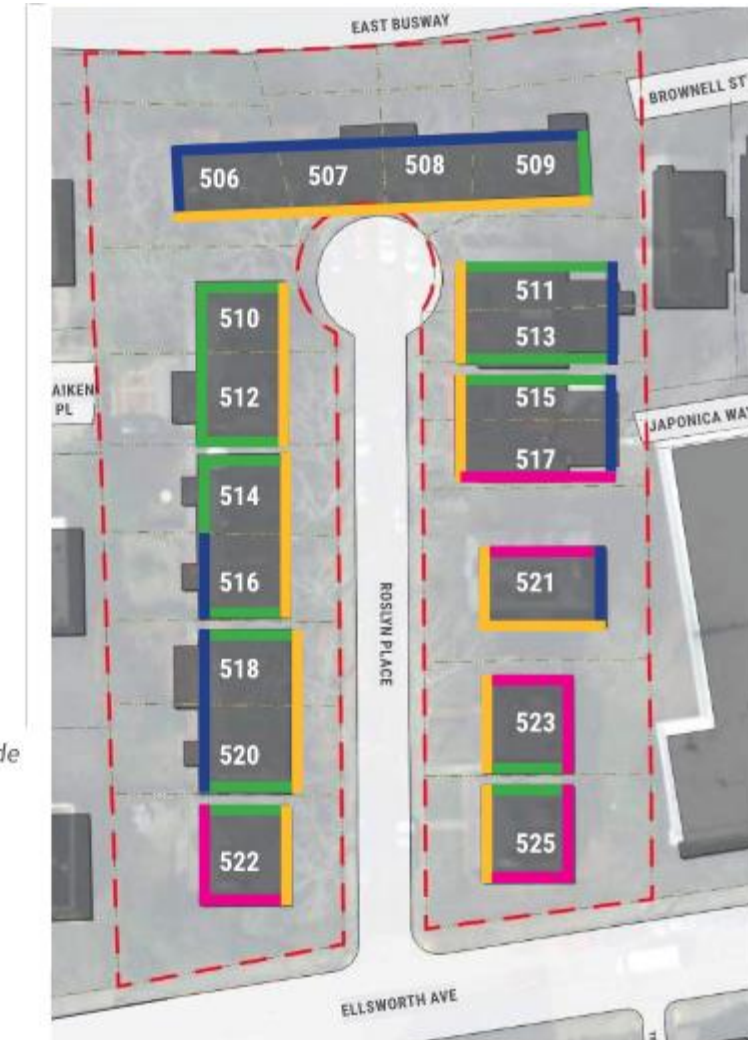
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- Front/Primary Facade
- Contributing Secondary Facade
- Noncontributing Secondary Facade
- Non-Visible Facade



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2.3 DOORS

The composition of a door, including the framing, decorative trim, sidelights, and transom are significant architectural features. The proportion, shape, and detail of an historic door contribute to the architectural style of the building.

2.3.1 All doors and associated features should be retained and should not be replaced with modern styles or materials.

2.3.2 Replace doors in-kind if repair is not feasible. Replacement doors should match the original door in location, material, design, size, profile, and operation. Wood replacement doors are highly preferable to synthetic materials or metal.

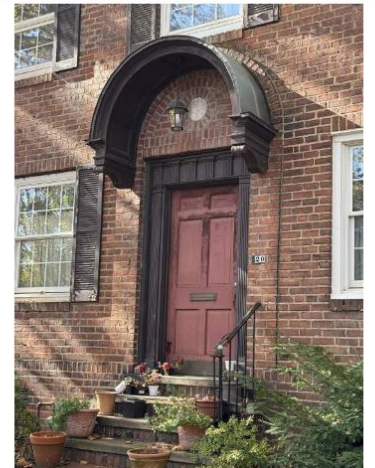
2.3.3 Maintain original sidelights and transoms to preserve the solid-to-void ratio of the entrance system.

2.3.4 Original doors should not be replaced with modern styles or materials.

2.3.5 Wood replacement doors are highly preferable to synthetic materials or metal.

2.3.6 Avoid creating new door openings on the primary façade.

2.3.7 Storm and screen doors should complement the historic door. They should not excessively cover or detract from the entry door.



While there are a variety of front doors found in Roslyn Place Historic District, they are consistent in that they are paneled wood doors.

MAINTENANCE TIP

Maintain existing historic doors and door frames. If localized repairs can be made, such repairs are preferable to replacing the door or frame.



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3.5 ENERGY & SUSTAINABILITY

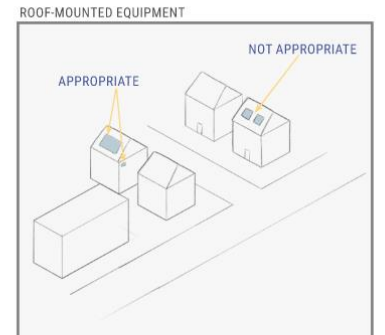
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Historic Preservation is an inherently sustainable practice because it conserves the energy expended during the building's original construction. Historic materials are often more durable, though significant advancements have led to the development of highly efficient, energy-saving building products. Given the residential character of Roslyn place, some energy upgrades may not be applicable or permitted.

3.5.1 Alternative energy systems, such as solar devices, should be as low-profile to the historic building as possible and should be only minimally visible from the public right-of-way (located on non-visible or non-contributing elevations only). Consult a solar energy contractor to determine if solar panels can be placed horizontally on a roof rather than at an angle.

3.5.2 Windmills and turbines are generally not recommended for direct placement on historic buildings or sites, unless they are not visible from a public right-of-way.

3.5.3 Green roofs can be an option for historic buildings in some cases. However, they should not be visible from a public right-of-way, and engineering studies will need to be completed to see if the historic building can accommodate the weight and water requirements of a green roof.



FURTHER READING

For more direction on implementing sustainability strategies on historic buildings, consult the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings (PDF).



Example of inappropriate solar panel installation on roof slope easily seen from a right-of-way.

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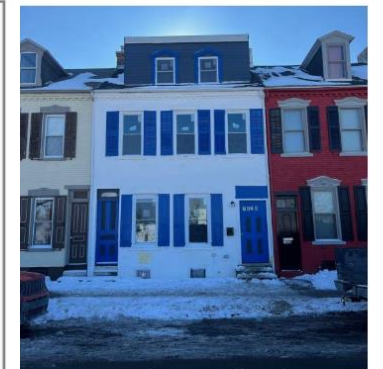
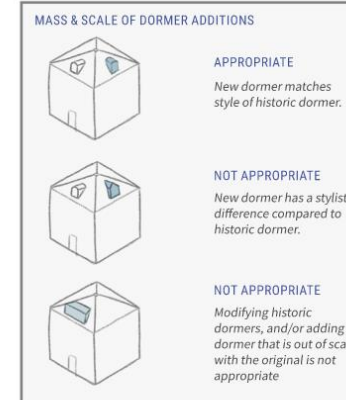
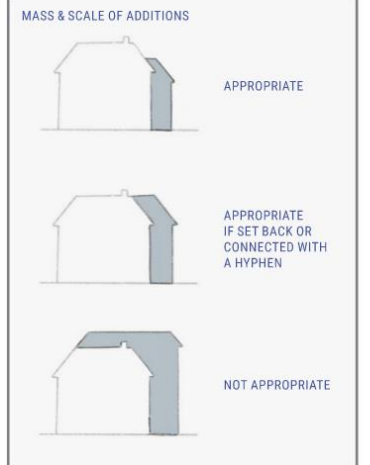
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4.3 MASS & SCALE OF ADDITIONS

- 4.3.1** Design additions to be **subordinate** to the original historic building. New additions should be smaller in proportion overall to the size of the original historic building.
- 4.3.2** Additions should be shorter in **height** than the original historic building. If an addition is to be the same height as the original building, it should be set back considerably from the front façade of the building or connected to the original building by a passageway or hyphen. Additions should never be taller than the original building.
- 4.3.3** **Dormer additions** should be subordinate to the dimensions of the existing roof. They should not be taller than the existing roof, span across the building or the majority of the building, or extend from the eave of the roof to the roof's ridge.



Example of an appropriate dormer addition, which removed an original dormer and created non-historic proportions.

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5.3 MASS & SCALE OF NEW CONSTRUCTION

- 5.3.1** New construction should **take cues from contributing buildings** in the Historic District with respect to their scale, form, mass, height, setbacks, dimensions, orientation, proportions of wall openings, materials, textures, and colors.
- 5.3.2** Design new buildings to be the same approximate **height** as existing surrounding buildings. The new building should not stand out in a way that is incongruent with the character of the Historic District.
- 5.3.3** New buildings should be of the same **scale** as existing historic buildings, in terms of building width and mass.
- 5.3.4** New **corner buildings** should be designed so that there are two primary façades that are treated equally when it comes to design, materials, and details.

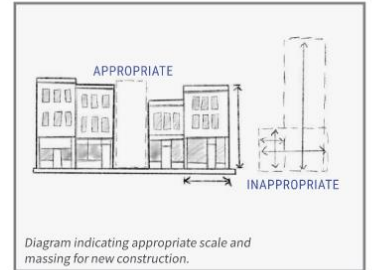


Diagram indicating appropriate scale and massing for new construction.



The newer construction on the left is not an appropriate addition to the historic neighborhood, in style, massing, setback, or proportion.

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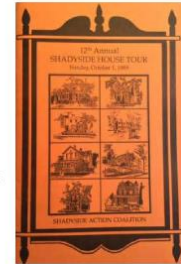
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6.2 CONSIDERATIONS

If demolition of an historic building is proposed, the following questions should be asked and the answers reviewed with City of Pittsburgh Department of City Planning staff:

- What is the **historical significance** of the building?
- What **condition** is the building in? Is the building deteriorated to the point that it has to be demolished for life safety purposes or blight removal?
- Are there **other buildings** in the City similar to the building proposed to be demolished, or is the building individually unique?
- What **impact** would demolition have on the surrounding buildings and the neighborhood as a whole?
- Is demolition the most **cost-effective** means of improving the property, or is preservation a financially viable option?
- Can the historic building be **modified** in a way to make it more usable for a new use?
- If demolition is to take place, can the **new building** be designed in a way so that it is compatible with the surrounding buildings in the Historic District?



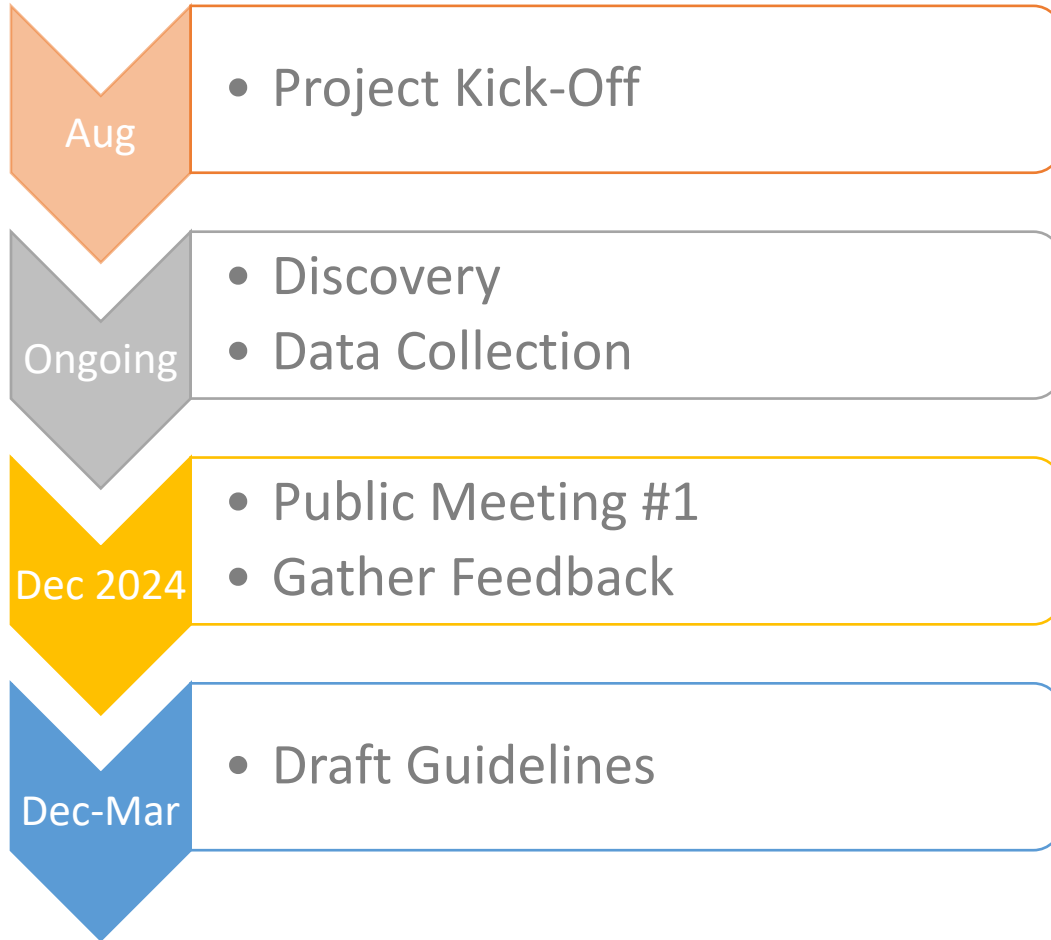
Historic pamphlets can be valuable resources in understanding the history of a building and neighborhood.



Photographs from residents may provide some insights to the changes made in the neighborhood over time.

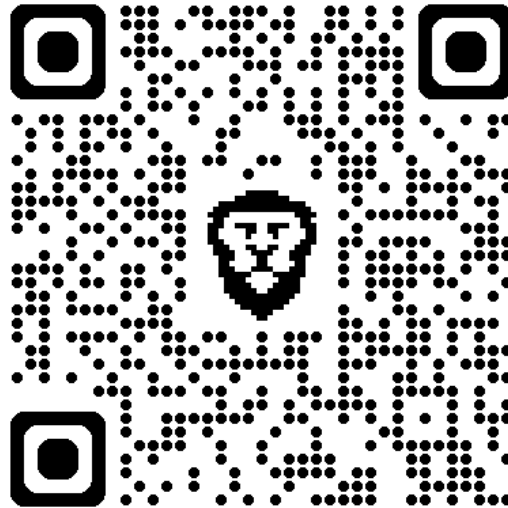
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NEXT STEPS



STAY ENGAGED

Thank you!



<https://engage.pittsburghpa.gov/historic-district-design-guidelines-1>



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