



ROSLYN PLACE HISTORIC DISTRICT

Design Guidelines

Public Meeting & Project Introduction
Monday, December 16, 2024



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

PROJECT TEAM



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What comes to mind when you think of “**historic preservation**”?

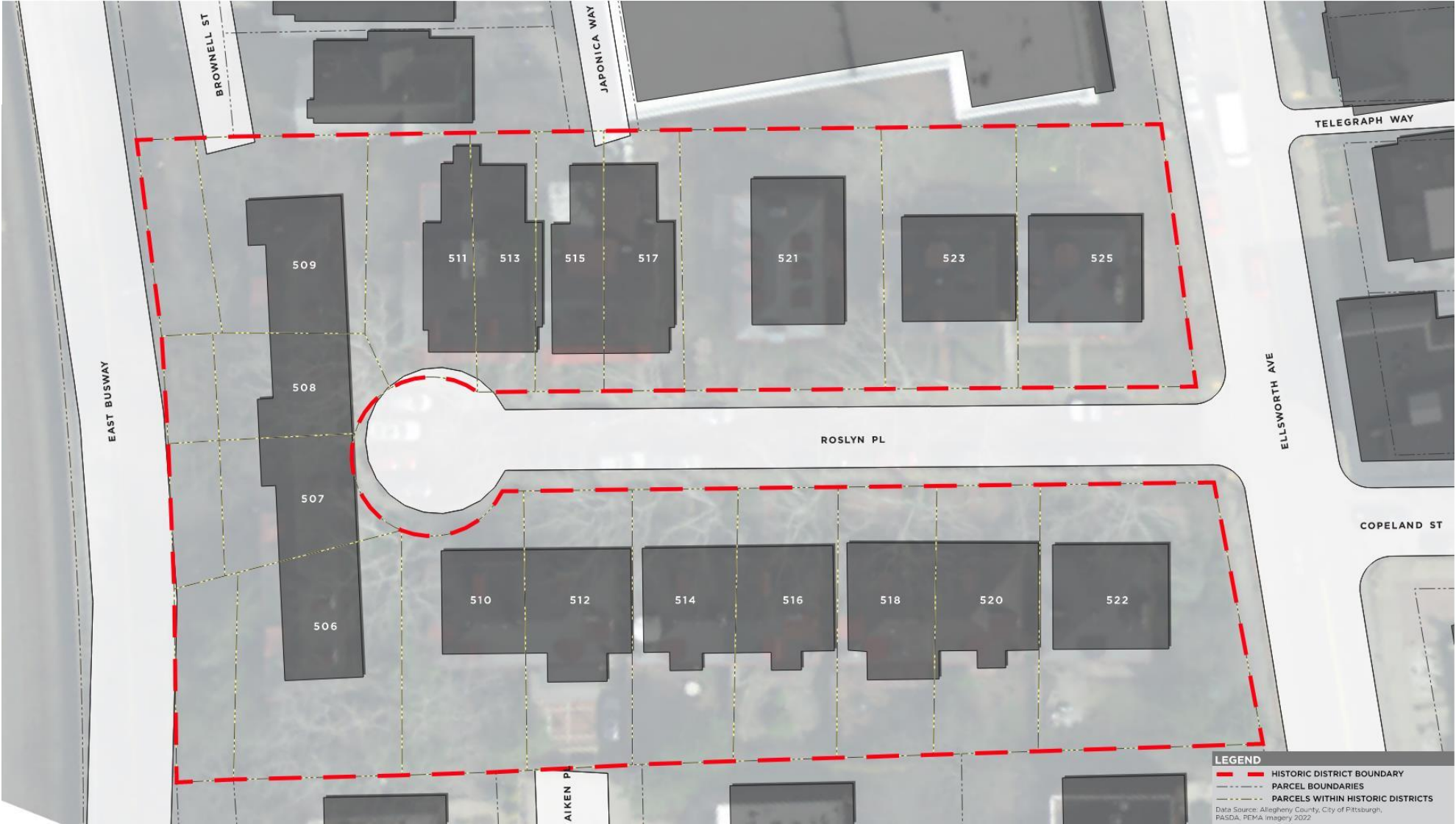


PROJECT OVERVIEW

- Establish a set of design guidelines for the Roslyn Place Historic District
- Easy-to-follow guides (including graphics and photographs) informed by public input
- Partially funded through a Certified Local Government (CLG) Grant



ROSLYN PLACE HISTORIC DISTRICT



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Detached (522, 523, & 525)



Attached Row Homes (506, 507, 508, & 509)



Semi-Detached (511, 513, 515, & 517)



Semi-Detached (510, 512, 514, 516, 518, & 520)



Detached – Stucco (521)

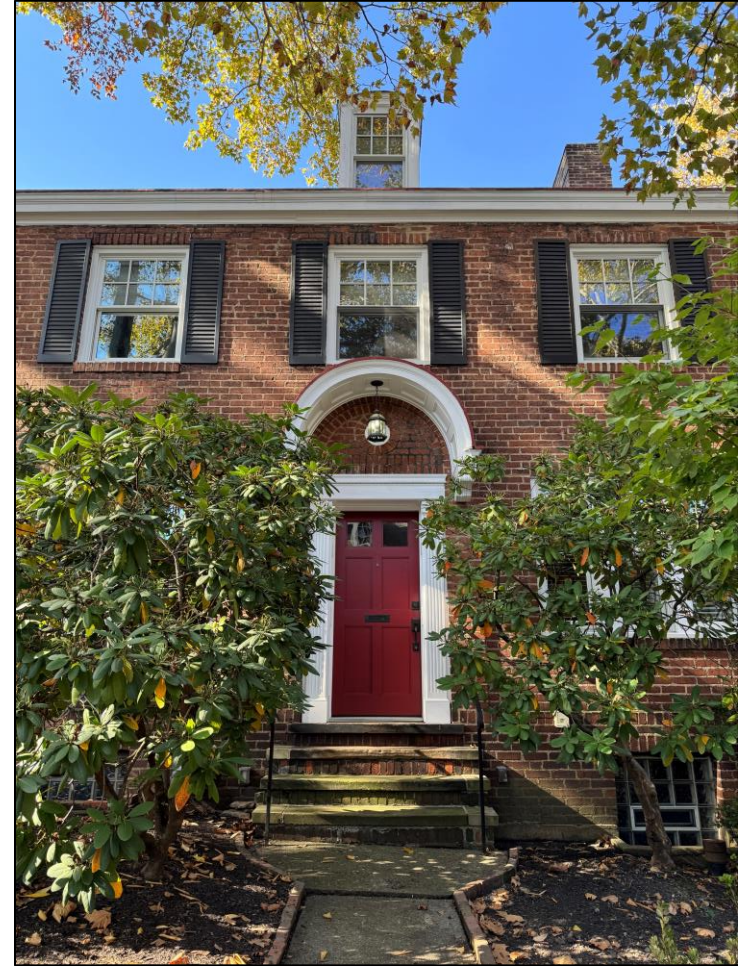


Nicolson Pavement



WHAT ARE DESIGN GUIDELINES?

- Best practices for treatment of buildings in the historic district
- Tool kit for property owners, contractors, city staff, and the Historic Review Commission to make appropriate and logical decisions on projects that impact historic properties
- Based on the Secretary of the Interior's Standards for the Treatment of Historic Properties, but specific to the district

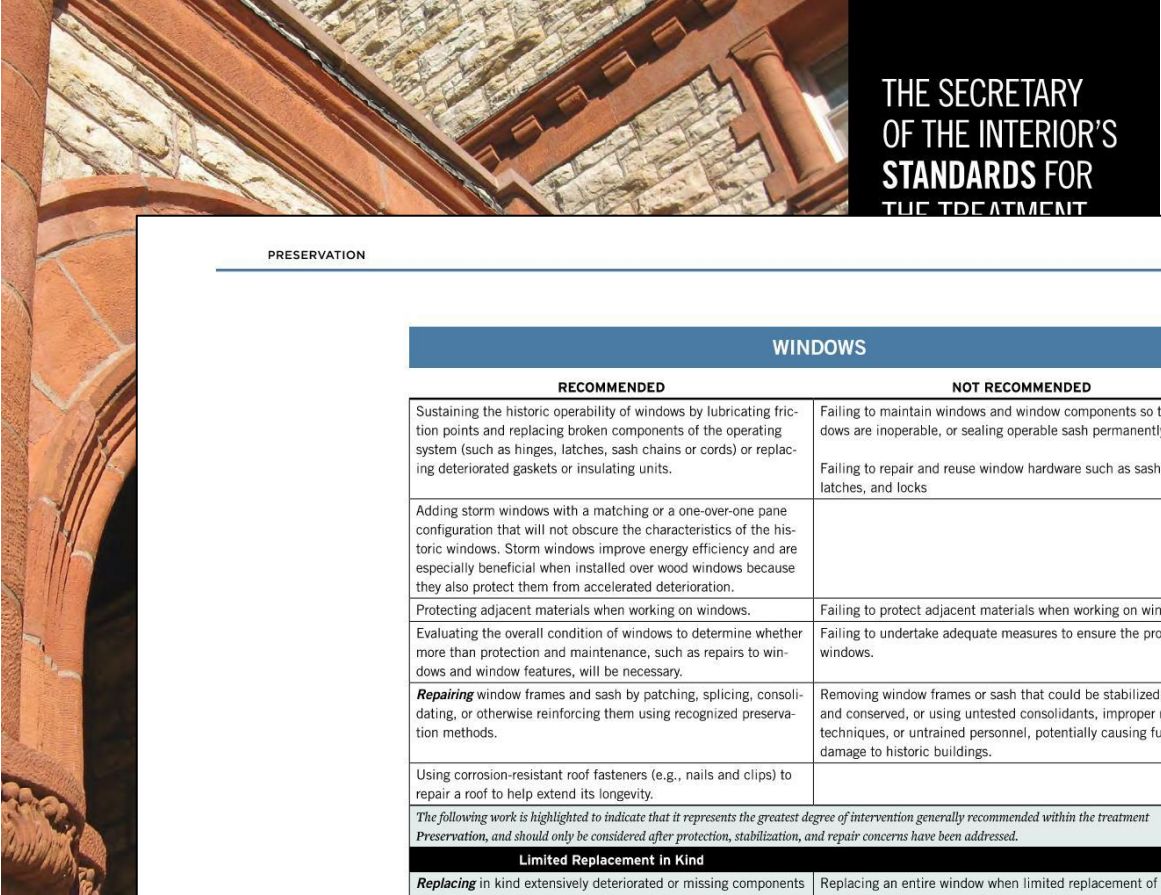


WHO ARE DESIGN GUIDELINES FOR?

- Any property within the boundary of the local historic district making exterior modifications visible from a public right-of-way
 - Windows
 - Doors
 - Roof
 - Painting
 - New Construction
 - Demolition
 - Site Improvements
 - Building Signage, etc.



GUIDELINE EXAMPLES - EXISTING



PRESERVATION

WINDOWS

RECOMMENDED	NOT RECOMMENDED
Sustaining the historic operability of windows by lubricating friction points and replacing broken components of the operating system (such as hinges, latches, sash chains or cords) or replacing deteriorated gaskets or insulating units.	Failing to maintain windows and window components so that windows are inoperable, or sealing operable sash permanently.
Adding storm windows with a matching or a one-over-one pane configuration that will not obscure the characteristics of the historic windows. Storm windows improve energy efficiency and are especially beneficial when installed over wood windows because they also protect them from accelerated deterioration.	Failing to repair and reuse window hardware such as sash lifts, latches, and locks
Protecting adjacent materials when working on windows.	Failing to protect adjacent materials when working on windows.
Evaluating the overall condition of windows to determine whether more than protection and maintenance, such as repairs to windows and window features, will be necessary.	Failing to undertake adequate measures to ensure the protection of windows.
Repairing window frames and sash by patching, splicing, consolidating, or otherwise reinforcing them using recognized preservation methods.	Removing window frames or sash that could be stabilized, repaired, and conserved, or using untested consolidants, improper repair techniques, or untrained personnel, potentially causing further damage to historic buildings.
Using corrosion-resistant roof fasteners (e.g., nails and clips) to repair a roof to help extend its longevity.	
<i>The following work is highlighted to indicate that it represents the greatest degree of intervention generally recommended within the treatment. Preservation, and should only be considered after protection, stabilization, and repair concerns have been addressed.</i>	
Limited Replacement in Kind	
Replacing in kind extensively deteriorated or missing components of windows when there are surviving prototypes, such as frames or sash, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish.	Replacing an entire window when limited replacement of deteriorated or missing components is appropriate.
	Using replacement material that does not match the historic window.

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1. Specify metal awnings, arched awnings (unless the window or door opening has an arched head), awnings that are curved in section, or awnings that have soffits or internal illumination.
2. Incorporate signage in the sloping surface of the awning.
3. Specify the installation of canopies across the sidewalks.

M. COLOR AND EXTERIOR FINISHES

The Historic Review Commission will review favorably proposals that:

1. Retain coatings such as paint that help protect the building from light. Paint removal should be considered only if repainting will follow shortly.
2. Use with care electric hot-air guns and electric sanders for removal of highly deteriorated paints that have been hand scraped and feather sanded to the next sound surface.
3. Apply compatible paint coating systems following manufacturer's instructions.
4. Repaint with colors that are appropriate to the building's historic district. Color selection should be based on historic research or appropriate historic research.

The Historic Review Commission will not review favorably proposals that:

1. Strip paint or other coatings to reveal bare wood or masonry surfaces.
2. Use destructive paint removal methods such as sandblasting. These methods can irreversibly damage historic materials.
3. Fail to follow manufacturers' product and application instructions.
4. Use new colors that are inappropriate to the building's historic district.

N. MECHANICAL SERVICES: HEATING, AIR CONDITIONING, AND FIRE PROTECTION

The Historic Review Commission will review favorably proposals that:

1. Install mechanical equipment in areas and amounts of alteration to the historic materials, and in a manner that is inconspicuous.
2. Install roof-mounted mechanical equipment, such as air conditioning units, in a manner that is inconspicuous as not to be visible from the public view.
3. Install vertical runs of ducts, pipes and cable that will not be visible on the exterior elevation.
4. Avoid cutting holes in important architectural features.

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I. ENTRANCES AND PORCHES

Porches are a very important element of the building and should be retained and repaired. The enclosure of a porch might be acceptable if the porch was located on the side or rear of a building and if the enclosure retains the character of the porch.

The Historic Review Commission will review favorably proposals that:

1. Retain porches and entrances and their functional and decorative features that are important in defining the overall historic character of the building such as doors, transoms, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs and railings.
2. Repair entrances and porches by patching, splicing, consolidating or otherwise reinforcing the historic materials. Such repair also can include the limited replacement in kind -- or with compatible substitute material -- of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights and stairs.
3. Replace in kind an entire entrance or porch that is too deteriorated to repair if the form and detailing are still evident -- using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

The Historic Review Commission will not review favorably proposals that:

1. Remove or radically change entrances and porches, which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
2. Cut new entrances on a primary facade.
3. Replace an entire entrance or porch when the repairs of materials and limited replacement of parts are appropriate.
4. Remove an entrance or porch that is not repairable and not replace it; or replace it with a new entrance or porch that does not convey the same visual appearance.

J. STOREFRONTS

Storefronts in historic buildings should be designed in a traditional manner, with large display windows and signs set on designed signboards. Storefronts should be relatively undecorated, and should avoid the use of too many or inappropriate materials.

The Historic Review Commission will review favorably proposals that:

1. Retain historic storefronts including window trim, glass, lintels, sills, architraves, shutters, cornices, pediments, hoods, steps and all hardware. Owners of buildings whose storefronts have been altered in the past are encouraged to restore these elements to their original appearance based on site evidence and appropriate historic research.

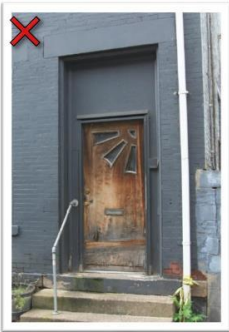
GUIDELINE EXAMPLES - UPDATED

backed with screening in a residential context. Do not use a screen door with a highly decorative design (metal scrollwork, etc.) where it would be out of character. Do not introduce mill finished aluminum storm windows or storm doors.

- » **INSTALL** operable window shutters, if proper to the style of the building. They should be operable or mounted to look as if they were operable (with all hardware) and of appropriate size.
- » **DESIGN** new window security devices to minimize visual impacts. Where necessary, use window security devices that are simple in design (see subsequent chapter on Security Devices for more guidance). Introduce wrought iron security bars with vertical pickets that cover only the lower sash of the first-floor windows or the full height of basement windows.



- H13 Design insect screens and storm windows to minimize their visual impacts.**
- » Place storm windows internally when feasible to avoid exterior visual impacts.
 - » Use storm window inserts designed to match the original window frame if placed externally.
 - » Use insect screens with painted wooden frames



This door does not fit the original opening and is not an appropriate style for the neighborhood.



This exterior storm window fits snugly within the window frame and is minimally visible.



An exterior storm window protects the original wood sashes from the elements. This storm window is not a perfect fit for the opening but is well disguised with matching paint colors.



These replacement windows do not fit within the existing openings and are the wrong shape. The false muntin grid is not appropriate for the building, and the bright white vinyl sash provides too much contrast.



These aluminum replacement windows do not fit well in the existing openings. Further, the metal gives an industrial feeling that is not appropriate to the house.



Do not install shutters that are not appropriately sized for the window. Only install operable shutters.

DOORS AND ENTRIES

The design, materials, and location of original doors and entries help establish the significance of historic structures and should be preserved. When a new door is needed, it should be in character with the building, especially when it is located on a primary wall.

- H15 Maintain an original primary entrance.**
- » Preserve original and decorative features, including door frames, sills, heads, jambs, moldings, detailing, transoms and flanking sidelights.
 - » Repair locks and other hardware if feasible.
 - » Do not alter the original size and shape of a historic door opening.
 - » Do not change the historic position of doors on primary facades.
 - » Do not add a new door opening on a primary facade.
 - » Do not enclose transoms or sidelights.

- H16 Repair or replace a damaged door to maintain its general historic appearance.**
- » Use materials that appear similar to that of the original door.
 - » When replacing an original door on a primary facade, use a design that appears similar to the original door.
 - » When replacing an original door on a non-primary facade, consider an alternative design that is in character, if a design that is similar to the original is not feasible.
 - » Do not use a featureless, flush face door where it is not in character.

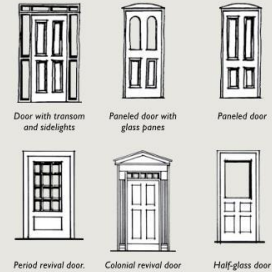
Historic Door and Entry Components

Original door and entry features to consider include:

- | | | |
|--------------------------|-----------------------|---------|
| » Door | » Detailing | » Sills |
| » Surround | » Transoms | » Heads |
| » Threshold | » Moldings | » Jambs |
| » Landing (mosaic tiles) | » Flanking sidelights | |

Typical Historic Doors

Many historic entries in Pittsburgh include single doors with wood panels, wooden doors with glass lights and wooden doors with sidelights and/or transoms.



Maintain an original primary entrance design.

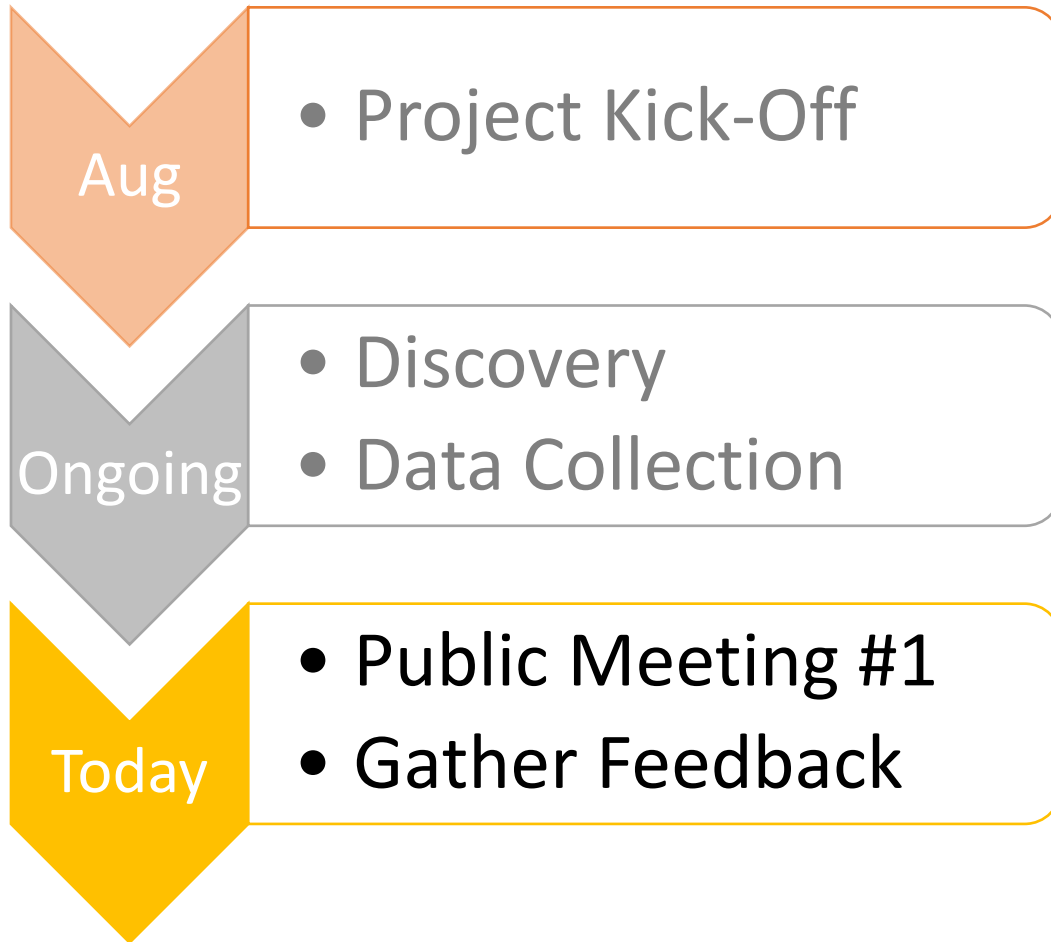


When replacing an original door on a primary facade, use a design that appears similar to the original door.



Avoid installing a new door that is out of character with the building.

PROJECT TIMELINE



COMMUNITY INPUT

STATION 1: What is your connection with the historic district? What do you value in the historic district?

What elements make this district unique?

STATION 2: What are the challenges to making changes to the architecture in your historic district?

STATION 3: Have you made exterior alterations to your building?

How was the process?

How could these guidelines make that process easier?



WHAT WE'VE HEARD

STATION 1: What is your connection with the historic district? What do you value in the historic district? What elements make this district unique?

- Sycamore Trees
- Wood Blocks
- Consistent Brick Facades

STATION 2: What are the challenges to making changes to the architecture in your historic district?

- Exterior changes that don't reflect the character of the street
- No additions to front of house
- Maintain wood block street
- No guidelines

STATION 3: Have you made exterior alterations to your building? How was the process? How could these guidelines make that process easier?

- No incidents, but more guidelines requested

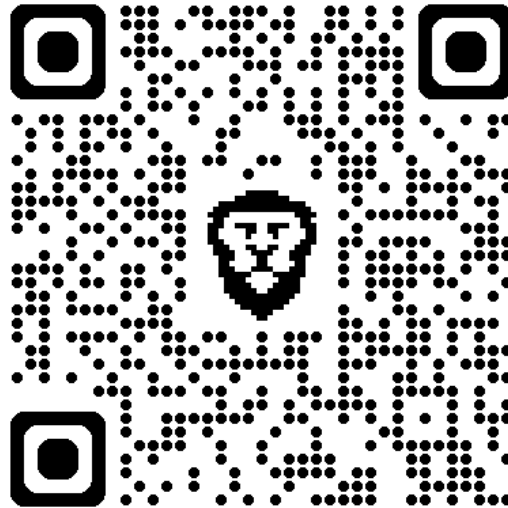


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STAY ENGAGED

Thank you!



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

