



PITTSBURGH HISTORIC DISTRICTS

Updated Design Guidelines

HRC Hearing and Action

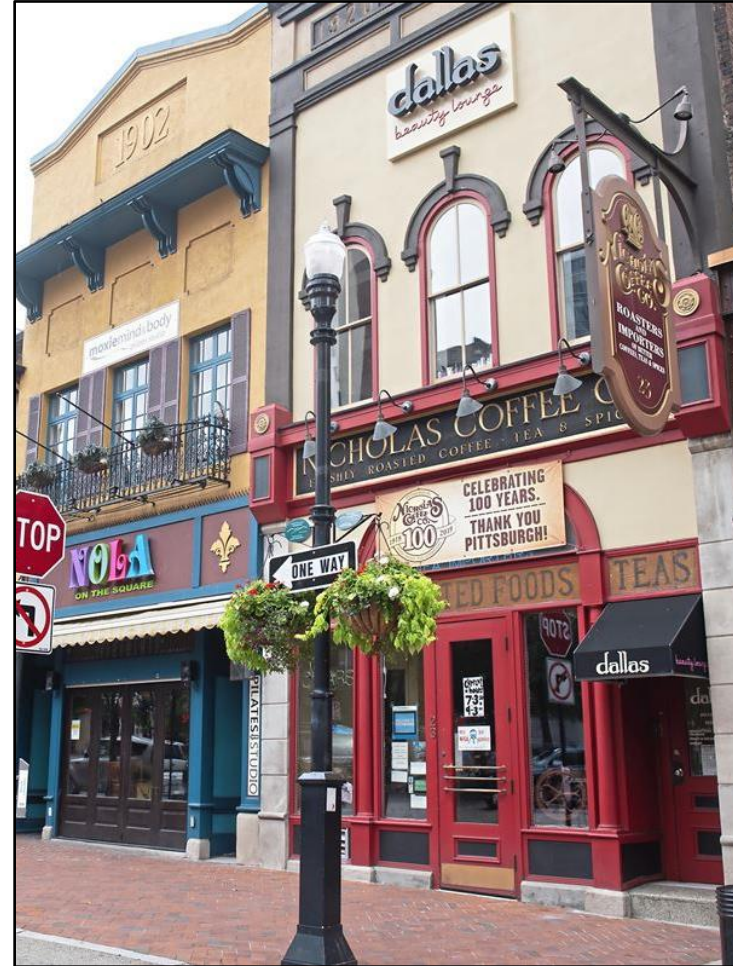
Wednesday, August 06, 2025



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

PROJECT OVERVIEW

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



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 and tailored to the district



WHO ARE DESIGN GUIDELINES FOR?

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

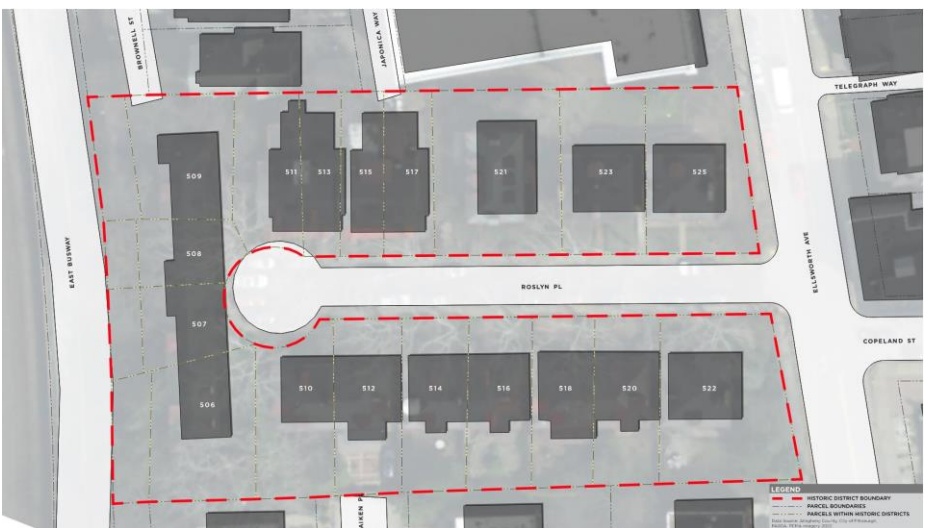


HISTORIC DISTRICTS

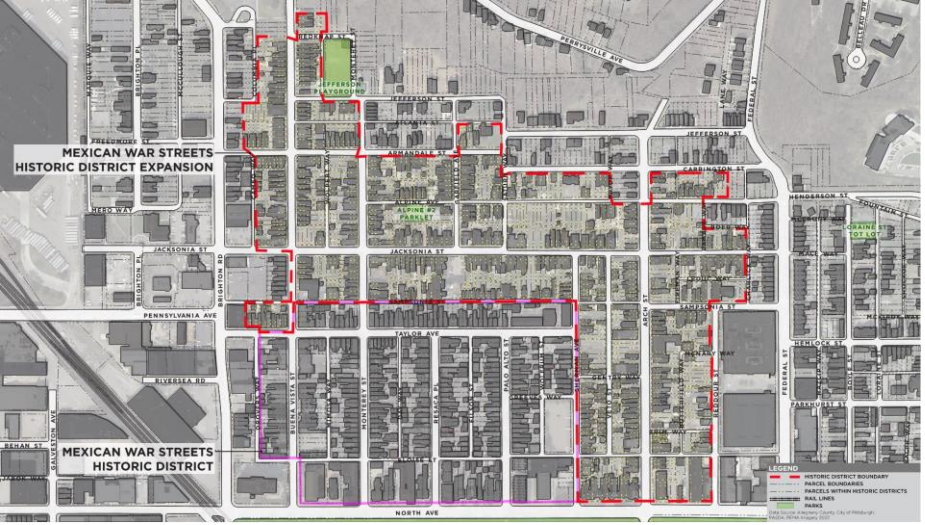
SCHENLEY FARMS



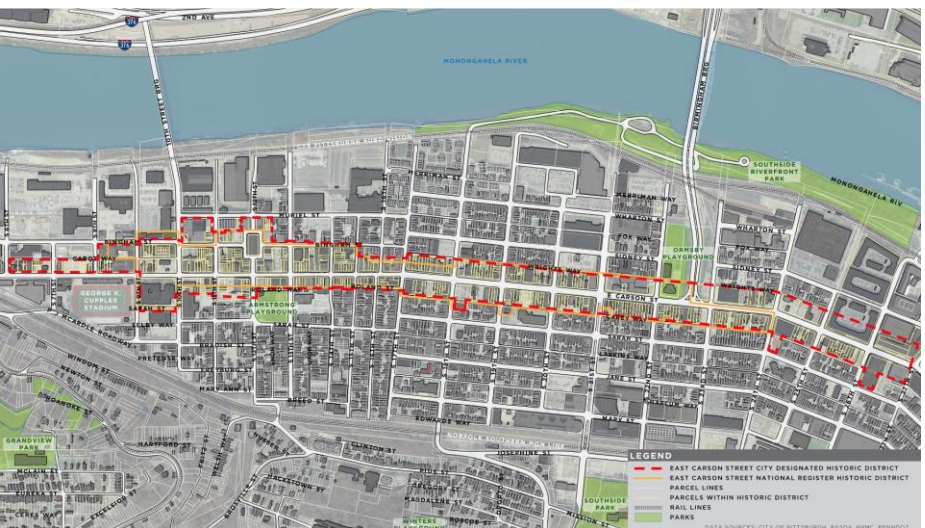
ROSLYN PLACE



MEXICAN WAR STREETS EXPANSION

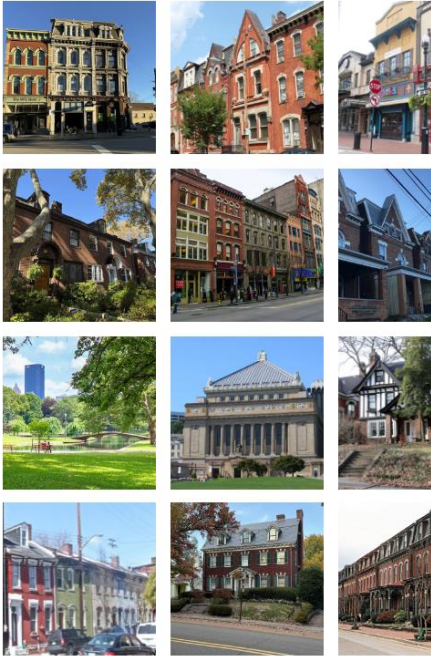


EAST CARSON STREET



TWO DOCUMENTS

GENERAL DESIGN GUIDELINES



CITY OF PITTSBURGH HISTORIC
GENERAL DESIGN GUIDELINES
March 19, 2025



TABLE OF CONTENTS

CHAPTER 1: BACKGROUND

1.1 About the Historic District Guidelines.....2

1.2 How to Use This Document.....3

1.3 Purpose of the Design Guidelines.....4

1.4 Secretary of the Interior's Standards for Rehabilitation.....5

1.5 Benefits of Historic Preservation.....6

1.6 Design Philosophy & General Preservation Guidelines.....8

1.7 Hierarchy of Facades.....9

1.8 Character-Defining Features.....10

1.9 Glossary of Building Features.....13

CHAPTER 2: PROCEDURES

2.1 Planning a Project.....18

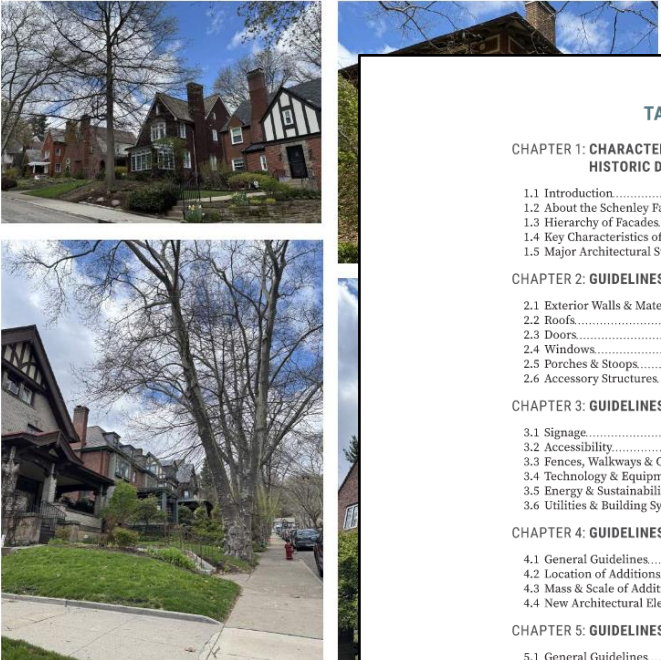
2.2 Historic Review Commission (HRC) Procedures.....20

2.3 Frequently Asked Questions.....23

DRAFT

iii

DISTRICT SPECIFIC DESIGN GUIDELINES



SCHENLEY FARMS HISTORIC DISTRICT
DESIGN GUIDELINES
April 21, 2025



TABLE OF CONTENTS

CHAPTER 1: CHARACTERISTICS OF THE SCHENLEY FARMS HISTORIC DISTRICT

1.1 Introduction.....6

1.2 About the Schenley Farms Historic District.....7

1.3 Hierarchy of Facades.....8

1.4 Key Characteristics of the Schenley Farms Historic District.....9

1.5 Major Architectural Styles.....11

CHAPTER 2: GUIDELINES FOR EXISTING BUILDINGS

2.1 Exterior Walls & Materials.....18

2.2 Roofs.....20

2.3 Doors.....22

2.4 Windows.....23

2.5 Porches & Stoops.....25

2.6 Accessory Structures.....26

CHAPTER 3: GUIDELINES FOR SUPPORTING ELEMENTS

3.1 Signage.....30

3.2 Accessibility.....31

3.3 Fences, Walkways & Other Landscape Elements.....32

3.4 Technology & Equipment.....34

3.5 Energy & Sustainability.....35

3.6 Utilities & Building Systems.....36

CHAPTER 4: GUIDELINES FOR ADDITIONS

4.1 General Guidelines.....40

4.2 Location of Additions.....41

4.3 Mass & Scale of Additions.....42

4.4 New Architectural Elements.....43

CHAPTER 5: GUIDELINES FOR NEW CONSTRUCTION

5.1 General Guidelines.....46

5.2 Location of New Construction.....47

5.3 Mass & Scale of New Construction.....48

5.4 Building Features.....49

5.5 Building Materials & Finishes.....50

5.6 Accessory Structures.....51

CHAPTER 6: GUIDELINES FOR DEMOLITION

6.1 General Guidelines.....54

6.2 Considerations.....55

6.3 Procedures for Documentation.....56

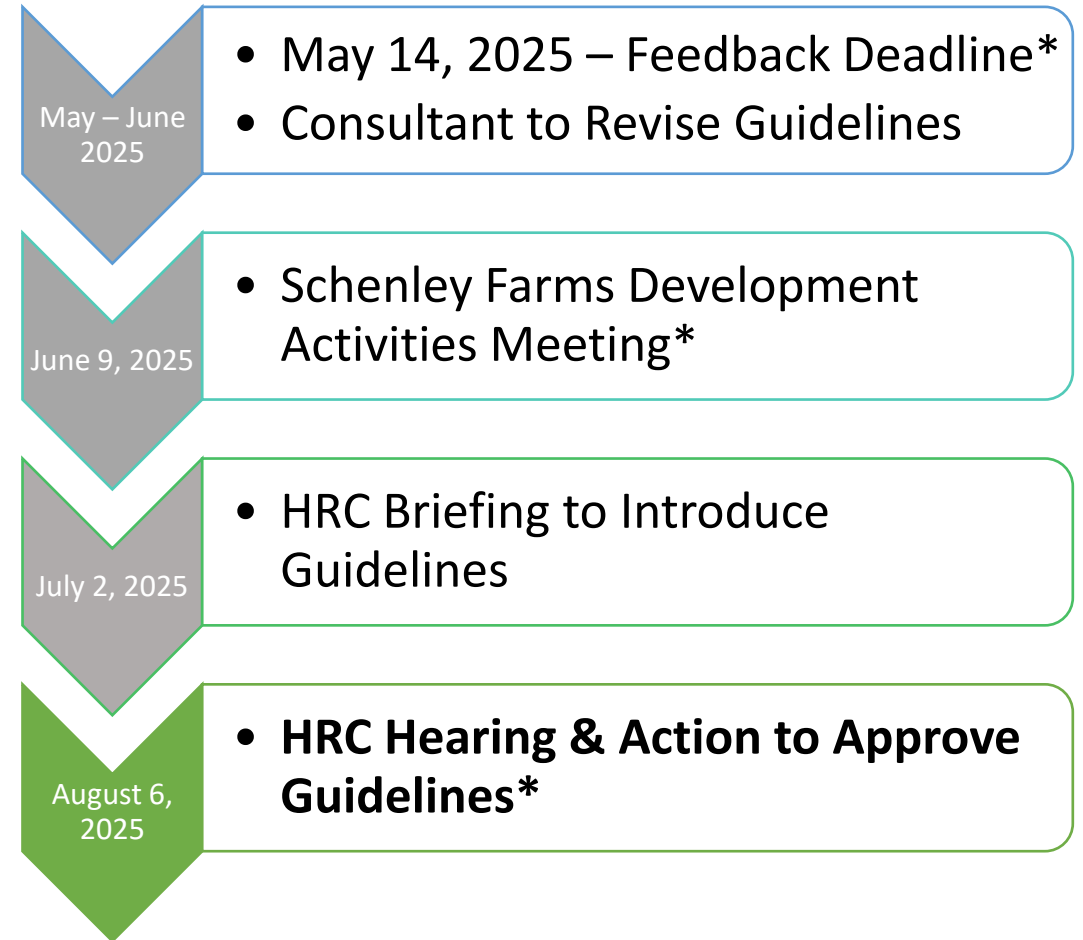
CHAPTER 7: GLOSSARY

7.1 Glossary of Building Features.....60

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iii

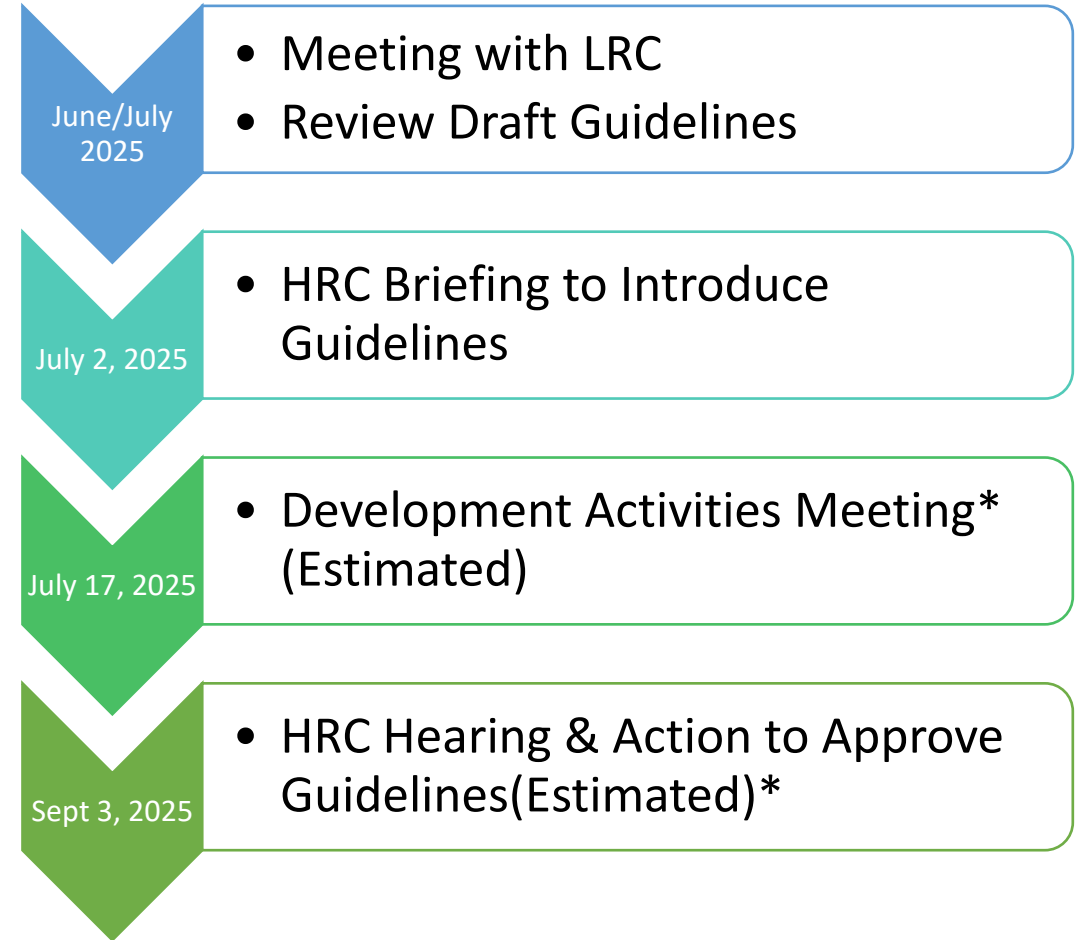
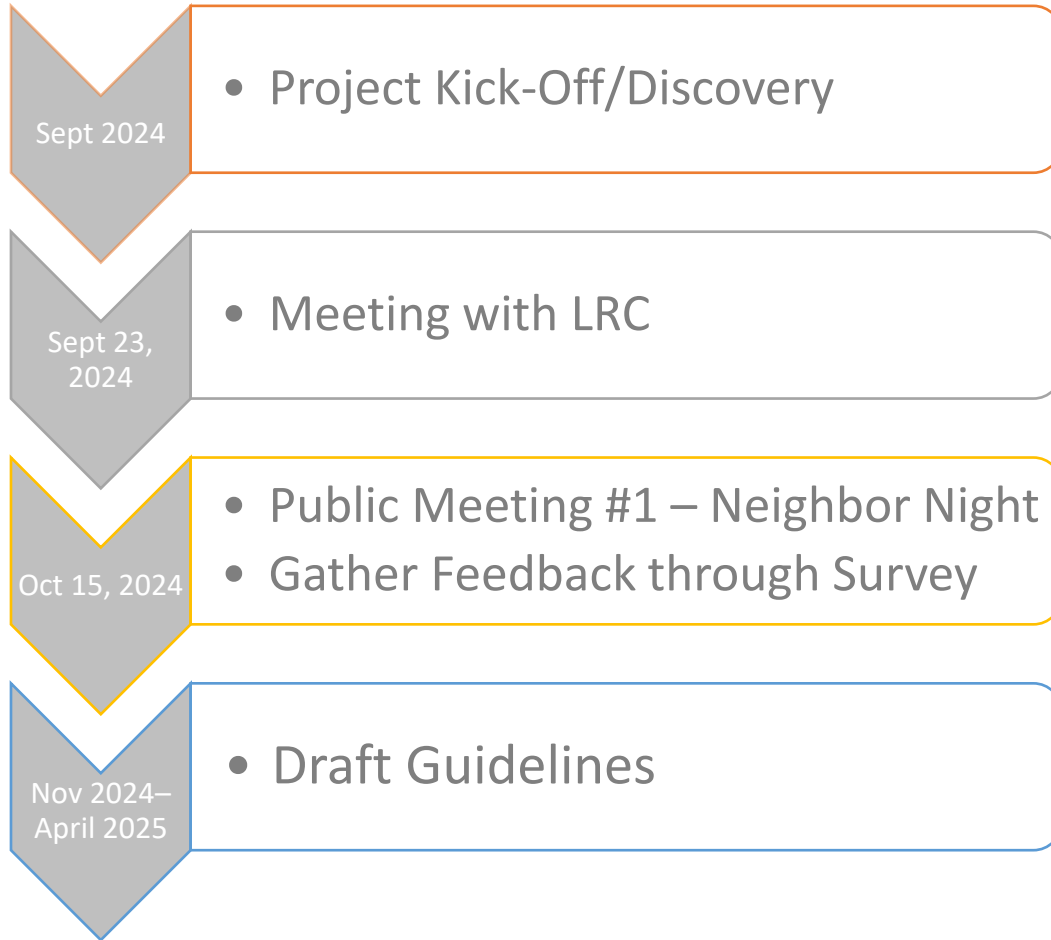
PROCESS – MWSE/RP/SF



***PUBLIC COMMENT/SUPPORT OPPORTUNITY**



PROCESS – EAST CARSON STREET



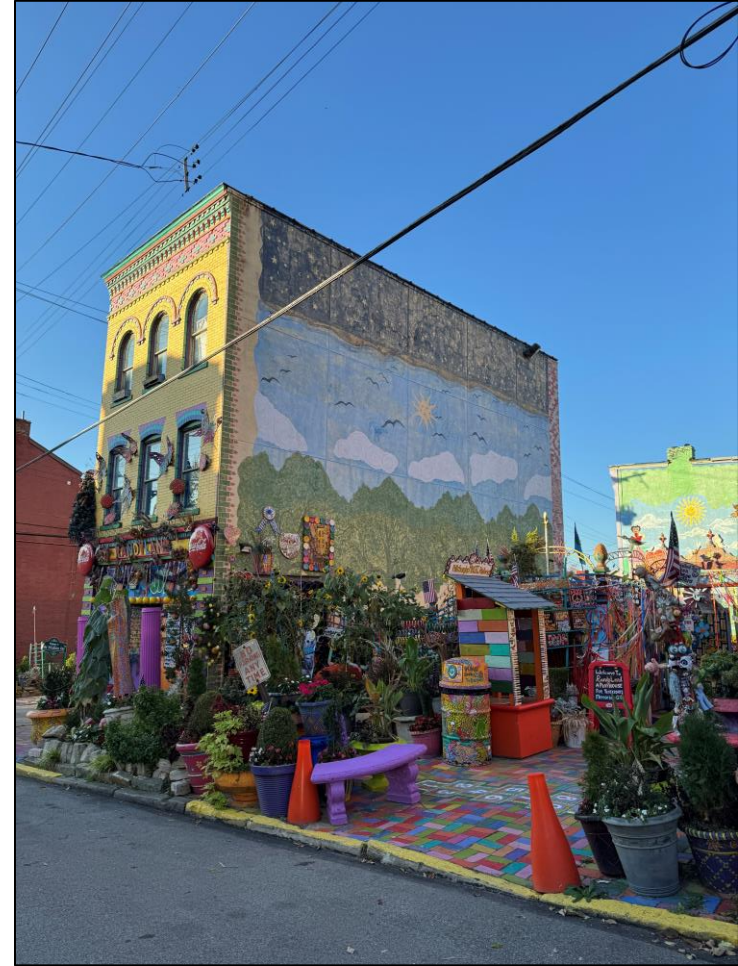
***PUBLIC COMMENT/SUPPORT OPPORTUNITY**



WHAT WE'VE HEARD - MWSE/RP/SF

Two Public Meetings & Engage Pgh Page

- Consider more cost-effective material options/affordability
- Address hierarchy of facades (back yards are less important)
- Concerns about disrepair and general maintenance
- Address modifications for accessibility needs
- Tailored, local guidelines would be helpful
- Balance artistic expression and historic preservation (MWSE)
- Equitable and consistent enforcement is an issue
- Streamline the HRC process
- Increase predictability of the HRC Process



WHAT WE'VE HEARD – EAST CARSON STREET

122 Responses to the Public Survey

- Love the buildings, but disappointed about disrepair
- Value commercial businesses as well as the eclectic, Victorian feel. BALANCE.
- Concern about expectations of the historic district given the economic conditions.
- Guidelines around signage (eliminate temporary signage)
- Reasonable guidelines
- Consistency in guidelines and enforcement
- Eliminate billboards
- Make the approval process faster



HRC BRIEFING COMMENTS & RESPONSE

In response to comments during the HRC Briefing, we have made the following adjustments:

- Revised solar panel guidelines, considerations, and diagram for all historic district guidelines.
- Removal of glossary from each district-specific guidelines document; the glossary is only in the front-end General Guidelines document.



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3.5 ENERGY & SUSTAINABILITY

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 overall residential character of the Schenley Farms Historic District, some energy upgrades may not be applicable or permitted.

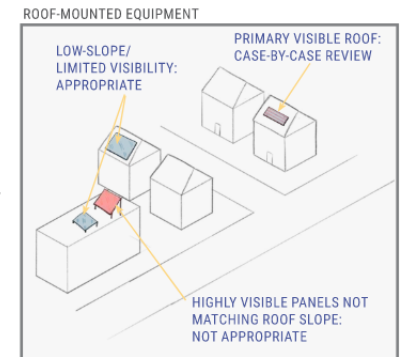
- 3.5.1 Alternative energy systems**, such as solar devices, should first be considered on the ground, an accessory structure, and/or non-historic additions. Installing solar devices on the primary historic building should only be considered after other locations have been investigated and determined infeasible.
- 3.5.2** Solar devices should be as **low-profile to the roof** as possible as to not obscure the geometry of the roofline and character defining features of the building. Typically, solar devices are appropriate on non-visible or non-contributing roof slopes that are minimally visible from the public right-of-way.
- 3.5.3 Alternative energy systems** should be installed in a manner that does not damage historic roofing material and in a reversible manner.
- 3.5.4 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.
- 3.5.5 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.

KEY CONSIDERATIONS FOR INSTALLATION ON A PRIMARY ROOF SLOPE:

- Current Roofing Material
- Slope of Roof & Slope of Solar Panel Installation
- Attachment Method of Panels
 - Is installation reversible?
 - Does it damage the existing roof?
- Geometry/Layout of Solar Panel Installation
- Visual Impact of Installation from Public Right-of-Way

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 \(PDF\)](#).



Solar panel installation on a visible primary roof slope is reviewed on a case-by-case basis.