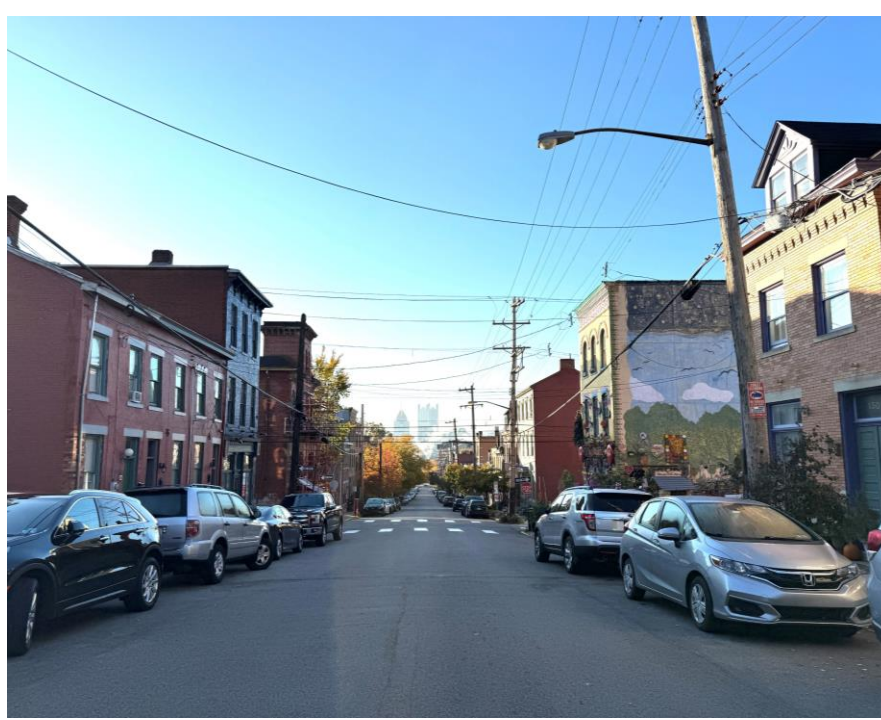
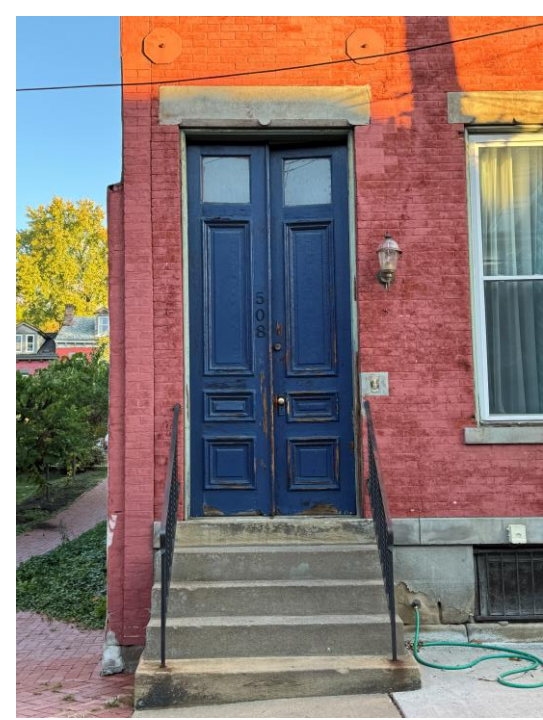




MEXICAN WAR STREETS EXPANSION HISTORIC DISTRICT

Design Guidelines

Public Meeting #2

Wednesday, April 9, 2025



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

A stylized illustration of a community meeting. In the center, a woman with dark hair, wearing a tan coat, stands and speaks. To her left, a person in a purple jacket and light blue pants stands with their arms outstretched. In the foreground, several people are seated or kneeling, listening. On the right, a woman with long red hair, wearing a dark purple coat, is also visible. The background features a building with windows and a large green tree. The entire scene is overlaid with a semi-transparent blue filter.

Your Voice, Our Future!

Pittsburgh 2050 Comprehensive Plan



ARE YOU A COMMUNITY CHAMPION?

PARTNER WITH
**PITTSBURGH
2050:**
COMPREHENSIVE PLAN

WE ARE PROVIDING MINI GRANTS TO
EXISTING EVENTS AND FESTIVALS
TO CELEBRATE THE SUMMER OF
ENGAGEMENT

HELP US REACH 30,000
VOICES ACROSS OUR CITY.
EVERY VOICE MATTERS.



DEADLINE TO APPLY: 4/30/25
LEARN MORE HERE



PITTSBURGH
2050:
COMPREHENSIVE PLAN



How do we transition to an economy
that is fairer, healthier, and includes
everyone?

**PUBLIC
FORUM**
ON A JUST TRANSITION

SAVE THE DATE
APRIL 30TH
location TBA



PROJECT TEAM



Jessica Stuck
Project Manager



Teresa Duff
Historic Consultant

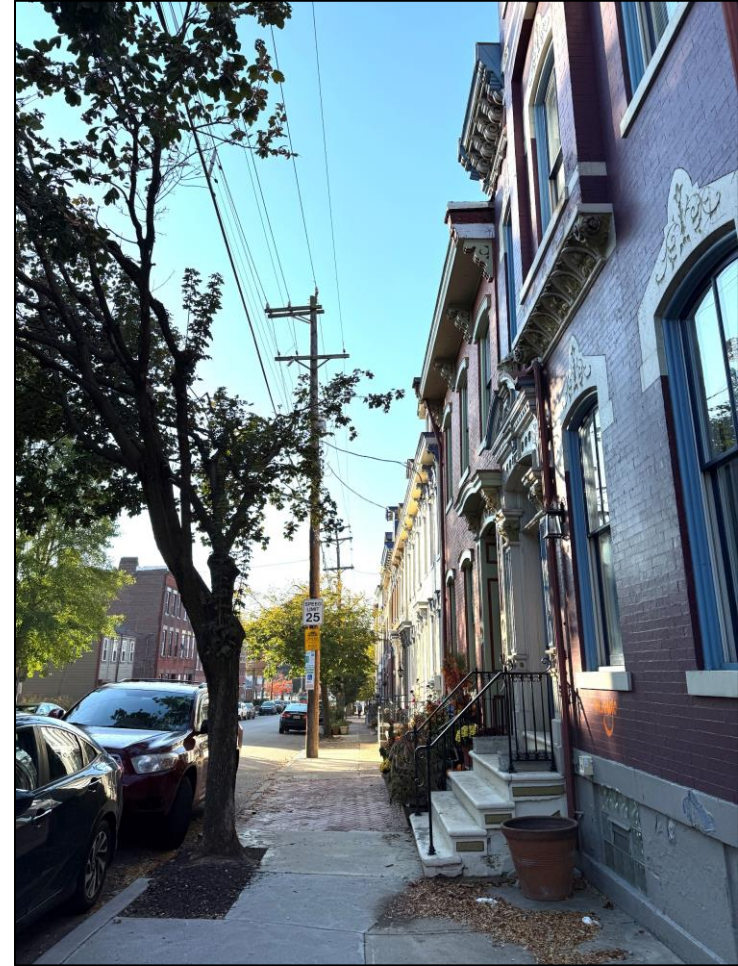


Ivette Mongalo-Winston
Engagement Consultant

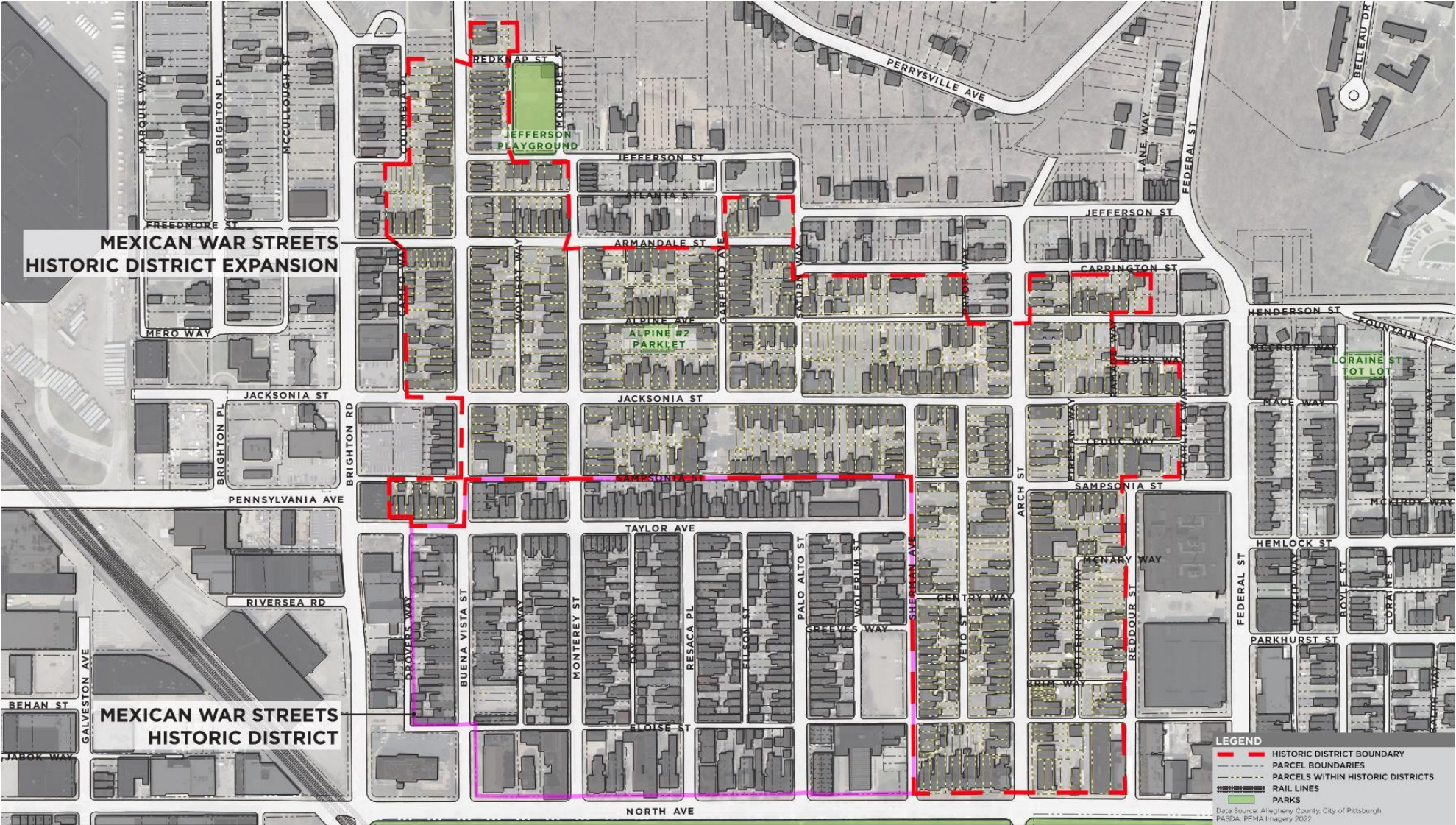


PROJECT OVERVIEW

- Establish a set of design guidelines for the Mexican War Streets Expansion 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

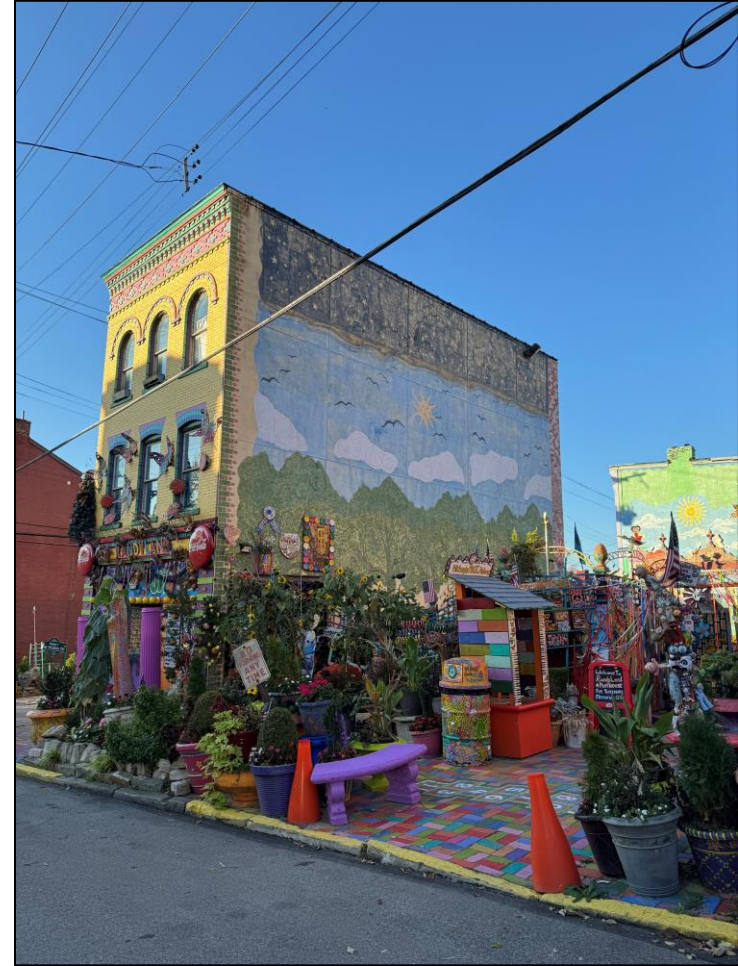


MEXICAN WAR STREETS EXPANSION HISTORIC DISTRICT



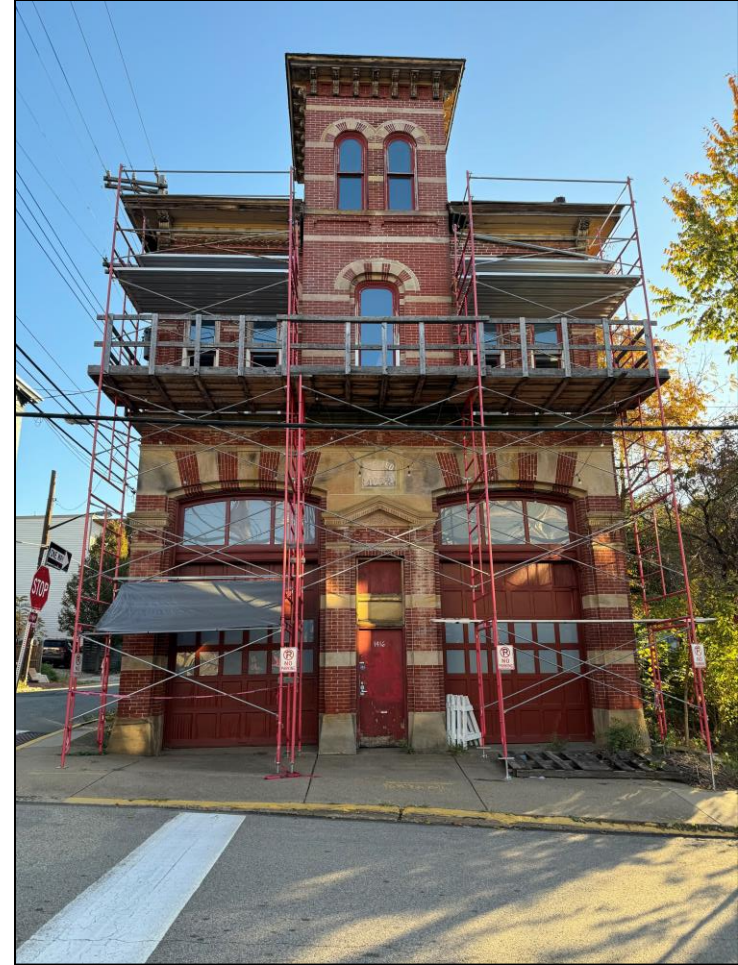
WHAT ARE DESIGN GUIDELINES?

- 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 making exterior modifications visible from a public right-of-way
 - Windows
 - Doors
 - Roof
 - Painting
 - New Construction
 - Demolition
 - Site Improvements
 - Building Signage, etc.



WHAT WE'VE HEARD

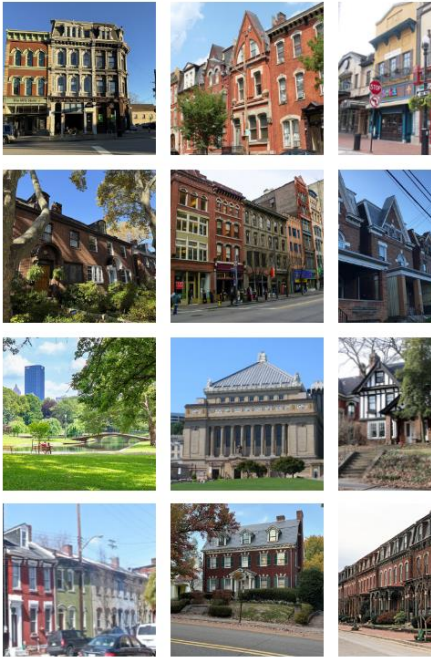
October 30, 2024 – Public Meeting #1 & Engage PGH

- Make the process less subjective
- Consider more cost-effective material options/affordability
- Address modifications for accessibility needs
- Balance artistic expression and historic preservation
- Streamline the process
- Make HRC meetings shorter
- Equitable enforcement is an issue



TWO DOCUMENTS

GENERAL DESIGN GUIDELINES



DRAFT

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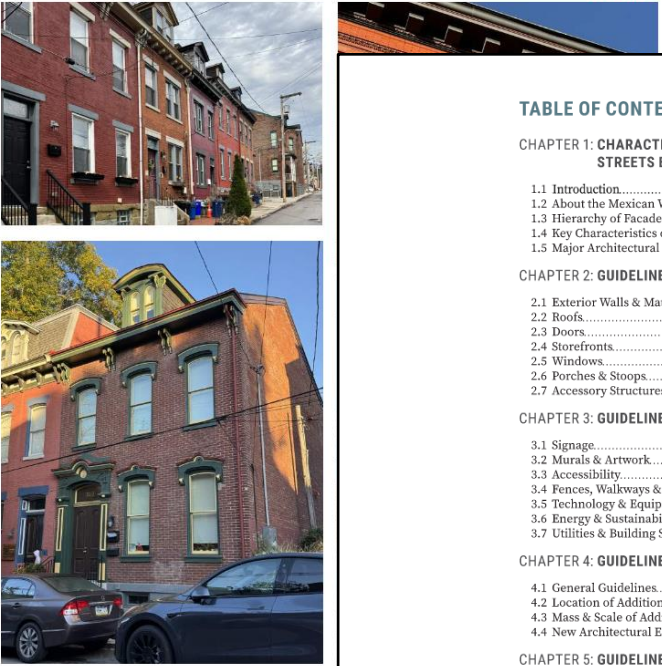
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CITY OF PITTSBURGH HISTORIC
GENERAL DESIGN GUIDELINES
March 19, 2025



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MEXICAN WAR STREETS EXPANSION DESIGN GUIDELINES



DRAFT

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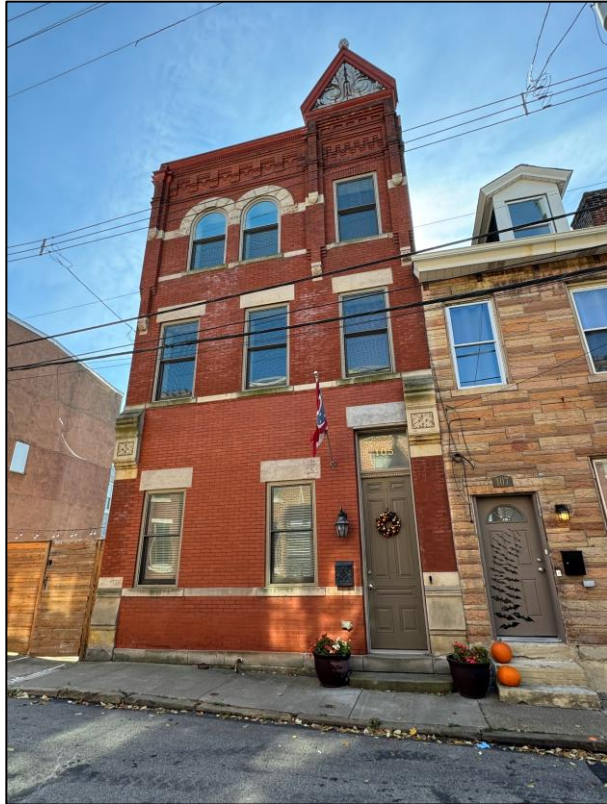
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MEXICAN WAR STREETS EXPANSION
DESIGN GUIDELINES
April 7, 2025



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ARCHITECTURAL STYLES



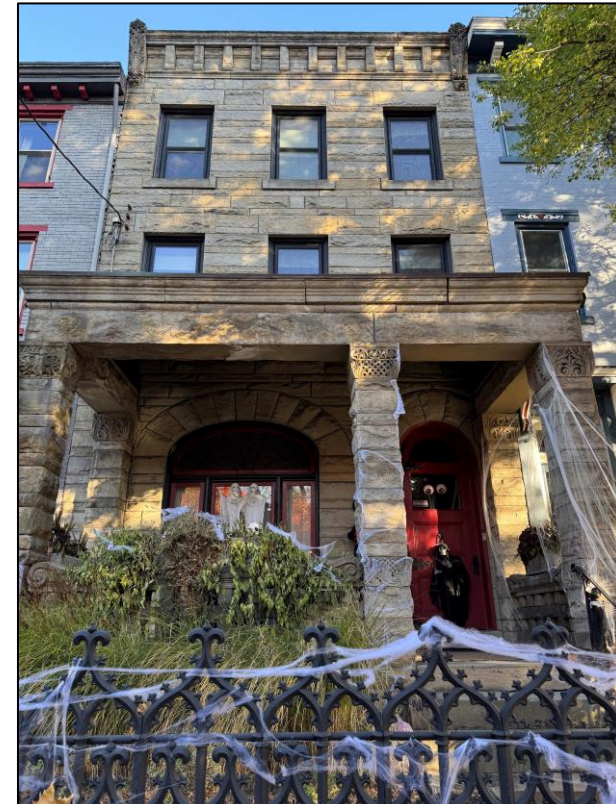
Queen Anne



Italianate



Second Empire



Romanesque



ARCHITECTURAL STYLES (cont)



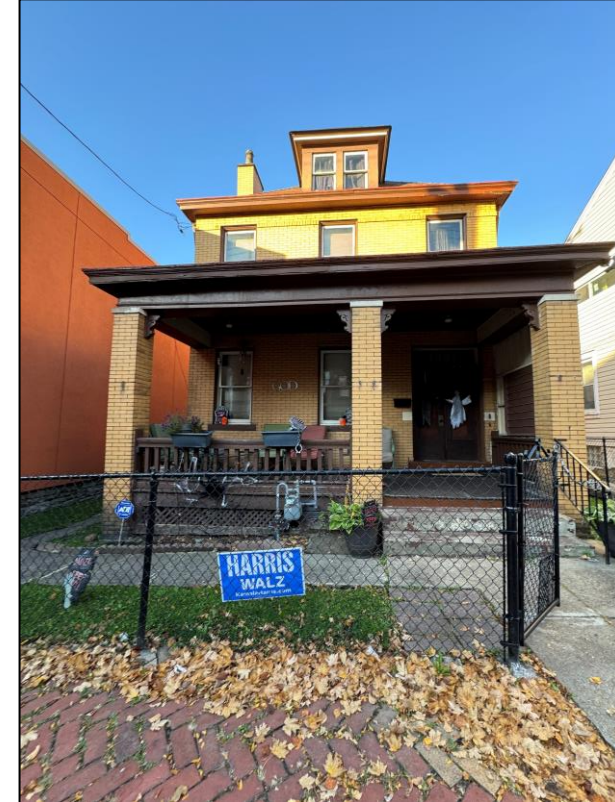
Greek Revival



Classical Revival



Federal

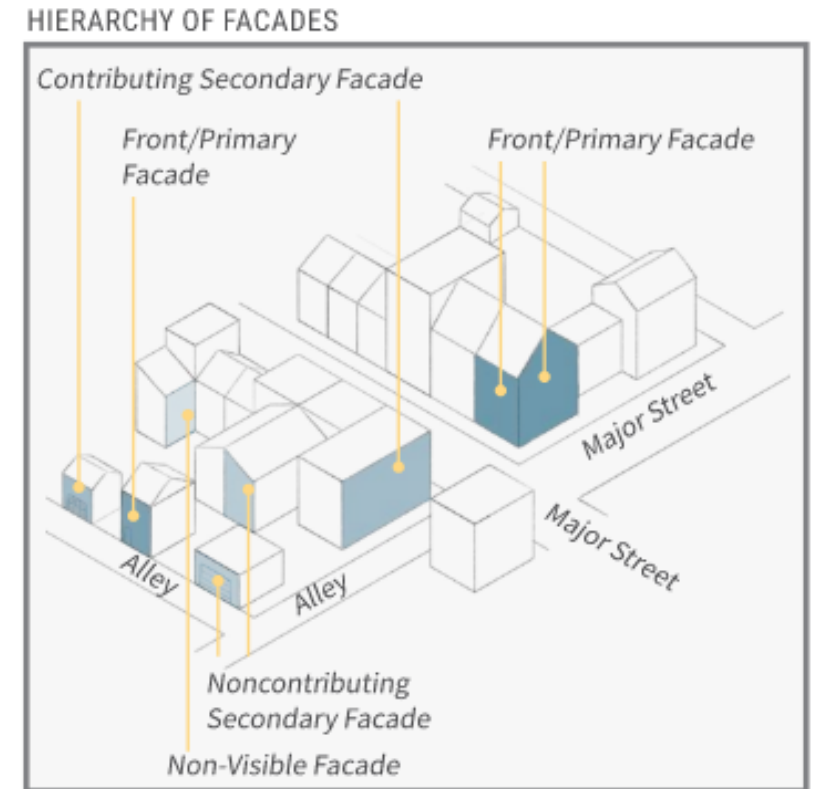


Vernacular



HIERARCHY OF FACADES

- **Front/Primary Façade** – Most visible from and facing a public street
 - Usually contains main entrance
 - Also include sides of corner buildings that do not contain main entrance
- **Contributing Secondary Façade** – Visible from a public street, but not the front of the building
 - Includes sides of detached building
 - Includes street-facing façade of accessory structures
- **Noncontributing Secondary Façade** – Rear of a building, visible only from an alley
 - Also include sides of buildings only partially visible from a public right-of-way
- **Non-Visible Façade** – Cannot be seen from the public right-of-way. Not reviewed.



KEY CHARACTERISTICS

- **Building Type**
 - Single Family & Multi-Family Residential with accessory structures
 - Mixed-Use, Religious Institutions, and Cultural Institutions
- **Building Placement**
 - Most built up to the lot line with zero setback
 - Extend to narrow alleys; may include accessory structures (garages)
 - Some houses have their primary elevation (main entrance) on alley
- **Building Form**
 - 2-3 Stories tall
 - Connected rowhouses or closely-built detached houses
 - 2-3 bays wide
 - Gabled roofs, dormers, and/or mansards
 - Shallow overhanging eaves with wooden brackets or dentilated brick-work cornice



KEY CHARACTERISTICS (cont)

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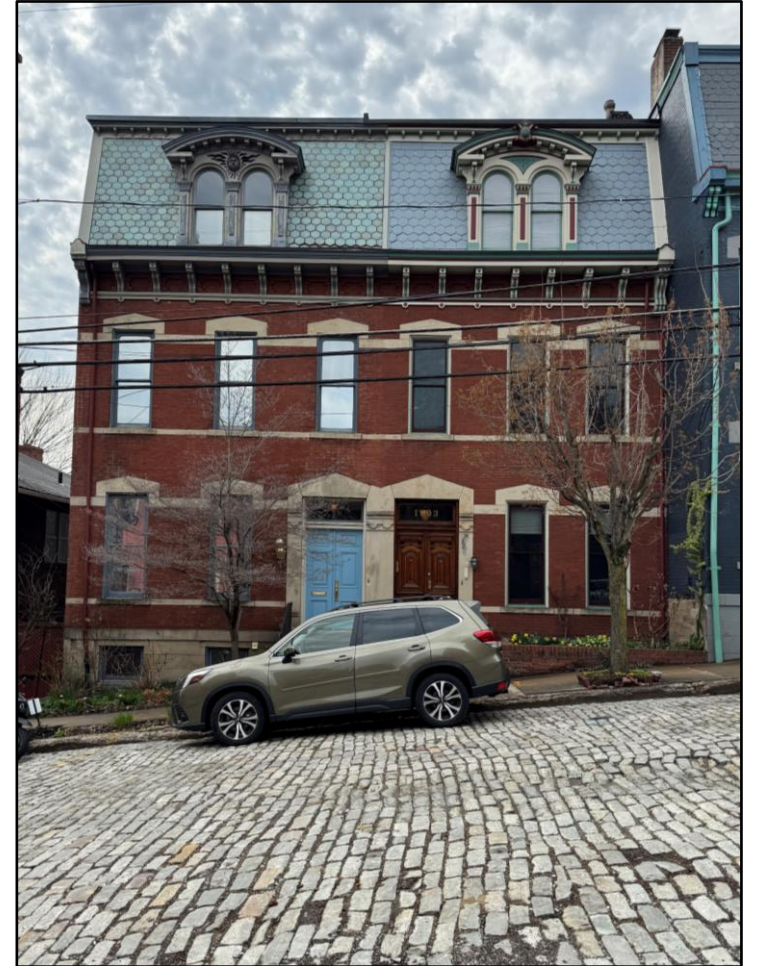
KEY CHARACTERISTICS (cont)

- **Façade Composition**
 - Residential - Main entry door on ground floor (centered or off-centered)
 - Window openings aligned vertically
 - Dormers (where existing) align with or are centered between other windows
 - Mixed-Use – Ground floor storefront/similar upper floors to residential
- **Building Materials**
 - Brick and stone masonry exterior wall material
 - Stone masonry foundations
 - Wood siding, trim, and dormer siding
 - Slate roof, including decorative slate patterns and shapes
 - Metal low slope and porch roofs, flashing, gutters, railings



KEY CHARACTERISTICS (cont)

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INPUT NEEDED – PART 1

- Have we captured the character defining features of your district?
- Are there any elements we have missed that would be helpful to include in the guidelines?



INPUT NEEDED – PART 2

- Are the guidelines, as drafted, clear and user-friendly for residents?
- Is anything confusing or non-consistent that could be better articulated?



HOW TO PROVIDE INPUT

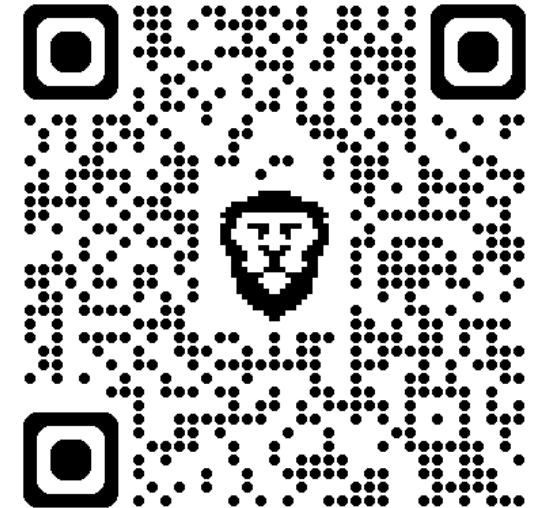
To provide additional comments:

- Fill out the survey on Engage PGH

Any additional questions:

- E-mail: historicreview@pittsburghpa.gov

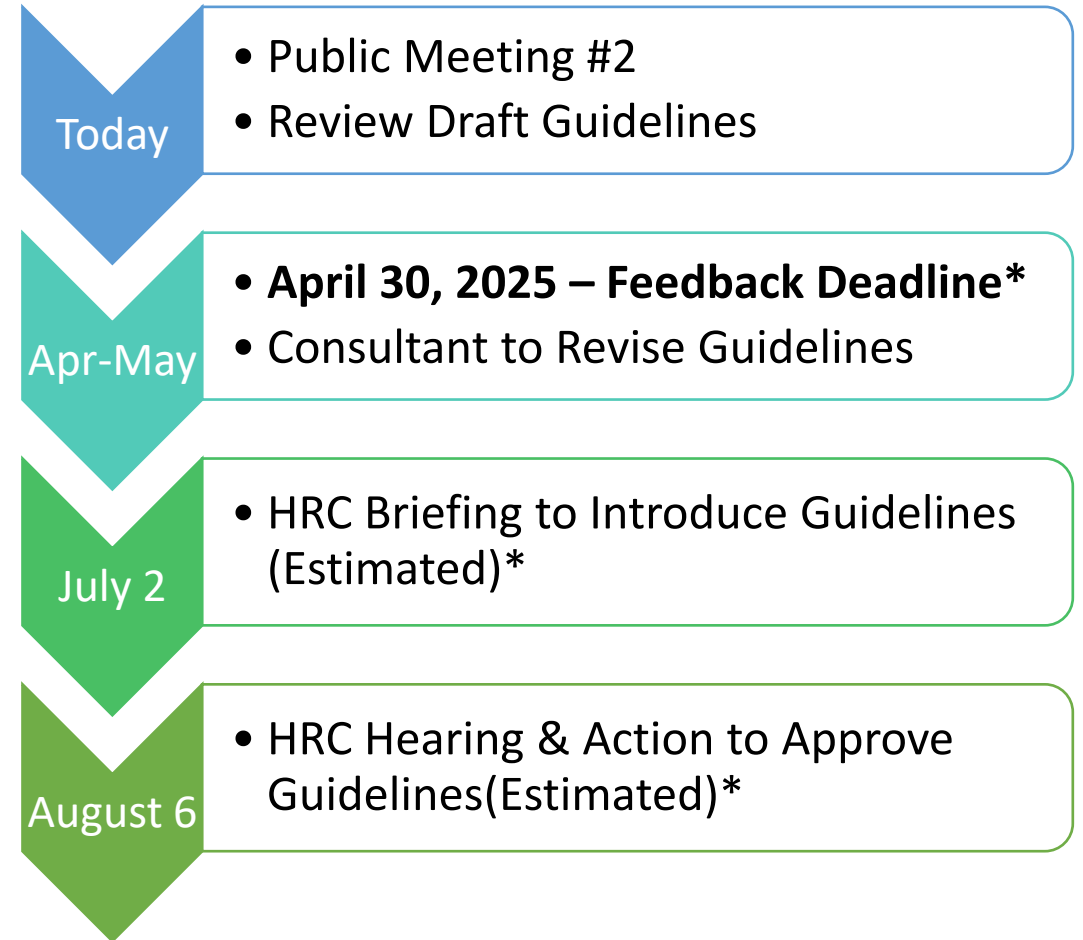
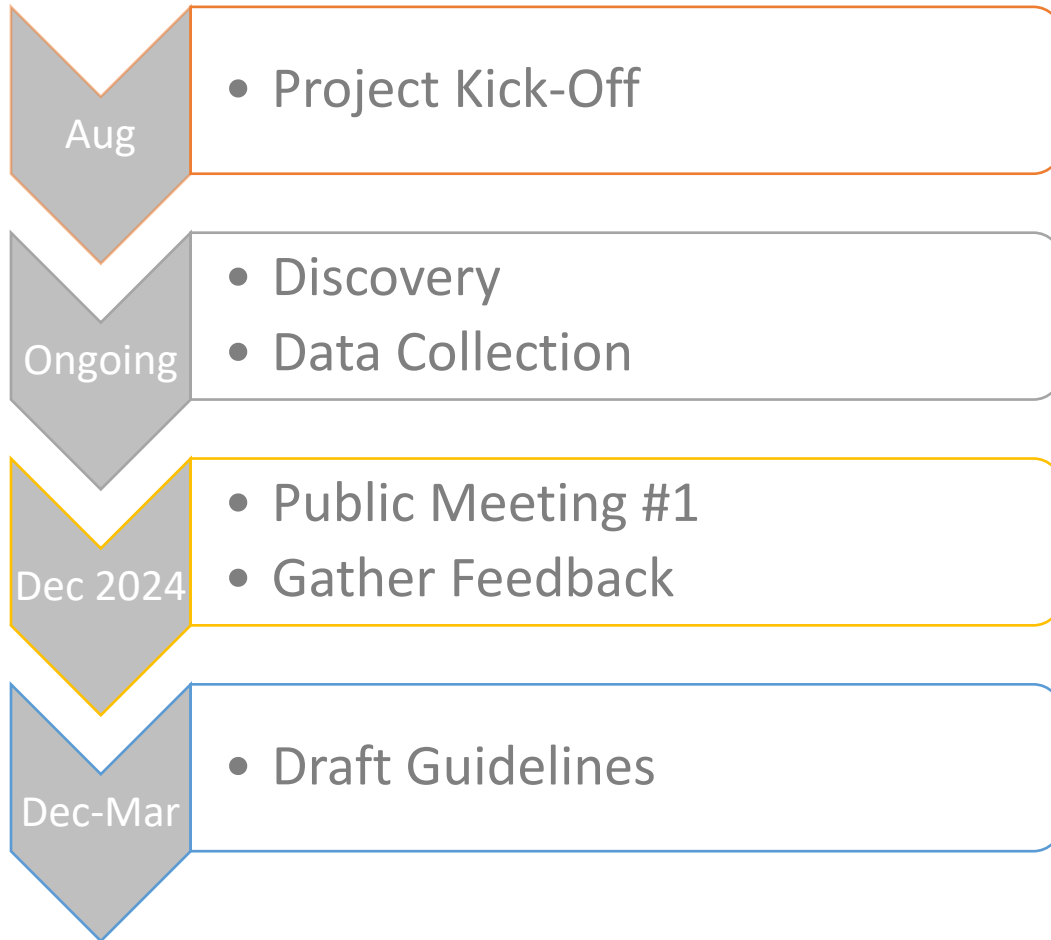
Public Comment Period open until: April 30, 2025



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



NEXT STEPS

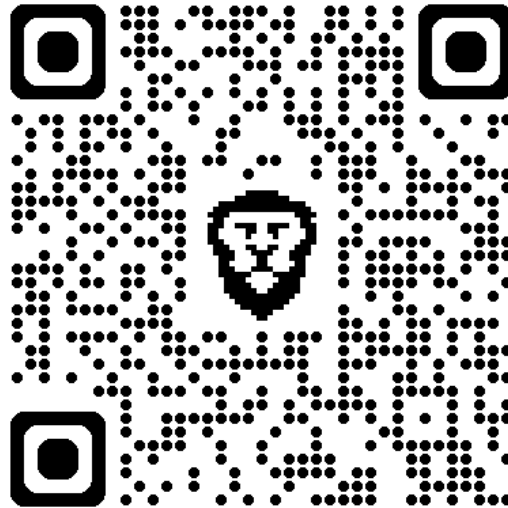


***PUBLIC COMMENT/SUPPORT OPPORTUNITY**



STAY ENGAGED

Thank you!



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

