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Urban Investments by Tracy Certo



“We should take a cue from the Riverlife Task Force which urges us to start viewing Pittsburgh in a different light.”

Let’s say you are a betting person.

And that four years ago you, like a friend of mine, had considered buying a condo at Gateway Towers as investment property, but didn’t. You can both start regretting it now. The unit you would have picked up for a song has risen in value 37% a year for the past three years, with an additional 25% spike when PNC Park went up. (If the unit faced PNC Park, it’s up even more.)

So says associate broker Carole Clifford of Northwood Realty who happens to live at Gateway. Four years ago, she says, you would have had your pick. A total of 14 one-bedroom units were languishing on the market with an average and meager price of \$40,000. Very cheap. Especially considering that now the same unit can be resold for up to \$150,000. A princely return.

But hey, who’s to fault you — or me! — for lack of insight and vision in not believing in the resurgence of downtown living? You — like me — had better things to do, like invest in tech stock. (It’s just money.)

Gateway Towers came to my attention recently when I met a happy one-bedroom condo owner. She — smart girl — moved in three years ago and informed me (because I asked) that she could sell today at a handsome profit. It brought to mind another friend who was interested in buying at Washington’s Landing when they broke ground. She waited, too long, and soon confronted a waiting list. Never did buy, unfortunately. The similar unit that she eyed for \$220,000 has recently sold for twice that.

The point is not regret since that’s utterly pointless. Instead, the point is we should take a cue from the Riverlife Task Force which urges us to start viewing Pittsburgh in a different light. With real estate as the barometer, downtown is hot and getting hotter.

Pittsburgh has never been a strong condo market, according to Clifford who moved into Gateway 12 years ago. “Those were really lean years,” she admits. “Now,” she says quite cheerfully, “they’re the hottest thing on the market.”

Things change and one change leads to another. Now that downtown is revitalized, the younger population is greater

now at the Tower than it was. The average age was death back then says Clifford, rather bluntly. Now it’s around 40. “If there were four more buildings like Gateway, I’d have them all sold out,” she offers. She may be right.

Carnegie Mellon University recently released a survey that showed demand for affordable (key word here) housing downtown for the younger set. And why not? Clifford ticks off the reasons for the popularity: You can decide at 7:15 you want to see a symphony. You don’t have a commute. There’s no parking hassle. Everything is convenient, she says. Everything? Except for one thing, she clarifies: grocery shopping. For that, you have to cross a bridge.

In the supply and demand game, no wonder Gateway has emerged a winner. It is the only condo of its kind in that area of downtown. Chatham Towers is near the Mellon Arena. Lofts are springing up in the Strip District and also on First Avenue.

And more than one developer is eyeing buildings along Ft. Duquesne Blvd for potential apartment/condo conversions.

The day after talking with Clifford, I attended the Riverlife Task Force preview presentation on the vision plan and heard Post-Gazette editor John Craig suggest the possibility of housing — high rise — in the space between Heinz Field and the West End Bridge. Although it’s privately owned, by John Connolly, Craig thinks its prime real estate and just the ticket to pull some people into downtown and away from the magnet-like Cranberry.

In this issue, *Columns* takes a look at some urban dwellings, including a renovated end unit at Gateway and a Traditional Neighborhood Development that sold out of single family homes before groundbreaking. (There’s since been some fallout.) Summerset at Frick Park could be the next Washington’s Landing, some say. Who knows? A decade from now someone who considered but didn’t buy (like me!) might regret the decision. Of course by then those tech stocks might have finally taken off, leaving us all wealthier. Which would you rather bet on?

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On the cover: Goodyear Building, Dickinson College, Carlisle, PA. A joint venture of studio d’ARC architects P.C./ Spillman Farmer Shoemaker Pell Whilden P.C. Photo by Nicholas Traub.

AIA Pittsburgh serves 12 Western Pennsylvania counties as the local component of the American Institute of Architects and AIA Pennsylvania. The objective of AIA Pittsburgh is to improve, for society, the quality of the built environment by further raising the standards of architectural education, training and practice; fostering design excellence; and promoting the value of architectural services to the public. AIA membership is open to all registered architects, architectural interns, and a limited number of professionals in supporting fields.

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Cross-fertilization

by Anne J. Swager, Hon. AIA

When I finally had the wherewithal

to purchase my own home and only I got to decide where to live, I chose Mt. Lebanon. At that point I had lived in Mt. Lebanon for 13 years and my two children attended school in the community. Divorce is traumatic enough. Moving the children to a new neighborhood and a new school seemed like more than they should have to bear. However, we did go from a decidedly wealthy, huge house private street to a "starter" neighborhood. Despite the "starter" moniker, my street does not have an enormous turnover in home ownership. There is just enough to keep us all on our toes and wondering how the new folks might fit into the mix. Unlike my old neighborhood, which was way over populated with lawyers, my street has a great blend of different professions, ages and types. On one side of us, we have a bartender with his physical therapist wife and on the other a single motorcycle mama with a wannabe West Virginia junkyard dog named



The enemy isn't other designers or design groups; it is the lack of understanding by the public about the value that good design brings to the final product.

Jennie Rae. There are lots of design types on the street, mostly graphic, and even a stockbroker and a college professor. Single, married co-habiting and gay all come together on one block in the most "urban suburban" community (as defined by *Pittsburgh Magazine*) in the city. Even the mix in ages forms a perfect bell curve.

While I confess that I would prefer a city lifestyle over driving to all my destinations, the school district remains one of the top in the area and I have a five-year-old. Further, I am so entrenched in the local politics and my volunteer role as a community builder that I know I would miss being in the center of the action if I had to start all over in a different section of the city. It is just way too much fun to know where so many of the skeletons in the closet are — including your own.

This past Saturday, I attended Architect's Saturday where we visited the home away from home of 5 firms in the South Side. The day was hot and humid for mid-October but at least sunny and the event was extremely well attended, mostly by students. This year, we included a

landscape architecture firm as a nod to our increasing cooperation and involvement with ASLA, the American Society of Landscape Architects. An off-the-cuff remark by one of the landscape architects on the tour made me realize that I had not explained a recent — and we hope ongoing — effort of AIA Pittsburgh to reach out to a like organization.

Last January, I met Michael Leigh ASLA over lunch where we discussed joint programming between the two organizations. This began a courtship of sorts where I tried to figure out how I could lure him into joining our organization as a staff person and he (as I later found out) was trying to figure out how he could get me to hire him. Strange as it may sound to you design types, some of us love the niche of working for an organization that advocates design and provides services to the design community. Part and parcel of our decision to work together was our agreement with the concurrence of the AIA Pittsburgh Board of Directors that we would extend our services to ASLA.

The reasoning behind this is simple. The enemy isn't other designers or design groups; it is the lack of understanding by the public about the value that good design brings to the final product. By embracing another group, AIA Pittsburgh can hopefully bring more resources to the advocacy effort. We have more volunteers, a different perspective, and hopefully a little more pocket change. There is also a tremendous opportunity to share ideas and cross-fertilize each profession.

We are experimenting and testing. How much we share, how much it costs or how much we can charge are all being discussed, explored, and analyzed. I don't know the answers to these important questions. At this point, we have all agreed to feel our way along and deal with the issues as they arise.

However, I do know one thing: fences bearing "keep out" signs also fence us in. In Mt. Lebanon, by code, we only allow fences you can see through.



AIAS Steel City FORUM

Westin Convention Center Hotel • Dec. 29th through Jan. 2nd

This winter, the Carnegie Mellon University Chapter of the American Institute of Architecture Students will play host to an anticipated 1000 architecture students from across the United States. The 45th annual conference of the AIAS will take place at the Westin Convention Center Hotel in downtown Pittsburgh, from December 29th through January 2nd. The conference theme, "Going Beyond Green" will highlight practices of green design and regional efforts that are putting Pittsburgh on the map for its green buildings, as well as environmental and quality of life initiatives.

Those attending the conference will participate in seminars ranging from green interiors, brown field redevelopment, and sustainable urban design to LEED rating, affordable housing, and adaptive reuse. Tours will include Frank Lloyd Wright's Fallingwater and Kentuck Knob, the LEED rated PNC Firstside Operations Center, the new David Lawrence Convention Center, CCI Center, the Intelligent Workplace and Carnegie Mellon campus, among others. Capping off each day of activity, confirmed keynote speeches will be delivered in the evenings by James Wines of SITE Environmental Design of New York, Eric Owen Moss, FAIA of Eric Owen Moss Architects, Will Bruder of Will Bruder Architects, Ken Yeang, Assoc. AIA, of T.R. Hamzah and Yeang Bhd. in Malaysia, Pliny Fisk from the Center for Maximum Potential Building Systems in Austin Texas, and Jolyon Brewis, project architect for The Eden Project of Nicholas Grimshaw and Partners.

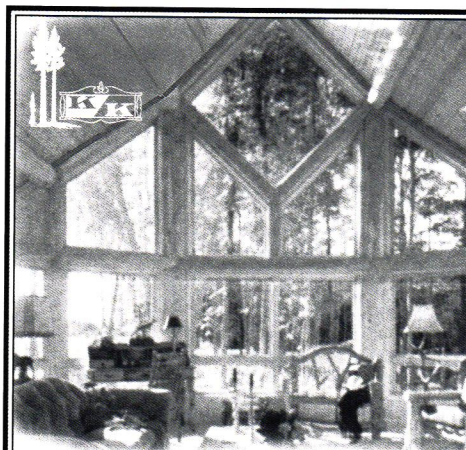
While this conference is largely attended by students, all are welcome. If you would like to attend, the AIAS is offering a special Keynote Package of \$50 for professionals to attend all six keynote addresses. Early registration for keynotes is encouraged. You can register online at www.aiassteelcityforum.com. Attendance is welcome at all daytime seminars as well. Registration for any seminars must take place prior to the November 1st.

For information on opportunities to market or recruit for your firm at AIAS Steel City FORUM, please send email to forum@aiasnatl.org or call conference chair, Chris Reynolds at (412) 656-8568.



Clarification

It was reported to *Columns* in the September issue that the Rivers of Steel Museum would be going in to the artifact park at Station Square. Not so. A steel museum is in the plans at Station Square but The Rivers of Steel Museum is staying at the same location it has been in the past 10 years in Homestead.



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Upcoming Issues

WE WELCOME YOUR IDEAS AND SUGGESTIONS

December – Design Awards 2001

January/February – Architects Giving Back: A Creative Force in Our Communities
 New Series: The Business of Architecture

To contribute to an issue or to submit a story idea, please contact the editor at 412/563-7173 or email tcerto@adelphia.net.

Urban Residential:

A SHOWCASE OF (Mostly) URBAN DESIGN

From the new traditional neighborhood of Summerset at Frick Park to high-rise condos, urban residential design runs the gamut from front porches that invite neighborhood connections to the open loft spaces with river views. Columns takes a look at some intriguing designs that include a Craftsman style kitchen in Highland Park and a sleek warehouse renovation that now functions as senior student housing on a campus. And in our own urban landscape where three rivers flow and recreation opportunities beckon, we even include a potential river house. BYOB(boat).

Exeter Mills

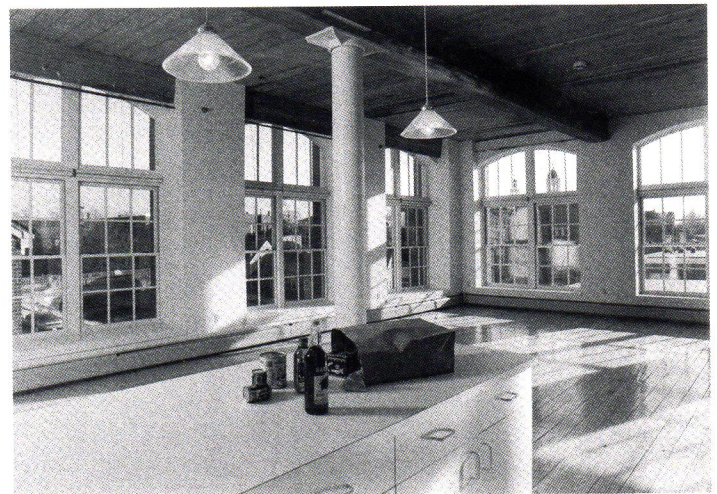
Arbor Management
Exeter, Massachusetts
Burt Hill Kosar Rittelmann Associates

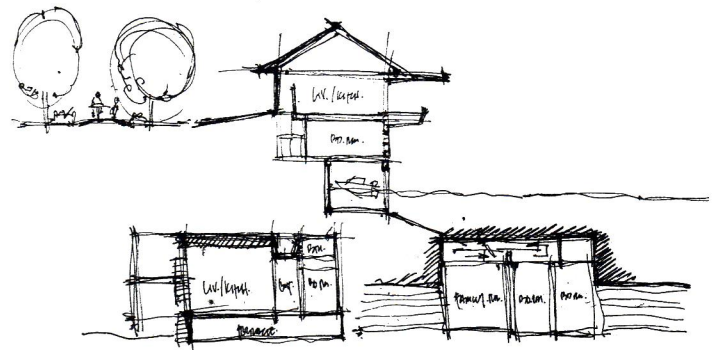
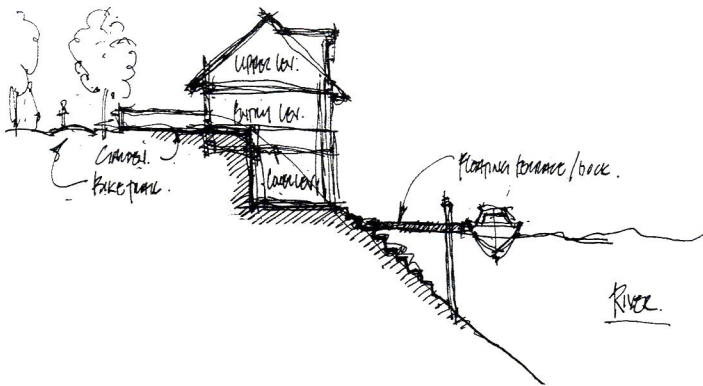
A one-quarter mile long neglected stretch of industrial waterfront was transformed into a residential district in downtown Exeter. New residential buildings and the rehabilitation of major historic mill structures presented "extraordinary opportunities and challenges" for Burt Hill. The opportunities: The existing buildings generous floor areas, ceiling heights and windows, richly weathered brick, massive wood beams and decking.

The challenges: The need to humanize the scale of the entire complex and create a residential district integrated with downtown Exeter.

The 140 luxury residential units vary widely in layout and character depending upon location and view. In scale, form and materials the new structures evoke the industrial tradition while serving to integrate the development with its neighborhood.

To obtain Historic Certification of the project, every aspect of the site plan, landscape, new building design and rehabilitation program was reviewed and approved by the National Park Service.

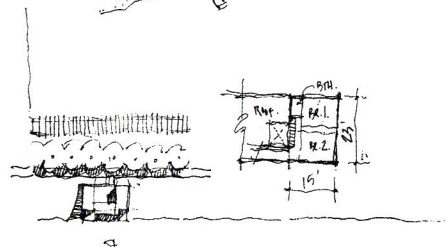
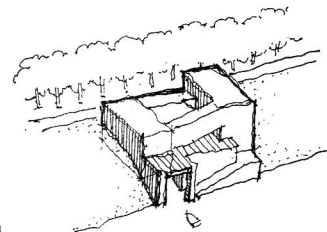
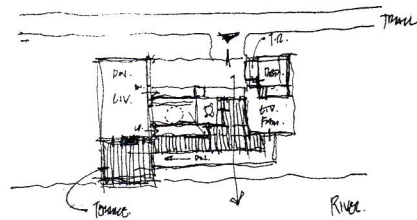


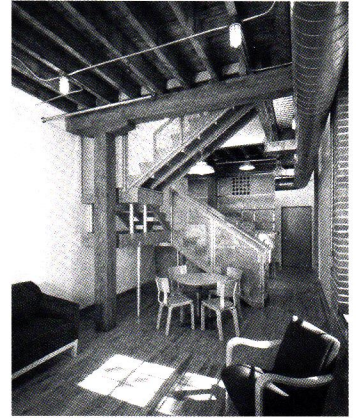


River House Sketch

Peter Margittai, AIA

A few years ago, when the AIA staged a competition to design an accessible house, Peter Margittai combined two ideas — accessibility and waterfront — into this river house design. “This was designed for the south side between the new river trail and the Mon River,” says Peter. “It’s a neat opportunity for Pittsburgh — they’ve put a lot of effort into developing the riverfront and trail and I see it as a potential way to get to work and use recreation. It’s really a transit issue — jump on your bike or throw your rollerblades on and get to work without dealing with parking or traffic. Potentially you many even have little rest stops to do maintenance on your equipment. Ideally, if water taxis ever become a reality that would expand the transit system even further so there wouldn’t be any place you couldn’t go. The precedent is already there — the boat houses along the Schuylkill River in Philadelphia — but I’ve never seen anything like this in Pittsburgh.” One final thought: “I’m assuming that everybody has a little boat, too.”





Goodyear Building

(student housing and art studio space)

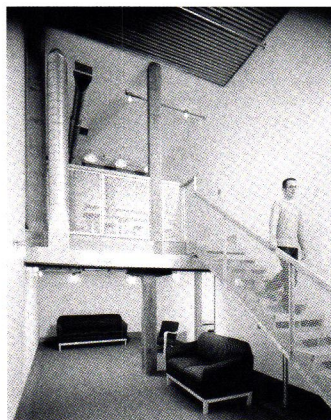
Dickinson College, Carlisle Pennsylvania

Joint Venture: studio d'ARC architects P.C./ Spillman Farmer Shoemaker Pell Whilden P.C.

Dorm life will never be the same. Conceived as 32 live/work studios for 118 students, the Goodyear Building adds a new dimension to resident living, combining student housing with art studio spaces, galleries and a community cafe. The unique blend of arts and living space was intended to provide a common ground for two groups of campus residents who might not otherwise connect. The idea was a shared vision, says architect Gerard Damiani, AIA between the administration and arts faculty of Dickinson College.

He adds: "This project celebrates the connection of the living, educational and community functions of its new use: the new public passageway incorporates both new and old structures and acts as a street weaving together the exterior public spaces and the interior social spaces such as the cafe and study spaces with the art studios and gallery spaces. The components of the building create a unique and rare student, faculty and community dynamic."

Formerly a nineteenth century industrial building, the Goodyear Building has served many functions in its 200 years including a shoe factory, a rubber products fabrication center and more recently, as Dickinson College's physical plant and warehouse. Now, revealing the existing construction of the historic industrial building sets these living spaces apart from typical campus apartments.



PROJECT PHOTOGRAPHY: NICHOLAS TRAUB

Gateway Towers Condominium Renovation

Architect: David Roth (now with DRS Architects)

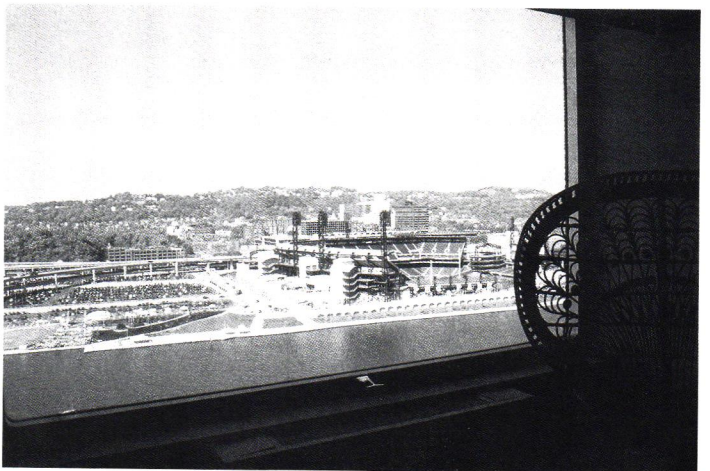
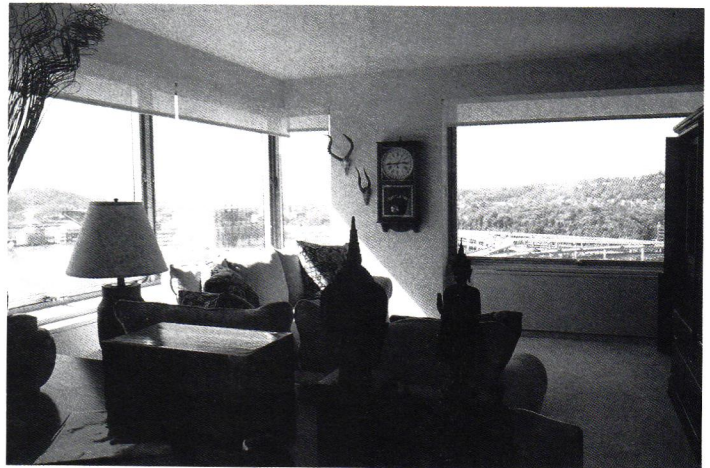
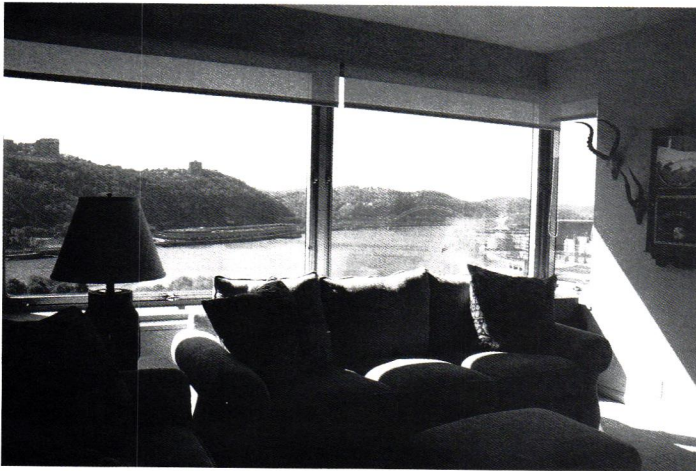
Contractor: Grasso General Construction

David Roth, AIA, was a resident of Gateway Towers until recently when he got married and moved. He has done work in the building before taking on this project where he was asked to combine a two bedroom and a three-bedroom unit into a single end unit.

The original building was designed in the '50's by Emery Roth and Sons of New York (no relation, unfortunately says David Roth). The firm also designed Central Park West and many other apartment buildings in New York City. The small spaces built back then were half as big as what people

are used to today, Roth notes. There were originally 300 units at Gateway Tower although there have been quite a few combining of units since. In this particular unit, one window per room became two windows per room, the better to take advantage of the inspiring three-direction views from its location at the west end of the 22nd floor.

The owner, Ken Gardner, was born and raised in Pittsburgh and recently returned after years in California. His daughter, Julie Chesney of Carmel, CA, gets the credit for the elegant yet comfortable interior where the furniture layout takes advantage of the views. And if you're not absorbing the view, you can enjoy the diverse and global art collection.





Highland Park Craftsman House Kitchen

Project architect: Suzan Lami, AIA

Lami•Grubb•Architects

Tony Mustachio, architect

The original and wonderful Craftsman style house in Highland Park retained all of its trademark features, says architect Suzan Lami, except that the kitchen had been "remuddled" years ago. The renovation transformed this 70's style room with its dark wood and orange counters and brought it up to par with the rest of the house. Now the kitchen features quarter-sawn oak cabinets custom-made to be compatible with the details of the home. Built-ins such as a computer desk, broom closet, pantry closet and coat closet were all beautifully detailed to look like pieces of furniture. An adjacent study was combined with the kitchen space to form a breakfast area. The result? A highly functional and inviting space that completes the original style of the house.



“White Kitchen”

Suzan Lami, AIA

Lami•Grubb•Architects

Cabinetry by Kitchen Gallery in Greensburg

When you own a kitchenware store, the Kitchen Shelf in Greensburg, and you and your spouse are both gourmet cooks, you've got to have an outstanding kitchen. And these owners do. This multi-functional space, in a 100-year old house in Latrobe, was custom tailored to the way the owners prepare food. For instance, the owners claimed they really didn't use a freezer for anything except ice cream and maybe coffee occasionally. Architect Suzan Lami found that hard to believe until she opened the freezer door and discovered it nearly empty — with the exception of a pint of ice cream and a small package of coffee.

That's why the new kitchen features freezer drawers and a giant refrigerator to store all the fresh produce and fresh food this couple relies on for great cooking. In addition, there's an icemaker and wine area, a baking area, and many customized spaces such as special open drawers for cookware and cutting board slots. There's even a device usually found in surgical labs: With the nudge of a toe, a trash receptacle swings out and the lid pulls away automatically, resulting in hands-off garbage disposal.

New openings expanded the tiny pass through to an adjacent dining area and family room, making this kitchen the heart of the house.



Summerset at Frick Park:



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Summerset at Frick Park is not only the singular largest housing plan by the city, says Don Montgomery, AIA of Montgomery & Rust, Inc., but it is also the first TND. That stands for Traditional Neighborhood Development, such as Disney's Celebration in Orlando, which is popping up all over the country.

"What separates us from the rest of the world is that we've studied the Pittsburgh scene pretty thoroughly and tried to pull the Pittsburgh feeling and the Pittsburgh tradition into our work," he adds. Montgomery & Rust is one of the many partners in the public/private partnership of Summerset at Frick Park which includes the Urban Redevelopment Authority, The Rubinoff Company, Pennrose, Falbo, Halliday Associates and IBACOS.

For instance, in doing their homework, they zeroed in an urban neighborhood worthy of emulation — namely, Murdock Farms in Squirrel Hill. "It's richly done and diverse," says Montgomery. At Summerset, they're aiming for a similar outcome. TND touches include rear-loaded garages for a "Main St. alley configuration," houses set a cozy ten feet apart from each other and front porches. "We try to exude: this is city. These are the neighborhoods that I love," Montgomery explains. Details of a more urban past include old-fashioned half round gutters, bigger windows, heavier grills and eight-foot-high front doors.

The design challenge is "how to separate ourselves from suburbia," according to Montgomery. To avoid traditional suburban touches, the first floors feature 10-foot ceilings while the second floors boast nine-foot ceilings. That alone will impact scale and interior spaces. "By virtue of these two mandates it suggests oversize windows or transoms with taller doors," offers Montgomery. "It starts dictating what you do in design."

The residential development, which will consist of 710 single family homes, plus apartments and estates, is currently under construction on a 225-acre slag heap in Squirrel Hill. In October a sign was erected on the hill at the east entrance to the Squirrel Hill tunnel and several houses under construction are now visible from the Parkway East.

With a fixed site plan, homeowners choose a lot with a pre-processed house (homes are pre-designed with the exception of the estates). Although the footprint is fixed there's a great deal of secondary customization, Montgomery says. There's a format, part of the streetscape designed by the Memphis-based architecture firm of Looney Ricks Kiss, and they have to make sure the flow is right, he adds.

Houses range from the smaller cottage homes to the big luxury homes on open spaces with prices starting around \$200,000. Homeowners can choose from comprehensive packages that include energy saving devices and on cue systems. Although it has been reported that all single family homes were sold prior to construction start, due to fallout there is still 10 to 15 % available.

To mimic the neighborhood development of yesteryear, there's plenty of design diversity in the plan — from the Arts and Crafts elements in the turn of the century style cottage house

to the Colonial Revival in the estates. That includes a mix of Tudor and Greek Revival but no Victorian. Although the style is very popular in Pittsburgh, they're aiming for a more sophisticated style, says Montgomery, who assures that the eclectic mix will all fit together.

The basis for design plans is not found in a design pattern book but rather a detailed handbook for final approval. The handbook is for the four different architects, three different builders and all homeowners at Summerset. Plans have to be submitted and approved: Looney Ricks Kiss has first stage of approval, then the City of Pittsburgh signs off on it and finally it goes to Montgomery & Rust for a building permit.

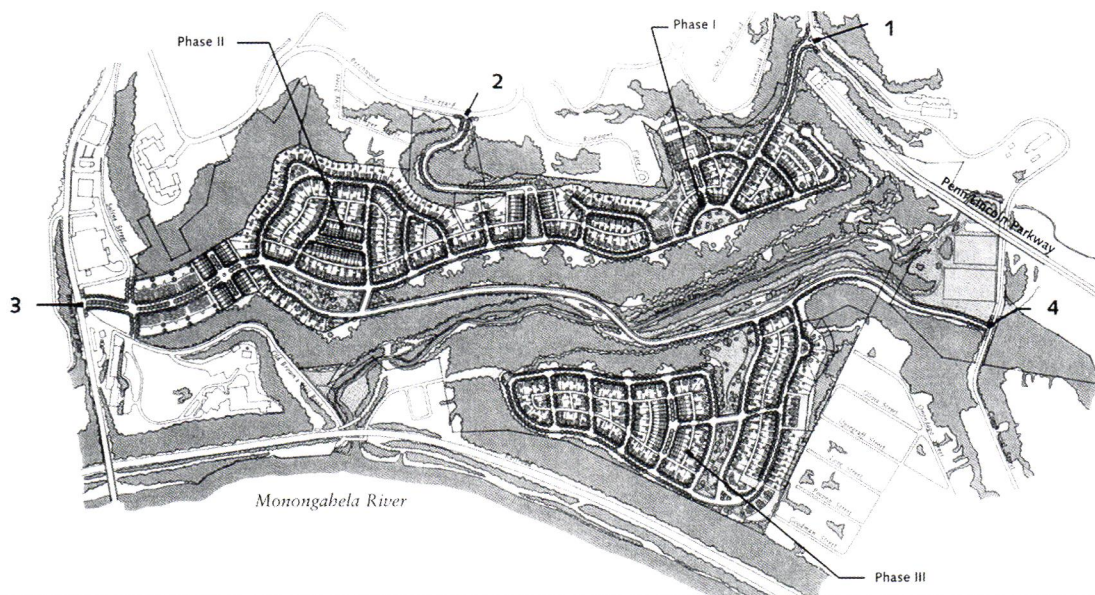
Montgomery explains the process as one of checks and balances to maintain continuity within the plan. "It's like putting on shoes," says the architect. "You want something that fits. We're just making sure that the shoe fits."

Right now they are in the process of individual design for all the customers and trying to stick to the format. Meanwhile, all the utility companies are there, the roads have yet to be completed and "everybody has ditches," says Montgomery who is trying to build quickly for those homeowners who are anxious to get in.

"It's mindboggling how much has to be done at the site," he says, adding that Washington's Landing with 89 units took five years to complete. This could take 10. Currently five houses are under construction.

Montgomery was a partner for Washington's Landing which "went beyond expectations", he says. "When we first started with 12 units, the response was so slow I put hand money on one of the units just to show it was being sold." There have been a range of nice capital gains since, with some resale escalating substantially, he notes. (Some have doubled in value.) Part of the demand is based on a limited supply. Originally there were supposed to be 240 units but only 89 were built. The URA solution was density, a multiplier, says Montgomery, but in the end, they gave the firm carte blanche for fewer units. "We achieved a greater end with a third of the units," Montgomery states. He credits many factors for the plan's success, including the city, the developer, great location, good design, and the homeowners.

Next project? By November, Montgomery & Rust expects to close on The Brake House, a timber frame building in the Strip District at Liberty and 25th. In partnership with Eve Picker, they are renovating the turn of the Century building into a 21-unit apartment building with sandblasted wood beams and 14-foot ceilings.



Houses from Books

Reviewed by Cheryl R. Towers

Treatises, Pattern Books, and Catalogs in American Architecture, 1738 - 1950: A History and Guide by Daniel D. Reiff

PUBLISHED BY THE PENNSYLVANIA STATE UNIVERSITY PRESS 2000

Several years ago, I was a newly minted faculty member at the State University of New York College at Fredonia. The office next to me was occupied by an architectural historian named Daniel Reiff whose capacity for detail and documentation was seemingly unlimited. I was in awe of his ability to absorb gobs of facts, only to make sense of them weeks or months later when they emerged in some paper or speech. He was an endless font of knowledge about our little village which contained numerous excellent examples of domestic architecture.

Years and one *magnum opus* later, Reiff has found a home for his accumulated knowledge in his master work entitled *Houses from Books: Treatises, Pattern Books, and*

Catalogs in American Architecture, 1738 - 1950: A History and Guide. At 424 pages with 734 illustrations, 14 color photos, 1,029 footnotes and an extensive bibliography and index, this is the definitive story of the role that architectural publications have played in American domestic building.

The author begins by introducing readers to architectural books in England before moving on to their introduction in this country along with the development of builders' manuals and patterns books. This provides a context for understanding their necessity and popularity. In addition to books and manuals, Reiff includes chapters on the impact of architectural journals, catalog and mail-order house companies, and pattern-book and catalog houses in con-

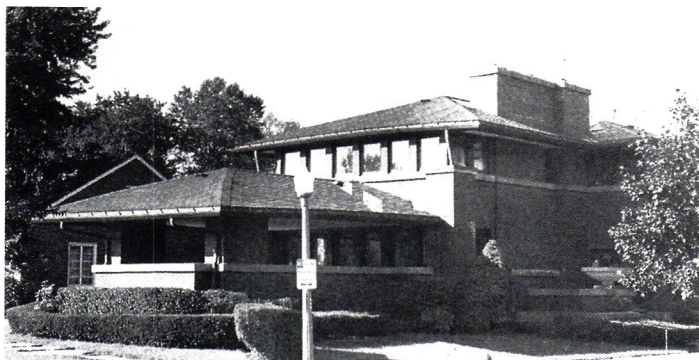
"...this is the definitive story of the role that architectural publications have played in American domestic building."



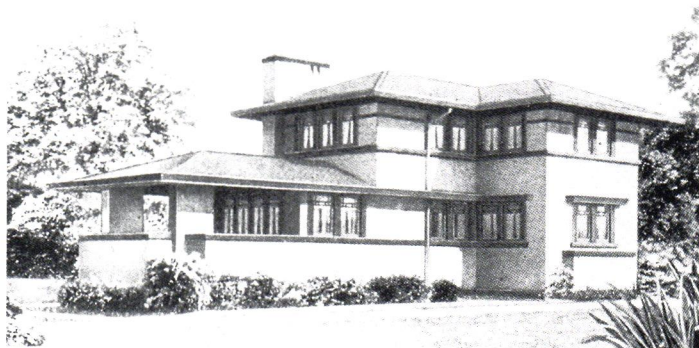
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LEFT: George M. Roueche House, Meadville, 1892 ABOVE: Advertisement for Barber's Cottage Souvenir (1892 ed.), from Harper's Weekly



LEFT: Frank Lloyd Wright, *W.R. Heath House, Buffalo, New York 1905* RIGHT: Sears, *"The Aurora" (1918 catalog)*



LEFT: 5487 Wilkins Avenue, Pittsburgh (Photo by Lu Donnelly) RIGHT: Home Builders Catalog (1927), *"The Chene"*



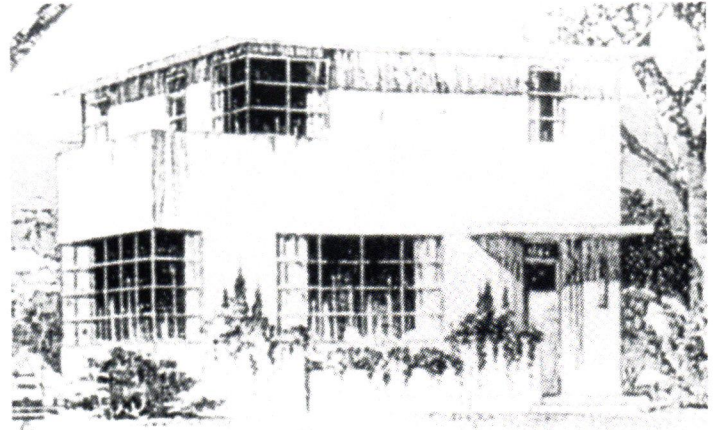
text. The latter chapter is especially instructive, as he has lived since the late 1970's in Fredonia, New York, a veritable hotbed of relevant and interesting examples of his research and writing.

A catalog at the end of the book functions as a guide for those attempting to locate a model and a date for a particular design, and a geographical index gives readers direction to examples in a given region. Area boosters will be happy to see listings for Pittsburgh, Ambridge, Clarion and Meadville; Pennsylvania is further represented by examples from Philadelphia, Riceville, Rogertown and Sharpsville. There is one example from West Virginia (Shepherdstown) and several from Ohio (Aurora, Canton, Claridon, Columbus, Dayton, Granville, Hebron, Marietta, Newark, Painesville and Zanesville). Pittsburgh is represented by 5487 Wilkins Avenue in the East End, modeled

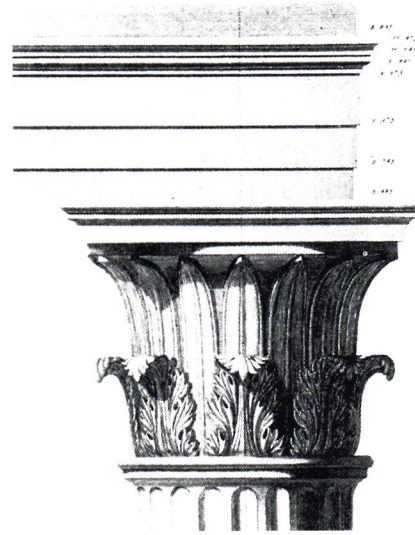
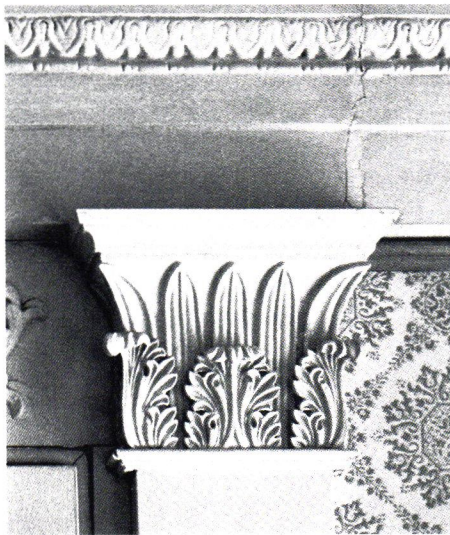
on a 1927 English-style house called "The Chene" from the *Home Builders Catalog*.

Houses from Books describes the role that architects played in the development of these resources, and their importance as resources for carpenters and builders in small towns across America that rarely had access to practicing architects. Using Fredonia as a guide, the author notes that rather than achieving blandness, "these published designs greatly improved the overall sophistication and artistic quality of local houses....there were a great many vernacular houses — roughly 40 percent of all houses built before about 1890. Most of these vernacular dwellings lacked any details (or even overall design) of any distinction....The models published in books and catalogs thus permitted every carpenter to design in a mode with cultural, historical, and aesthetic references, which are in-

ALL PHOTOS ARE BY THE AUTHOR UNLESS OTHERWISE NOTED.



LEFT: 340 Central Avenue (c. 1937), Fredonia, N.Y. RIGHT: Architects' Small House Service Bureau (1935), Twenty-two Low Cost Concrete Homes (possible model for 340 Central Avenue)



LEFT: Forbes-Cushing House (1842), Fredonia, N.Y., interior detail RIGHT: Stuart and Revett, *Antiquities of Athens* (1792), 1: chapter 3, plate 7

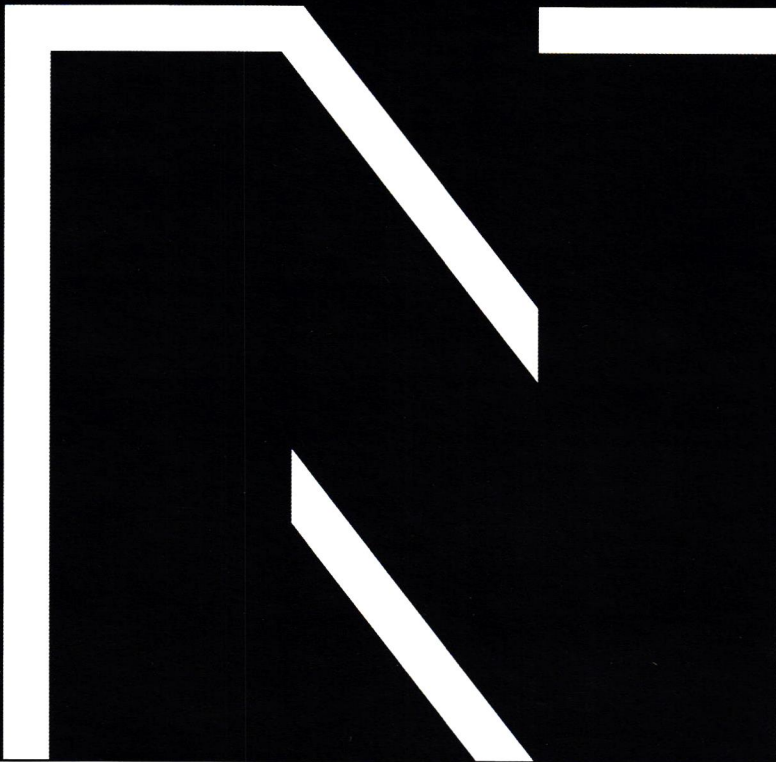
deed found in virtually every Fredonia dwelling from the 1890s onward.”

Importantly for social historians, the author analyzes the economic and social conditions that shaped American building practices, making it possible for both small towns and big cities to evolve — at least architecturally — from the rude to the charming. Key to the demand for improvement were the conditions that created the demand for single family houses — rising standards of living among the growing middle class who viewed progress as getting out of rented apartments and houses into their own, owned dwellings, and the development of transportation that led to the growth of the suburbs.

The author points out that “The fact that the ultimate models for smaller houses designed in the nineteenth and twentieth centuries were often historic or vernacular dwellings of the same general size (and of modest social position) reminds us that although pattern-book and catalog houses were only small- or medium-sized dwellings, they usually still had eminently cogent and appropriate designs.”

Reiff was awarded the 2001 Historic Preservation Prize from the Center for Historic Preservation at Mary Washington College for this work.

Cheryl R. Towers is Chief Content Officer for The Local History Company, publishers of history and heritage. She is a former editor of Columns.

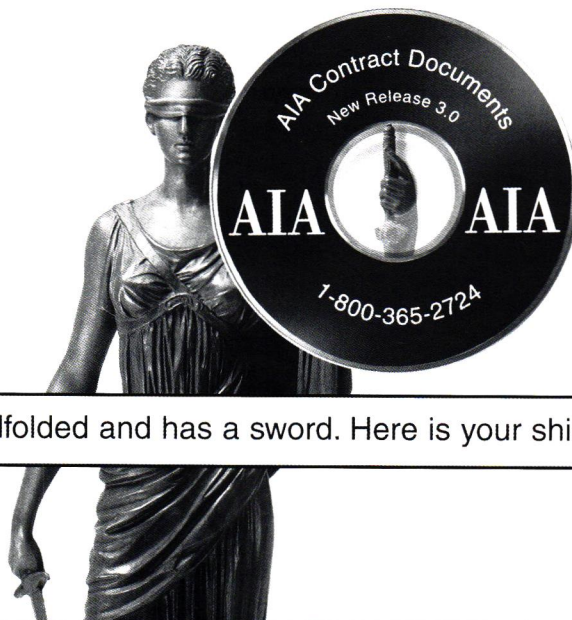


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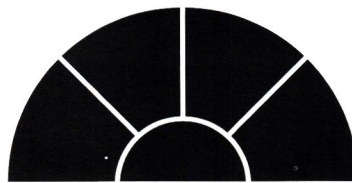
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From the Firms

→ **WTW Architects** of Pittsburgh and Woolpert LLP of Belleville, IL, have teamed up to design a major multi-phased renovation of the Morris University Center at Southern Illinois University, Edwardsville. The 140,000 square foot renovation, which includes a cyber café and recreational facilities, is scheduled to begin this fall and be completed in 2003.

Design 3 Architects has been awarded the Phase II renovations to the Jeannette Industrial Park in Jeanette, PA. The project involves transforming a former glass plant into a light industrial park involving four buildings. Repal Construction Co, Inc. is the contractor.

TEDCO Construction Corporation received contracts for the following projects:

- A new 675-space parking garage at South Side Works. Howard Graves is the architect
- New office space for Verizon Wireless in Cranberry Township. **Felix Fukui Architects.**
- Renovation for PACT (Pgh. Allegheny Country Thermal). **JSA Architects**
- AT & T Broadband—burketttdesign, architects.
- First floor main lobby renovation for Point Park College. **WTW Architects.**

TEDCO recently completed the following projects: new upper school, alumnae hall, and gymnasium for the Ellis School (pictured) in Shadyside (**KSBA Architects**); Church of Jesus Christ of Latter-Day Saints (**Gerard-Nager Associates Architects**), in Greensburg and Pleasant Hills—addition and renovations.



Pelleon, L.P. has been selected to provide electronic bidding services to the Allegheny County Department of Public Works for the Painters Run Road bridge replacement project in Scott Twp. The project will bid at the end of the year. Through Pelleon's *Bid2Build™* system, the county will electronically manage the procurement and receive bids online from contractors for the \$2 million project.

Repal Construction Co., Inc. was awarded the following contracts:

- The Cranberry Township Library expansion. The architect is **Ross Schonder Sterzinger Cupcheck Architects.**
- Panera Bread Store in the South Park Shops in Bethel Park; Phillips/Sekancik Architects of Warren, Ohio.

CelliFlynnBrennan announced the following:

- The dedication of the Buchman Pavilion for the Russell Sage College Campus.
- Construction has begun for an expanded campus center the firm designed at Millikin University.
- The firm is in the schematic design phase for the interior renovation of the Somerset County Courthouse.
- A new contract was awarded for the design of a new health science center and renovation of Sullivan Hall at St. Francis College.

Business Briefs

→ **Strada Architecture LLC** announced the addition of Jeffrey Leon Assoc. AIA to their staff. Jeff is a graduate of Carnegie Mellon University.

JSA Architecture Planning Engineering Interior Design announced the hiring of Scott G. Myatich Assoc. AIA, as intern architect. Scott received his Bachelor of Arts degree from Miami University of Ohio this past May.

Construction Junction, a nonprofit retail store for used and surplus building materials, announced its Good Neighbor Services Program for low-income individuals and families. Members in the program receive a 20% discount on any item in the store and special access to new materials with a special discount card. Membership is free to all qualified applicants. For more information call (412) 799-0805.

LDA-L.D. Astorino Companies announced annual staff promotions: Promoted to Principal were Robert Beckjord AIA, Richard Curry, Marilyn Gelzhiser, Yvette Kovats AIA. Michael Linder and James Routh, AIA. Promoted to Senior Associate were Joanne Fullen, Steven Gillespie and John Sillaman. Newly promoted associates include Nicholas Bizic, Mark D'Amico, James Day, Paul Donatelli, Tracy Good, Jacqueline Kaiser, Gary Link, Ronald Mann, K. Robert Morris, Christine Shelley and John Sysko.

Kudos

→ Del F. Walker, executive director of the Pittsburgh Builders Exchange, was elected president of the International Builders Exchange Executives (I.B.E.E.) for 2001-2002 at the annual convention in Victoria, B.C. He took office officially on August 1.



WALKER



FROM LEFT TO RIGHT: Jim Ray, Project Manager, General Industries; Steve Pilipovich, Engineer; Debbie Nye, Assistant VP, Southwest Bank; Jim Gayton, Architect; Don Ivill, President, General Industries; Dr. Jan Bianchi, owner Frederickson Professional Building; with family members Charlie and Chip Frederickson, and Vince Bianchi.

General Industries broke ground on an 8900 square foot Frederickson Professional Building (pictured) on Rt. 136 in Hempfield Twp. Family Eye Care West will be the anchor business for the one and a half story office complex. The building will be the first green one built for a for-profit organization in Westmoreland County. The architect is Jim Gayton.

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November 5, Monday

Security by Design: Insights and Best Practices

A virtual seminar on updating security in built structures. 12:00 – 2:30 p.m. at the Rivers Club, Oxford Center. \$20 for AIA members, \$35 for non-members. 412-471-9548.

1.5 H/S/W CEU Credits

December 8, Saturday

Fallingwater: Structural Tour

Bus trip to see the exposed structural steel and concrete installed during the 1936 construction. This tour will be a two-hour hard hat tour showing areas exposed for reconstruction. Bus leaves from Station Square at 10:00 a.m. and returns at 6:00 p.m. The cost is \$75 and includes roundtrip bus, lunch and tour. Registration deadline is November 13. Call 412-471-9548.

2 CEU Credits

Please send your information to the attention of Joan Kubancek, AIA Pittsburgh, 211 Ninth Street, Pittsburgh, PA 15222, or fax it to Joan at 412/471-9501. The deadline for inclusion is normally six weeks prior to publication. If you would like information describing qualified continuing education programs, please call the AIA office at 412-471-9548.

AIA Pittsburgh is using e-mail to keep our members informed of the chapter's activities. If you would like to be included and are a member, please send your address to aiapgh@sgi.net.

AIA ACTIVITIES

November 2, Friday

Communications Committee Meeting, noon at the Chapter office, 471-9548.

November 12, Monday

AIA Pittsburgh Board Meeting 5 p.m. at the Chapter office. All members are welcome, 471-9548.

November 13, Tuesday

Professional Development Committee Meeting noon at the Chapter office, 471-9548.

November 16, Thursday

Legislative Committee Meeting, noon at the Chapter office, Chuck Coltharp, AIA, 724-452-9690.

November 28, Wednesday

AIA Pittsburgh's Foundation for Architecture, Contact Ed Shriver, AIA, 263-3800.

2 C O A L E N D A R

AROUND TOWN

November 13, Tuesday

CSI Meeting: A Tour of the new Pittsburgh Convention Center. Hard hats and protective eyewear required! Meet at 951 Penn Ave. at 5:30 p.m. Reservations with name and phone number by Nov. 8 to Deborah Merges at 724-375-2113 or dmerg@home.com

November 14, Wednesday

Society of Design Administrators. Larry Ridenour of Rivers of Steel (Steel Industry Heritage Corporation) will speak on the "Rails to Trails" project in the Steel Valley area. 11:30 a.m. to 1:30 p.m. Lunch \$17 members; \$19.50 non-members. Reservations call Cheryl Marlatt at 412-281-1337.

November 28, Wednesday

ASLA Western Section Membership Meeting at Civil & Environmental Consultants 6:00 – 7:30 p.m. For more information call 412-374-9996.

December 1, Saturday

Gabriel Prize 2002 Competition. The winner receives a stipend of \$15,000 to cover all costs of travel and study in France between May 1 and August 1. The final day to request information is Dec. 1. www.gabrielprize.org

December 3, Monday

AIA Pittsburgh's Presidents Party. 5:30 – 8:30 p.m. at the Mattress Factory. Food, drinks music and tours of the museum. \$10 advance registration and payment is necessary. No walk-ins can be accepted. 412-471-9548.

December 11, Tuesday

ULI Pittsburgh session on Brain Power and Real Estate. 8:00 – 10:00 a.m. at the Rivers Club. For information go to ULI.org

Through January 6

Perfect Acts of Architecture at HAC.

During the 1970s and '80s, a group of talented young architects created a radical, visionary "paper architecture" that redefined the role and nature of architectural drawing. These "perfect acts of architecture" launched Peter Eisenman, FAIA, Rem Koolhaas, Daniel Libeskind, Thom Mayne, AIA, and Bernard Tschumi, AIA to the forefront of a new conceptual architecture. At The Heinz Architectural Center.

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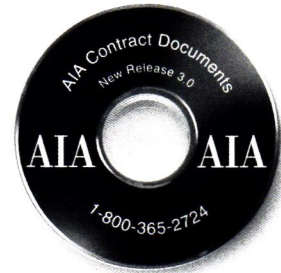
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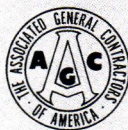
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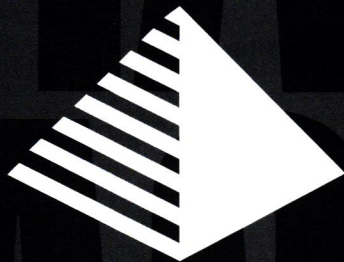
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