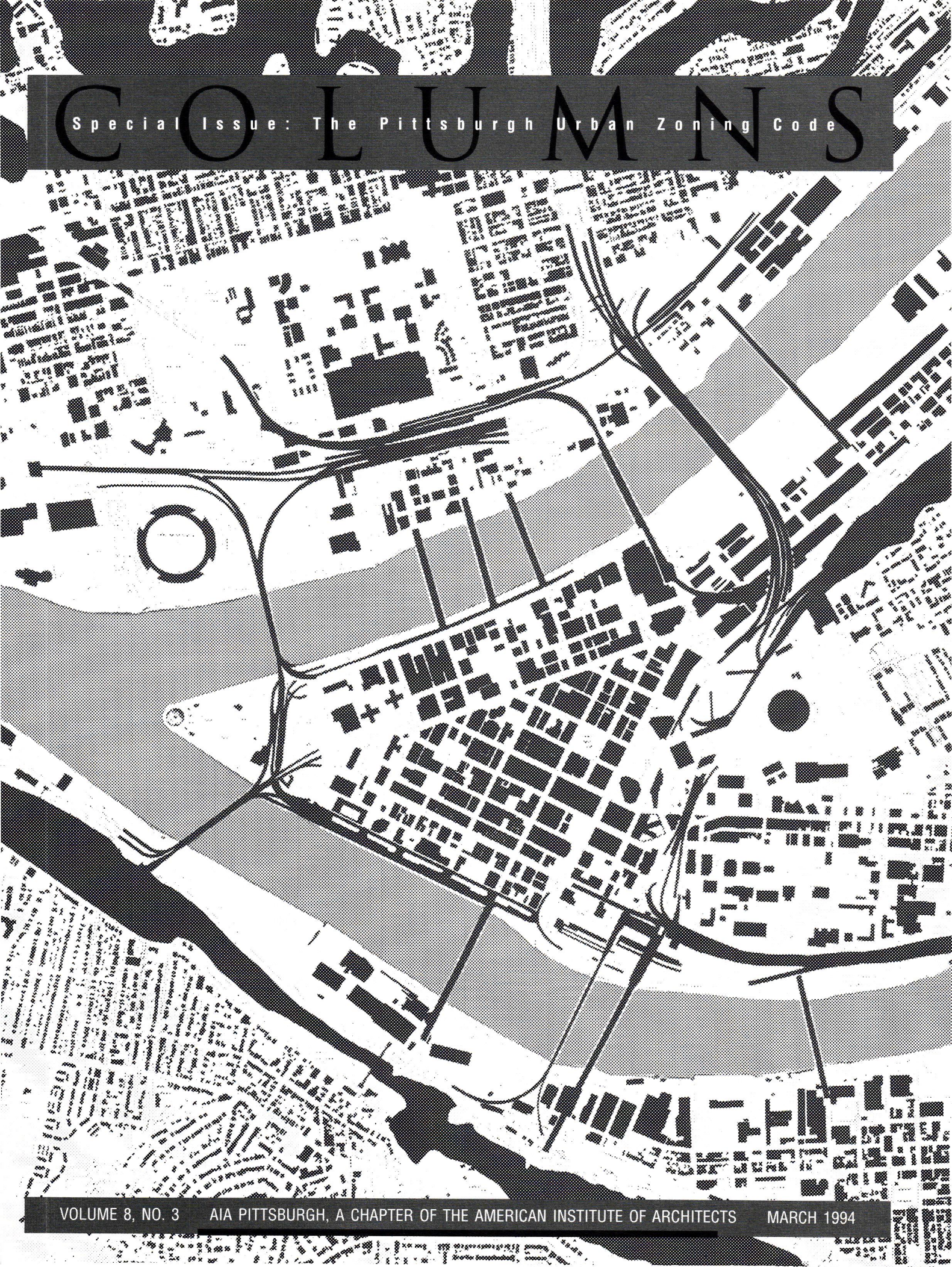


# COLUMNS

Special Issue: The Pittsburgh Urban Zoning Code





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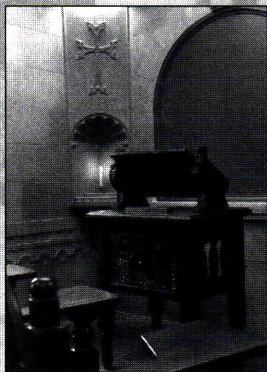
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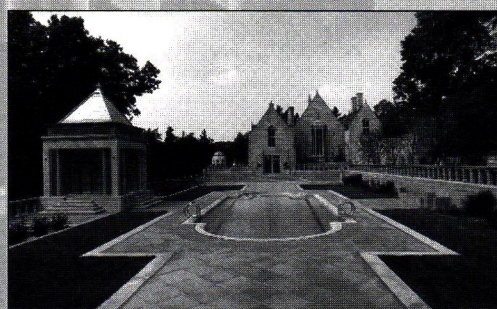


The Armenian room located on the third floor of the Cathedral of Learning at the University of Pittsburgh is the 22nd nationality room to be established at the university. The stone arched room copies the masonry techniques of church and monastery builders of the 11th century. This magnificent classroom was designed by Torkom Khrimiam who emigrated from Armenia in 1978.

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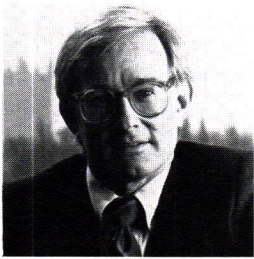
"Elm Court", a 9-acre private estate located north of Pittsburgh, involves unique additions and renovations. For example, the pool above is heated and has an ozone purification system. The deep blue water is surrounded by a granite surface edged in limestone. The pool is lined with hand made ceramic tile. On the left is a pool house sitting area. To the right is the "Fish Slide" built to hold two antique Indian carved marble panels giving the appearance of two carved fish swimming in the current of the fountain.

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AIA Pittsburgh has invited Mayor Tom Murphy to introduce this special issue of *Columns*.



*...we intend to create a system which is less time consuming, less complicated, and more customer-friendly than the current code under which we operate.*

## The View From Grant Street

As I embark on my first year as Mayor of Pittsburgh, I bring with me a vision of our City. It is one built on a tradition of unique legacies, distinct neighborhoods, and a concern for the future which Pittsburgh can offer to our children and grandchildren. Central to this vision are the built and natural environments which influence our economic development, our quality of life, and our community surroundings.

In Pittsburgh, as in most cities, zoning is the primary mechanism for regulating the development of land and building in order to preserve the City's environment and character. This past year, the City set out to rewrite its zoning code and to shape a new set of laws. The Urban Zoning Code Project has been undertaken to create a zoning code reflective of current economic trends and citizen needs.

The goal of this administration and the Urban Zoning Code Project is to create a new code that recognizes Pittsburgh's competitive advantages, stimulates growth in small and medium size businesses, encourages improvements to our homes, our public recreation areas, our downtown, our riverfronts, and reinforces our unique sense of place and a high quality of life. In addition to changing the content of the code, we intend to create a system which is less time consuming, less complicated, and more customer-friendly than the current code under which we operate. Pittsburgh's new zoning code will protect the urban fabric of our neighborhoods while reinforcing our strengths and goals.

I commend all of our citizens who have spent countless hours working with me and the Urban Zoning Code Project thus far. For those who have not yet taken this opportunity to become involved, I hope that you will join me in this effort toward creating a better environment in which we all work, live and play.

Sincerely,

*Tom Murphy*

Tom Murphy Mayor

### IN THIS ISSUE

#### On the cover:

Figure/Ground Reversal of Pittsburgh: Drawn by students in Jacek Dominiczak's Urban Design Studio at Carnegie Mellon University.

*Pittsburgh Urban Zoning Code Project* .. 5  
Shaping the future while preserving the past.

*Template for the City* ..... 7  
A look at zoning history in America and Pittsburgh.

*Pittsburgh:  
An Earthbound Sense of Place* ..... 8  
A portfolio of what makes Pittsburgh unique.

*Realizing a Vision* ..... 13  
Not just technical codes in books, zoning effects positive social, economic and cultural change.

*Two Views on Zoning* ..... 14  
Interviews with Henry Hanson, AIA, and Ray Gindroz, AIA.

Viewpoint ..... 4  
Calendar ..... 17  
March Chapter Meeting ..... 23



The Pittsburgh Chapter AIA serves 12 Western Pennsylvania counties as the local component of the American Institute of Architects and the Pennsylvania Society of Architects. The objective of the Chapter 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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# Footprints on the Land

by Karen Loysen, AIA President

## The visual character of a city can be its most wonderful asset.

Picture Paris for a moment—its formal, tree-lined Housemann boulevards, and the Seine, with its romantic bridges and stone quays. Picture the Louvre, the Eiffel Tower, the Champs des L'Ysees, the Luxembourg Gardens. The Place Des Voges or Place Von Dome. Almost any way you view it, Paris is a beautiful city.

Picture hulking steel mills along the river edges and houses perched on hillsides above them. Picture mansioned avenues and secluded hamlets, neighborhoods identified by ethnicity or churches by the same. Picture rivers and bridges and hillsides above these rivers and Mount Washington above the hillside. Picture the Golden Triangle and the Hill above it. Picture Pittsburgh, every bit as unique as Paris and even more important to those of us who live and work here.

The wonderful character of Paris is not accidental. It is a case of extraordinary attention to the form of the city. Preservation of the character of Paris has taken ongoing respect and careful stewardship through the pressures of modern times. It is not one of the cities left behind, preserved like a mummy. Pittsburgh will require caretaking as well, if we are to preserve and enhance its unique features and enable it to meet modern economic demands. As architects it is not enough for us to take care in the individual projects we are hired to design. We must become engaged in the making of policy and envision the future of our city.

The rewriting of the zoning code presents a unique opportunity for architects to contribute to a policy which envisions the future of the city, and sets guidelines to insure that vision. This is an opportunity for architects to promote growth sympathetic in scale and rhythm to

existing land use patterns, to help create guidelines which preserve our natural features, to promote mixed and more flexible uses of land—rather than the segregated use patterns of the past. It is an opportunity to regulate the ratio of black to white in our figure/ground drawings, or how tall our buildings sit on the skyline. It is an opportunity to help protect the best features of the city and enhance them. It is an opportunity to find regulations for preserving special places like the Strip District or historic districts like the North Side or South Side. It is, in effect, our footprint on the land.

More than ever before, good guidelines are needed. The recently proposed Ritz-Carlton serves as an all too real reminder of the possible consequences of inadequate zoning regulations. Although this is one of the premiere sites within the city, one of our "post-card images," the current zoning for this site is "SA," which essentially allows for appropriateness to be determined by discretion of time. This is not adequate protection for a site such as this.

This is why we must participate; why it is not enough for our city-building role to be played at the scale of individual building commissions. While individual projects can make a difference in strengthening the city's fabric, issues of the quality of the built environment need to be represented at the policy-making table. Architects have a very significant role to play there. In a way, we owe it to ourselves to play this role. After all, we are setting up the canvas and the palette for our own work in the long run.

Kudos should be granted, by the way, to Quick Ledewitz Architects, who spearheaded the urban design component of the zoning work and to all of the architects and others who have contributed so far. ■



*Pittsburgh will require caretaking as well, if we are to preserve and enhance its unique features and enable it to meet modern economic demands.*



# Pittsburgh Urban Zoning Code Project

by Karen Brean, zoning code project manager,  
James Duncan and Associates

## Shaping the future while preserving the past

### Zoning sets the height for

apartment buildings and leaves room for trees. It regulates where day care goes and the number of parking spaces at the mall. It is simple common sense and complicated legal jargon. Zoning is what shapes the way Pittsburgh grows and helps guide the quality of life we enjoy in our neighborhoods, in our workplaces, and where we shop and play. Zoning influences every decision made about the built environment, from homes to industry, street lights to billboards.

The Pittsburgh Urban Zoning Code Project is a two-year effort to significantly redraft the city's zoning code ordinance. The city's current code was adapted in 1958 and anticipated that future development patterns would be lower in density and more "suburban" in character than those already established. It does not allow for traditional urban residential development patterns and requires variances for many of the small details that make Pittsburgh neighborhoods unique. Existing commercial districts do not include safeguards to maintain neighborhood services. Manufacturing districts do not reflect current industry practices, much less the dramatic changes to the manufacturing sector of the local economy since the early 1980s.

---

*Zoning influences every decision  
made about the built environment,  
from homes to industry, street  
lights to billboards.*

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The City Planning Department has recognized the shortcomings of the existing zoning ordinance for several years. Four primary goals are guiding the redrafting effort:

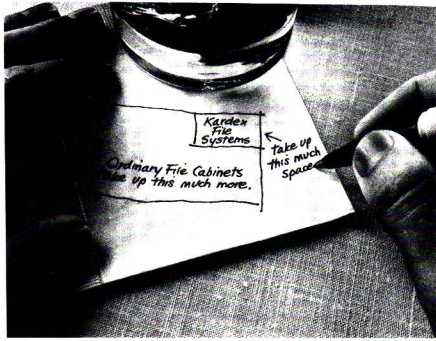
1. *To facilitate new development of good quality.*
2. *To spur reinvestment in the existing building stock.*
3. *To recognize and reinforce Pittsburgh's unique characteristics and qualities.*
4. *To enhance the quality of life in our neighborhoods.*

The study period of the project, begun May 1993, is about to draw to a close. During the last six months, the Project Team—comprised of national and local experts—has produced a series of issue papers to explore areas of the code that will be significantly rewritten. The city, through the Urban Zoning Code Project, has initiated an extensive community participation process to seek citizen input. Nine caucus groups have been asked to review and comment on the papers. They will present their findings to the city at large at a public meeting to be held Monday, March 14, from 5:30 - 8:00 p.m. at the David Lawrence Convention Center. At that meeting Mayor Tom Murphy will announce his appointments to the Zoning Advisory Group and will close the meeting with a brief talk on his vision of city building. This meeting will mark the transition to the formal process of drafting the code revisions.

Opportunities will be made available to ensure continued public participation during the drafting of the new code. 🏠







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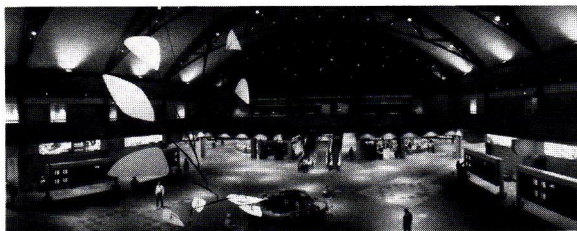
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# Template for the City

A look at zoning history in America and Pittsburgh *by Michelle Fanzo*

## In the 1910s and 20s,

early city planning pioneers like Frank Backus Williams, Alfred Bettman and Edward Bassett drew some of the first zoning plans, many of whose principles are still in effect today. While zoning has evolved slowly since that time, American cities have taken a faster track and exploded into configurations that were not anticipated by zoning forefathers.

Originally, zoning was created to minimize the negative factors of urban living, with the first ordinance being passed in 1916 in New York City. The industrial revolution had made cities dirty, cacophonous places, overcrowded with workers living in poor conditions and inadequate sanitation. Frequently, fires would devastate neighborhoods where homes and businesses were packed into city blocks like sardines. Building codes and tenement laws emerged at this time to lessen street congestion, improve protection from fires, promote health and general welfare, prevent overcrowding, and provide adequate light, air, and public services like water, sewage treatment, schools and parks.

When first introduced, zoning was touted as a cure-all for urban ills, and in many ways succeeded at addressing health and safety issues and the economic concerns of homeowners and merchants. Through height and setback controls, zoning attempted to ensure enough fresh air and natural light would find its way into city streets and windows to avoid Dickensian squalor. At the time zoning was initiated in Pittsburgh, 1923, American cities were well into wrestling with centralized and decentralized approaches to urban settings. While zoning aided cities in taking on a corporate rather than chaotic structure, it also divided the city into residential, industrial and commercial sectors.

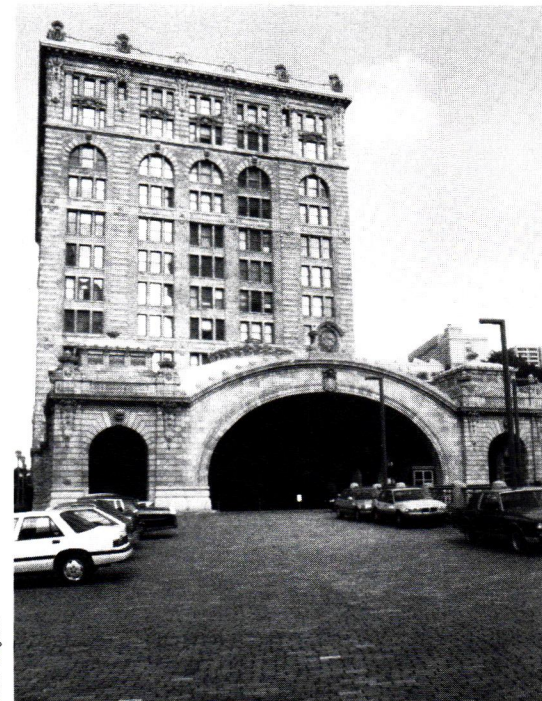
*The 1958 code has experienced over 100 text amendments and over 500 map amendments in the last 35 years.*

In Pittsburgh, city planning activities predate the establishment of a city planning department and a zoning code. In 1909, nationally renowned planner Frederick Law Olmstead was hired by a group of Pittsburgh citizens to draft a plan for the city. In 1915, The Civic Club suggested the city needed zoning legislation. During

World War I the planning commission had one employee, who worked out of the Department of Public Works. The Citizen's Committee on City Plan was established in 1918 and promptly spent \$250,000 on a study of the greater Pittsburgh area. One year later The Civic Club produced a bulletin outlining the need for a zoning code in Pittsburgh. An unsuccessful 1919 bill was presented, but a second bill was passed in 1921 and amended in 1923 to establish the Board of Appeals to administer the zoning ordinance.

Zoning was becoming fashionable. A decision was made in 1923 that it was time for Pittsburgh to generate a city planning commission and zoning code. Once this was established, the planning efforts for the remainder of the 1920s were spent on a topographical survey of the city.

Thirty-five years after the original zoning code was established, it became evident the ordinances needed another look. A decade of study commenced before the city's second zoning code was written in 1958. This code emphasized expanding downtown and industrial facilities, and the betterment of residential neighborhoods. Thirty-five years later the emphasis has once again shifted. The ordinances from the 50s, a prosperous industrial era for the region, has since experienced over 100 text amendments and over 500 map amendments. Pittsburgh's industrial and commercial district



Kevin Wagstaff

zoning no longer reflects the needs of these sectors, just as the suburban nature of the 1958 code does not align with issues in existing residential communities.

In 1994 Pittsburgh is once again reassessing its zoning code to meet present and future needs. Today, urban concerns range from placement of billboards or large scale residential developments to shopping center configurations and flood plain regulations. The Pittsburgh Urban Zoning Code Project serves to redress this inequity and anticipate the issues that face Pittsburgh in the 21st century. 🏠



# PITTS BURGH:

an earthbound



*"The citizens of the Commonwealth of Pennsylvania have the right to clean air, pure water and to the preservation of the natural, scenic, historic, and aesthetic values of the environment."*

Pennsylvania Constitution, article 1 section 27

### The Urban Zoning Code's participation process

has benefited from the valuable input of a number of volunteer caucus groups. Without understating the importance of all the caucus group efforts, it would not be an overstatement to identify the Urban Design Caucus as the spiritual heart of the participation process.

Under the capable guidance of architects Stefani Ledewitz, AIA and Steve Quick, AIA, a series of meetings were held last summer to ask a deceptively simple question: what are the characteristics that define Pittsburgh? Without clear answers, it is questionable whether the new code will be an appropriate foundation on which to build and preserve our livable city.

The following photo-essay summarizes an Urban Design Caucus presentation given last fall by volunteers, Eve Picker, Dennis McFadden, Associate AIA, and Kevin Wagstaff, AIA. A large contingent of local architects and planners also contributed to this effort. AIA Pittsburgh hopes this summary will suggest the positive qualities of Pittsburgh that need to be protected and ultimately advocated by its citizens. When frustration sets in over the complex and sometimes hard to understand debate about the text of the code, we hope the following pages can serve as a reminder of what is at the heart of our efforts.



Michael Haritan

compiled by Rob Pfaffmann, AIA

special thanks to Michael Haritan, photographer

# sense of place...





Michael Haritan

Pittsburgh's "public domain" is unlike that of any other city in the world...

*It fills your field of vision as you emerge from the Fort Pitt Tunnel at dusk...Is Pittsburgh the real Oz?*

The public domain is right outside your front door every morning...the porches, the stoops, the gardens, the sidewalks...

After that workday lunch in Market Square, the articulated, sometimes elegant walls of downtown commerce

give way to the green wall that celebrates the public domain of almost every downtown street...

In the evening a clear public domain gives one the ability to browse the diverse storefronts of South Side or Squirrel Hill...

An early Saturday morning in the aromatic Strip District...street vendors and entrepreneurs vie for attention...

This is just an outline of Pittsburgh's public domain. Our views of this domain operate at many different levels and in many ways. Some of these experiences, such as those just described, are common to most of us. Others are more subtle, more personal, but none the less part of this idea known as the public domain.



Kevin Wagstaff



The caucus summarized the common characteristics that cross the boundaries of our individual world views. A following list of five, while not comprehensive, distill the essential elements of Pittsburgh.



Kevin Wagstaff

### The Earthbound City

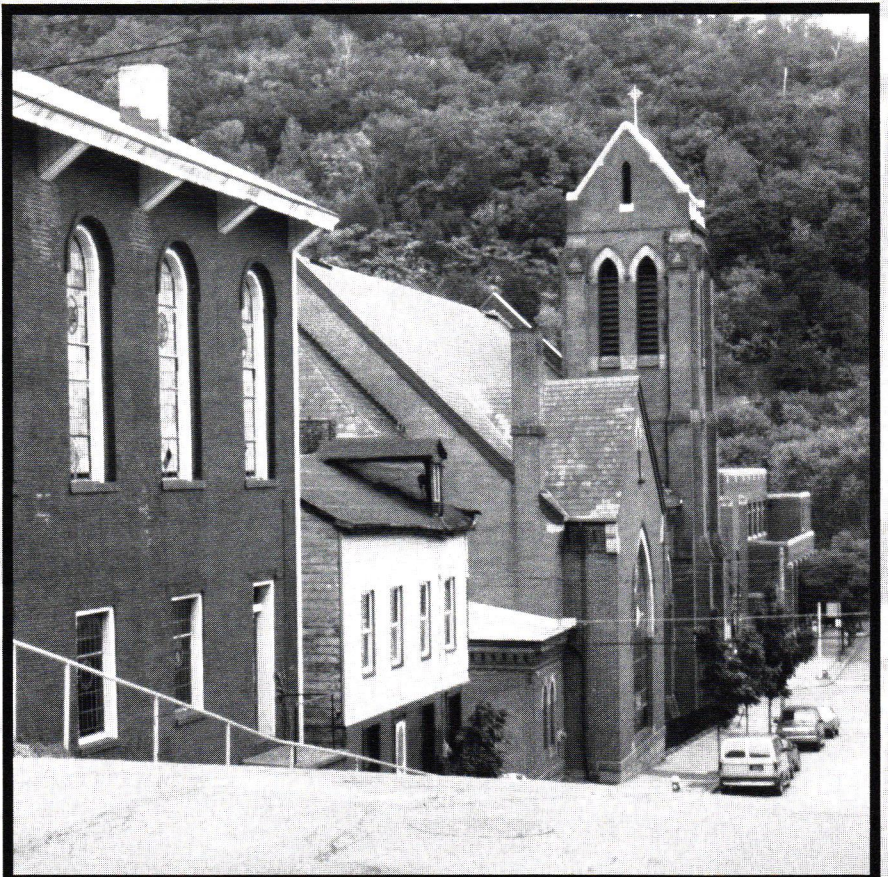
The "earthbound" sense of the city—dominance of land surfaces and masonry construction (earth)...buildings firmly rooted in the earth...these are blurred distinctions (manmade/natural materials), such as a retaining wall or a hillside.

### The Natural Landscape

The land forms define and control transportation linkages, neighborhood patterns...

Proper zoning will allow our great rivers to evolve from the hardened arteries of industry to green belts for both labor and recreation...

Pittsburgh has never tamed the landscape. The fabric of the city is woven with the environment...



Kevin Wagstaff



## The Historic Legacy

Relics of industrialism (mills, bridges, railroads)...

Institutions (education, religious commercial, civic)...

The sense of those who passed before us (continuity, community)...

## The Golden Triangle

Compact form...a sense of wholeness, understandable, memorable views from within/from without. The image of the city: whether it is a sparkling Oz or a gritty "Hell with the lid off," the image has always been memorable...

The streets reflect the characters of their use...

The multiple street grids orient to the rivers and hill-sides beyond...

The contrast of new and old is striking and well balanced...



Kevin Wagstaff



Rob Pfaltmann

## Diversity of Neighborhoods

Each is not unlike a small town with a character all its own, with its own main street...

The domain of houses: everything from the fabric of the common person's home to the mansions of a bygone economy driven by a new one. The streets: the public realm extends beyond legal lines to porches, windows, roofs lines, landscape, yards...

*Public effects of Private actions:* What actions do we take with our private property that reinforce these characters, or destroy them? The issue is not whether something is aesthetically pretty—Pittsburgh is not a traditionally "quaint" place like a New England town. It is tough, multi-layered, and visually strong. It is not mundane except when we lose sight of our individual sense of place. We need to remember how this place contributes to the quality of our lives. It is more than an assemblage of buildings, bridges, rivers and hills. The new zoning code can be an expression of our stewardship of the environment and ultimately our responsibility to our children. 🏠



# Realizing A Vision

by David Lewis, FAIA

Not just codes in books, zoning effects positive social, economic and cultural change

## Architects and developers often see zoning

not as an instrument of change, but as an inhibition. Zoning tells them what they can't do. Historically there is some truth to this. In the past "euclidean zoning"—so-called after a Supreme Court ruling in 1926 upholding the right of the Village of Euclid to define restrictions on development based on districts—was simply a way of geographically dividing the city to keep "incompatible" uses and densities apart from one another.

But we would all be incredibly naive if we thought that this is all zoning is—a matter of restrictive districts drawn on a map. The fact is, the Village of Euclid had a vision about itself and its own future; and it used zoning as a legislative means of achieving that vision. Now that Pittsburgh is on the threshold of adopting a new zoning code, we have to seize the chance to debate a vision of ourselves, and see zoning as a dynamic means of achieving it.

From Euclid onwards, zoning has become an ever more sophisticated and vigorous way of realizing particular goals. Sometimes these are goals ostensibly in the public interest, such as historic or neighborhood conservation districts, theater or entertainment districts, and so forth. Over the years a host of designations—such as waterfronts, steep slope areas, special retail areas, pedestrian zones—have sprung into being in a number of cities.

But sometime there are other agendas, both above and below board. Since property values are an important basis for tax revenue, zoning has also become a means of protecting values and of promoting investment. New and powerful tools have been placed in the hands of officials and commissions, such as incentive zones with bonuses for developments which offer particular amenities—public plazas, pocket parklets, ground floor retail in office towers, public art—amenities provided in the past by the public sector, but now virtually coerced

from the private sector as part of the planning permission process.

And so the questions are: what order of vision will Pittsburgh develop of its own future, and what kinds of zoning tools will the City arm itself with to help it to realize that vision?

The region's dramatic economic shift from heavy industry in the past twenty years confronts us with new opportunities, particularly in the case of waterfront sites along the rivers. The surge of new technologies, coupled with suburban growth, particularly westward, cause us to recognize that no vision of the City is possible without metropolitan consideration.

Possibly the City should look into its historic settlement patterns of neighborhoods, each with their own churches, retail street, and residential character, for keys to a gentler and humane future. But when we look at ourselves in this way, we have to recognize that the very neighborhood patterns which have given us Shadyside, Squirrel Hill and Point Breeze have also given us the Hill and Homewood, neighborhoods in which far from gentle pathologies of poverty, racism and despair have been segregated and locked in.

Can tools such as incentive zoning with bonuses be devised not only to protect the most desirable of our neighborhoods, but also to address social, economic and cultural concerns, and bring into our most deprived communities the actuality of new investments targeted to offer growth opportunity? The answer must be yes. Otherwise we shall continue to fail a significant percentage of our citizens. ■

*Possibly the City should look into its historic settlement patterns of neighborhoods, each with their own churches, retail street, and residential character, for keys to a gentler and humane future.*



# Two Views On Zoning

Interviews with Henry Hanson, AIA and Ray Gindroz, AIA by Michelle Fanzo

*One architect spends his day looking at the big picture—what are the urban planning needs and policies for the 21st century? Another assesses community needs on an more individual level—addressing the revitalization of Pittsburgh's neighborhoods. These two architects recently made time to discuss their views of city zoning ordinances.*

**1**  
*The way the zoning ordinances exists now, our buildable area is about three square feet, if we were to take all three areas and put them together.*

## **For thirteen years, Henry Hanson, AIA,**

has dealt directly with implementing Pittsburgh's present zoning code. The bulk of Hanson Associates's work is with local development corporations doing infill housing or housing on properties that were previously occupied by residential structures. He shares his experiences on what works and what needs to be reassessed, and sees a sensitive, performance-based code as a potential catalyst for positive development in the city.

"I'd like to see the zoning ordinance be more of a carrot than a stick," says Hanson. "As it presently stands, the 1958 ordinance is unusually restrictive for the types of conditions we usually encounter. Virtually all the new construction projects we've done for local development corporations require at least two or three variances, usually setback requirements and lot depths. Zoning should be an incentive for quality neighborhood building. Instead it's viewed as an obstacle, or another hurdle."

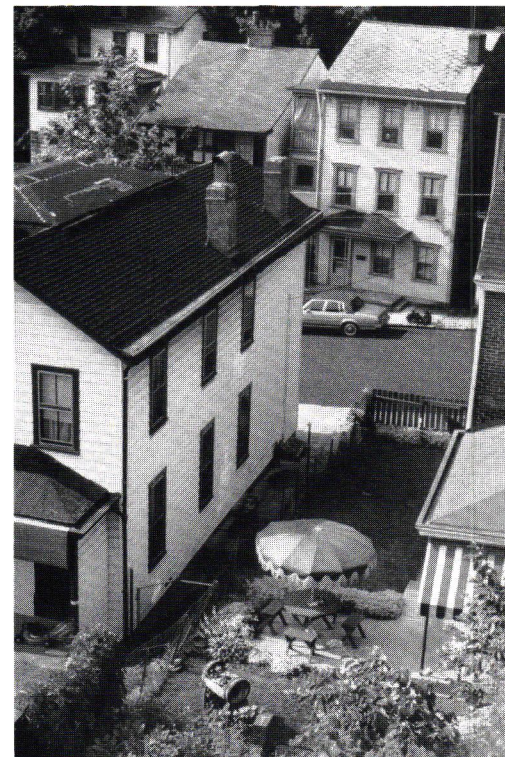
The current zoning ordinance is applied homogeneously throughout the city, though city housing patterns, lots sizes and proportions vary greatly, he says. "A fundamental problem is there's not an even match between the present zoning ordinance and the size and proportion of lot sizes." While receiving variances have not been much of a problem, he says, the fact that there is a need for so many means that the code is not giving the guidance it should.

## **Out of Sync?**

When the zoning code was prepared 36 years ago there was a vision of new development, not redevelopment, says Hanson. "Take the Hill District for example. We're looking now at three lots that are right next to each other. Each of them is twelve feet wide and 46 feet deep. They previously had structures on each lot. The way the zoning ordinances exists now, our buildable area is

about three square feet, if we were to take all three areas and put them together. So the net buildable area for each one of those parcels is zero."

A clear understanding of redevelopment issues is one of the primary changes Hanson would like to see in the rewritten zoning code. "Zoning should not just accom-



modate, but really promote contextual integration of new construction. Presently it promotes the opposite." He would also like to see the code be more performance-based rather than defined by absolute terms of dimension. Rather than spend the typical month and a half for reviewing a variance from the zoning board, Hanson feels the time would be better used to arrive at an understanding of what could be done with a difficult configuration based on performance requirements. "Whatever is going to be built needs to have a positive



impact on the surrounding environment, not just the immediate site improvements."

### What Makes Pittsburgh Pittsburgh?

City views and vistas are very unique and come about because of the topography, as well as the patterns of



Michael Haritan

the development, says Hanson. "The special places in our city skyline, our image, should be preserved. Zoning shouldn't purely restrict, but acknowledge that when you build your obligation is to make a net positive contribution."

"In Great Britain there is a law which provides for public access to the outdoors, even across private property. There is a lot to be learned from that for some of the continuous outdoor spaces we have in Pittsburgh;

not just the riverfronts either. Grandview Avenue has spectacular views but it doesn't connect to anything. I think linkages between one place and another are very important—not just to the volume of use but the quality of use of our outdoor spaces. Some of the most fantastic natural spaces in the city are locked away or scary because they are so isolated. There's not a network to change that. The zoning ordinance can respect and respond to some of the unique topographical and linear systems of urban spaces, which in turn often incorporates and promotes private ownership so the city isn't always burdened with maintenance costs."

Hanson sees historic designation as the biggest component to ordinances that benefit the city. "I think most of the commercial districts in Pittsburgh would benefit greatly by having that designation," he says. He also identifies the riverfront as something he would like to see promoted further as a city resource. The strong flavor of commercial districts and physical improvements to public spaces are other areas he feels should be maintained or encouraged in the new zoning code. 🏠

*Zoning should be based on a vision of what the city ought to be like, but in current practice it almost never is.*

### "Zoning can be a very effective means of

directing the pattern of development, but in practice it is often a very blunt instrument," says Raymond Gindroz, AIA, one of UDA Architects' principals. "A sledgehammer is a surgeon's knife by comparison. It is a mathematical and legal way of defining the form of development in advance of knowing what that development is going to be. Ideally, it should be based on a vision of what the city ought to be like, but in current practice it almost never is."

Many of UDA Architects' projects are in special districts and do not conform to zoning. The 30 year old firm often works in special districts where zoning is a product of the design and devised collaboratively with the client, often a city trying to revitalize a decaying area. The rules get made as part of the plan—a plan which places as much weight on context as content.

### A Delicate Balance

The natural forms of the land should be maintained," says Gindroz, "especially the steep slopes, irrespective of the technologies available for building on them." He feels the recently proposed Ritz-Carlton Hotel is a clear example of why the preservation of land should be part of the zoning code. "It is a building taking over the hillside, not a building sitting on a hillside, or even resting on it, or oozing into part of it. It's just taking over the hillside and changing the profile of the land. I'm not opposed to development in those kinds of locations but I think it must be in a form that is less disruptive than that."

A second characteristic to maintain, he says, is the definition of our neighborhoods. Communities are often defined by very clear edges due to the landscape, hence the importance of maintaining parks and undeveloped lots. Then there's scale. "Scale doesn't have to do with size, but relative size and proportion of all of the ele-



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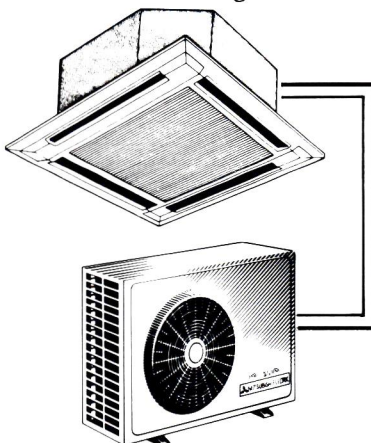
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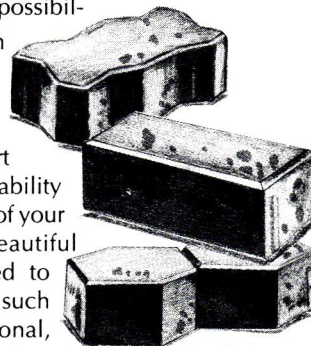
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## AIA ACTIVITIES

### March 4, Friday

**March Chapter Meeting, Pittsburgh Architecture, circa 1990, (see page 23 for details).**

### March 7, Monday

**Architrave Board Meeting, 5:15 PM at the IAS office, Anne Swager, 471-9548.**

### March 7, Monday

**AIA/CMU Committee Meeting, 5:45 PM CMU Architecture office. Steve Quick, AIA, 687-7070.**

### March 10, Thursday

**Communications Committee, 12 PM at the Chapter office, Rob Pfaffmann, AIA, 765-3890.**

### March 16, Wednesday

**Pittsburgh Chapter AIA Board Meeting, 5 PM at the Chapter office. All members are welcome, Anne Swager, 471-9548.**

### March 9, Wednesday

**Historic Resources Committee Meeting, noon at the Chapter office, John Martine, AIA, 227-6100.**

### March 15, Tuesday

**Urban Design Committee Meeting, 5:45 PM at the Chapter office, Kevin Wagstaff, AIA, 391-2884.**

### March 17, Thursday

**Professional Development Committee Meeting, 12 PM in the Chapter office, Dave Brenenborg, AIA, 683-0202.**

### March 22, Tuesday

**Legislative Committee Meeting, 4:30 PM at the Chapter office, Al Cuteri, AIA, 471-8008.**

### March 23, Wednesday

**AIA/MBA Committee Meeting, 6 PM at the Building Industry Center, Conference Room #1, 2270 Noblestown Road, Kay Lamison, 922-4750.**

### March 28, Monday

**Interiors Committee Meeting, 5:30 PM at the Chapter office, Charles DeLisio, AIA, 488-0307.**

## CALENDAR

## AROUND TOWN

### March 8, Tuesday

**Society of Architectural Administrators Meeting, Leslie Fisher, 281-1337 for information.**

### March 8, Tuesday

**Construction Specifications Institute (CSI) Monthly Meeting, 5:30 PM at the Embassy Suites Hotel, Sheila Cartiff, 823-5063 for information.**

### March 10, Thursday

**The Society for Marketing Professional Services (SMPS) is sponsoring a luncheon with Department of General Services Secretary, David L. Jannetta. The luncheon will be at the Ruddy Duck in Pittsburgh, 11:30 AM to 1:30 PM. Cost is \$20 for SMPS members; \$30 for non-members. Marian B. Bradley, 261-0700, for more information.**

### March 14, Monday

**Urban Zoning Code Project: City wide public meeting, 4:30-8:00 PM. David Lawrence Convention Center, Downtown.**



## Contractors' Directory

	Commercial	Construction Management	Electrical	Exterior	General	Highway	Industrial	Interior	Mechanical	Renovations	Residential
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<b>Kacin, Inc.</b> 795-22 Pine Valley Drive, Pittsburgh, PA 15239 327-2225 Contact: Jeffrey D. Ferris	●	●			●		●	●		●	●
<b>Kory Builders, Inc.</b> 739 Fifth Avenue, East McKeesport, PA 15035 824-3660 Contact: Nancy A. Krupa	●				●		●	●		●	●
<b>Kusevich Contracting</b> 3 Walnut Street, P.O. Box 95042, Pittsburgh, PA 15223 782-2112 Contact: George Kusevich	●	●		●	●		●	●		●	
<b>Landau Building Company</b> 9855 Rinaman Road, Wexford, PA 15090 935-8800 Contact: Thomas A. Landau	●				●			●		●	
<b>A. Martini &amp; Co., Inc.</b> 320 Grant Street, Verona, PA 15147 828-5500 Contact: Angelo Martini, Sr.	●	●			●		●	●		●	
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<b>Peters Building Construction Company</b> 9800 McKnight Road, Pittsburgh, PA 15237 366-7440 Contact: Doug Gawronski	●	●		●	●		●	●		●	
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<b>Ross &amp; Kennedy Corporation</b> 1610 Babcock Blvd., Pittsburgh, PA 15209-1696 821-2424 Contact: John N. Broeren	●	●			●		●	●		●	
<b>TEDCO Construction Corporation</b> TEDCO Place, Carnegie, PA 15106 276-8080 Contact: John R. Rusnak	●	●		●	●		●	●		●	
<b>Trafalgar House Construction, Inc.</b> Suite 345, One Oliver Plaza, Pittsburgh, PA 15222 566-5300 Contact: Dave Figgins	●	●			●		●	●		●	

To include your firm in the Engineers' or Contractors' Directory call Tom Lavelle at 882-3410.



# Two Views On Zoning

CONTINUED FROM PAGE 15

ments. We're a city of mostly brick buildings with vaguely stout proportions, simple openings, porches, roofs of certain types and color. There's a whole vocabulary there that needs to be respected; particularly those parts of buildings that are seen from a distance."

Gindroz says he would also welcome all of the ordinances being in one place. "Currently you have a situation where it is very difficult to find all the rules, some of which aren't even printed. There's this interpretive chart or some other thing that comes out from behind the desk, with someone saying 'Oh, you forgot about this.'"

For Pittsburgh to retain its uniqueness, he'd like to see the riverfronts developed, city neighborhoods remain stable or get stronger with new housing that reflects the character of each community, and the region continuing to appeal to the international community. "There are 95 German companies that have their American corporate headquarters in this region. Part of Pittsburgh's appeal is what it's like as a place, plus the airport. To me the notion of an international city with the scale and character of Pittsburgh is a pretty interesting combination. I would hope we can preserve the basic form of the city, which is dominated by topography and which creates smaller communities of scale and identity, each with their own central focus and clear connections to the rest of the city. I've come to feel that's almost an ideal form for a city. I'd hate for us to grow in such a way that we would lose that strong identity. I see that as one of the most important things we have to do. Overlaid on top of that, would be some way in which the character of the places could be preserved."

## Zoning Problems

Gindroz says he has encountered zoning ordinances all over the country and they are rules made mostly by lawyers, not designers, planners, or people who have a vision for a city. "Pittsburgh is extremely fortunate because zoning came here a little later than it did other places, and largely because we have such a powerful physical form that the image of the city is much clearer than it is in other urban areas," he says. "Therefore, zoning has had less negative effect here. But you still do occasionally find, in a traditional neighborhood, the one-story ranch house with a 25 foot setback grossly out of character with the community but perfectly in conformance with the letter of the zoning ordinance."

The key, says Gindroz, "is to find ways in which zoning ordinances are responsive to a clear vision of the city."

Zoning can be a series of plagues leaving mediocrity to downright havoc in its wake, as much as an adept sculptor's tool, he says. "The wrong kind of zoning can severely harm a neighborhood. It can aid and abet the acquisition of property by land speculators, which is the worst thing that can happen to a neighborhood because a community absolutely has to have a strong commitment on the part of the people who live in it and own property in it for the area to be healthy. Once you introduce a factor that encourages speculation, you introduce the seeds of destruction. Similarly, you can reverse it with a constructive change in zoning."

It is not uncommon to see depressing landscapes emerging in cities of all sizes due to zoning that doesn't address the needs of an area, says Gindroz. Historic cities, like Richmond, he says, are particularly vulnerable because of the proliferation of grand, old single-family homes that have been made more attractive to land speculators through rezoning that encourages apartments and poor management. "Orlando has a wonder-

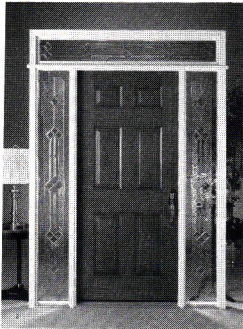
ful tradition of neighborhoods developed in the teens, 20s and 30s, but you'd never know it to look at the most recent developments around the edge of the city. Lexington, Kentucky is another place to look at. They have a strong history of good zoning and planning because they've limited development to protect the horse farms—but still you find this kind of neutral environment growing around it. I haven't been there but I understand driving across Texas is a chilling experience." Boston, San Francisco and parts of Washington D.C. are cities Gindroz feels are successful in maintaining their integrity, a singular sense of place. ■



Kevin Wagstaff



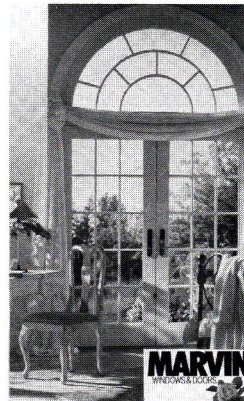
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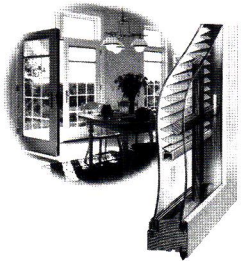


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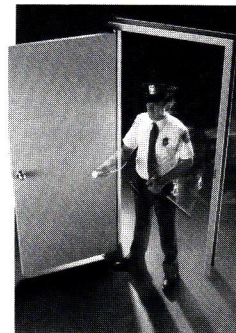
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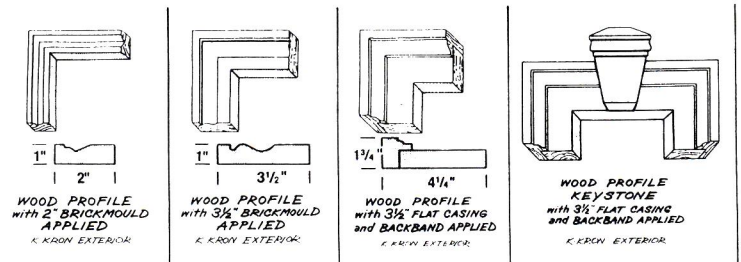
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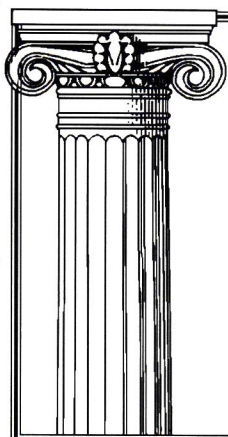




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## H. H. Richardson Needs Your Help

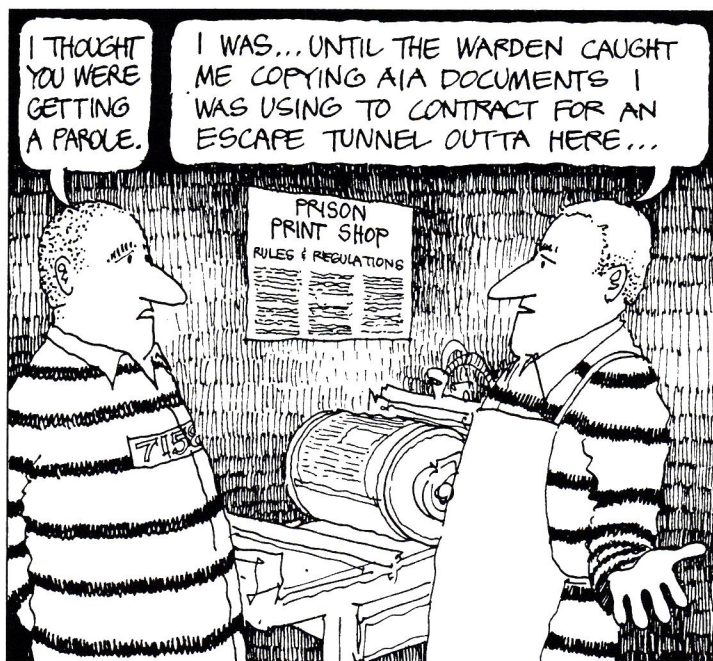
### Come Cookin' with Classic Jazz to Benefit Church Restoration

The Northside's Emmanuel Episcopal Church, a Richardson original also known as the "Bake Oven Church," will present "Cooking at the Bake Oven," a special evening of jazz on Saturday, March 26 at 8 p.m. as a fundraiser for the building's restoration.

Emmanuel invites jazz lovers and architecture aficionados to take a closer look at this remarkable structure once described as "a mastodon attending a fancy dress party." Well known Pittsburgh jazz musicians James Johnson Jr. (piano), Don Aliquo, Jr. (sax), Dave Pellow (bass), James Johnson III (drums), and vocalist Pamela Johnson will be entertaining throughout the evening. The audience will be treated to a special appearance of H. H. Richardson himself (played by a local actor), and engaging anecdotes about the church's unusual history as told by radio personality Carol Fanelli.

The evening will conclude with wine and hors d'oeuvres served in the lounge. The church is located at the corner of W. North Avenue and Allegheny Avenue in the neighborhood of Manchester on the Northside. Call 931-7225 or 322-8723 for tickets (\$15). Parking will be available.

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—by Roger K. Lewis, F.AIA

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Classifieds for the April issue is March 7.



# Pittsburgh Architecture, circa 1990

One of the goals of the Heinz Architectural Center is to compile and present the work of contemporary architects practicing in western Pennsylvania. **Pittsburgh Architecture, circa 1990** is the Center's first exhibition devoted to the subject. It represents the work of over 50 local firms that were in the design process during the period when the Heinz Center was being planned and built.

The show opens to the public on Saturday, March 5, 1994. AIA Pittsburgh and the Heinz Center are hosting a preview of the exhibit at a private reception on the Friday before the opening, March 4. This is a show and opportunity not to be missed!

## Special Thanks . . .

*Columns* would like to extend a special thank you to:

- The Pittsburgh City Planning Department for an \$800 grant.
- The Community Design Center of Pittsburgh for a \$500 grant.
- Michael Haritan for donation of his photographic services.

*Their generosity helped make this special zoning issue possible.*

## Upcoming Issues

April – **Office Interiors & Furnishings**

May – **Suburbs/Edge Cities**

June – **Interiors Portfolio**

July – **Riverfront Development**

**The deadline for May submissions is Mar. 25.** Artwork will not be returned unless a self-addressed stamped envelope is included.

### Note new address and phone number!

COLUMNS, c/o The Cantor Group, 5802 Douglas Street, Pittsburgh, PA 15217 or call Michelle Fanzo at 412/422-6727.

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A Reception and Preview of

## Pittsburgh Architecture, circa 1990

**Friday, March 4, 1994**

The Heinz Architectural Center  
Carnegie Museum of Art, 4400 Forbes Avenue, Oakland

**5:30 to 8:30 pm** Hors d'oeuvres and cash bar

**Price:** \$15 per person

**RSVP** by Tuesday, March 1, 1994

*This meeting is generously sponsored by:  
The Heinz Architectural Center and AIA Pittsburgh.*

## R S V P

### March Chapter Meeting

The Heinz Architectural Center  
Carnegie Museum of Art, 4400 Forbes Avenue, Oakland  
Friday, March 4, 1994

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address \_\_\_\_\_

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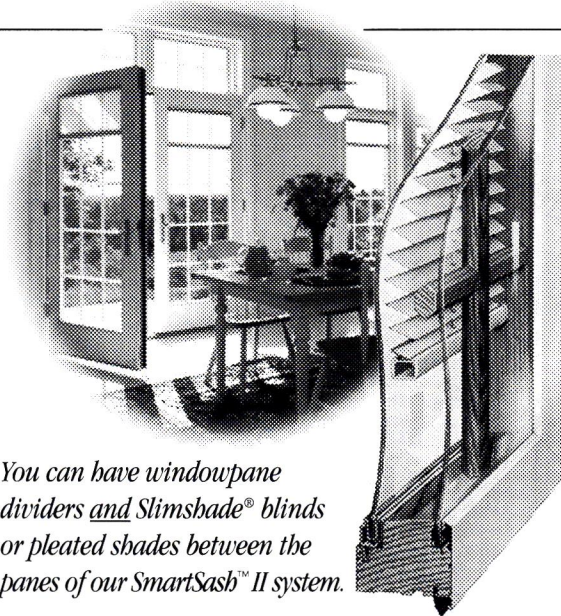
Names of guests: \_\_\_\_\_

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**INSIDE**

CHARACTERS OF PITTSBURGH

TEMPLATES FOR THE CITY

TWO VIEWS ON ZONING



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