

THE OLD STONE TAVERN REHABILITATION PLAN

PFAFFMANN + ASSOCIATES

Historic Review Submission • 27 December 2023



Preservation Plan Phasing
Master Development Plan
Photographs of Existing Conditions
Stone Tavern Site Plan
Proposed Floor Plans
Elevations
Scope of Exterior Renovation
Appendices:
 HRC Nomination
 NR Nomination



Phase 1 Event Hall
First Floor ONLY
1017 McCartney

Phase 1B Event Hall
Elevator/2nd Floor
1017 McCartney

Phase 1C Music Pavilion
1017 McCartney

Phase 2 Pub/Distillery/Retail
First Floor
420/422 Greentree

Phase 2A
Upper Floor Apartments
420 Greentree
2/3rd Floor

Phase 3 Hotel
1007 McCartney

Phase 4 Stone Tavern
434 Greentree
Stabilization
Building Shell
Interior Rehab
Addition

434 Greentree Road (Existing Tavern)

Old Stone Tavern, LLC

Phase 1 Stabilization & Rehabilitation Scope of Work

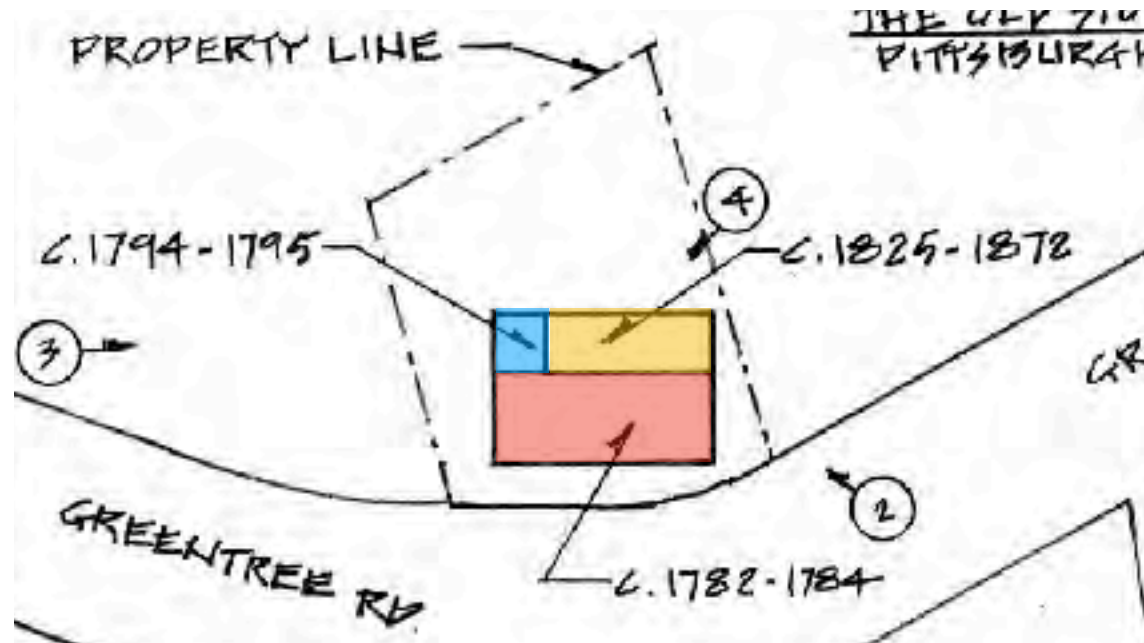
The purpose of this submittal is to gain approval for the following scope of work at the City Designated Stone Tavern.

The current owners (Barb and Robert Porter) have commissioned Pfaffmann + Associates to complete due diligence, zoning master plan and schematic design of the Tavern. The first phase of work for the Stone Tavern that will focus on Stabilization and Rehabilitation of the existing building shell, followed by full rehabilitation and an addition to create a sustainable rebirth as a new Restaurant and Tavern, following the tradition of the building's history.

1. **Certificate of Appropriateness (this application)** is requested is for the proposed shell stabilization program:
 - Masonry Walls, Roof, Chimneys (see detail sheets in this presentation)
 - Rear Expansions for restrooms and a enclosed porch to accomodate an ADA Lift (see plans and elevations in this presentation)
 - New Entry Stoop/Porch design

Note: additional historical and architectural research (mortar analysis and interior investigations) is planned in order to reapply for the NRHP designation. Because the Tavern sits within the West End National Register Eligible district, it is expected that it will qualify for PHMC Keystone Grant Program in collaboration with the Stone Tavern. See attached letter from PHMC outlining the areas of concern.

2. **Master Zoning Development Review (ZDR)** will allow a proposed ZBA approval a shared use parking plan and proposed use changes to each structure. New ZDRs will be applied for as the project phases are financed.
3. **Change of use and initial occupancy** for the former Harris Masonry warehouse at 1017 McCartney. This will allow the site to be occupied for events. This structure is **not** part of the Stone Tavern Site and is not an eligible historic structure.

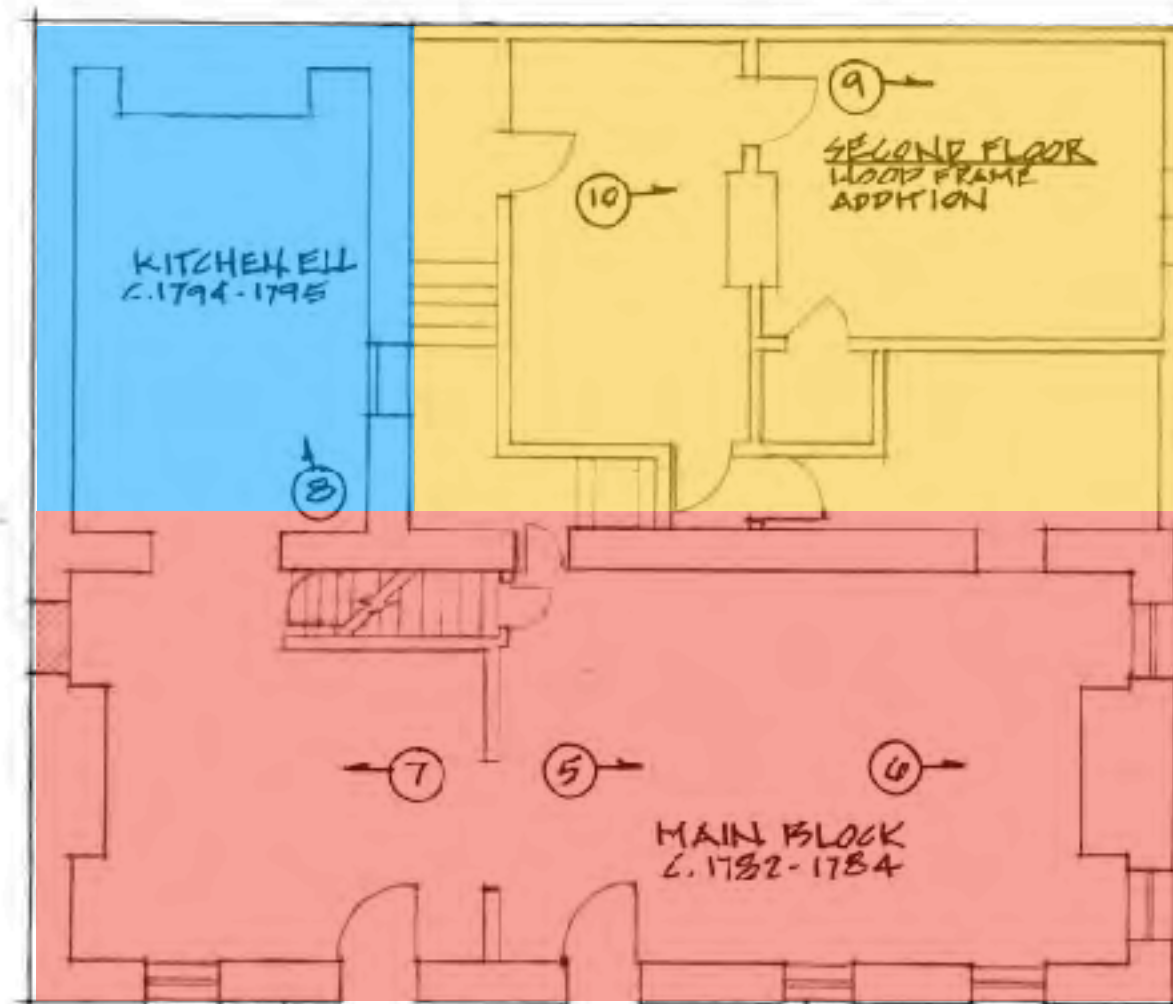


The Old Stone Tavern played an important role in the surrounding communities for more than two hundred years. A datestone of 1752 is on the building. However, local architectural historians have argued it was built circa 1782, shortly after the American Revolution, by Daniel Elliott, who served in the war. An account ledger from the Tavern exists at the Main branch of the Carnegie Library of Pittsburgh dated from 1793 to 1797. The Tavern was continuously operated as a restaurant or bar with a speakeasy being operated out of the basement until 2009.

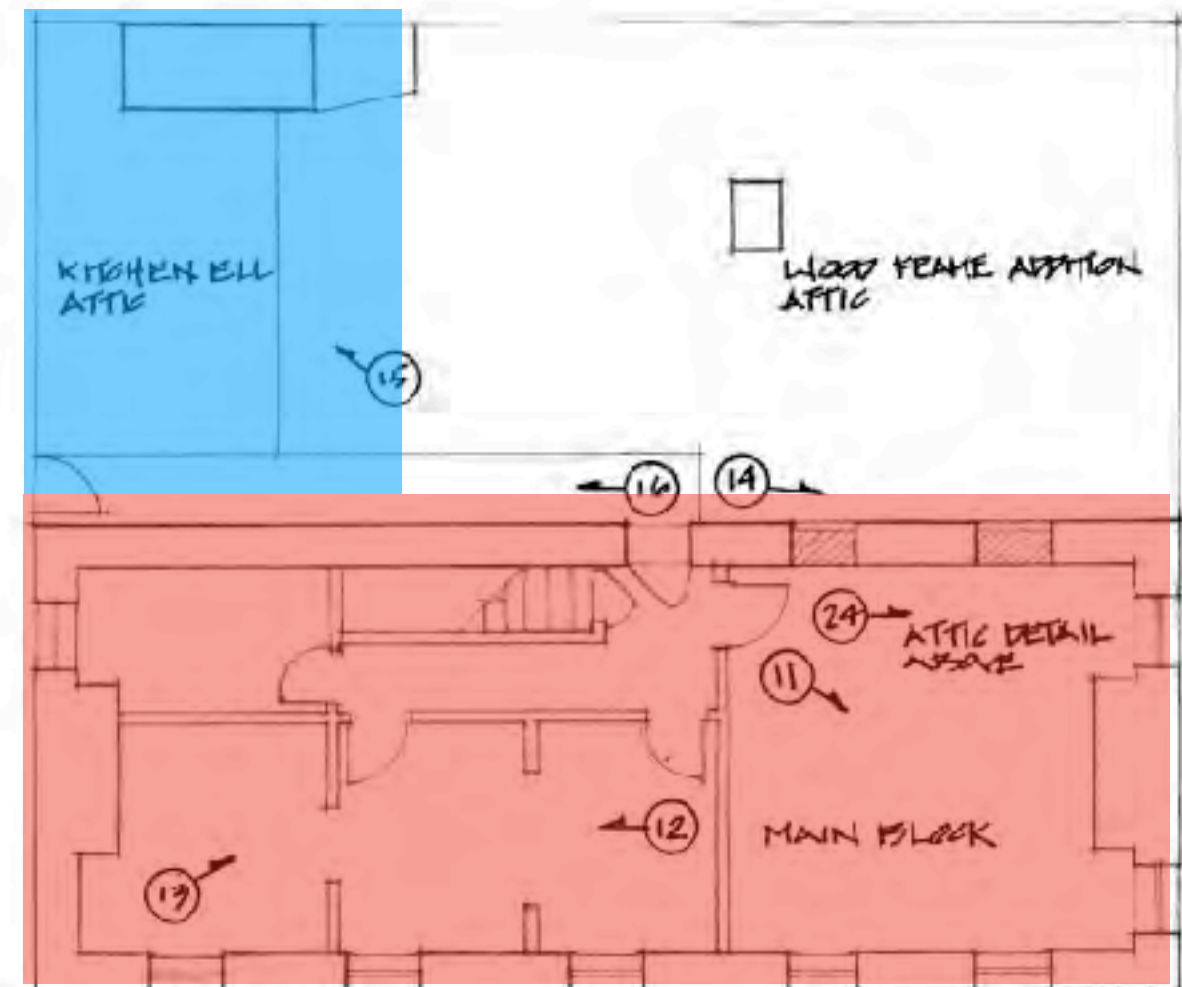
The Tavern is located at a bend in what was the historic Washington and Pittsburgh Turnpike, (a toll road connecting Pittsburgh to Washington County and the National Road (Route 40)) following the Native American path known as Catfish Trail (part of the Mingo Trails). It is believed to have served as a toll house and frontier trading post and likely played a role in the Whiskey Rebellion, the late 18th century uprising against a federal excise tax on liquor,[8] that ended with the implementation of martial law. "John Woods was in the tavern and used the owners' ferry the night before the raid on John Neville's estate" (July 16, 1794). Moreover, the ledger contains over 89 names connected with the Whiskey Rebellion as well as 109 veterans of the American Revolution and 16 men who would serve in the War of 1812. *(Excerpted from HRC/NR Nominations)*

The Old Stone Tavern was added to the List of City of Pittsburgh historic designations on October 6, 2009.





FIRST FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



SECOND FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$





Exterior

The Stone chimneys of two interior fireplace flues are seen at either end of the main block while a third, larger chimney for an interior fireplace flue is observed at the rear kitchen l. The frame addition also preserves the brick chimney of an interior fireplace flue.

Remaining windows in the exposed portion of the main block have two over two sash, likely of 19th century vintage. One of the two door openings on the front wall is apparently a covered window opening. The east end wall contains a door that opens to the basement, now largely below grade. Basement window openings are found in both the main block and kitchen l. Two of these retain rectangular wooden bars spanning the openings, suggesting security bars, still in place.

The North Wall of the main block is completely covered by the wood frame addition of c. 1825 - 1872. Two blocked window openings in the second floor of the main block are covered by the frame addition attic. These preserve unpainted window jams in nearly unweathered condition. Roof cornice trim, also in the attic is in similarly unweathered condition.

The main block attic contains four small window openings, now bricked in, one on either side of the two chimneys. Three four-light window sashes for these openings remain in place behind the brick with another nearby on the attic floor. These window sashes are of mortise and pegged construction.

The exterior walls of the kitchen ell addition are covered by a cement material coating making it difficult to locate original openings. Possibly three window openings exist in the ell including a small square window opening visible in the attic. A former exterior door to the kitchen is blocked and is now on the interior of the building.

-The wood frame addition is currently covered in aluminum siding with the exception of one door and two window openings.

Integrity

The exterior of the tavern main block and its kitchen ell retain original form with original door and window openings evident, and many still in use. Original door and window openings likely remain under the aluminum siding of the wood frame addition.

No apparently original interior wood paneling or trim exists in the main block of the tavern, but may be present in the wood frame edition. Original room layouts on the first floor of the main block and on both floors of the wood frame addition remain largely intact. The second floor of the main block has been significantly modified to accommodate its most recent use as an apartment. The frame addition to the building shows signs of serious deterioration due to rot caused by wood components directly in contact with the ground below. Sloping floors in a 1965 photo indicate foundation settlement of several inches.

EXTERIOR NARRATIVE & INTEGRITY

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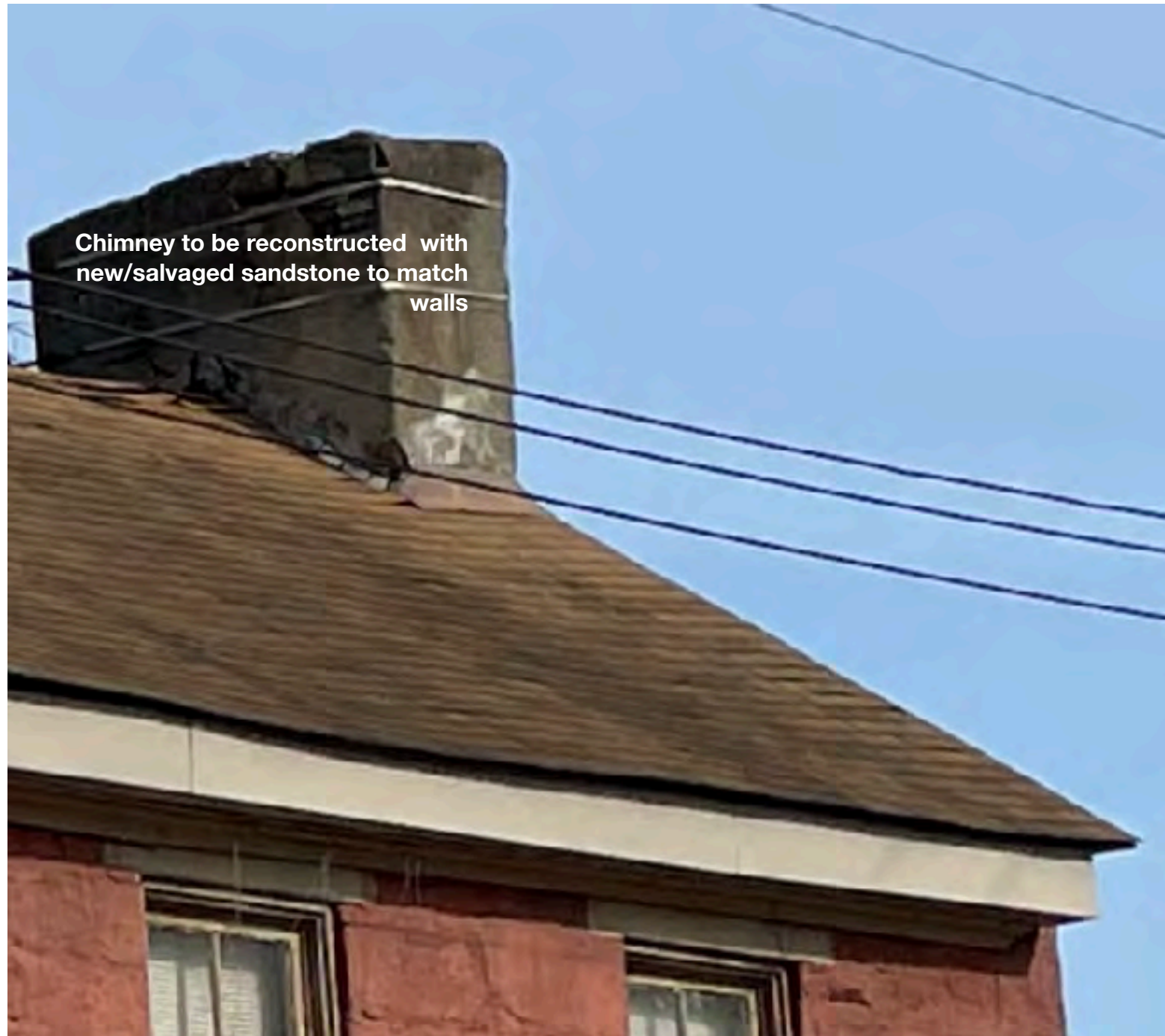
2022 Repairs



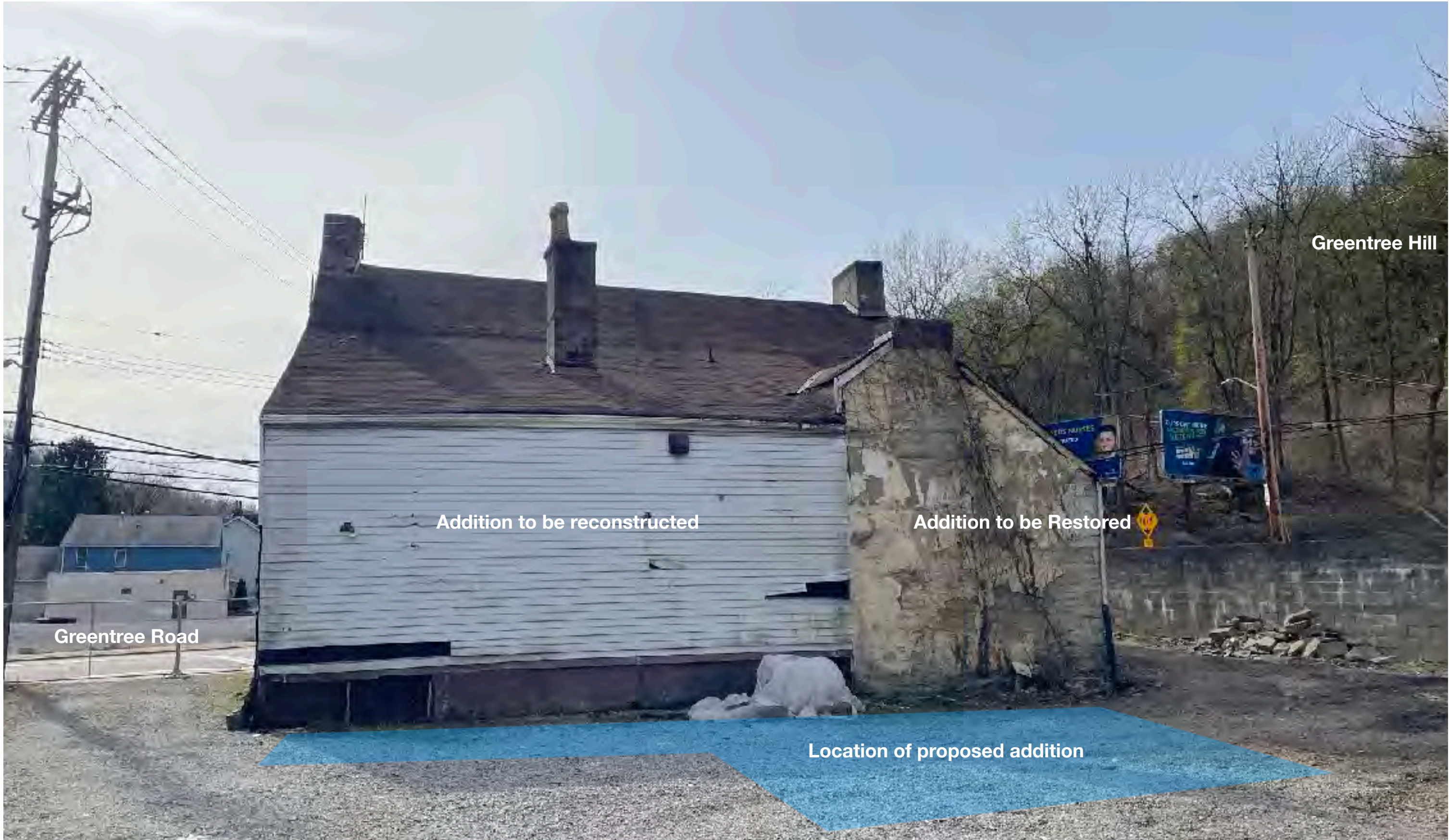
Existing Sandstone Conditions



Existing late 19th C style Window Conditions



Existing Roof Conditions



Ell and Shed Conditions (location of proposed addition)



RESTORATION APPROACHES TO BE USED AFTER ASSESSMENT AND TESTING

1. **Removing Existing Coatings.** The existing red painted coating appears to be a “Thorseal” type coating. The side walls appear to be an easier parging cement. Once the mortar and stone analysis is completed for the primary facades, mock ups will be conducted with guidance from an architectural conservator and mason experienced with the materials and techniques.
2. **Major replacement with new sandstone...** Based on the outcome of the analysis, we replace the entire block or take out part and do what are called Dutchman repairs. Problems with major stone replacements will require matching stone. In many cases the quarries are closed, and salvage may be required.
3. **Retool the surfaces.** This approach takes away some delaminated material and retool the surface to make it look like what it was originally. It's not always feasible to do this, in fact in most cases it's probably not feasible to do this. The amount of deterioration may vary and may not be feasible.
4. **Scaling off the loose pieces.** It can be combined with patching. Scaling happens inevitably. If there's a piece that's hanging there and it's going to come off sooner or later..we're just making it a little bit sooner.
5. **Patching.** Patching can be effective at a reasonable cost. In general, patching is reversible. If the patch does not hold up well, the patch can be redone. It involves minimal intrusion into the building fabric. The patching material must match the color and texture of the existing material. It must adhere well, it must be breathable, it must have similar thermal expansion characteristics, and it must weather well. The goal is to do as little as possible for structural purposes and to prevent water intrusion.
6. **Repointing.** Previous repointing work accomplished by Mariani & Richards and Lancaster Limeworks
7. **Products:** Based on the mock-up and testing, a product will be specified ad laboratory matched with Cathedral Stone Jahn M70 Products or Edison. An example is Edison Custom SYSTEM 45 SD for Siliceous Sandstone. <https://www.cathedralstone.com/>



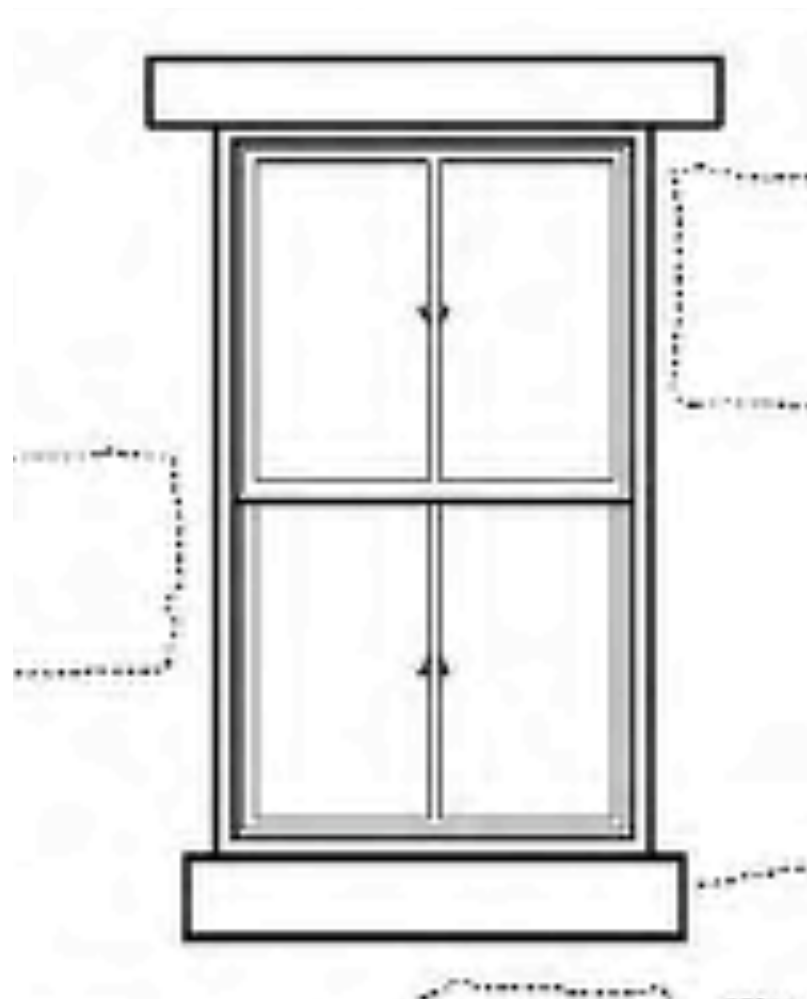
New Roof:

1" Standing Seam "Zincalume AZ50" Steel or Galvalume in a soft gray or tinner's red.

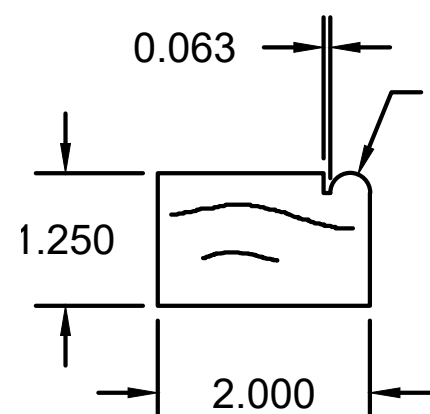


Roof Replacement

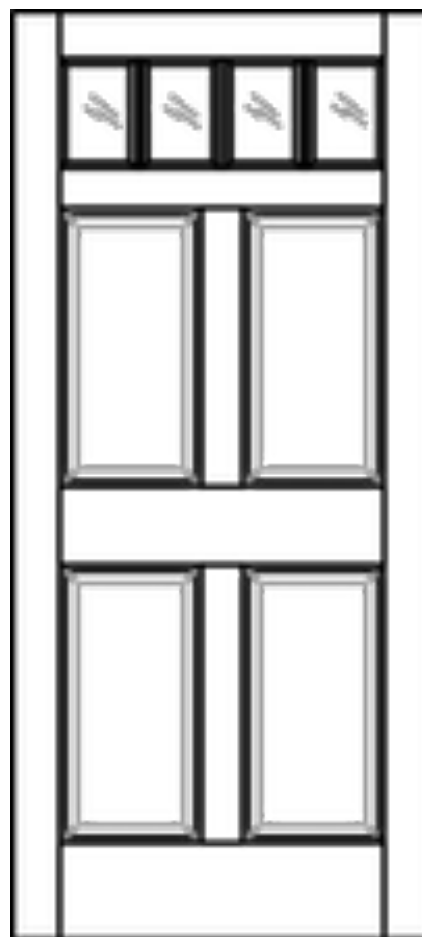
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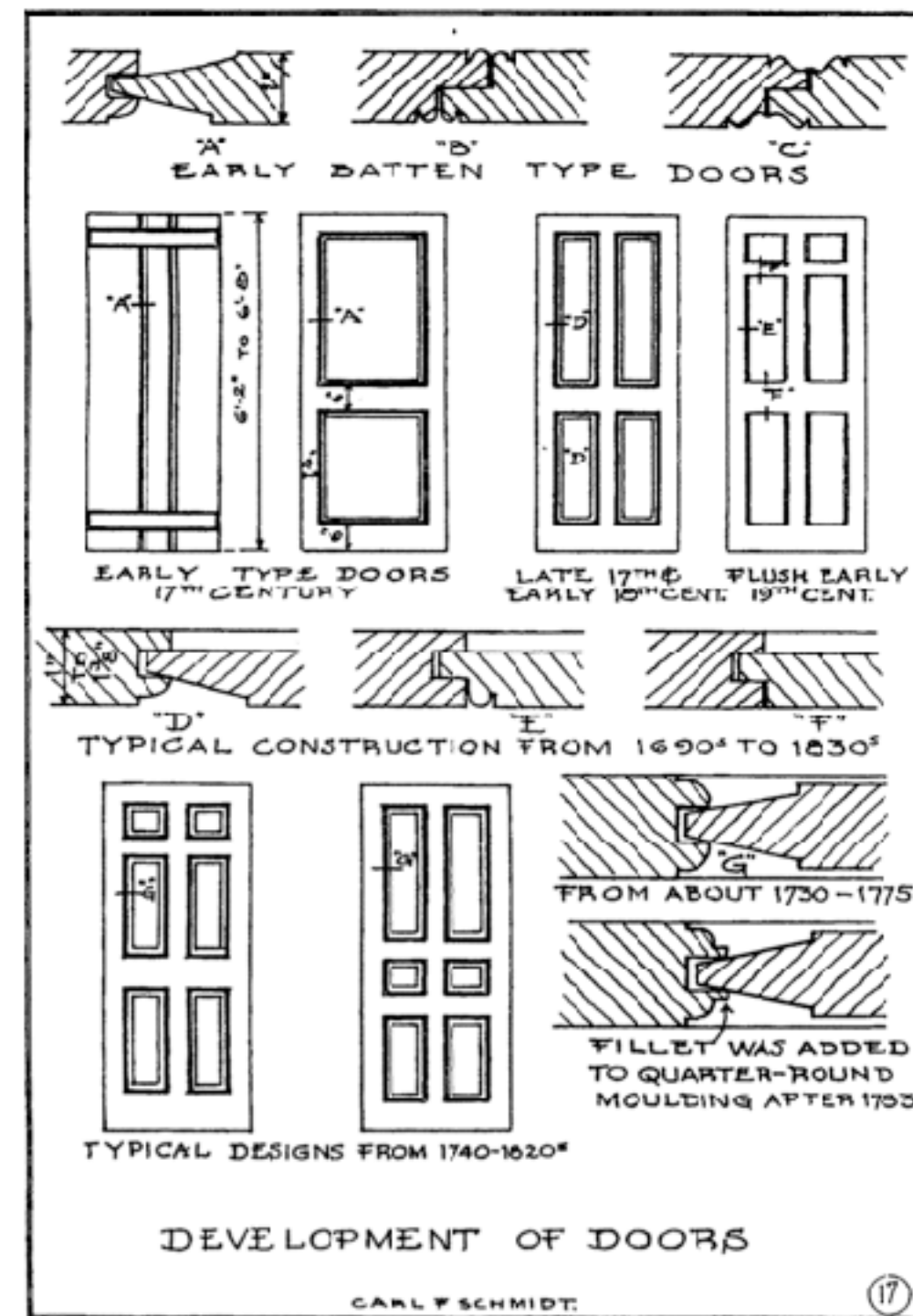
TYPICAL WOOD DOUBLE HUNG WINDOW
(SPANISH CEDAR PAINTED-ALLIED WINDOWS)



BRICK MOLD w/BEAD



TYPICAL EXTERIOR STILE & RAIL WOOD DOOR
(SPANISH CEDAR PAINTED-ALLIED)




This evolution of door construction shows the change to the ovolo at the margins of the panels. (From *Restoration and Preservation*, Carl F. Schmidt, reprinted by permission, SUNY Genesco, Genesco, NY.)

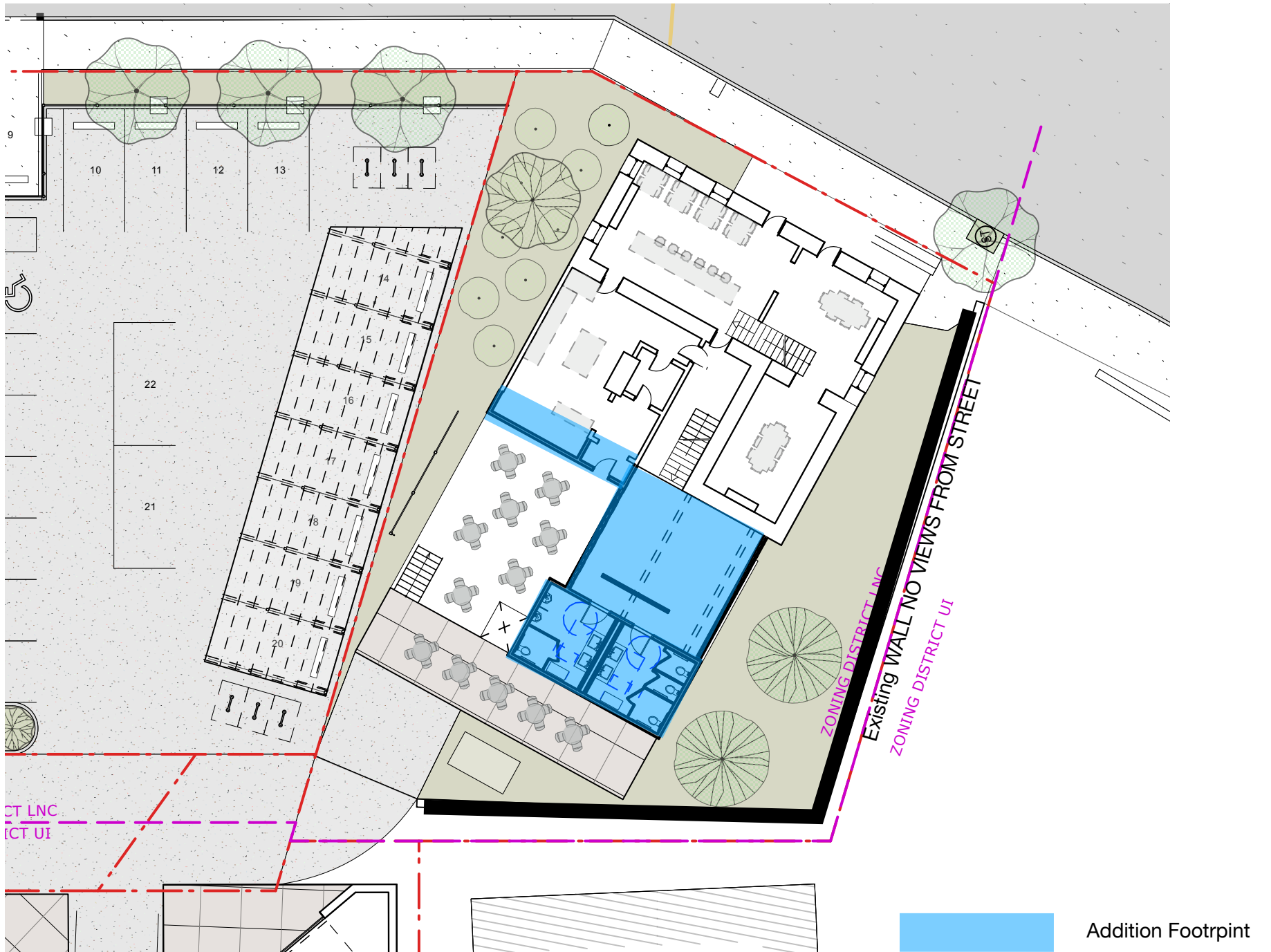
Window & Door Replacement

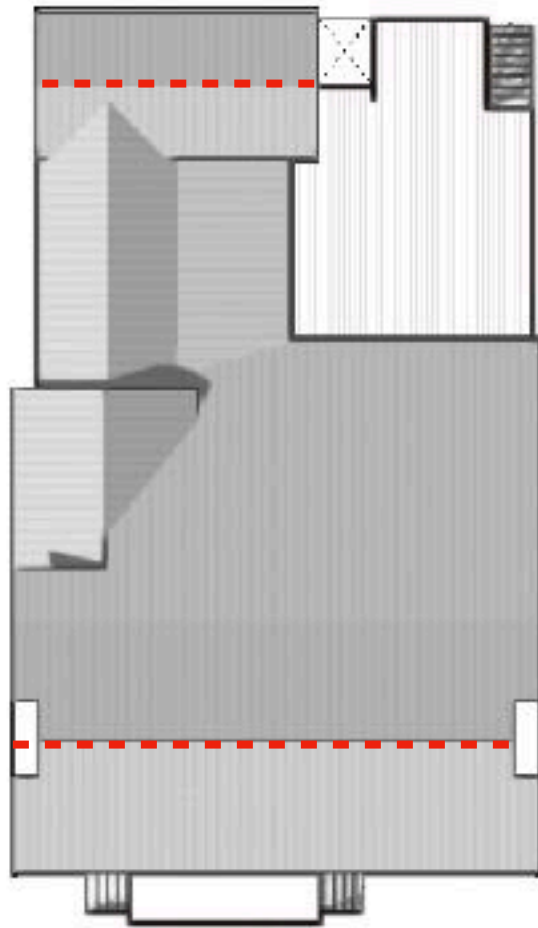
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PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM OFFICE OF HISTORIC PRESERVATION Box 1026 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120		7. Local survey organization Pittsburgh History & Landmarks Foundation		1. County Allegheny 5. present name The Old Stone Tavern
8. property owners name and address		9. tax parcel number / other number	10. <u>17</u> <u>58119010</u> U.T.M. zone <u>east</u>	
12. classification site () structure () object () building <input checked="" type="checkbox"/> in N.R. district yes () no <input checked="" type="checkbox"/>		11. status (other surveys, lists etc.) LAAC PI	13. date(s) (how determined) <u>1752 (datestone)</u> 14. period <u>1740-1759</u>	
16. architect or engineer		17. contractor or builder	15. style, design or folk type Western Pennsylvania Stone Vernacular	19. original use Tavern 20. present use Tavern / Restaurant
23. site plan with north arrow		18. primary building mat./construction Stone		21. condition Average 22. integrity Average
24. photo notation 003-D-R418-F4,5		26. brief description (note unusual features, inte		2. municipality Pittsburgh Borough 6. other name (historic name if any) Coates Tavern
25. file/location		27. history, significance and/or background <p>Located at the foot of Greentree Hill in close proximity to a light industrial area, Minette Square, this building has survived while other commercial enterprises on the same street have been abandoned. It is 2 stories tall with a one story aluminum sided addition at the rear. It has a gable roof with inside end chimneys. The side elevations have 2 bays of d/s (2/2) framed in wood. The facade (east elevation) has 5 bays of d/s (2/2) windows with outside shutters on the second floor. There are 3 bays of similar windows on the first floor. Two deeply recessed entranceways have single wooden doors that open onto a porch whose gable roof is supported by wooden posts. There are plain wooden balustrades attached & metal railings. The gable end has the name of the establishment hand painted on it.</p> <p>(continue on back if necessary)</p>		3. street address or specific location 434-436 Greentree Road
28. sources of information L From: Pittsburgh Press Jan. 28, 1929, article by Marie M' Swigan (located on the interior back wall of the bar area)		29. prepared by: Peta Creque & Lu Donnelly 30. date 6/21/81 revision(s)		4. survey code 003-P19S-156

ADDITIONAL DATA/PHOTOS number of continuations from front	4. survey code 003-P19S-156
27. Cont. <p>One of the earliest surviving local Taverns it is dated in LAAC between 1793-1816, while the datestone at the northeast corner reads 1752 it is of questionable authenticity.</p> <p>James and Anna (Brown) Coates, natives of Newcastle-Upon-Tyne, England came to the United States circa 1830. James followed mining and farming, and finally the hotel business; "keeping the stone tavern on the Washington turnpike, in what is now the Thirty-sixth ward of Pittsburgh." p.689 Warner (3) They apparently purchased an established business since a third source makes this cryptic reference: "Judging from the record book for 1794 of Coates Tavern in West End, Pittsburgh, the bars enjoyed a thriving business..." (p.175) Stotz. (4) Just exactly when this structure was built is still unclear, but the possibility of its dating in the eighteenth century is real and should be verified.</p>	
28. Cont. <p>2. Van Trump & Ziegler- <u>Landmark Architecture of Allegheny County</u>, 1967 P. 159</p> <p>3. <u>History of Allegheny County, Pennsylvania</u>. 2 Vols. in 1, Chicago, Warner & Co., 1889, Vol. 2 p. 689.</p> <p>4. <u>The Early Architecture of Western Pennsylvania</u>. Charles Morse Stotz, A.I.A., 1936, p. 175.</p>	
	
EVALUATION <p>Appears to be eligible for National Register listing.</p>	
EVALUATOR(S) Eliza Smith, Ellis Schmidlapp Steering Committee, 10/81	

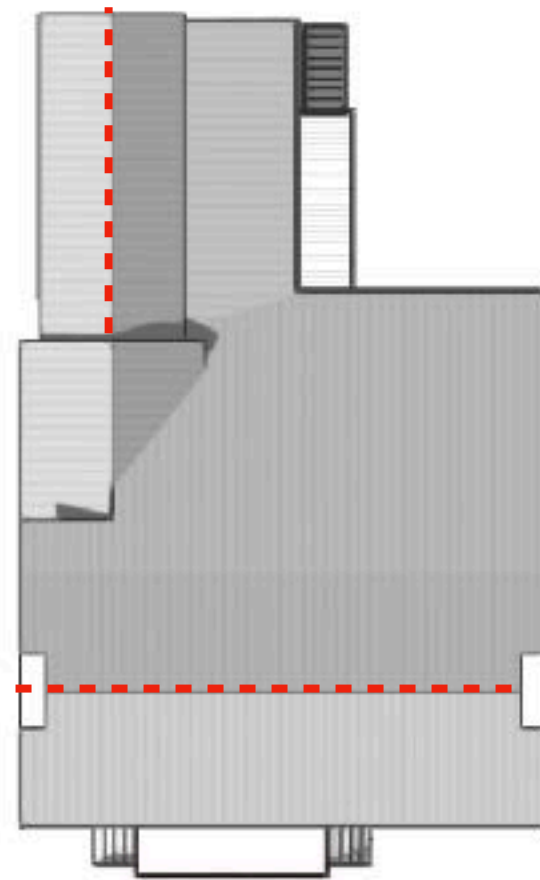




1 Option A Roof Plan
Scale: 3/32" = 1'-0"

A Parallel

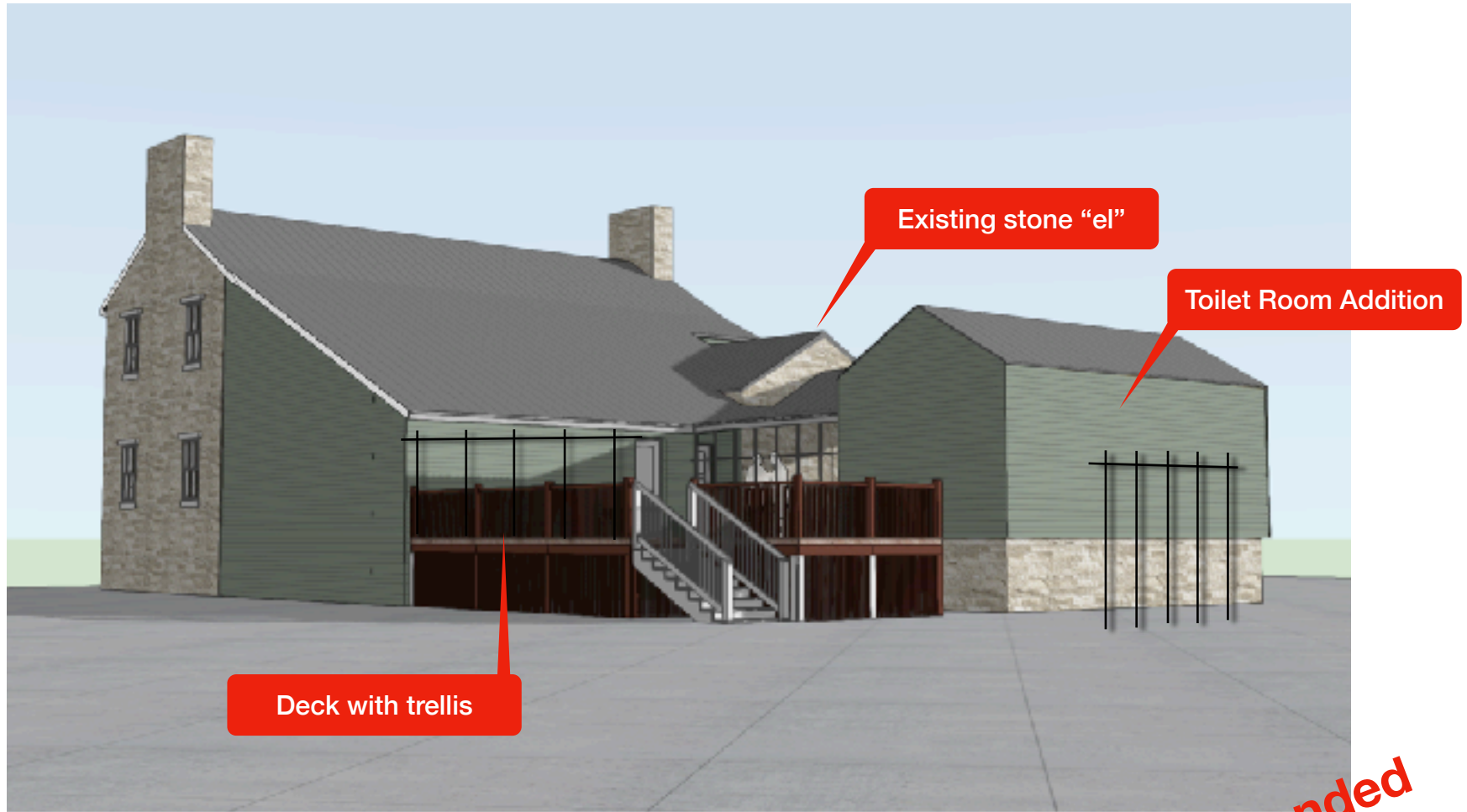
**Recommended
Option A**



2 Option B Roof Plan
Scale: 3/32" = 1'-0"

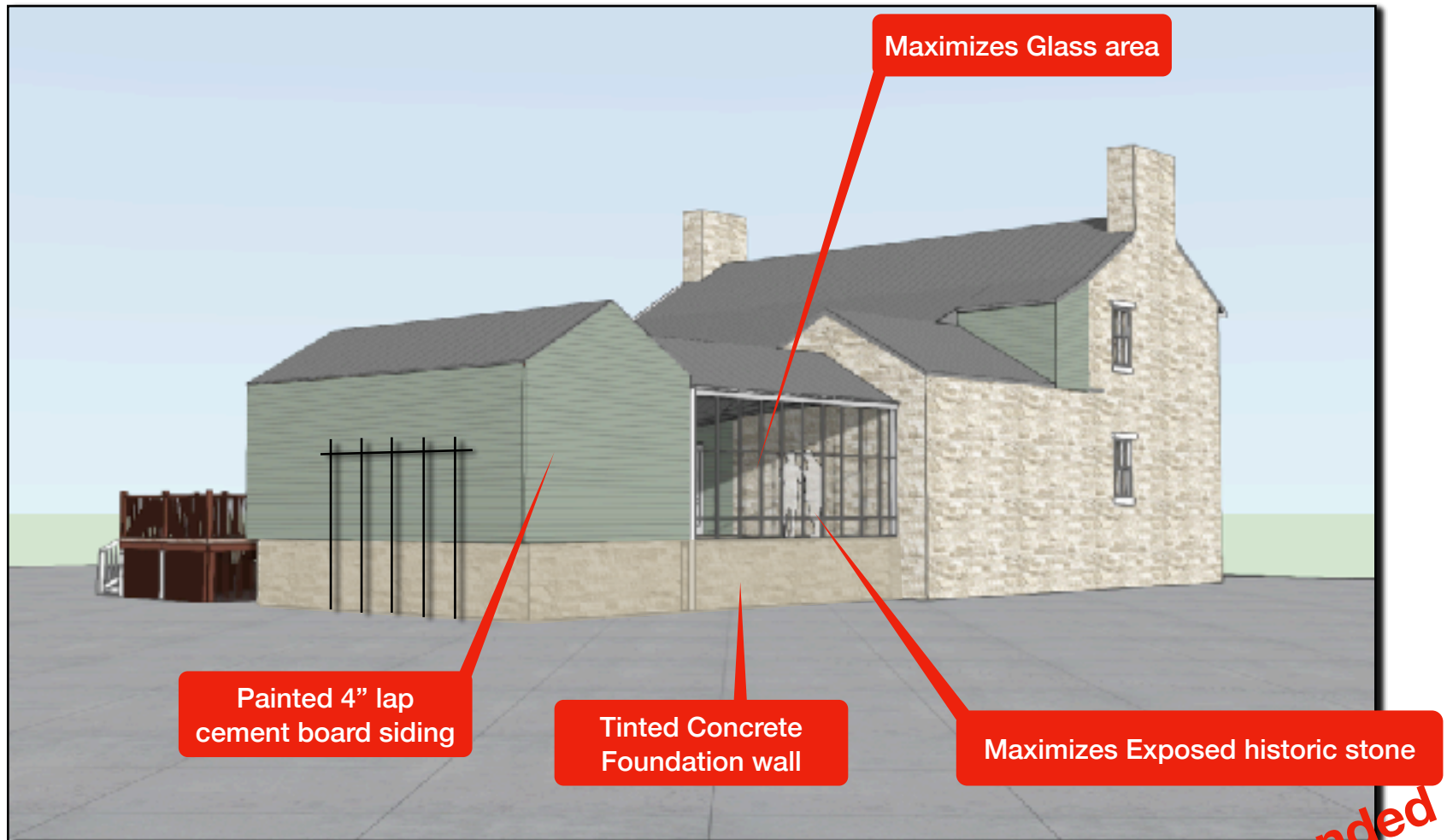
B Perpendicular



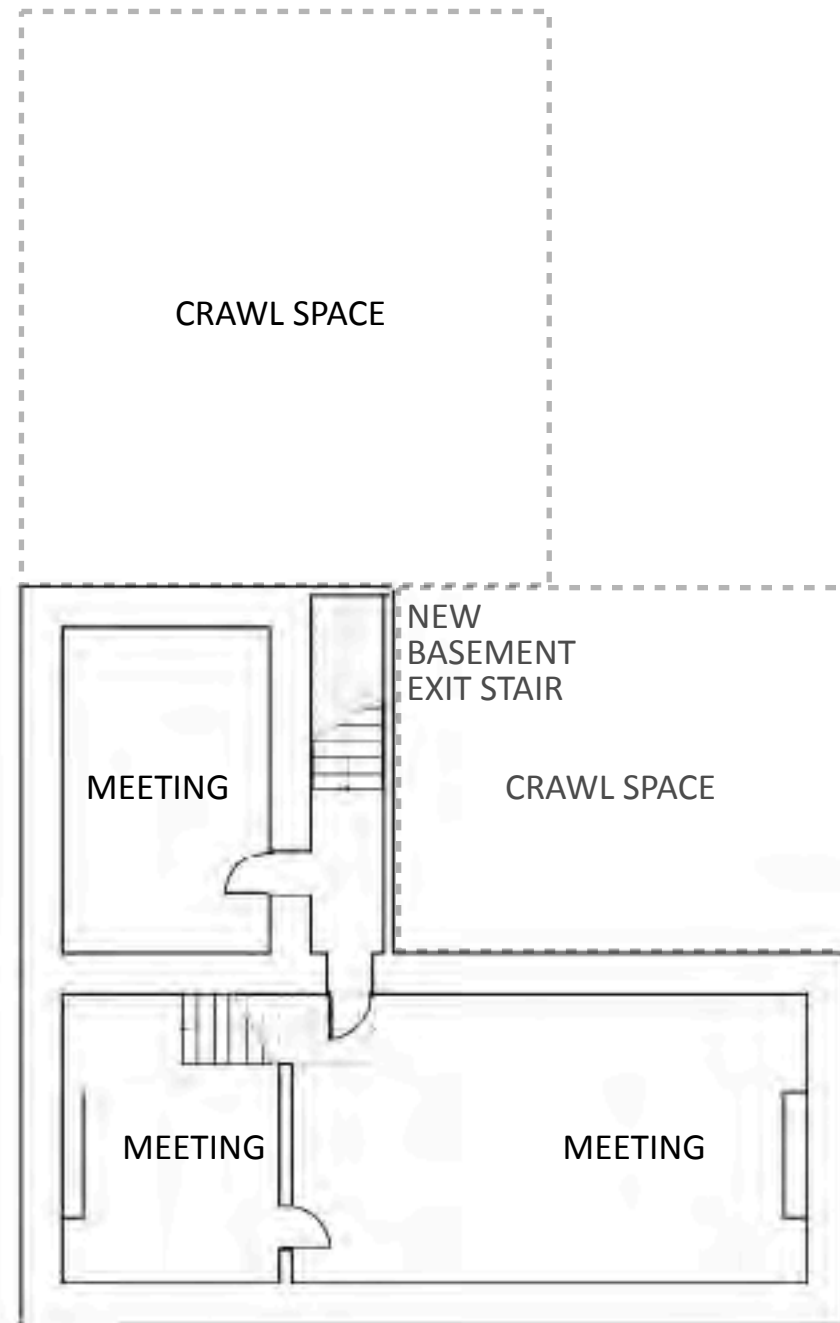


OPTION A Perpendicular Gable Addition (Rear Left Entry View)

**Recommended
Option A**

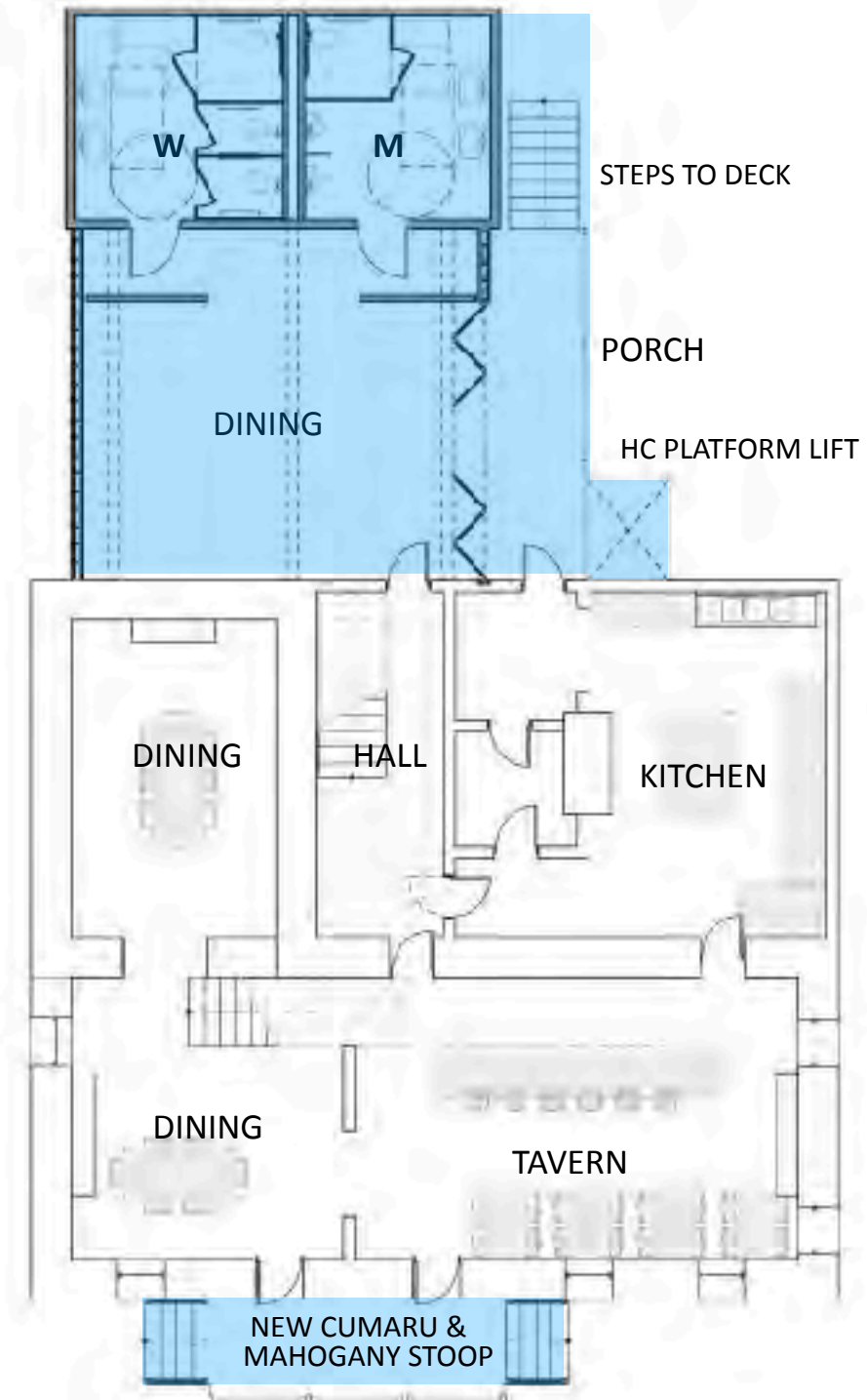


OPTION A Perpendicular Gable Addition (Rear Right)



1

Basement
Scale: 3/32" = 1'-0"



2

Ground Floor
Scale: 3/32" = 1'-0"



Stone Tavern Master Plan

Porter Family Properties, LLC

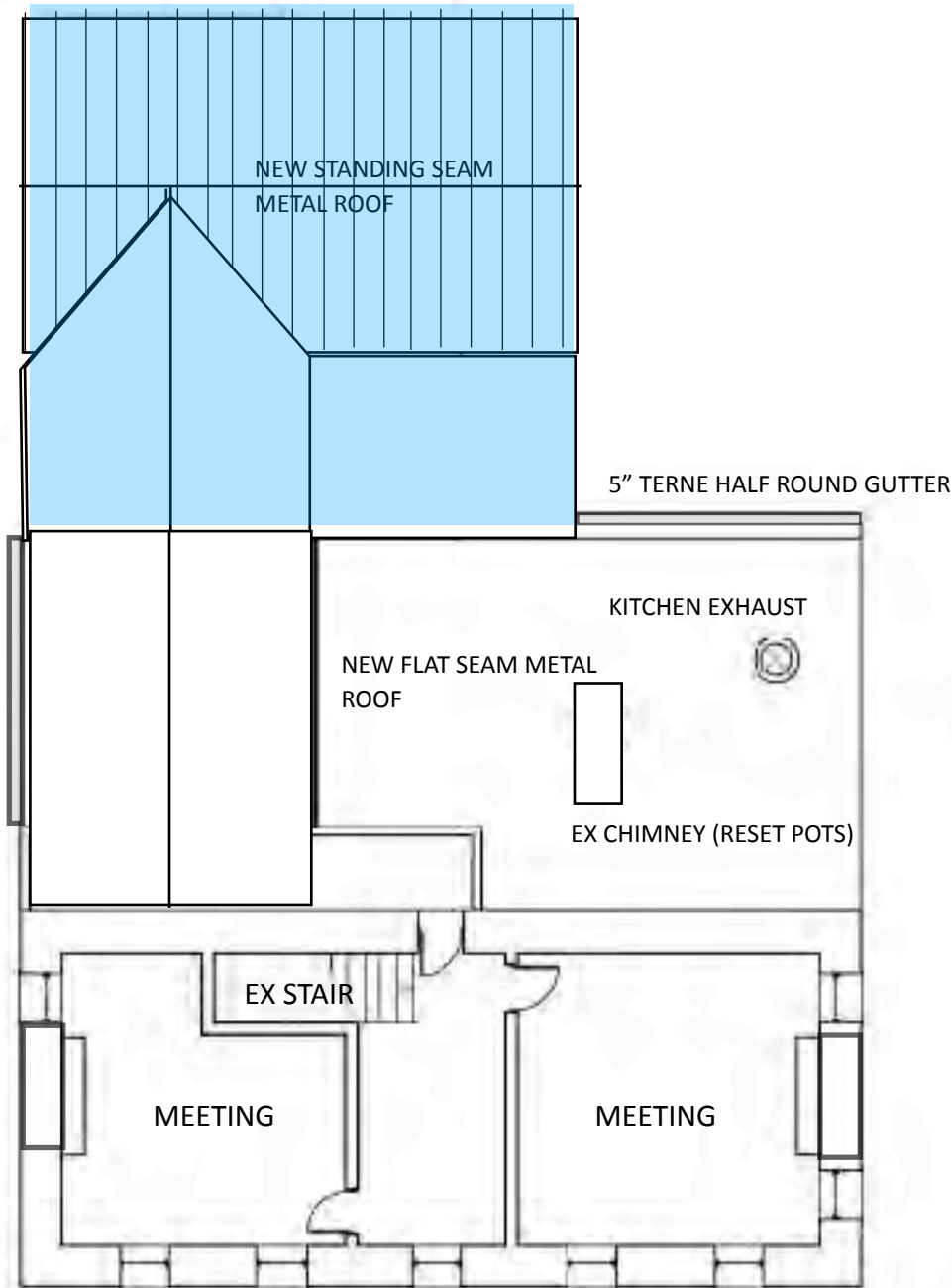
Stone Tavern Floor Plans

ZDR DCP-ZDR-2023-11106

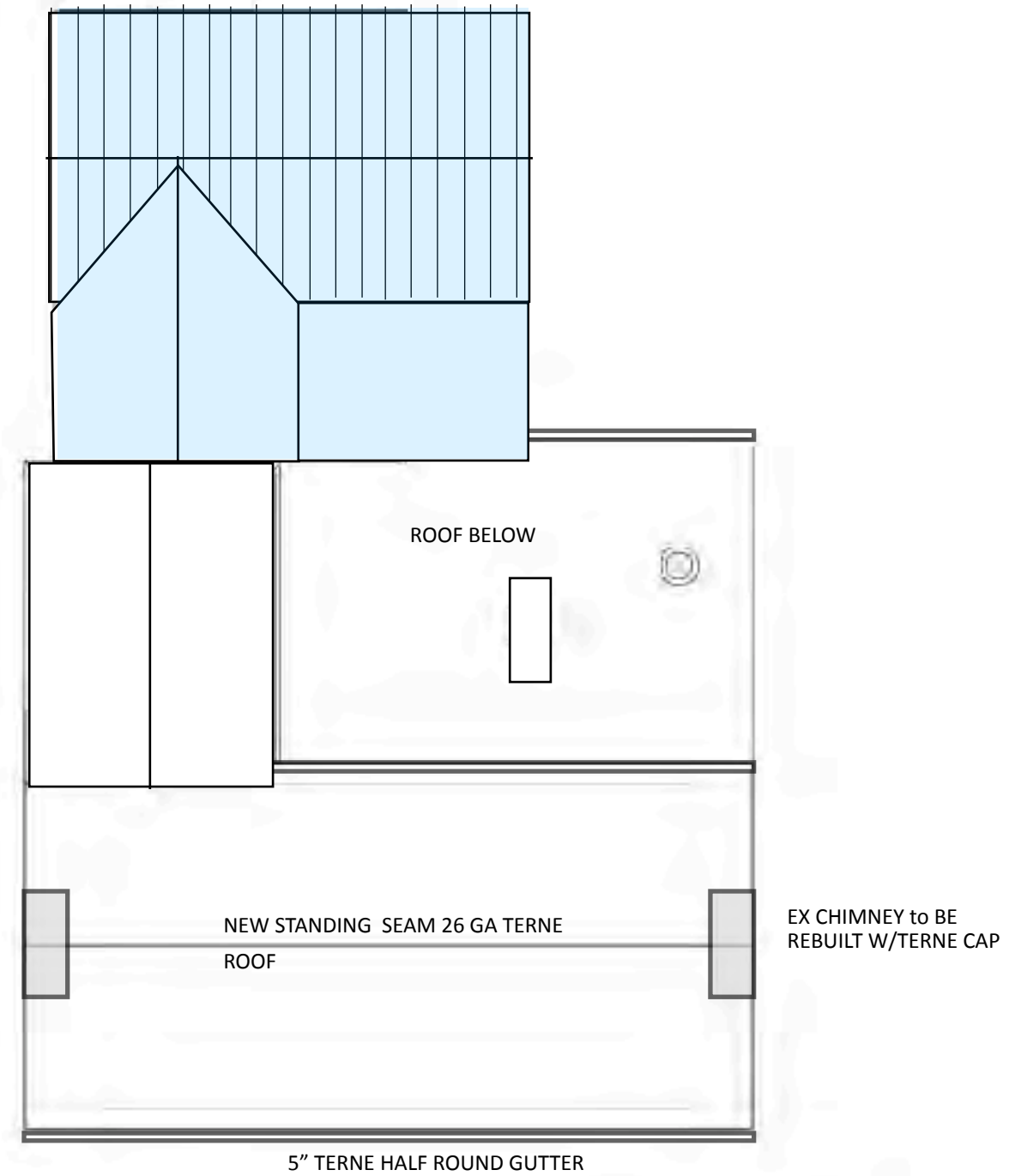
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A-1



1 Second Floor
Scale: 3/32" = 1'-0"



2 Roof Plan
Scale: 3/32" = 1'-0"



Stone Tavern Master Plan

Porter Family Properties, LLC

Stone Tavern Floor Plans

ZDR DCP-ZDR-2023-11106

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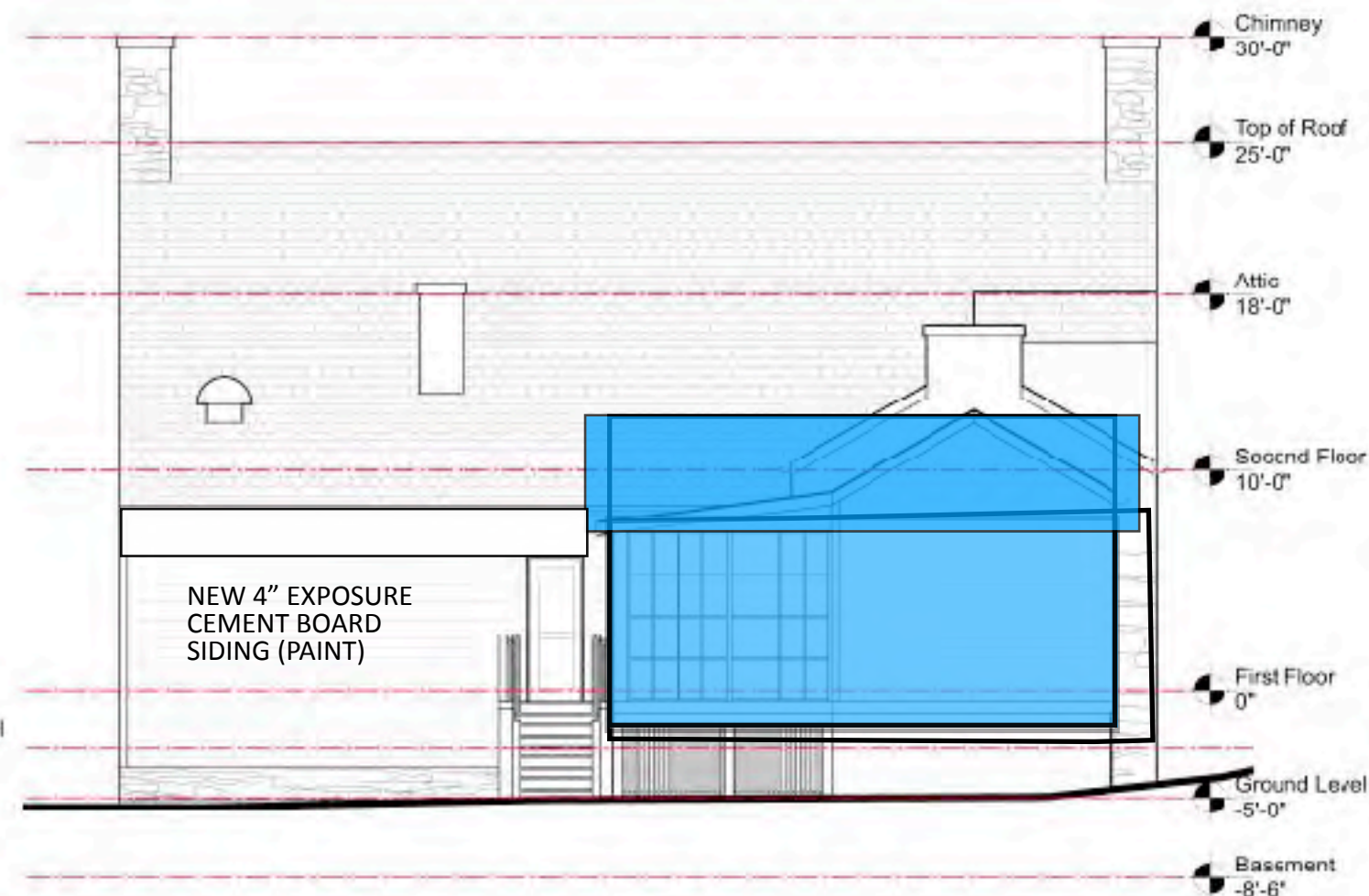
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A-2

Drawn by:	Checked by:
Reviewed by:	



1 Southeast Façade
Scale: 1/8" = 1'-0"



2 Northwest Façade
Scale: 1/8" = 1'-0"



Stone Tavern Master Plan

Porter Family Properties, LLC

Stone Tavern Elevations

ZDR DCP-ZDR-2023-11106

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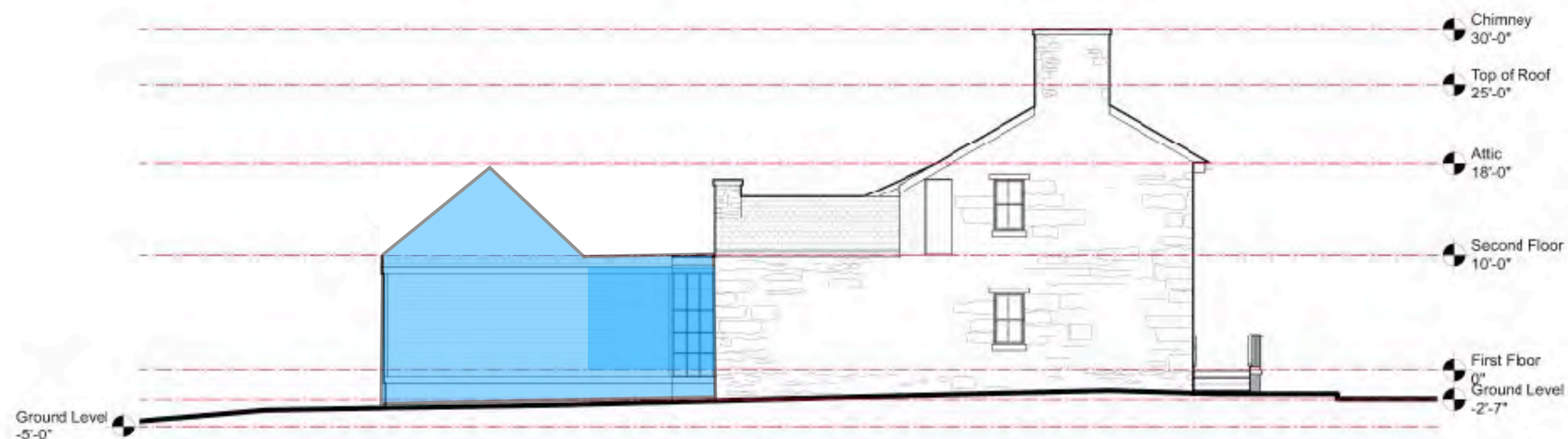
A-3

Date: 12/15/23

Revised:



1 Northeast Façade
Scale: 3/32" = 1'-0"



2 Southwest Façade
Scale: 3/32" = 1'-0"



Stone Tavern Master Plan
Porter Family Properties, LLC

Stone Tavern Elevations
ZDR DCP-ZDR-2023-11106

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A-4

Drawn by:	12/10/23
Checked by:	
Approved by:	



Architecture
Workplace Design
Urban Design
Preservation

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