2. **DCP-ZDR-2024-04798**
   400 Cedar Avenue
   Deutschtown Historic District
   East Allegheny Neighborhood
   Building rehabilitation including installation of ADA lift and reconstruction of rooftop terrace and historic pergola

Allegheny Elks Lodge #339
HISTORIC REVIEW COMMISSION MEETING

22 October 2024

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View from Northwest

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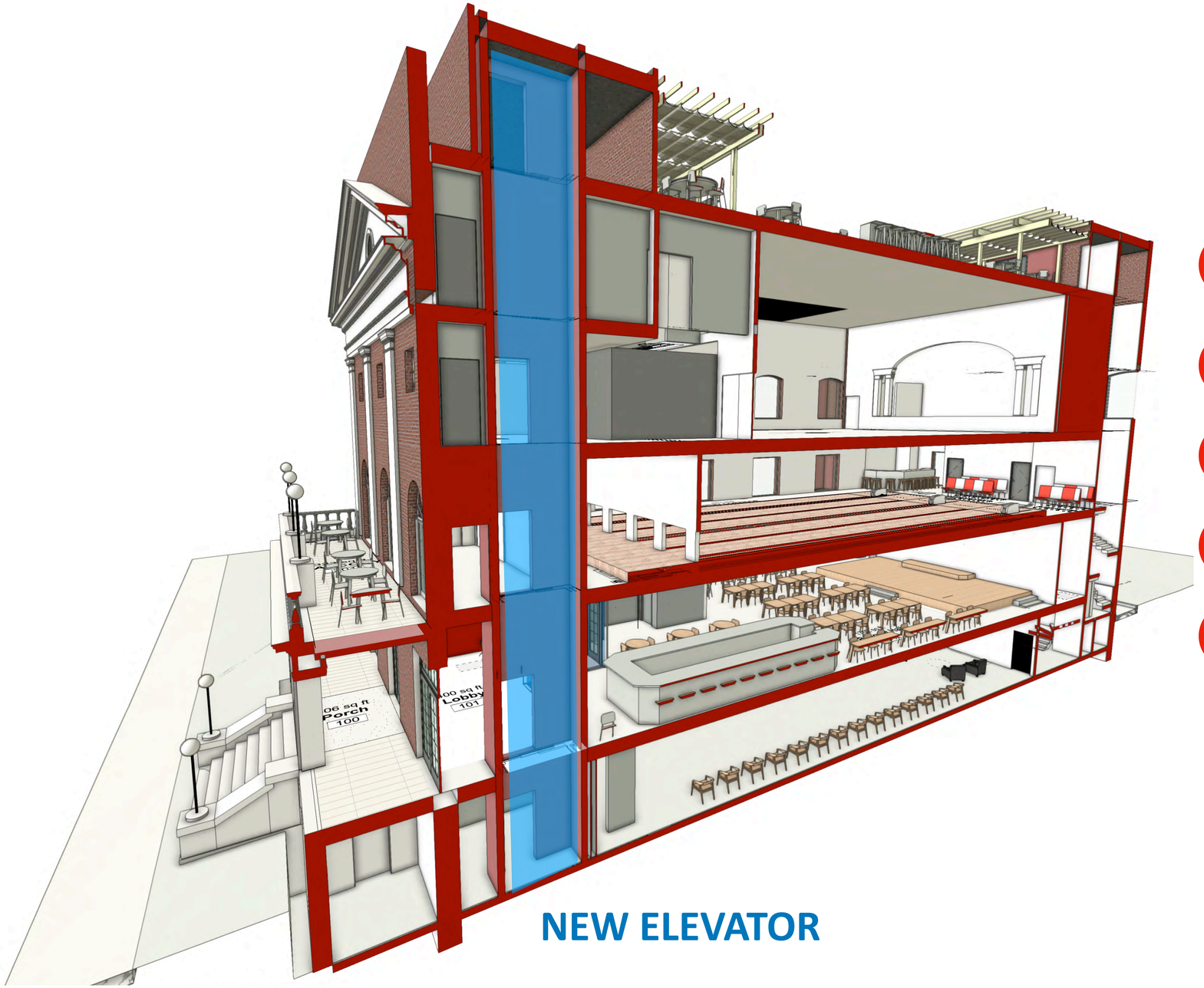

NEW ELEVATOR

5	R	ROOF TERRACE
4	3	LODGE HALL
3	2	BOWLING ALLEY
1	1	BANQUET HALL
1	B	MEMBERS LOUNGE

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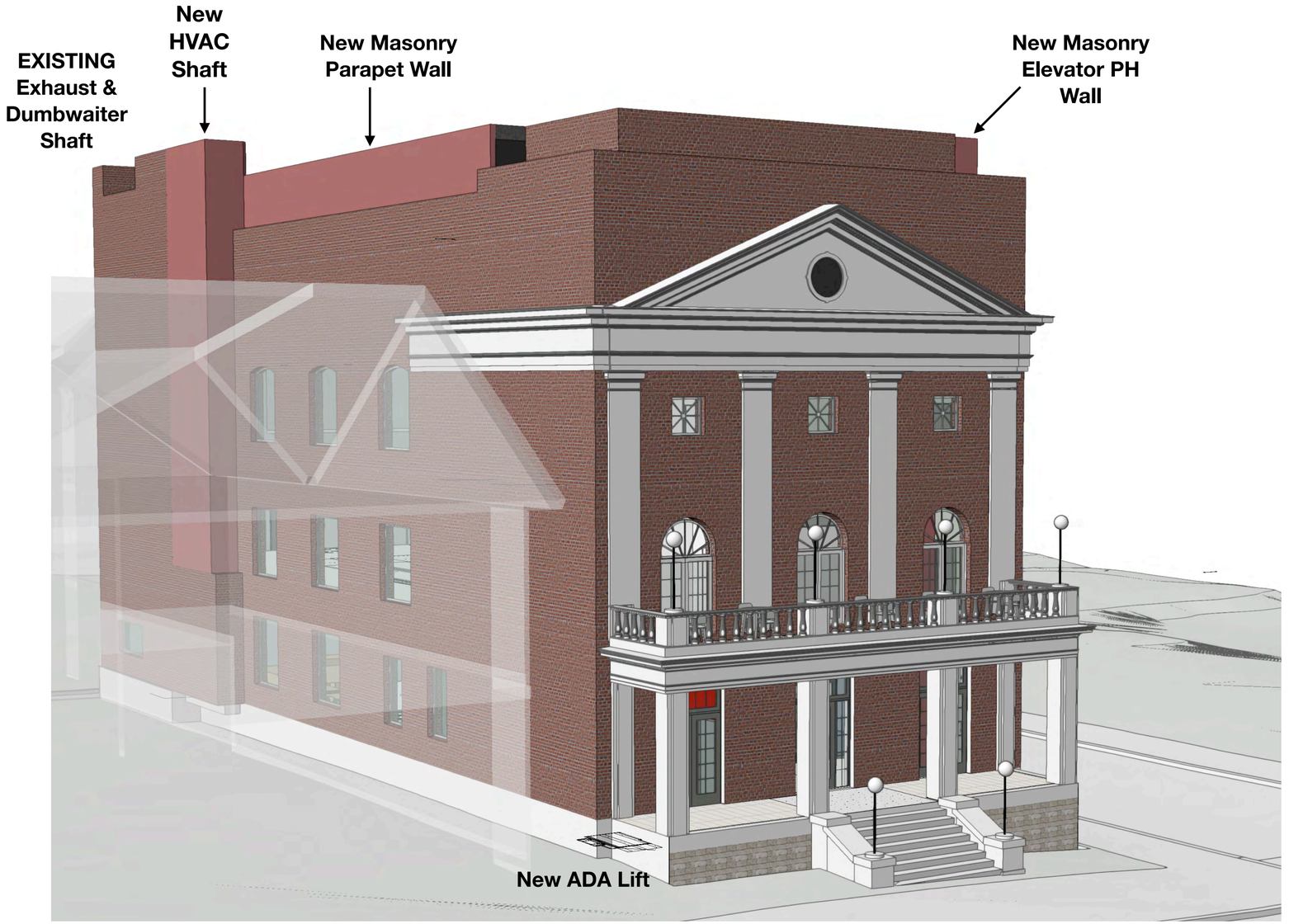

Required Approvals for Renovation

- Current Certificate of Occupancy #35301
- Phased Rehabilitation of the Elks Lodge #339

- Special Exception from Zoning Board of Adjustment required for Expansion of Nonconforming Use. If increase of more than 15% of floor area in residential Zoning district, becomes Variance from ZBA.

- Parking: Club use requires 1 stall per 125 square feet above first 2,400 square feet.

- Only need to cover for new expanded space, not existing. May be able to use 20% back-of-house reduction, 30% bicycle parking. Alternative access parking plan may be an option. Otherwise, parking variance from ZBA

- **Administrator's Exception for mechanical shaft** and/or terrace if they are located in setback

- **Historic Review Commission** required. Visibility of proposed rooftop deck from right-of-way,

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ADA Lift Location

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Moravian Way and Adjacent Property

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EXISTING PORCH DETAILS

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View from Southwest

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WEST ENTRY FACADE

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Ashley Gray

HC-87

An elegant, warm gray with a slight violet cast.

LRV
33.45

Also Known As
1544,AC-36

Trim Color

SOUTH FACADE

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ORIGINAL WINDOWS

Georgian Brick

HC-50

A foundational reddish brown that looks at home in rustic or sophisticated spaces.

LRV
15.46

Also Known As
1190

Sash

Ashley Gray

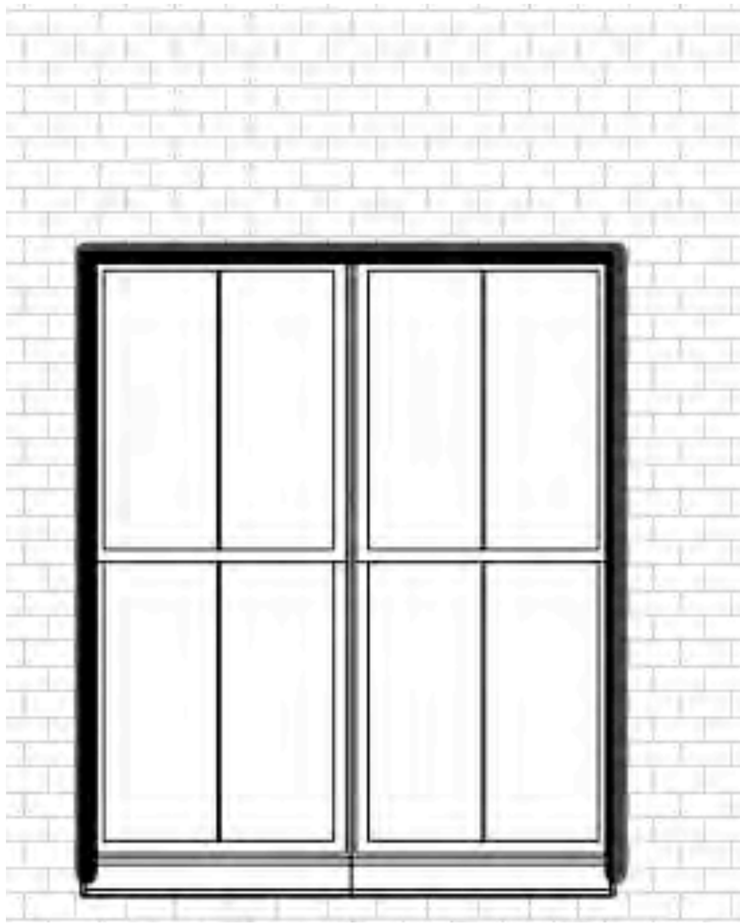
HC-87

An elegant, warm gray with a slight violet cast.

LRV
33.45

Also Known As
1544,AC-36

Brick Mold



PROPOSED BASED ON ORIGINAL
PAIRED DOUBLE HUNG 2 OVER 2

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ROOFTOP VIEW FROM SOUTHEAST

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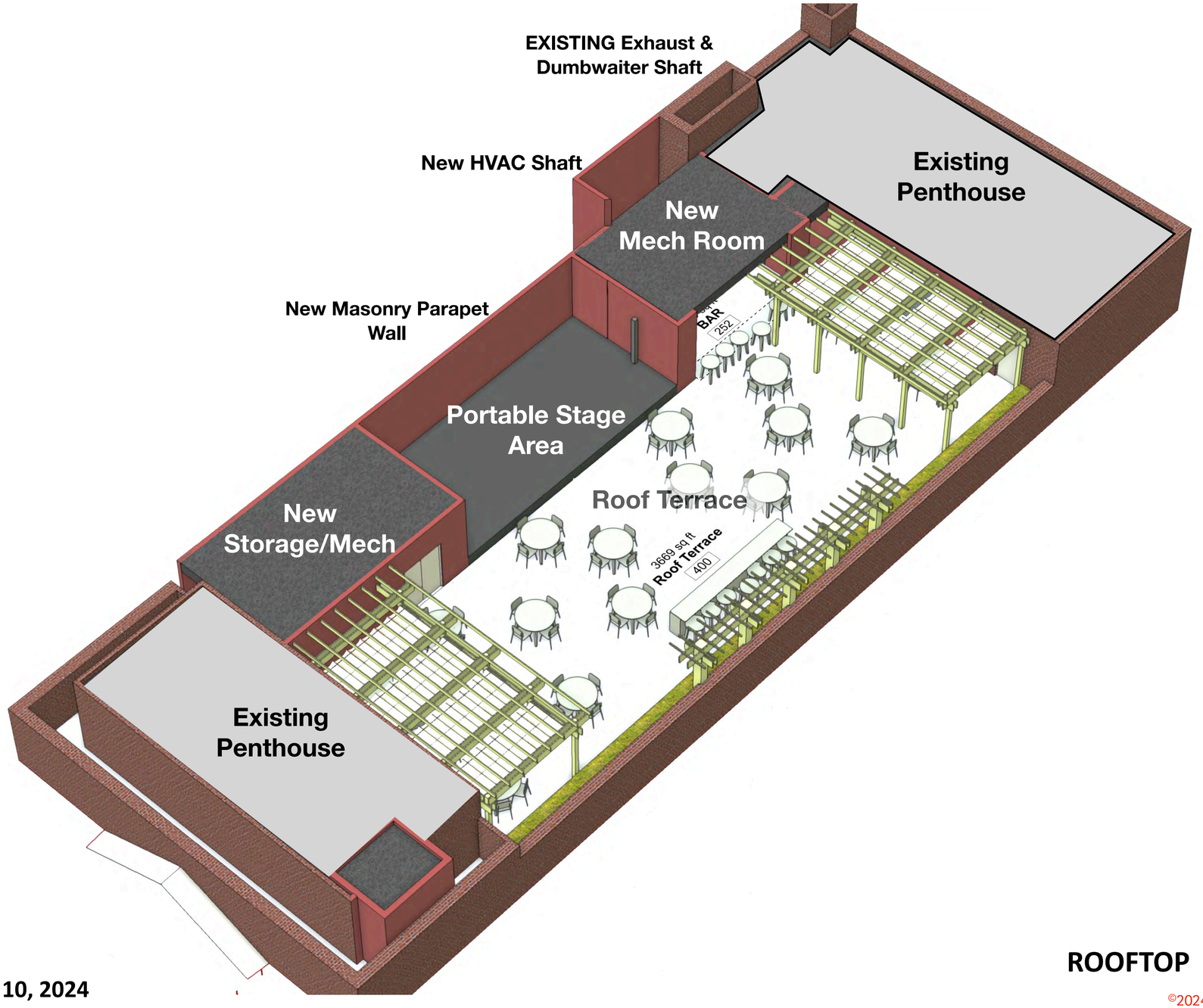

ROOFTOP RESTORATION

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Roof Terrace Rehabilitation Arrival

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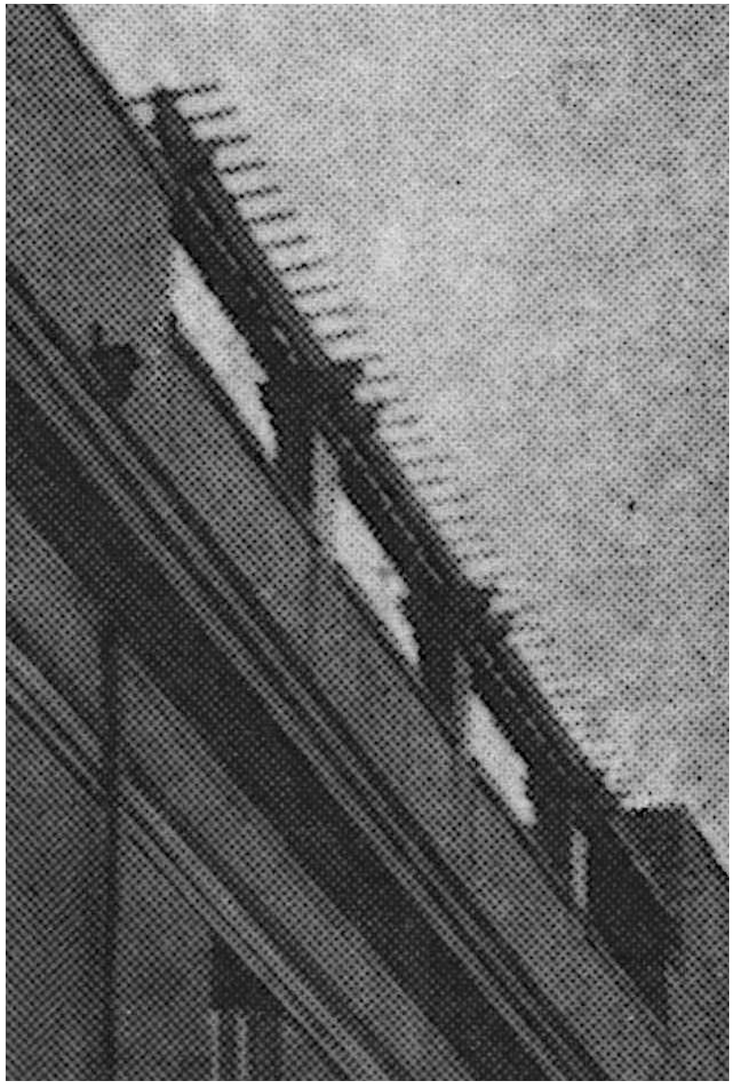

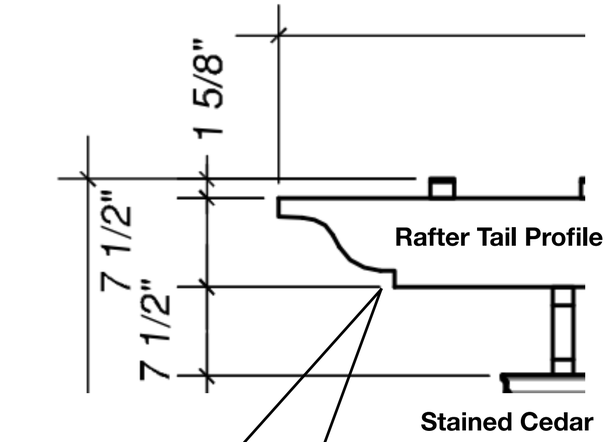

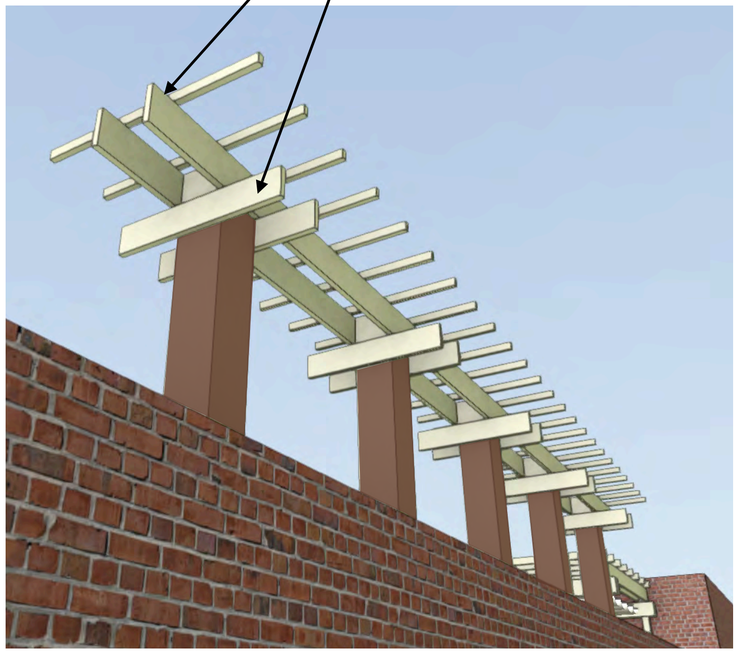

Original Rooftop Pergola

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Proposed Sign

Proposed Light Poles

Proposed Clock Restoration

Misc Facade Details

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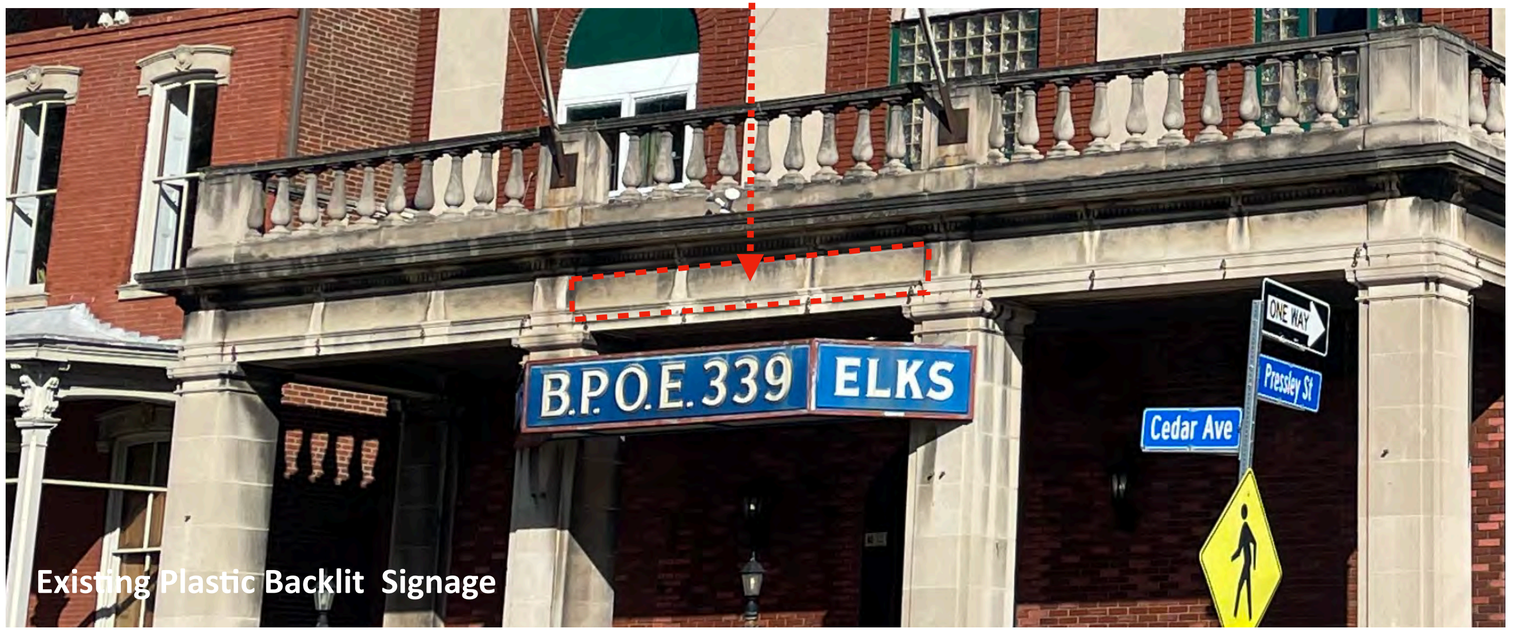
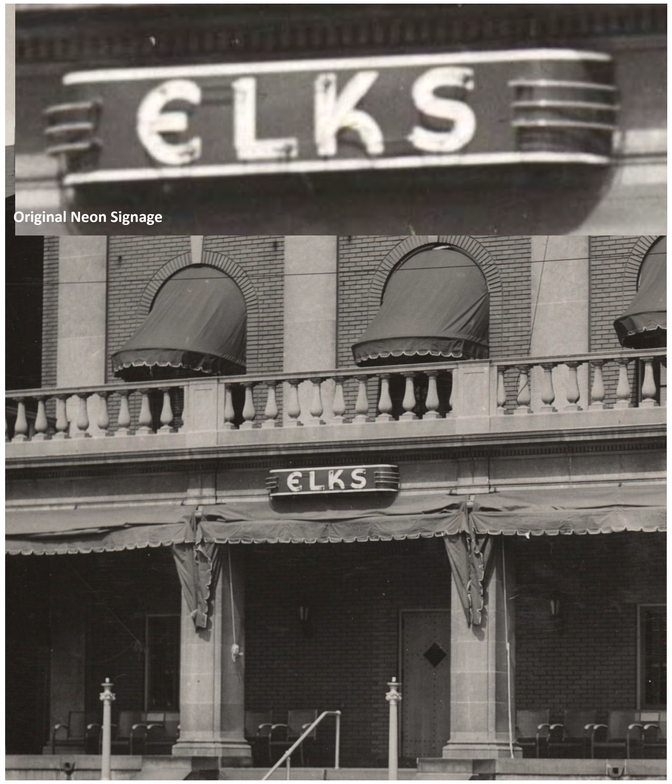
White Push -Thru Acrylic Letters
(font to match original)

Gloss Enamel with
Red LED neon Striping



Existing Plastic Backlit Signage

Neon Signage Precedent



Original Neon Signage

SIGNAGE TYPE, SIZE AND LOCATION

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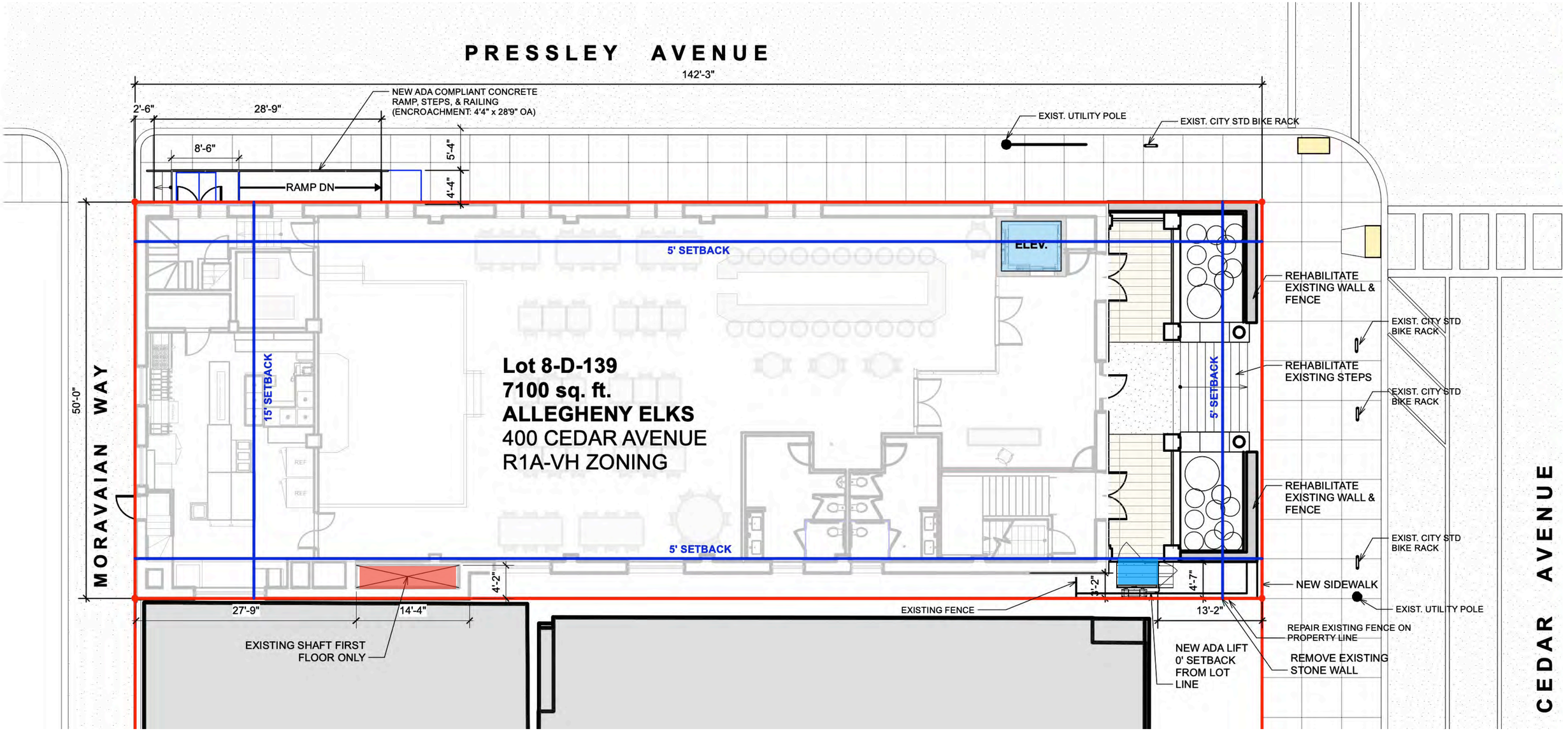

SITE PLAN

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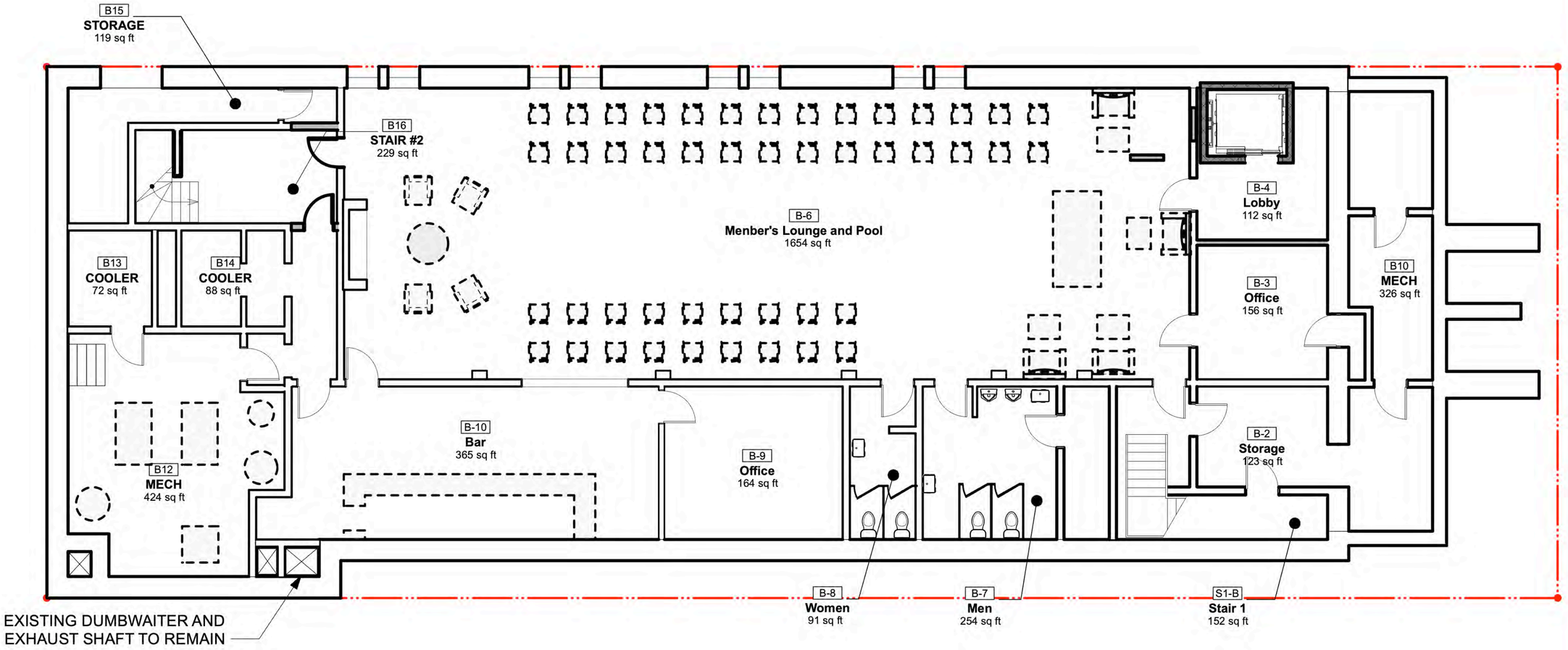

B

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

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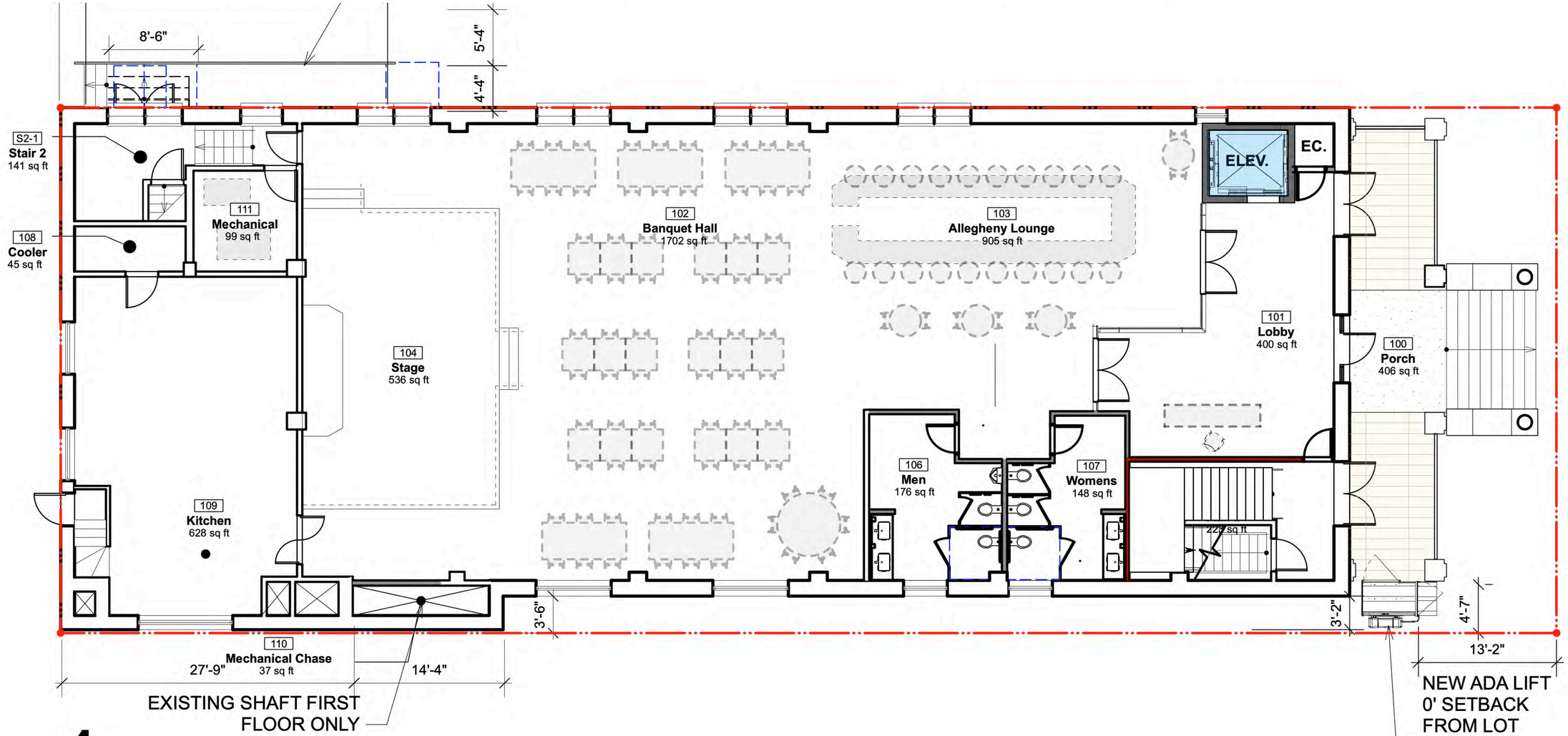

1 Ground Floor Plan
Scale: 3/32" = 1'-0"

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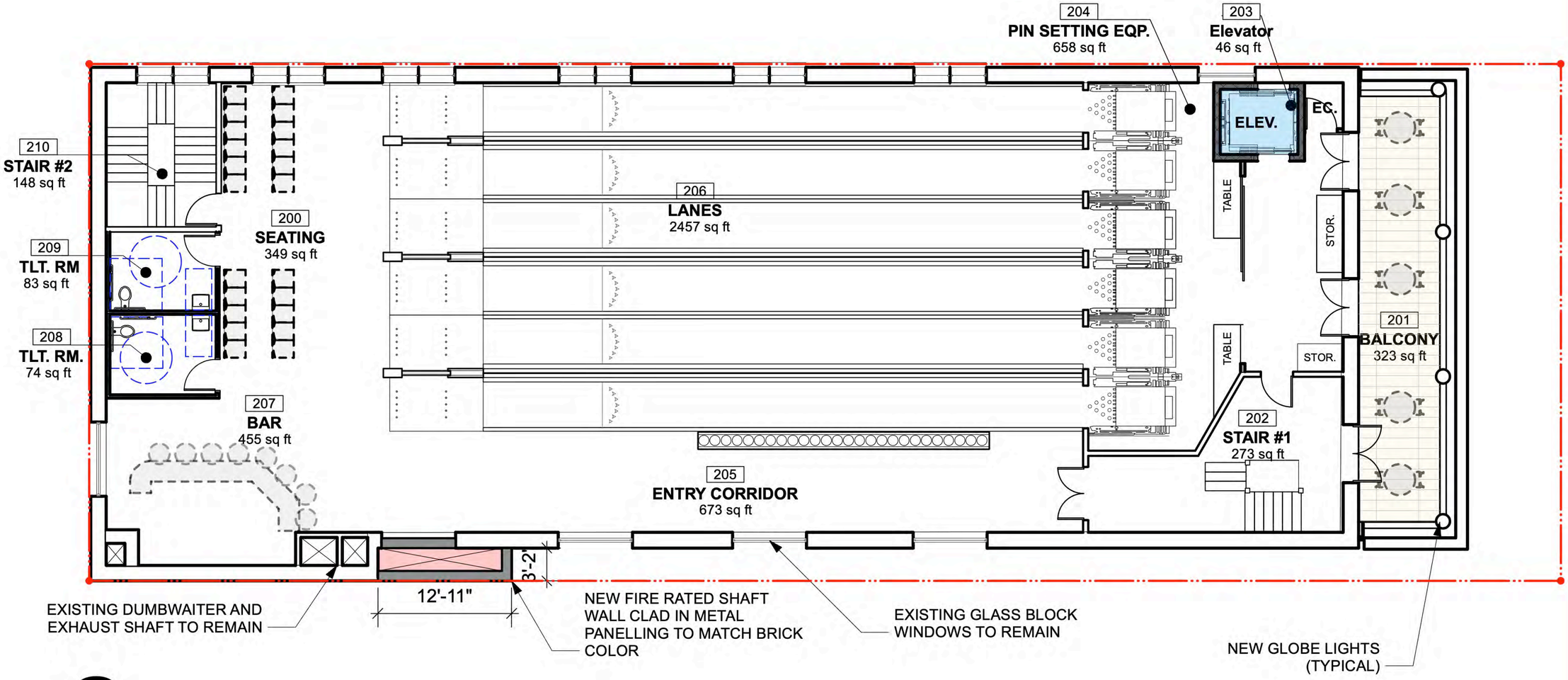
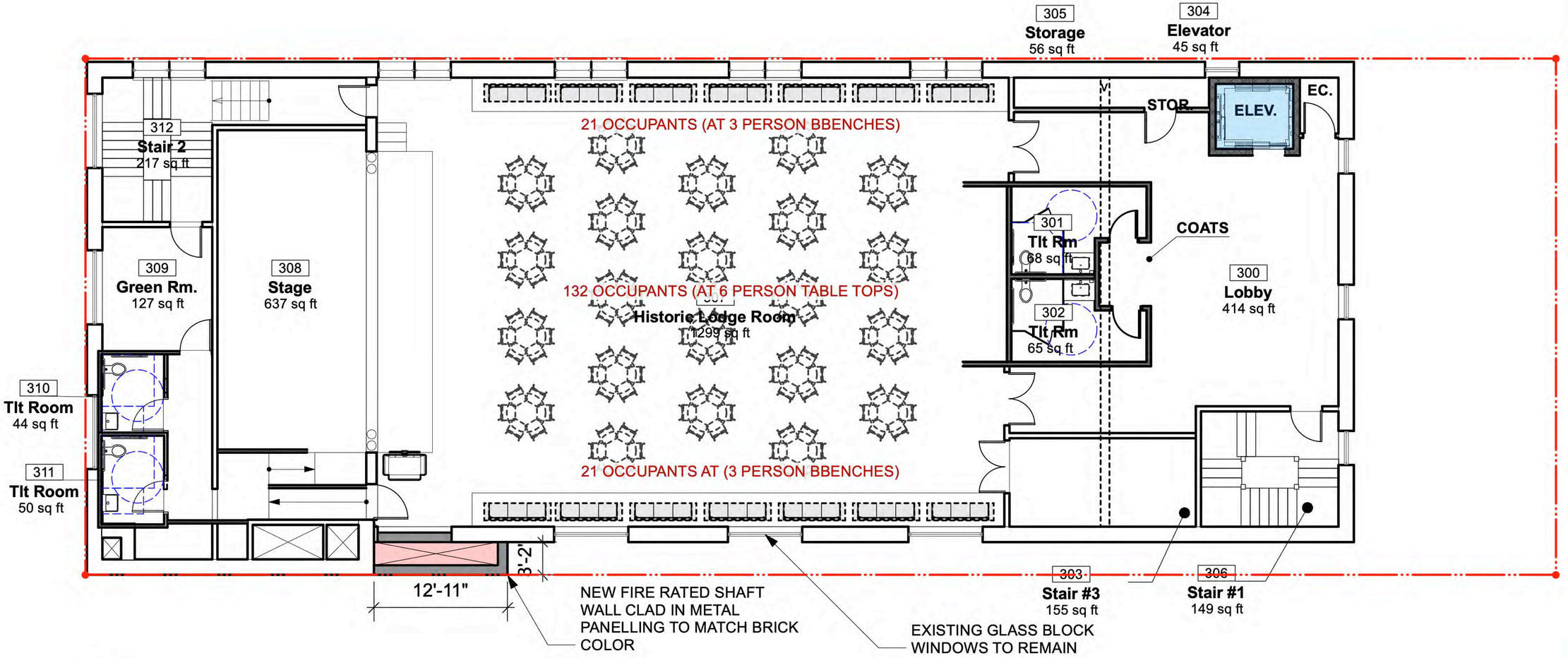


2

Second Floor Plan

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



3 **Third Floor Plan**
Scale: 3/32" = 1'-0"

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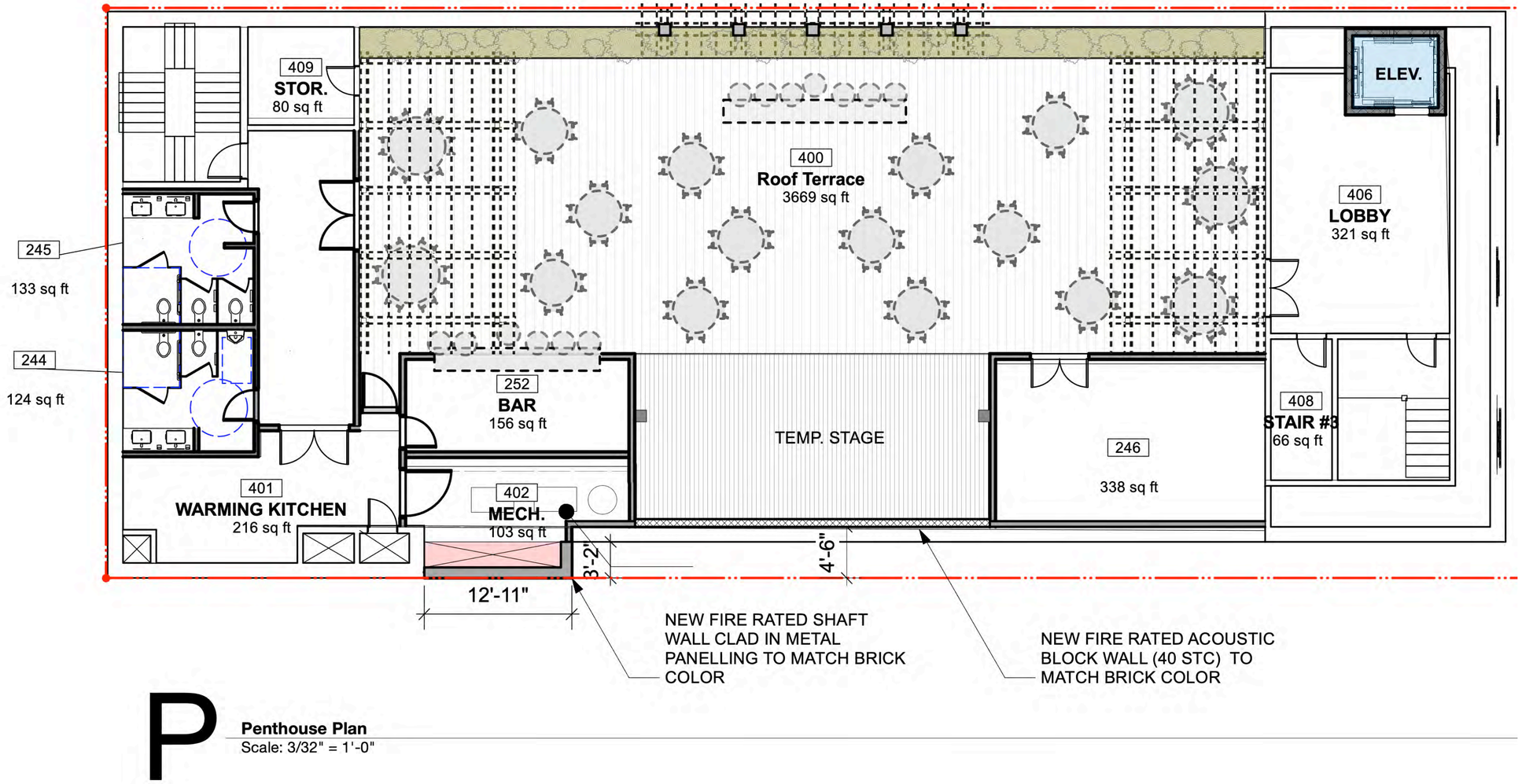

P

Penthouse Plan

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

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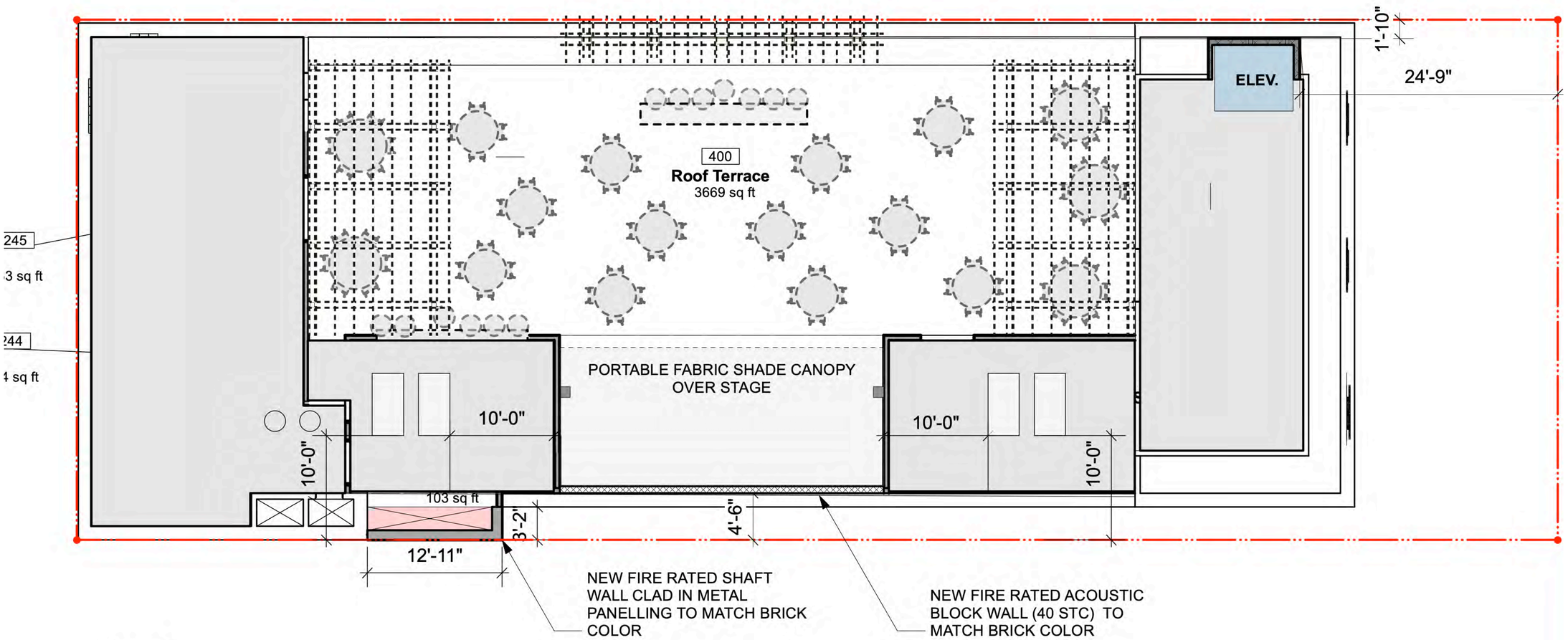

R **Roof Plan**
Scale: 3/32" = 1'-0"

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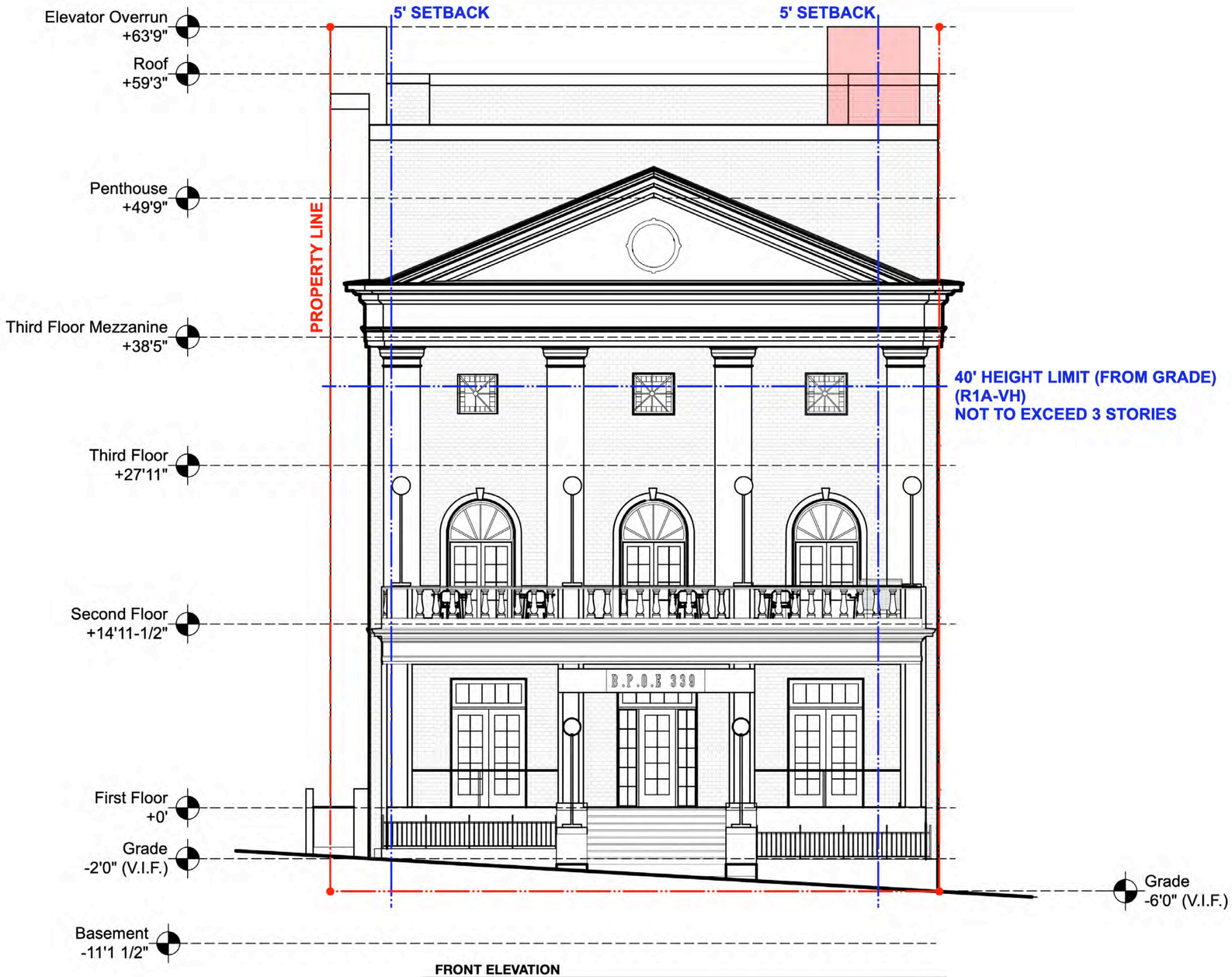

FRONT ELEVATION
Scale: 1/8" = 1'-0"

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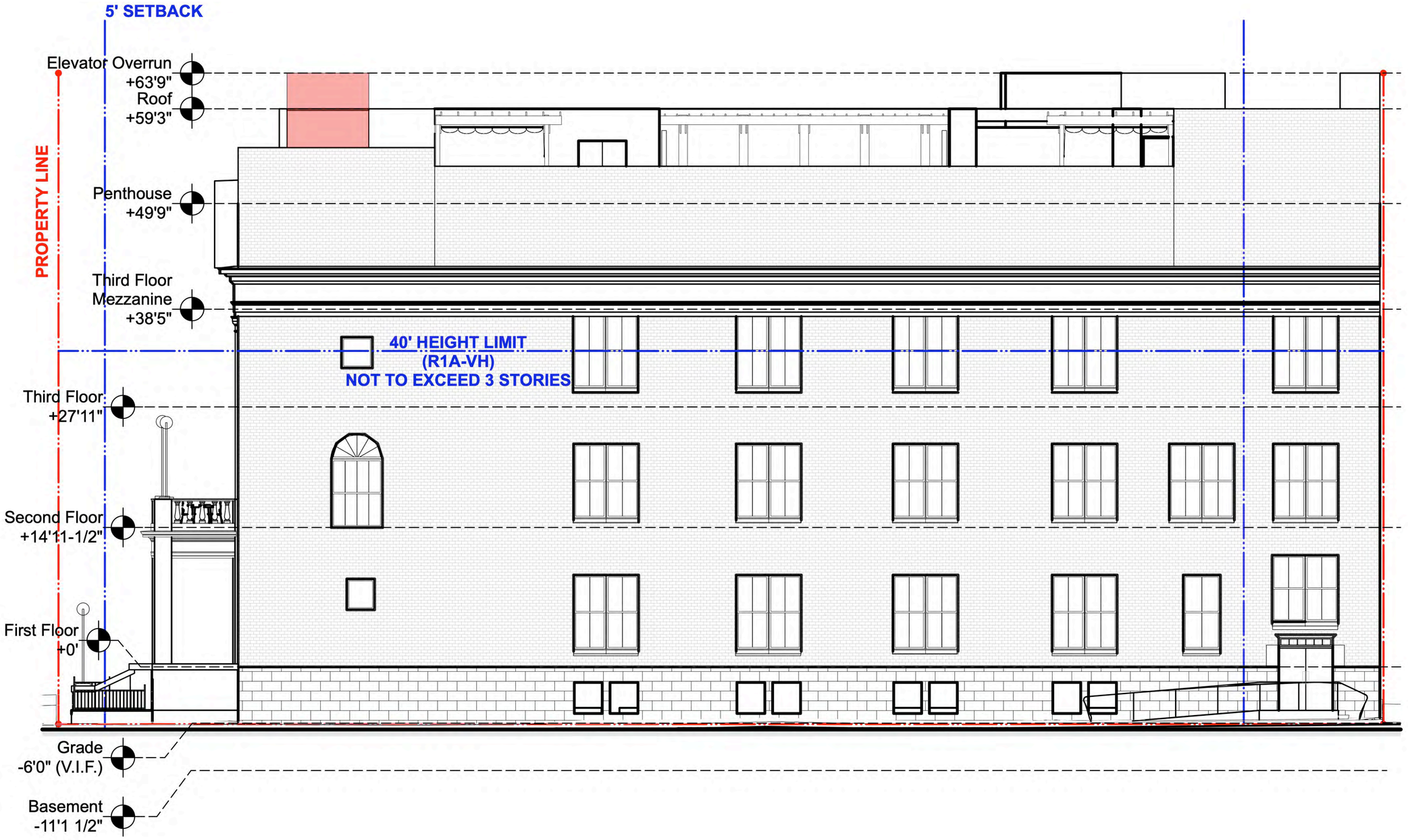

SIDE ELEVATION
Scale: 3/32" = 1'-0"

SIDE ELEVATION

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