

Draft Report for the VA Highland Park /
Pittsburgh Public Safety Training Campus

Submitted to
City of Pittsburgh

April 3, 2019



VA Highland Park/Pittsburgh Public Safety Training Campus

General Overview and Charge

In February, 2019, Buchart Horn Architects was engaged by the City of Pittsburgh to evaluate alternative strategies to develop the vacant, historic Highland Park VA Hospital as the city's Public Safety Training Campus. The City is in discussions with GSA, VA, the National Trust for Historic Preservation and the Pennsylvania Historical and Museum Commission, as well as local preservationists for the disposal of the site and buildings to the City of Pittsburgh based on compliance with state and federal laws. Specifically, the future treatment of the site and buildings must consider the potential effects on the historic character of the facility to minimize adverse effects in accordance with Section 106 of the National Historic Preservation Act of 1966 and the Pennsylvania History Code (1988). The facility which was developed by the Veterans Administration in the early 1950's is considered an eligible historic district as part of the Multiple Property Listing: United States Third Generation Veterans Hospitals (Appendix A).

In correspondence between GSA and the Pennsylvania State Historic Preservation Office (Appendix B) character defining features and preservation priorities were discussed. Generally, the sense of campus, the connectivity of the buildings and the loop road are important. The priority should be to preserve exteriors of Buildings 1, 2 and the chapel with their flat roofs, yellow and brown brick veneers. The interior lobby finishes of Building 2 and the chapel are also important to retain. It was noted that the rotating alter and the pews were not present.

Project Team:

City of Pittsburgh

Chris Hornstein, RLA, Assistant Director, Dept. of Public Works – Facilities

Peter McDevitt, Senior Asset Management Analyst, Office of Management and Budget

Claire S. Mastroberardino, Senior Project Manager, Dept. of Public Works

Buchart Horn Architects

Thomas Celli, AIA, Senior Architect

Elijah Dolly, RA, Project Manager

William Brennan, RA, LEED AP, Historic Consultant

On February 28 representatives from Buchart Horn and the City of Pittsburgh toured the Highland Park VA Hospital and site. The 168 acre site is located at the top of a hill overlooking the Allegheny River and the main entrance is accessed via Washington Boulevard and Highland Drive. The property was previously part of the Leech Farm. The developed perimeter of the site is secured by a wire fence and gates. The roadways and parking lot pavements are in poor condition and it was noted that there was little or no stormwater management. The developed portion of the site is gently sloping, rising from the existing boiler building to the front doors of Building #1 approximately 30 feet. The low stone wall on the north side of the site is in fair to poor condition but is repairable. The site landscaping has become overgrown in some location and typically is not being maintained.

Utilities to the buildings have been shut off except for some electricity. The buildings are in fair condition with some obvious issues associated with vacancy such as water infiltration, growth of mold and delamination of paint and other finishes. The exterior masonry of the buildings is in good condition and the original windows have been replaced with dark bronze aluminum windows with integral blinds. Building #9 is the exception; the exterior wall has some structural issues and the original steel windows are still in place.

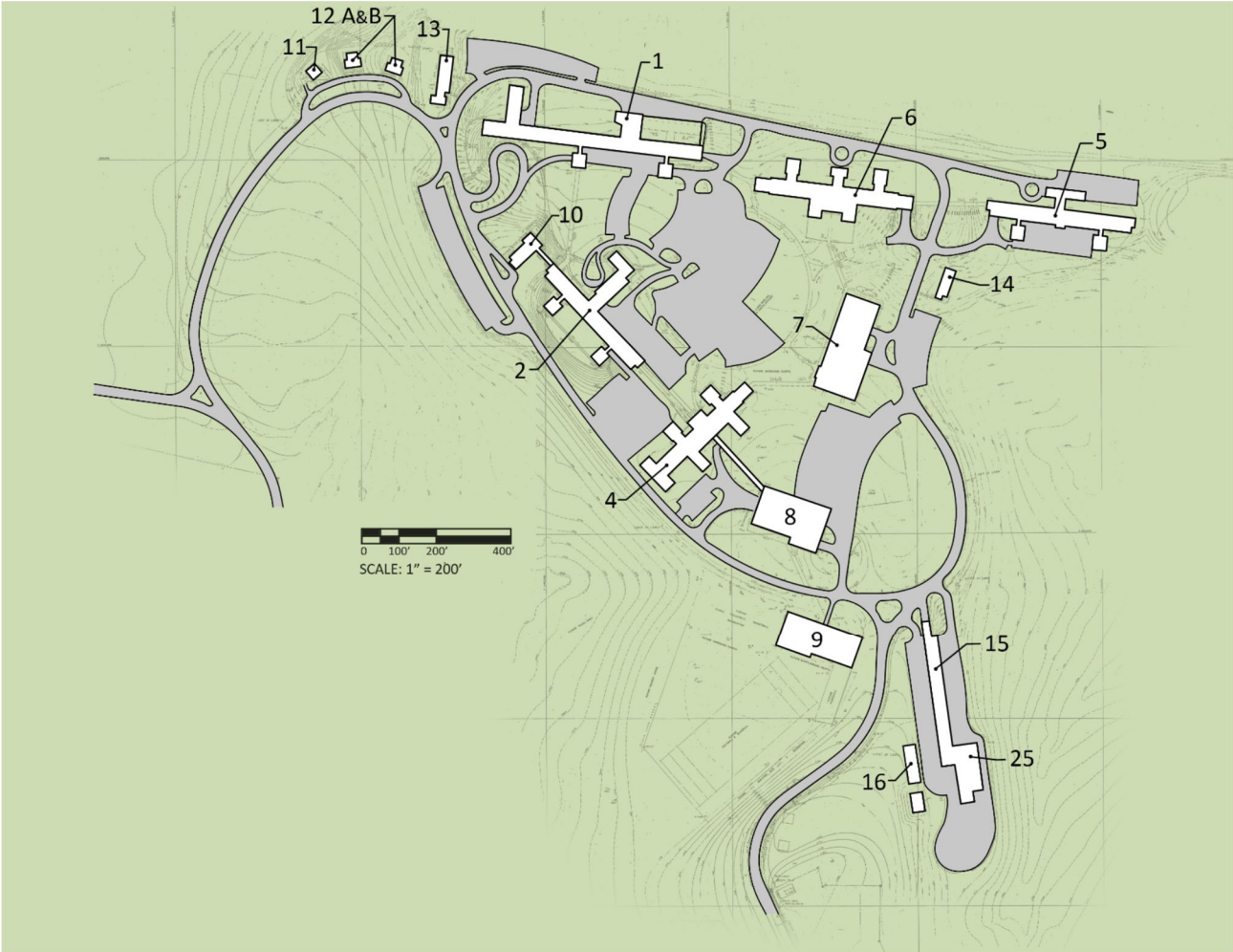
Buildings 1, 2, 4, 5 and 6 are similar in structural character and design. The structure is comprised of reinforced poured in place concrete columns on footers or piers with concrete floor slabs. The floor to floor heights are typically 11'-0" which is tight by today's standard and outside air requirements for ventilation air. The floors are laid out as a double loaded central corridor with column placement on either side of the 8'-9" wide corridors. This configuration is appropriate for a hospital but results in an inefficient office layout. Buildings 1 and 2 are appropriate for development as the Public Safety Administration offices and have similar efficiency characteristics ranging from 61% on upper floors and 70% on the lower floors. Generally, this type of structure is not flexible; floor or column removals are not realistic options. Only one of these buildings (1 or 2) is required to satisfy the administration office requirement for all the departments including police, fire and EMS.

Buildings 7, 8, 9, and 10 were developed to serve veterans longer term residency needs: dining, theater, gym, pool and chapel. These buildings use the same brick facades and contribute to the sense of campus. Buildings 8, 9 and 10 will be utilized to satisfy specific Public Safety Training requirements. None of the buildings can accommodate the indoor firing range which requires column free space and be 50 yards long.

Buildings 11, 12a and 12b were small two story high residential apartment/dormitories that are too small to house any of the departmental administration offices and are remote from the center of the campus. These buildings are of lesser quality construction as compared to Buildings 1 or 2. Furthermore it is the city's desire to house all the departments in a single building to encourage cooperation and strengthen collaboration. Building 17 is a two car garage which is of poor construction and not required.

Based on the historic character of the site, our review of the existing buildings, the site criteria and the Public Safety and Administration Facility program, Buchart Horn and representatives of the City of Pittsburgh developed alternative campus configurations for review.

Existing Condition



4. Control access of visitors – keep press and visitors separate from daily functions and emergency response teams.
5. Develop an emergency vehicle driver training facility.
6. Provide separation between administrative office space and the education/training area.
7. The interior classroom education spaces should be approximate to the exterior training and interior training areas.
8. The Animal Control, K-9 Unit and the Mounted Police unit should be separated and remote from each other.

The existing entrance to the site will be maintained and improved to control access, and the existing loop road, Highland Drive will be retained and improved to service the site and to act as a training drive for emergency vehicles.

The parking area between buildings #1, 2 & 4 and 7 will be reduced and the area return to landscaping and lawn. This space will be one of the exterior training areas.

The parking lot south of Highland Drive and across from the existing Chapel will be assigned to visitor parking with security gates.

An internal connector road through the center of the site will be developed to support the emergency vehicle driver training requirement. This will help in separating visitor access, administration access and the ongoing training function.

The connecting passageways will be retained and repaired between Buildings 4, 7 and 8 and between Buildings 8 and 9.

Building #1

Building #1 will be retained to house Public Safety Administration (104,000 sq. ft.) and Public Safety/Emergency Supply and Warehouse (30,000 sq. ft.). The low-rise portions of the building on the north façade will be removed to construct two high-bay (20 to 25 feet high) to accommodate Tactical Equipment/Vehicle Storage (12,000 sq. ft.) and Winter Weather Equipment Storage (12,000 sq. ft.).

The exterior of Building 1 will be cleaned with minor masonry repairs. The windows will be retained. The south, east and west facades will remain except for some penthouse modifications and re-opening infilled windows. The additions on the north façade will not match the existing historic fabric but will be clad with metal siding materials. The two existing entrances on the south side will be retained but the entrance drive will be relocated to avoid passing under portions of the building.

The interior will be gutted and reconfigured including MEP systems. Some elements will be retained such as the elevators and stair towers and perhaps sprinkler system piping.

Building #2

Building #2 will be removed. The site in this location will be recontoured to create a new drive from Highland Drive to connect to Highland Drive at the north edge of the site to create an interior loop for an Emergency Vehicle Operation Course.

The interior first floor lobby finishes will be salvage and incorporated into Building 1 or Building 10's addition.

Building #4

Building #4 will be demolished except for a portion at the northeast corner and the tunnels connection to buildings 7 and 8. The 4 story, 20,000 square foot portion of the building that will be retained will be part of the Public Training Village. This village (Hogan's Alley) will be developed between building 7 & 8 and will also incorporate the existing connecting tunnels. The village will consist of storefronts, low rise buildings and streets/intersections.

Also, along Highland Drive the new K-9 Training Facility will be developed with perhaps a connection to the Public Training Village.

Building #5

Building #5 will be removed and in its location the Animal Care and Control (ACC) Facility and the Salt Storage Shed will be constructed.

Building #6

Building #6 will be removed and in its location the Burn Tower (BT) will be constructed.

Building #7

Building #7 will be removed and a new 62,000 square foot Fleet Maintenance Buildings (VM) constructed in the general location of Building 7. The southwest facing façade of building 7 may be retained as part of the Public Training Village. The Fleet Maintenance Building will be high-bay, have two wings and have access from Highland Drive. The wings will have a connection in keeping with the campus vocabulary.

Building #8

Building #8 will be retained and renovated as the Public Safety Classroom Building. Exterior work to include cleaning and repair of the masonry, new roof and repainting the exposed columns. The existing aluminum windows and doors will be retained. Several of the exterior doors and the stage door will be replaced.

The interior and systems will be modified as required to satisfy the specific program requirements.

The existing tunnels to buildings 4 and 9 will be retained and repaired.

Behind Building 8 and in conjunction with a portion of Building 4 and the existing tunnels the Public Safety Training Village will be developed. New storefront facades will be applied to the tunnels.

Building #9

Building # 9 will be retained and repaired as the Public Safety Indoor Training Facility.

The exterior is in poor condition and will require extensive repairs. The existing steel windows will be replaced with thermally broken aluminum windows within the existing masonry opening. The roof will be replaced and the masonry repaired. An accessible entrance will need to be developed to the main floor.

On the interior, the existing gym and pool will be repaired and new locker and restrooms will be developed. A strategy to insulate the exterior walls will need to be developed.

On the south façade, a new addition housing a scuba diving well will be developed with an architectural vocabulary that will be different than the existing International style.

Adjoining building 9, the existing tennis courts will be removed and the open field behind the building will be improved as the Outdoor Training Area.

Building 10

Building #10 will be retained and repaired as the Public Safety Visitors Center. The tunnels that connect the existing Chapel to building 1 will be retained and repaired.

The existing masonry will be cleaned and repaired; the roof will be replaced. The existing windows and stained glass will be retained and repaired.

The interior will be retained in its existing configuration and a one story addition will be constructed on the south façade to house administration offices and to create a pre-function space to the visitor's center. It is perhaps here where the history of the site and of the VA Hospital can be developed.

Buildings #11, 12a, 12b and 17

Buildings 11, 12a and 12b were small two story high residential apartment/dormitories that are too small to house any of the departmental administration offices and are remote from the center of the campus. Building 17 is a two car garage which is of poor construction and not required. These will be removed and additional parking developed for Wellness Center.

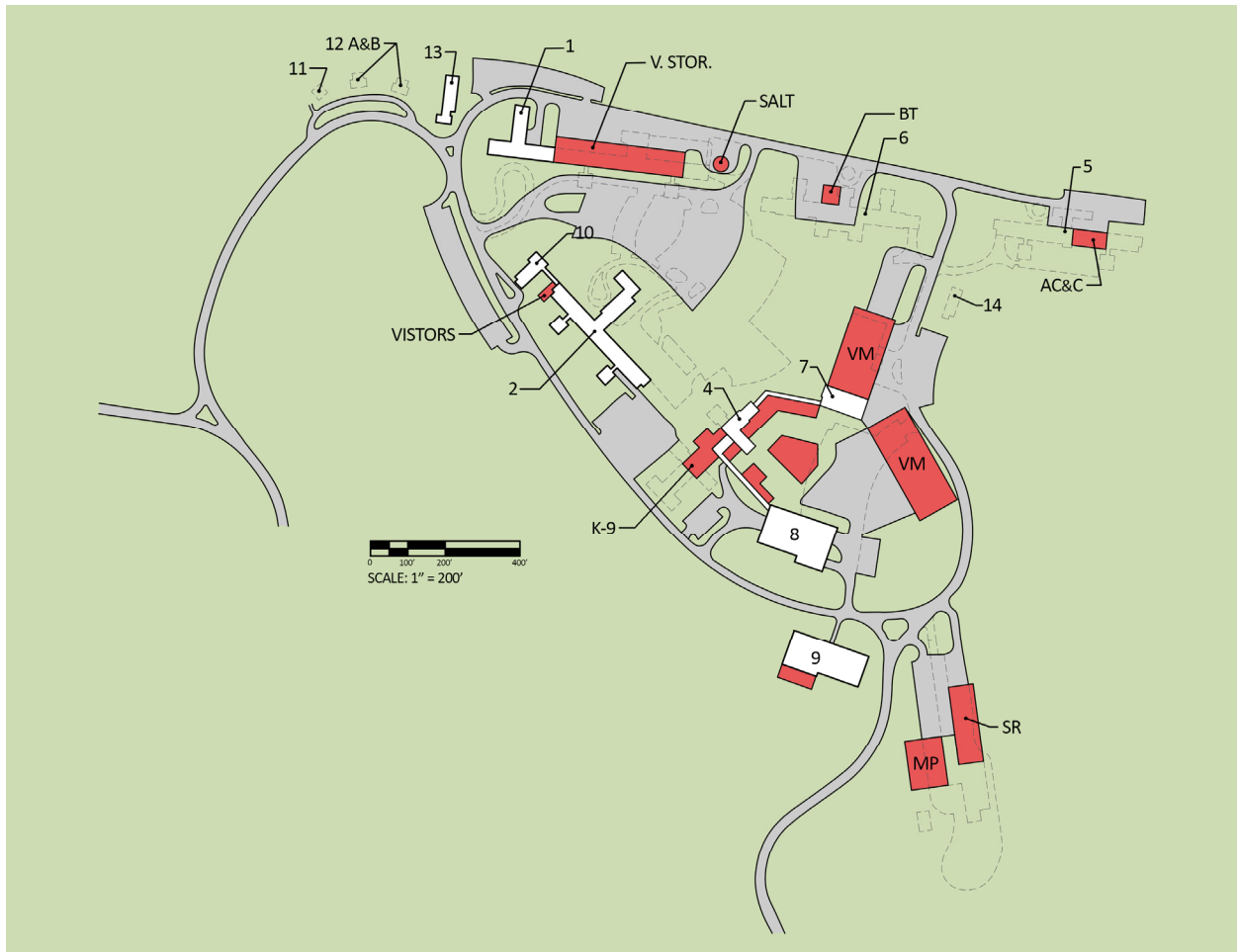
Building # 13

Building # 13 will be retained and repaired and will be reconfigured as the Public Safety Wellness Center.

Buildings #14, 15, 16 and 25

Buildings 14, 15, 16 and 25 will be demolished. In the area of buildings 15, 16 and 25, the Mounted Police (MP) Facility will be developed as well as the Indoor Shooting Range (ISR).

Option B



Site

Generally, the criteria for developing the site are:

1. Utilize the existing buildings and infrastructure wherever possible. Retain the sense of campus and views. Retain to the extent possible the interconnecting passageways between buildings.
2. Develop the campus to, first, satisfy the requirements for the Public Safety Training facility and, second, house the Public Safety Administration Offices. Refer to the appendix for the VA-PSTC Program Overview provided by the City of Pittsburgh for the specific requirements for each department and training area.
3. Consolidate all the Departmental Administrative Offices into one building if possible to improve coordination and collaboration.
4. Control access of visitors – keep press and visitors separate from daily functions and emergency response teams.
5. Develop an emergency vehicle driver training facility.
6. Provide separation between administrative office space and the education/training area.

7. The interior classroom education spaces should be approximate to the exterior training and interior training areas.
8. The Animal Control, K-9 Unit and the Mounted Police unit should be separated and remote from each other.

The existing entrance to the site will be maintained and improved to control access, and the existing loop road, Highland Drive will be retained and improved to service the site and to act as a training drive for emergency vehicles.

The parking area between buildings #1, 2 & 4 and 7 will be reduced and the area return to landscaping and lawn. This space will be one of the exterior training areas.

The parking lot south of Highland Drive and across from the existing Chapel will be assigned to visitor parking with security gates.

The connecting passageways will be retained and repaired between Buildings 4, 7 and 8 and between Buildings 8 and 9.

Building #1

Building #1 will be mostly removed due to its scale and low floor to floor heights (11'- 4"). The east end low rise portions of the building will be retained as the Public Safety/Emergency Management Supply and Equipment Warehouse (sections A, B and C). An addition will be constructed and sized to accommodate the Tactical Equipment/Vehicle and Winter Weather Response Equipment Storage (25,000 sq. ft.).

The salt storage building will also be located near the Winter Weather Response Equipment storage.

Building #2

Building #2 will be retained for the Public Safety Administration offices. The building may not accommodate all the offices based on the efficiency of the floor plate. It should be noted the ground floor has very little usable area. Any overflow will be located to Building 7.

The exterior will be cleaned and repaired. The existing windows will also be retained as will the first floor lobby finishes.

The connection to the Chapel (Building #10) will be repaired and reopened.

Building #4

Building #4 will be demolished except for a portion at the northeast corner and the tunnels connection to buildings 7 and 8. The 4 story, 20,000 square foot portion of the building that will be retained will be part of the Public Training Village. This village (Hogan's Alley) will be

developed between building 7 & 8 and will also incorporate the existing connecting tunnels. The village will consist of storefronts, low rise buildings and streets/intersections.

Also along Highland Drive the new K-9 Training Facility will be developed with perhaps a connection to the Public Training Village.

Building #5

Building #5 will be removed and in its location the Animal Care and Control (ACC) Facility constructed.

Building #6

Building #6 will be removed and in its location the Burn Tower (BT) will be constructed.

Building #7

Building #7 will be removed and a new 62,000 square foot Fleet Maintenance Buildings (VM) constructed in the general location of Building 7. The southwest facing façade of building 7 may be retained as part of the Public Training Village. The Fleet Maintenance Building will be high-bay, have two wings and have access from Highland Drive. The wings will have a connection in keeping with the campus vocabulary.

Under Option B-1, Building 7 will be retained and renovated to house the Public Safety/Emergency Management Warehouse and the Indoor Shooting Range. A 25,000 sq. ft. addition will be constructed for the Tactical Equipment/Vehicle and Winter Weather Response Equipment Storage (25,000 sq. ft.).

Building #8

Building #8 will be retained and renovated as the Public Safety Classroom Building. Exterior work to include cleaning and repair of the masonry, new roof and repainting the exposed columns. The existing aluminum windows and doors will be retained. Several of the exterior doors and the stage door will be replaced.

The interior and systems will be modified as required to satisfy the specific program requirements.

The existing tunnels to buildings 4 and 9 will be retained and repaired.

Behind Building 8 and in conjunction with a portion of Building 4 and the existing tunnels the Public Safety Training Village will be developed. New storefront facades will be applied to the tunnels.

Building #9

Building # 9 will be retained and repaired as the Public Safety Indoor Training Facility.

The exterior is in poor condition and will required extensive repairs. The existing steel windows will be replaced with thermally broken aluminum windows within the existing masonry opening. The roof will be replaced and the masonry repaired. An accessible entrance will need to be developed to the main floor.

On the interior, the existing gym and pool will be repaired and new locker and restrooms will be developed. A strategy to insulated the exterior walls will need to be developed.

On the south façade, a new addition housing a scuba diving well will be developed with an architectural vocabulary that will be different than the existing International style.

Adjoining building 9, the existing tennis courts will be removed and the open field behind the building will be improved as the Outdoor Training Area.

Building 10

Building #10 will be retained and repaired as the Public Safety Visitors Center. The tunnels that connect the existing Chapel to Building 2 will be retained and repaired.

The existing roof and masonry will be cleaned and repaired. The existing windows and stained glass will be retained and repaired.

The interior will be retained in its existing configuration and a one story addition will be constructed on the south façade to house administration offices and to create a pre-function space to the visitors center. It is perhaps here where the history of the site and of the VA Hospital can be developed.

Buildings #11, 12a & 12b

Buildings 11, 12a and 12b will be removed and additional parking developed for Wellness Center.

Building # 13

Building # 13 will be retained and repaired and will be reconfigured as the Public Safety Wellness Center.

Buildings #14, 15, 16 and 25

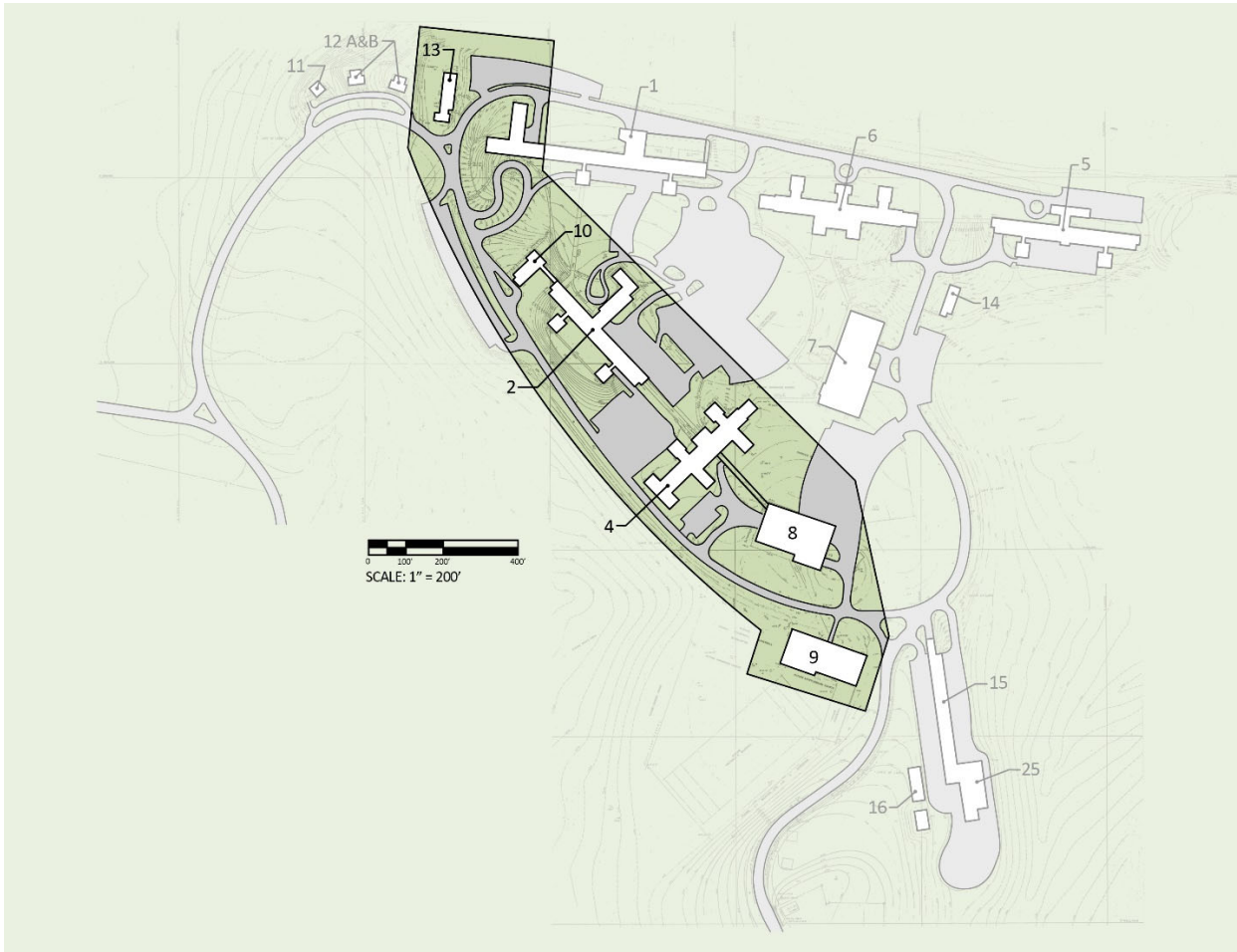
Buildings 14, 15, 16 and 25 will be demolished. In the area of buildings 15, 16 and 25, the Mounted Police (MP) Facility will be developed as well as the Indoor Shooting Range (ISR).

Conclusion

On April 9, 2019, representatives from the GSA, VA, PHMC, National Trust, Young Preservationists, City of Pittsburgh and Bucharth Horn to discuss these options for the disposal of VA Highland Drive. Based on a brief presentation by Bucharth Horn and detailed discussions the consultants agreed that Option B is preferred with modifications (Option B revised) and offered the following recommendations:

1. The proposed interior loop road should not be developed.
2. A Veterans Memorial Garden should be developed near the entrance of the facility and include an interpretation of Buildings 11, 12a, 12b and 17 which will be removed as well as an artist's interpretation of the campus.
3. Additional mitigation ideas such as paintings or model in the lobbies to educate the public and new users of the site.
4. Any new structures will incorporate elements that reference the historic facades in an interpretive way such as reusing salvage brick and changing coursing or brick pattern.

APPENDIX A – Proposed Historic District Boundary



APPENDIX B – CORRESPONDENCE BETWEEN GSA AND SHPO



GSA Mid-Atlantic Region

November 9, 2018

Mr. Douglas C. McLearn, Chief
Division of Archaeology & Protection
Bureau for Historic Preservation
Pennsylvania Historical & Museum Commission
400 North Street, 2nd Floor
Harrisburg, PA 17120-0093

Re: Section 106 Undertaking
Disposal of Federal Real Property
U.S. Department of Veterans Affairs
VA Pittsburgh Healthcare System
Highland Drive Campus / Leech Farm Veterans Hospital
7180 Highland Drive
City of Pittsburgh, Allegheny County, Pennsylvania

Dear Mr. McLearn:

The U.S. Department of Veterans Affairs (VA) has declared its property known as the Highland Drive Campus / Leech Farm Veterans Hospital (VA Highland Drive) at 7180 Highland Drive in the City of Pittsburgh, Allegheny County, Pennsylvania as excess. The U.S. General Services Administration (GSA) is administering the disposal of this federal real property. The VA Highland Drive property is 170 acres in size and sits on a high bluff overlooking the Allegheny River, at the northeastern boundary of the City of Pittsburgh. The campus contains 20 buildings on 64 developed acres. VA Highland Drive was determined eligible for listing on the National Register of Historic Places in March 2012 under Criterion A.

At this time, GSA has declared the property as surplus and believes it will be conveyed out of federal ownership either through Public Benefit Conveyance (PBC) to the City of Pittsburgh (the City) or public sale. The property will remain part of VA's real property inventory until a transfer of ownership is complete.

This letter presents the official recording of updates to GSA's identification efforts for this undertaking. It includes an addendum to letters from GSA dated May 25 and July 16, 2018 based on conversations with the consulting parties held on June 25, July 23, September 19, and October 31, 2018.

The consulting parties are in previous agreement with regards to the significance prioritization of the buildings on campus and other landscape features of the campus itself. At the consulting parties meeting held on Wednesday September 19, 2018, Barbara Frederick of your staff requested that GSA provide documentation of the character defining features of the buildings for review and comment by the consulting parties. On the consulting parties phone call held October 31, 2018, there was discussion about resolving discrepancies between the 2012 TetraTech cultural resource assessment of the VA Highland Drive campus and the 2018 United

U.S. General Services Administration
100 South Independence Mall West
Philadelphia, PA 19106
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States Third Generation Veterans Hospitals, 1946-1958 Multiple Property Documentation Form (MPDF). This letter is written to address both concerns.

The 2018 MPDF describes three primary types of Third Generation VA hospitals: reworked existing hospitals, new architect-designed hospitals constructed by the US Army Corps of Engineers (USACE) for the VA, and hospitals constructed to standard plans developed by the VA. This final type had two subtypes: a standard plan skyscraper hospital campus and a neuropsychiatric campus known as the Haun-type, based on the recommendations of a panel of mental health professionals led by psychiatrist Paul Haun. Each type and subtype of Third Generation VA hospital is described, along with their registration requirements, in the 2018 MPDF.

VA Highland Drive is a hybrid hospital that does not fit cleanly into the categories defined by the MPDF. It was architect designed and constructed by the USACE for the VA, but the architects clearly followed the recommendations from the VA for a Haun-style neuropsychiatric hospital in the layout of the campus and the building uses / interiors. The MPDF notes that “each architect derived his own solutions to the Veterans Administration’s program requirements...” (MPDF F100). The Haun-style neuropsychiatric hospitals tended toward a collection of low-slung buildings organized around the main administration building that offered extensive dedicated recreational facilities for the patients, most of whom had a longer residence period than at a non-neuropsychiatric hospital. The Haun-style neuropsychiatric campus is described in the MPDF on pages F113-F118. The registration requirements are noted as being the same as those built by the USACE for the VA, but with an emphasis on the overall campus rather than on the central skyscraper building of other general medical and surgical VA hospitals of the Third Generation.

However, the campus also contains a high-rise (six to seven stories plus mechanical penthouses) general medical and surgical building more in keeping with the non-neuropsychiatric hospitals of the Third Generation. The 1949 construction drawings for the VA Highland Drive campus name Building 1 as Admin & General Medical & Surgical. The floor plans for that building reflect the variety of outpatient uses on the first floor and inpatient treatment on upper floors referenced in the 2018 MPDF for both the architect-designed and USACE constructed hospitals and VA standard plan hospitals. Also in keeping with the standard VA general medical and surgery layout for the main hospital building is the presence of a neuropsychiatric medical nursing unit and a women’s unit on the upper floors of the building. See MPDF page F93 for a description of the typical organization of the main building of a general medical and surgical hospital. The 1949 drawings are transmitted digitally with this letter, for reference. The table below references the building names included in the 2012 TetraTech cultural resource assessment compared to the building names included in the 1949 drawing set.

Building Number	Building Name from 2012 TetraTech Cultural Resource Assessment	Building Name from 1949 Construction Drawings	Contributing to Eligible Historic District?	Level of Significance
1	Administration/Patient Care	Admin & General Medical & Surgical	Yes	Primary
2	Patient Care	Admission & Treatment	Yes	Primary
4	Administration/Patient Care	Continuing Treatment & Medical Rehab	Yes	Secondary
5	Patient Care/Domiciliary	Disturbed	Yes	Secondary

Building Number	Building Name from 2012 TetraTech Cultural Resource Assessment	Building Name from 1949 Construction Drawings	Contributing to Eligible Historic District?	Level of Significance
6	Transitional Care Center	Infirm	Yes	Secondary
7	Nutrition and Food Service	Central Cafeteria & Kitchen	Yes	Limited
8	Recreation/Auditorium	Recreation Theater & Library	Yes	Secondary
9	Gymnasium/Pool	Gym & Pool	Yes	Secondary
10	Chapel	Chapel	Yes	Primary
11	Female Veteran's Center	Manager's Residence	Yes	Limited
12A	Administration Offices	Staff Duplex Residences	Yes	Limited
12B	Staff Residence	Staff Duplex Residences	Yes	Limited
13	Research	Apartment	Yes	Primary
14	Child Care Center	Attendant Quarters	Yes	Limited
15	Engineering	Utility	Yes	Limited
16	Supply Warehouse	Boiler House	Yes	Limited
17	Residence Garage	Not on 1949 site plans	Yes	Limited
18	Electric Substation	Not on 1949 site plans	No	None
18A	Switchgear	Not on 1949 site plans	No	None
24	Outdoor Toilet	Not on 1949 site plans	No	None
25	A/C Cooling Tower	Not on 1949 site plans	No	None
33	Incinerator/Storage	Not on 1949 site plans	No	None

VA Highland Drive also differs from the typical Third Generation VA hospital in the attention given to the landscape design and campus layout by the architects. The 2018 MPDF notes that "expedited timetables for construction also left little resources for landscape design like that that had characterized the second generation of veterans' hospital campuses" (MPDF F98). VA Highland Drive's landscape was designed by Ralph Griswold in close communication with the architectural team, and he had significant input into the civil engineering of the site itself as well. The building to landscape relationship and the overall campus feel of a Haun-type neuropsychiatric hospital are the visible representations of the sea change in treatment of mental health issues found in the Third Generation VA hospitals. Griswold's touch on the VA Highland Drive design emphasized the role of the landscape itself in the treatment of the patients at the hospital.

The 1946 plan for VA new hospital construction included 1248 beds in a general medical and surgery hospital and 1300 beds in a neuropsychiatric hospital for Pittsburgh / Western Pennsylvania. These bed counts were reduced in 1950. Pittsburgh ultimately received two new VA hospitals from the Third Generation construction campaign: VA Highland Drive with 956 neuropsychiatric beds in 1953, and the complex now known as University Drive with 742 general medical beds in 1954 (1954 VA Annual Report 320). GSA is attempting to find the VA Highland Drive site specific program of requirements the architects used and believes, that if the document exists, it may be housed in the USACE Ohio River Division records at the National Archives and Records Division facility in Chicago, Illinois. These requirements could confirm a hybrid plan of general medical & surgical in Building 1 with the rest of the campus dedicated as a neuropsychiatric hospital as inferred from the descriptions of the MPDF Third Generation VA hospital types compared with the VA Highland Drive construction drawings.

In keeping with the cost effective construction of the Third Generation VA hospitals, VA Highland Drive does not boast complicated construction methodology or luxurious materials.

The building exteriors present a streamlined and uniform appearance. All of the buildings on campus, from the large Building 1 down to the smallest of the support buildings reflect the same design language. The buildings are steel framed with concrete block backing and flat roofs. Exterior materials include primarily running bond yellow brick on all buildings with dark brown brick used to emphasize the first floors, entrances, and end walls of the larger buildings. Although the windows have been replaced, they remain dark aluminum framed windows in punched openings. The unadorned exteriors, rectilinear shapes, and patterns of yellow brick with contrasting color window frames and brown brick highlights are character defining features on the exterior of the buildings.

There are limited building interior character defining features. The 2018 MPDF notes that the interior finishes of the Third Generation VA hospitals "followed accepted hospital practices of the period that emphasized durability and ease of cleaning" (MPDF F96) and the interiors at VA Highland Drive are no exception. The 2018 MPDF does make note of two interior spaces as significant within the Third Generation VA hospitals as social gathering and meeting spaces not found elsewhere in the tightly organized floor plans: the chapel and the main hospital lobby. The 2018 MPDF also notes the rotating altar in the chapel as a key defining feature of the interior space in that building.

At VA Highland Drive, the main lobby of Building 1 is no longer extant. Floor plans from 1949 contrasted with as-built drawings dated 2006 show that a small portion of the lobby space remains as a combination lobby / waiting room but the long curvilinear wall and check in desk have been removed, along with the adjacent reading room, lounge / game room, and canteen. Only one sign of the former lobby remains in the space: marble paneled walls and terrazzo floor in what is now a small waiting room and a corridor connecting the eastern and western halves of the building. Because the building had multiple entrances on the south elevation, it had multiple lobbies, all of which have been reduced in size but all of which retain their terrazzo flooring. Please see the annotated drawings in Attachment 1.

Building 2, which may be considered the main building of the neuropsychiatric hospital campus given the uses noted on the 1949 drawings, also had an ornate entrance lobby. Some of this lobby, including the check-in desk, has been lost, but much of it remains intact, with terrazzo floors, marble wall panels, and terra cotta panels, which are character defining features. Building 2 contained uses such as administration, admissions, central baggage and clothing, physical therapy and patient exercise with access to an enclosed garden, quiet and suicidal wards for men and women, disturbed wards for men and women, hydrotherapy treatment areas for men and women, and wards for observation, convalescence and pre-parole, and parole. Secure exercise yards, such as the enclosed gardens once located at Buildings 2, 5, and 6, were characteristic features of the Haun-style neuropsychiatric hospitals.

Building 10, the chapel, retains much of its integrity of design and feeling, although key portions of the interior fittings are no longer extant. These include the pews and the rotating altar to accommodate services of multiple faiths. The remaining interior of the main chapel space of Building 10, along with its stained glass, is also a character defining feature.

The 2018 MPDF emphasizes that Third Generation VA hospitals that are eligible for listing on the National Register of Historic Places must maintain (MPDF F107):

- a cohesive campus plan that preserves sightlines to the main hospital's entrance and open space:

- the main hospital building(s), meaning either the skyscraper general hospital or the Haun-type multi-story building and a representative number of support buildings to convey the scale and proportion of neuropsychiatric hospital centers: and
- the elements of midcentury modernism that distinguish the medical center's architectural character and time of construction. These may include exterior form, massing, details, and fixtures associated with the building exteriors as well as the finishes of the chapel and lobby area(s).

GSA's determination is that the significance prioritization of the buildings on the VA Highland Drive campus, as included in the table above, remains as previously agreed upon in terms of which buildings relay the significance of the district as a whole in the strongest ways. However, GSA also believes that the significance ranking of the buildings should be a secondary consideration to the preservation of the overall campus feel of the Haun-style neuropsychiatric hospital. Haun-style hospitals featured multiple low-rise buildings with connecting corridors. Patient amenities were included within the buildings and clustered around the campus, with dedicated buildings for patient care, recreation, and exercise. The emphasis of the Haun-style hospital is on the overall campus integrity rather than on a singular skyscraper main building. Although the Griswold landscape has lost integrity through alterations, enough of the feel of his bucolic, restorative landscape remains to guide future changes. Should Building 1 be unable to be reused, a collection of other buildings anchored by Building 2 should maintain the National Register eligibility of the historic district as a whole, provided the campus setting is maintained.

I would like to thank Barbara Frederick and Bill Callahan of your staff for attending the consulting parties meeting on September 19, 2018.

If you need additional information, please do not hesitate to contact me at (215) 446-4570 or donna.andrews@gsa.gov.

Sincerely,



Donna Andrews
Regional Historic Preservation Officer
Public Buildings Service

Cc: Doug Pulak – U.S. Department of Veterans Affairs
Kristin Kulis – Advisory Council on Historic Preservation
Kim Penrod – Delaware Nation
Elizabeth Merritt and Anne Nelson – National Trust for Historic Preservation
Melinda Crawford – Preservation Pennsylvania
Sarah Quinn – Pittsburgh City Planning
Karamagi Rujumba – Pittsburgh History & Landmarks Foundation
Matthew Falcone – Preservation Pittsburgh
John McCabe – Soldiers & Sailors Memorial Hall & Museum Trust, Inc.
Matthew Craig – Young Preservationists Association of Pittsburgh

References:

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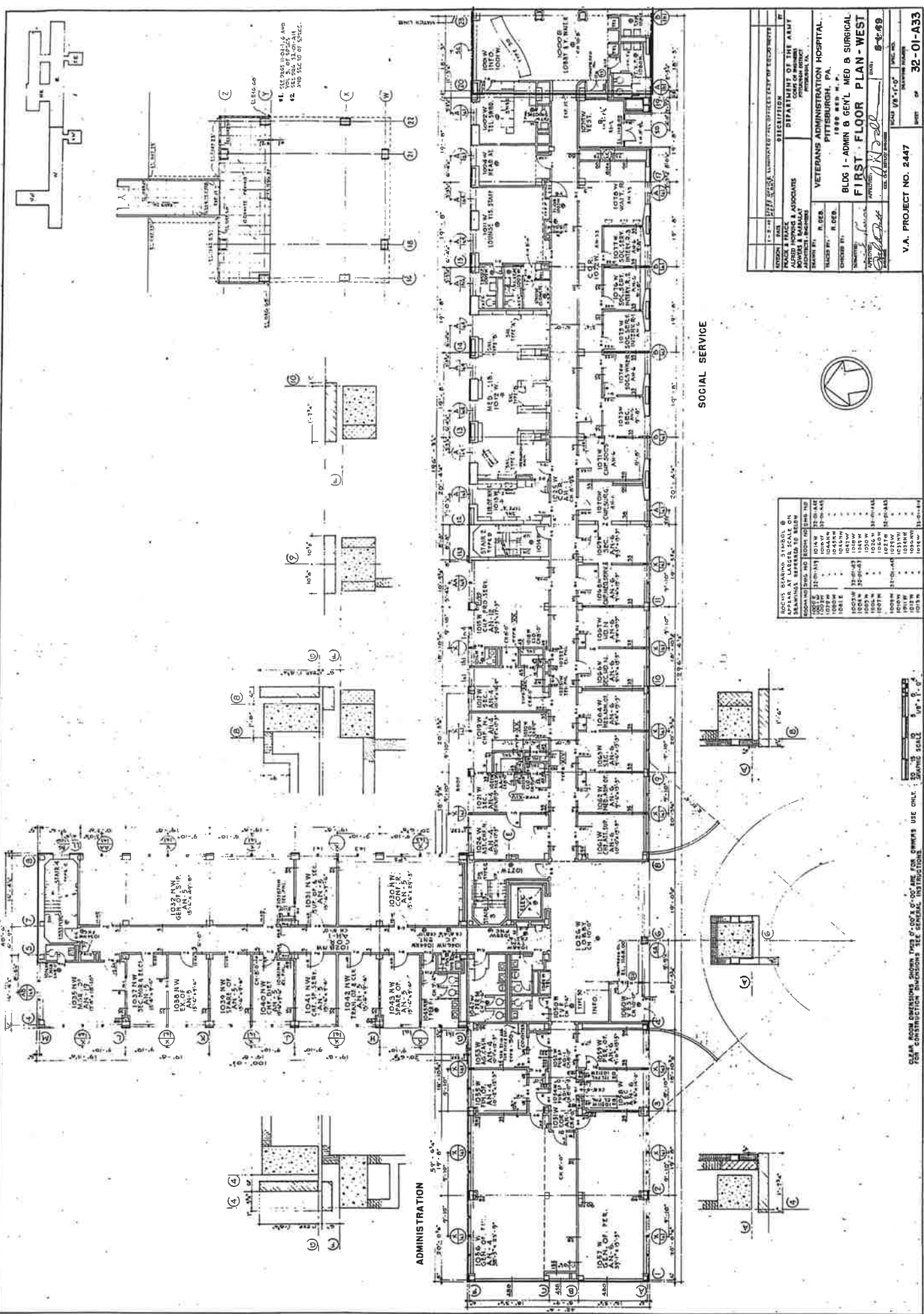
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Attachment 1: Annotated Drawings



Photo taken in 2015 showing the remnants of the northwestern portion of the main lobby in Building 1. Behind the photographer in this view is a long corridor connecting this western half of the building to the eastern half. The northern wall is sheathed in marble.



- 11. SEE 2005 (10-11-16) AND 2006 (10-11-16) FOR REVISIONS TO THIS PLAN.
- 12. AND SEE TO OF STAGE.

SECTION	DATE	BY	REVISION
FRANCE & ASSOCIATES	11/15/00	J. S. FRANCE	ISSUED FOR PERMITTING
DEPARTMENT OF THE ARMY			
CONSTRUCTION DIVISION			
ARCHITECT			
ENGINEER			
DESIGNER			
DRAWN			
CHECKED			
APPROVED			
VETERANS ADMINISTRATION HOSPITAL PITTSBURGH, PA.			
BLDG 1 - ADMIN B GENL MED & SURGICAL FIRST FLOOR PLAN - WEST			
V.A. PROJECT NO. 2447			

ROOM NO.	ROOM NAME	AREA (SQ. FT.)	NO. OF ROOMS
1031 NW	OFFICE	104.44	1
1032 NW	OFFICE	104.44	1
1033 NW	OFFICE	104.44	1
1034 NW	OFFICE	104.44	1
1035 NW	OFFICE	104.44	1
1036 NW	OFFICE	104.44	1
1037 NW	OFFICE	104.44	1
1038 NW	OFFICE	104.44	1
1039 NW	OFFICE	104.44	1
1040 NW	OFFICE	104.44	1
1041 NW	OFFICE	104.44	1
1042 NW	OFFICE	104.44	1
1043 NW	OFFICE	104.44	1
1044 NW	OFFICE	104.44	1
1045 NW	OFFICE	104.44	1
1046 NW	OFFICE	104.44	1
1047 NW	OFFICE	104.44	1
1048 NW	OFFICE	104.44	1
1049 NW	OFFICE	104.44	1
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1096 NW	OFFICE	104.44	1
1097 NW	OFFICE	104.44	1
1098 NW	OFFICE	104.44	1
1099 NW	OFFICE	104.44	1
1100 NW	OFFICE	104.44	1

PLEASE NOTE: DIMENSIONS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY. USE ONLY FOR CONSTRUCTION PURPOSES. SEE SOCIAL SERVICE DIVISION FOR CONSTRUCTION DIMENSIONS. SEE SOCIAL SERVICE DIVISION FOR CONSTRUCTION DIMENSIONS. SEE SOCIAL SERVICE DIVISION FOR CONSTRUCTION DIMENSIONS.



SOCIAL SERVICE

ADMINISTRATION

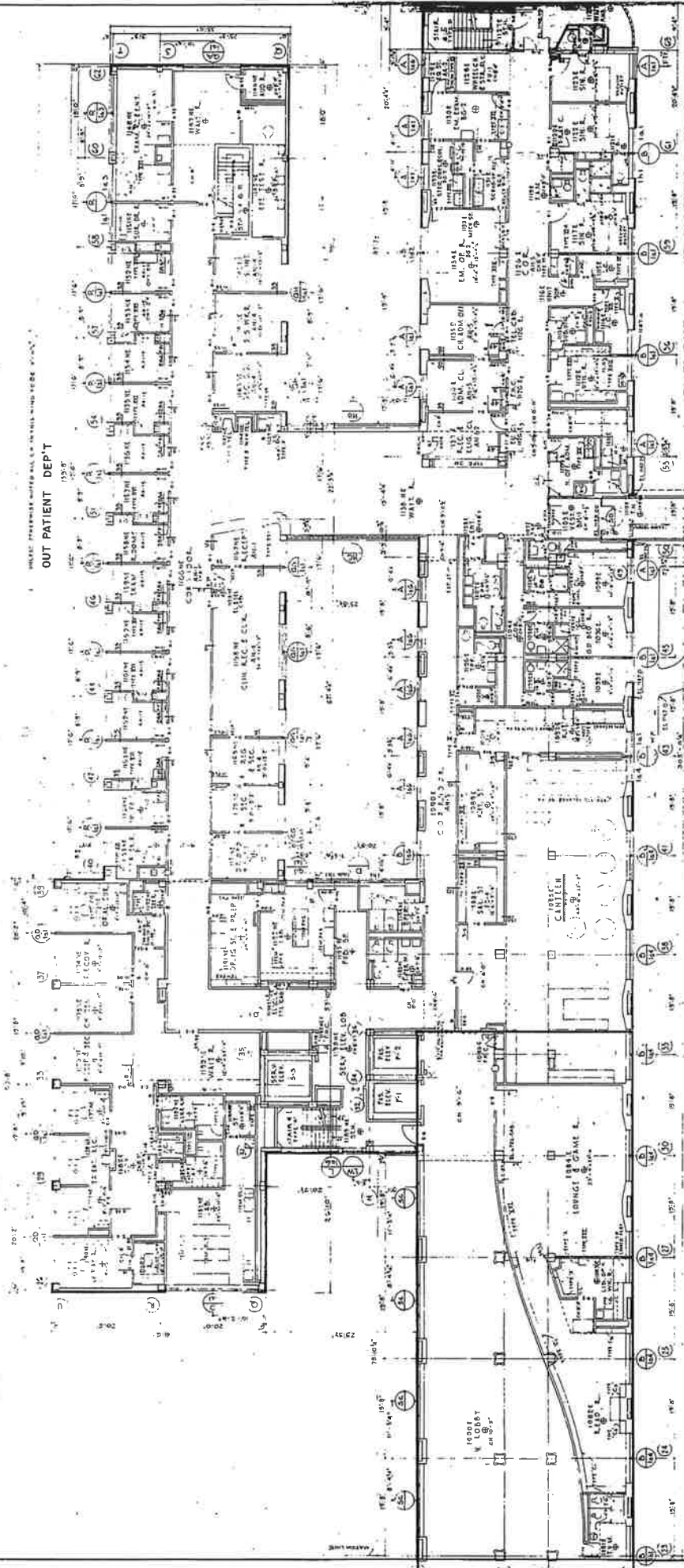


DENTAL CLINIC

OUT PATIENT DEPT

RECREATION

EMERGENCY B ADMITTING - RECEIVING UNIT

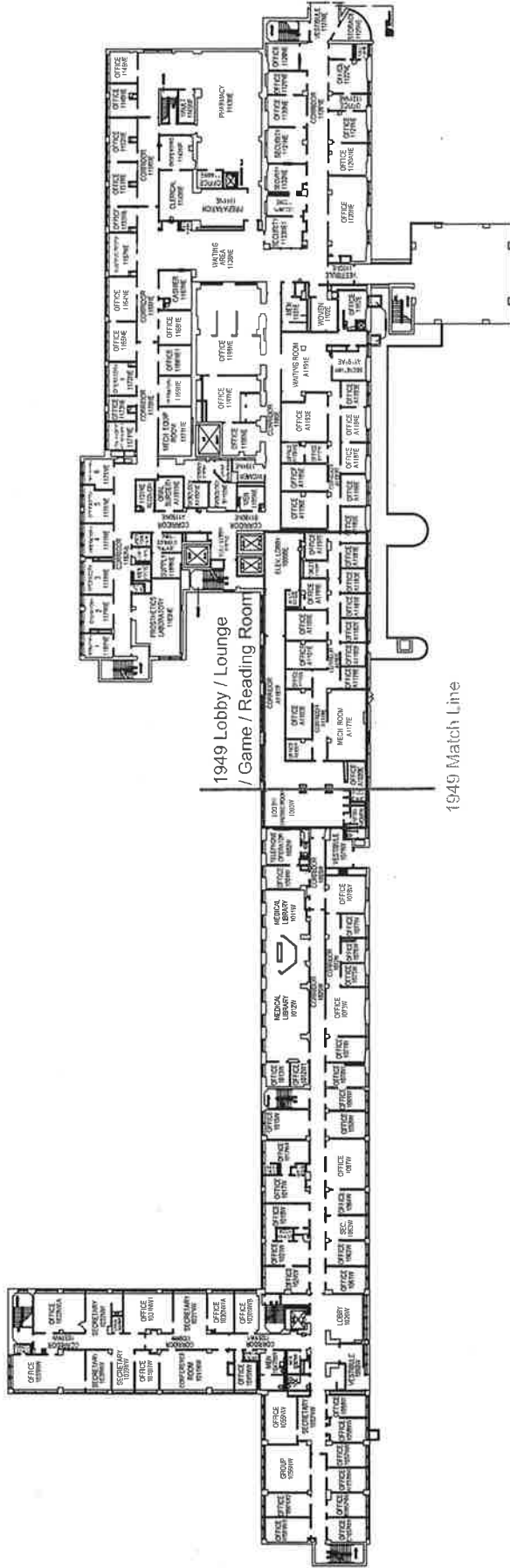


ROOM BEARING SYMBOL @ APPEAR AT LARGER SCALE ON

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10004	(Symbol)	RECEPTION	10005	(Symbol)	RECEPTION	10006	(Symbol)	RECEPTION
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DEPARTMENT OF THE ARMY
 VETERANS ADMINISTRATION HOSPITAL
 PITTSBURGH, PA.
 BLDG 1 - ADMIN & GENL MED & SURGICAL
FIRST FLOOR PLAN - EAST
 V.A. PROJECT NO. 2447
 SHEET NO. 32-01-A2

CLEAR ROOM DIMENSIONS SHOWN THIS DRAWING ARE FOR OFFICES USE ONLY.
 FOR CONSTRUCTION DIMENSIONS SEE GENERAL DIMENSIONS.



FIRST FLOOR PLAN
ROOM NUMBERS SQ FT BY ROOMS
NTS

REFERENCE ONLY
(NOT TO BE USED FOR CONSTRUCTION)

HD BUILDING 1

FIRST FLOOR PLAN		Building Record Drawings		705	
DATE	BY	DATE	BY	DATE	BY
Veterans Affairs					



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

December 13, 2018

Donna Andrews
GSA
100 South Independence Mall West
Philadelphia PA 19106

ER 1997-1595-003-FF: GSA Section 106 Undertaking, Disposal of Federal Real Property, US Department of Veterans Affairs, VA Pittsburgh Healthcare System, Highland Drive Campus/Leech Farm Veterans Hospital, Pittsburgh, Allegheny County; Updated Identification Efforts

Dear Ms. Andrews,

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution, and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 *et seq.* (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

The Highland Drive Campus/Leech Farm Veterans Hospital (Key No. 156963) was determined eligible for listing in the National Register of Historic Places in March of 2012 under Criterion A. In October 2018, our office concurred with the ranking of the level of significance of the buildings within the complex and that the landscape had lost sufficient integrity of design to convey significance. At the request of the consulting parties, in their letter of November 2018, GSA developed a list of character defining features that require preservation consideration as part of the planned reuse as well as reassessed the National Register eligibility of the complex using the recently released Multiple Property Documentation Form (MPDF) for the United States Third Generation Veterans Hospitals, 1956-1958. We offer the following comments.

Reassessment of National Register Eligibility

We concur with the agency's assessment of the Highland Drive Campus as a hybrid that does not fit clearly into the property types outlined in the Third Generation MPDF. Historical documentation reveals the property was designed and constructed by the US Army Corps of Engineers (USACE) as well as followed standard plans of the VA. Based on the plans provided and physical evidence on the landscape, it appears the Highland Drive facility was designed for both general/surgical and neuropsychiatric purposes. The campus contains a standard plan skyscraper (Building 1) used for general and surgical purposes whose floor plan and layout match the description of the standard plan skyscraper provided in the MPDF. The campus also reflects the Huan-plan including a collection of low-slung buildings organized around the main administration building (Building 2) and dedicated recreational facilities for

neuropsychiatric patients who were generally more long-term occupants. It is possible the Highland Drive facility provided supplemental space to the general/surgical facility at University Drive which was constructed around the same time, although the documents that would outline this design intent are not readily available. We believe the hybrid nature of the facility illustrates an evolution of treatment and care priorities on the part of the VA as well as a level of flexibility and dedication to changing needs of the agency. A few years after the opening of the Highland Drive facility, the VA launched a neuropsychiatric research center at the hospital.

The district continues to be eligible under Criterion A in the areas of Politics/Government and Health/Medicine for its contribution to patient care and research with a period of significance extending from when the facility opened in 1953-1975, when the property was designated a VA Medical Center.

Character Defining Features Discussion

We generally agree with the exterior character defining features of the contributing buildings in the complex as outlined in your letter: concrete and steel construction; flat roofs; yellow brick veneer at exterior with dark brown brick accents; and original windows with colored frames. The common architectural features serve to unify the buildings within the historic district and convey the sense of a streamlined design. Interior character defining spaces identified in the 2018 MPDF are limited to: 1) Building 1: marble paneled walls and terrazzo floors of the former lobby; Building 2: terrazzo floors, marble wall panels, and terra cotta panels of the entrance lobby and 3) Building 10: pews, rotating altar, and stained glass. In addition, we believe the overall form and massing of the buildings in the complex; concrete block screens that some of the buildings feature; stone retaining walls; and any remaining gardens associated with the original construction that retain integrity should be included in the list of character defining features. The documentation should be updated to include photographs of the character defining features of the property for use/inclusion in plans for adaptive reuse.

Preservation Priorities

Overall, individual buildings, such as Buildings 1, 2 and the chapel, and features, such as the yellow brick veneer and concrete block screens, are significant within the context of the facility's use and design but visually, the conveyance of significance comes in large part from the setting and feeling of the larger facility. We concur that the priority of the adaptive reuse of the campus should be to preserve the campus feeling, visual continuity, open areas and space/line of sight between the buildings. Given the property is a historic district, and as outlined in your August 2018 letter, preservation of the circulation network and relationships between the buildings in the campus is important. Also, while much of the landscape has been modified, attempts should be made to retain the physical setting for the buildings in the campus including the stone retaining walls that seem to visually unify the property. Areas of the campus where there are a concentration of historic buildings, such as the main entrance to the campus, should receive greater levels of preservation consideration.

We look forward to additional consultation with you and the consulting parties for the project to identify strategies to minimize and mitigate adverse effects to the property.

If you have questions regarding this review, please contact Barbara Frederick at 717.772.0921 or bafrederic@pa.gov.

Sincerely,



Douglas C. McLearn, Chief
Division of Archaeology and Protection

APPENDIX C – BASIS OF PROGRAM FROM CITY/GSA

Existing Building Areas

BUILDING	FUNCTION	QTY	UM	DESIGN USE	BEST FEASIBLE REUSE	Significance
1	Administration / Patient Care	236,000 SF	SF	Hospital	Admin	Primary
2	Patient Care	136,000 SF	SF	Hospital	Admin	Primary
4	Administration / Patient Care	119,800 SF	SF	Hospital	Admin	Secondary
5	Patient Care / Domiciliary	65,700 SF	SF	Billeting	Admin	Secondary
6	Transitional Care	59,000 SF	SF	Clinic	Admin	Secondary
7	Nutrition and Food Service	63,000 SF	SF	Dining Facility	Warehouse	Limited
8	Recreation / Auditorium	52,300 SF	SF	Indoor Physical Fitness	Training	Secondary
9	Gymnasium / Pool	33,100 SF	SF	Indoor Swimming Pool	Training	Secondary
10	Chapel	8,600 SF	SF	Chapel	Visitor's Center / Conferencing Center	Primary
11	Female Veteran's Center	3,800 SF	SF	Admin	Admin	Limited
12A	Administrative Offices	4,200 SF	SF	Admin	Admin	Limited
12B	Staff Residence	4,200 SF	SF	Barracks	Admin	Limited
13	Research	10,400 SF	SF	Clinic	Wellness Center	Primary
14	Child Care Center	7,100 SF	SF	Child Care	Admin	Limited
15	Engineering	59,400 SF	SF	Vehicle Maintenance	Vehicle Maintenance	Limited
16	Supply Warehouse	6,200 SF	SF	Warehouse	Warehouse	Limited
17	Residence Garage	830 SF	SF	Covered Storage	Warehouse	Limited

City of Pittsburgh Program

FACILITY	PRIMARY FUNCTIONAL AREAS	UM	QTY
Animal Care and Control Total			8,500
Emergency Vehicle Operations Course Total	EMERGENCY VEHICLE OPERATIONS COURSE	SY	4,700
Fleet Maintenance Total			62,500
Indoor Shooting Range Total	INDOOR SHOOTING RANGE	SF	12,000
K-9 Training Total	K-9 TRAINING FACILITY	SF	7,500
Mounted Police Total			5,500
Outdoor Multipurpose Training Area Total	MULTIPURPOSE TRAINING AREAS (OUTDOOR)	AC	2
Public Safety Administration Total			104,300
Public Safety Burn Tower	BUREAU OF FIRE BURN TOWER	EA	1
Public Safety Classroom Building	POLICE / FIRE / EMERGENCY MANAGEMENT TRAINING CLASSROOMS	SF	24,000
Public Safety Indoor Training	INDOOR POOL TRAINING / LOCKER ROOMS / MULTIPURPOSE TRAINING AREAS (INDOOR)	EA	1
Public Safety Simulated Training Total	PUBLIC SAFETY TRAINING VILLAGE	SF	10,000
Public Safety Visitors Center	CONFERENCING CENTER	SF	6,800
Public Safety Warehouse Total			54,000
Public Safety Wellness Center	PUBLIC SAFETY WELLNESS CENTER	SF	7,000
Salt Storage	SALT STORAGE SHED	SF	1,000
PRIMARY FUNCTIONAL AREAS UNIT OF MEASURE (UOM) TOTALS			303,100

APPENDIX D – PHOTOS

Building #1



South Façade



South and West Facades



North Façade Looking East



North Façade Looking South



West Retaining Wall



Highland Drive Looking West



Typical Corridor



Entrance Lobby



East Vestibule



East Vestibule Finishes



Upper Floor West Pavilion



Sixth Floor Balcony



East Pavilion Exterior Column and Pavers



Fifth Floor Elevator Lobby



West Wing Looking East

Building #2



Entrance – Looking South



Looking South from 6th Floor of Bldg. #1



At Entrance looking East



Rear Pavilion looking Northwest



Lobby Glazed Terra Cotta



Lobby Column Cover and Marble



First Floor Elevator Lobby – Stone Finish



Upper Floor Elevator Lobby

Building 4



Looking Southeast from 6th floor of Bldg. #1



Looking Northwest from behind Building #8

Buildings 4, 7 & 8 (Proposed Training Area)



Buildings 4 and 8 looking East



Buildings 4 and 7 looking North (Building 1 & 2 behind)



Composite of Buildings 4, 7 and 8

Building 7



South Façade and Connecting Passageway



South Façade Detail



Passageway between Buildings 4 and 7



Stair water damage

Building 8



Southeast Corner from Bldg. 9 (fly loft)



Northeast Corner with Bldg. 4 in background



South Façade



South Façade at Overhang

Building 9



North Façade



Gym Windows at Catwalk



Gym looking Southeast



Pool from Balcony

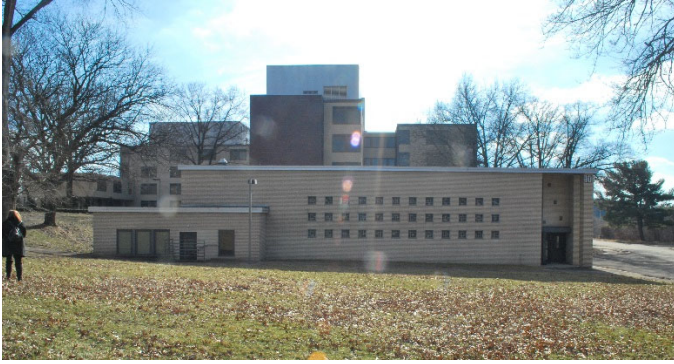


Pool Exterior Wall Damage



Pool Beam Corrosion

Building 10



Northwest Façade



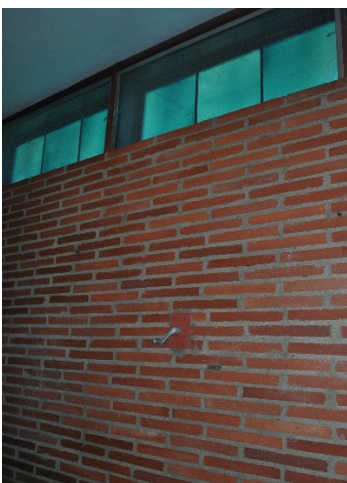
Southwest Façade



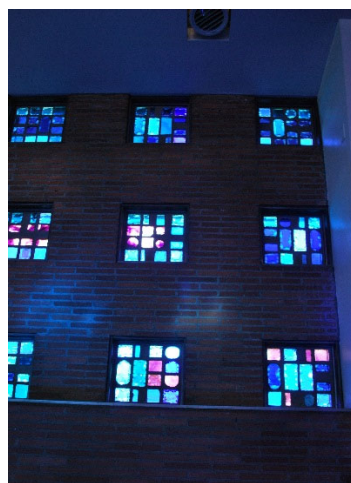
Interior looking toward Altar



Interior looking at entrance & damage



Operable Clearstory



Art Glass – West Wall



Granite & Corrugated Glass Entry

Buildings 11, 12a, 12b & 13



View from Highland Drive Intersection



Building 13 Entrance



Building 13 Northeast Corner