Q Development

Katsafanas Coffee Building

828 West North Avenue, Pittsburgh, PA 15233

Pennsylvania Historic Preservation Awards Submission

April 2019

APPLICATION 2019 PENNSYLVANIA HISTORIC PRESERVATION AWARDS

Award Category

INITIATIVE AWARDS

- ○ Community Involvement
- ○ Communications
- ○ Education
- ○ Emergency Response
- ○ Grassroots Advocacy
- o Public Impact
- ○ Preservation Planning
- ○ Stewardship
- ○ Sustainability
- ○ Ralph Modjeski Award for Excellence

CONSTRUCTION AWARDS

- ○ Residential (private/homeowner)
- ● Rehabilitation
- ○ Restoration
- ○ Infill/New construction in a historic district

Nominated Project

Name Katsafanas Coffee Building

Address 828 West NorthAvenue

City/State Pittsburgh, PA

Zip 15233 County Allegheny

Phone

E-mail

Owner of Project/Building (if different than above)

Name Q Development

Contact Person Rick Belloli

Address 828 West North Avenue

City/State Pittsburgh, PA

Zip 15233 County Allegheny

Phone (412) 805-5153

E- mail rick@qdevelopment.com

Is the owner aware of this nomination? Yes

Project Architect/Engineer/Consultants

Company Name Pfaffmann + Associates (architects)

Contact Person Rob Pfaffmann, FAIA, AICP

Address 223 Fourth Avenue, Suite 800

City/State Pittsburgh, PA

Zip 15217 County Allegheny

Phone (412) 471-2470

Email rob@pfaffmann.com

Company Name Schneider Engineering (structural)

Contact Person John Schneider, PE

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City/State Pittsburgh, PA

Zip 15205 County Allegheny

Phone (855) 634-9284

E-mail jschneider@gatewayengineers.com

Please see additional consultants on next page.

Nominator (if different than owner)

Name Jeff Slack, AICP, Principal Time & Place Preservation Services

Address 1651 Beechwood Boulevard

City/State Pittsburgh, PA

Zip 15217 County Allegheny

Phone (412) 802-5406

E- mail j_h_slack@yahoo.com

Was the project reviewed by a HARB? No

What federal/state programs provided financial assistance to the project?(Check all that apply):

- ○ Keystone Grant
- ○ Federal Rehabilitation Investment Tax Credit
- o Federal Historic Tax Credit
- ○ PA Historic Preservation Tax Credit
- ○ New Market Tax Credits
- ○ Low-Income Housing Tax Credit
- ○ Other (please specify)

Dates

Date project began 2016

Date project completed 2018

Checklist for Submission

- ■ One PDF copy of the application
- ■ Executive Summary of project
- ■ One PDF of the narrative (no more than 2 pages)
- ■ For Construction Projects: One PDF summarizing the project and its adherence to good preservation practices and appropriate rehabilitation and/or compatible new construction (no more than 2 pgs). DO NOT submit full drawings and/or specifications.
- ■ NO MORE THAN 14 digital photographs (JPGs ONLY, NO PDFs 1mb minimum/4mb max per photo) At least 3 of the images must contain people or activity. Before and after photographs must be taken from the same angle. Horizontal format preferred.
- ■ $ 25 application fee, payable to *Preservation Pennsylvania (One* free for PresPA members)

All materials should be submitted on a flash drive or CD and must be **received by April 10, 2019.**

Please send to:
Preservation Pennsylvania
257 North Street
Harrisburg, PA 17101
Or preservationpennsylvania@gmail.com

Project Architect/Engineer/Consultants

Company Name Iams Consulting (mechanical, electrical, plumbing)
Contact Person Jonathan Iams, PE
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Zip 15219 County Allegheny
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Email jiams@iamsconsulting.com

Company Name Mistick Construction (general contractor)
Contact Person Adam Stadt, Project Manager
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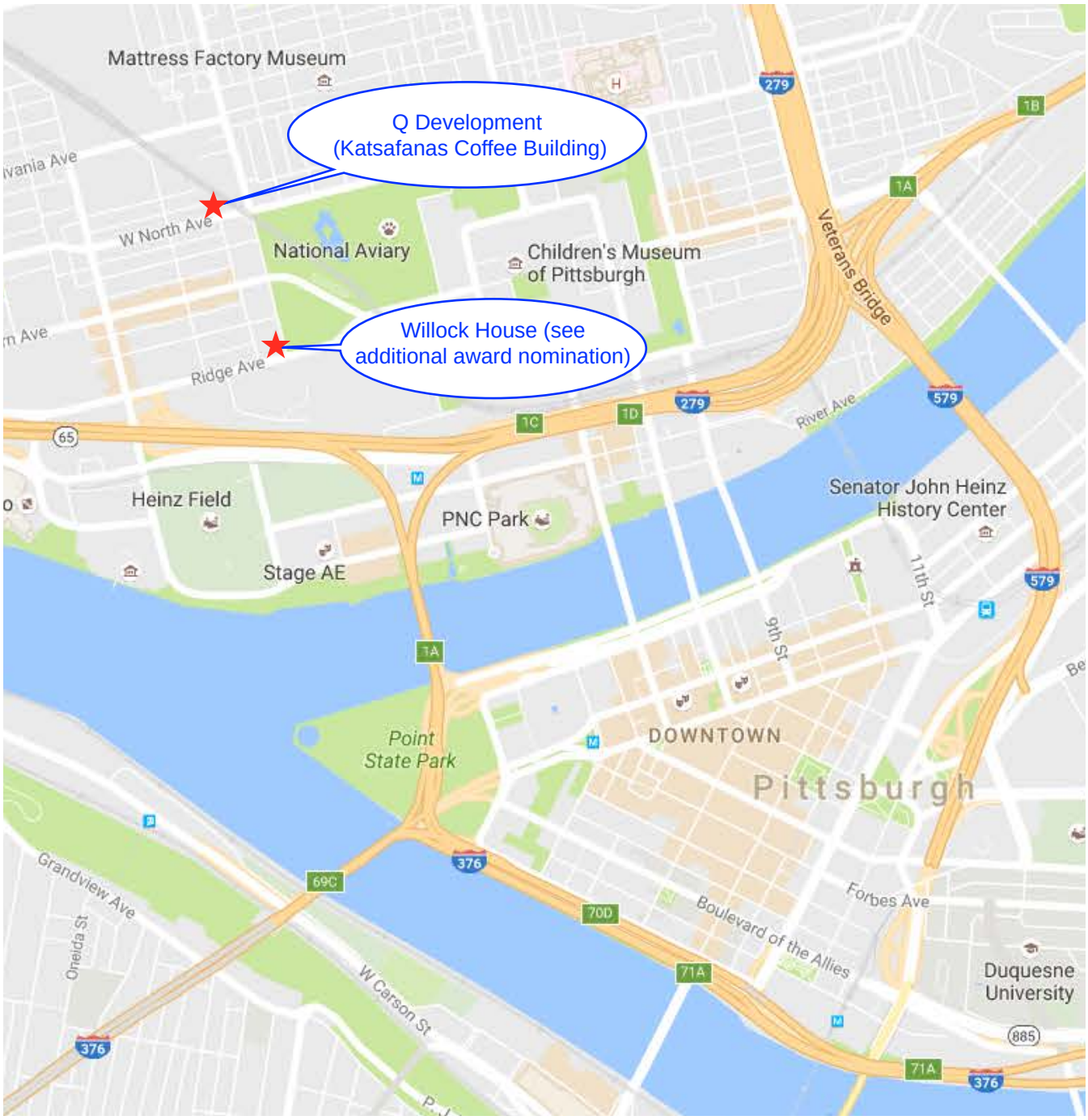
City/State Pittsburgh, PA
Zip 15233 County Allegheny
Phone (412) 322-1121
Email

Company Name Anthony Purcell (painted sign restoration)
Contact Person Anthony Purcell
Address
City/State Pittsburgh, PA
Zip County Allegheny
Phone
Email

NOTE: All photographs were taken by Pfaffmann + Associates unless noted otherwise. See photo key page for more information.

Image 1. Restored front facade of the Katsafanas Coffee Building.



Locator map, showing the site of the Q Development headquarters in the historic Katsafanas Coffee Building on Pittsburgh's Northside. Also shown is the Willock House, the first renovation project undertaken by the Q team, which is also being nominated for a 2019 preservation award.

Executive Summary

Program
Long-vacant warehouse revitalized into developer's office and space for a nonprofit organization.

History
The Katsafanas Coffee Company moved from Downtown Pittsburgh to a two-story building on West North Avenue around 1925. The company remodeled the facade and added an Art Deco-inspired sign that spells out the company name in its limestone cornice.

Project
Q Development is a "double-bottom line" real estate developer that promotes positive social impact through the revitalization of historically- and architecturally-significant properties in and around Pittsburgh. Q purchased the vacant building in 2014 and renovated it to accommodate their offices and provide additional office space in the community (with nonprofit tenants preferred). The project is envisioned as the first step in a larger project that will include rehabilitation of Q Development's adjacent four-story International Harvester warehouse from 1902 (currently the Harry Guckert Printing Company Building).

Adaptive Reuse Strategy
On the exterior, the brick facades and parapets were restored, including the historic limestone sign on the front and the painted sign on the side. Windows, which had largely been infilled with brick or glass block or had been neglected for decades, were replaced with high performance aluminum insulated glazing units to match the old industrial metal sashes.

On the interior, the simple, open spaces on both floors were retained; previously painted brick and plaster walls were repainted; and the original cast iron spiral staircase was kept as an artifact while a new code-required staircase was artfully installed.

Figure A. 1913 view of the North Avenue Carpet Cleaning Company (left), which would be remodeled in 1925 to become the Katsafanas Coffee Company (The Harvester World, December 1913, 15).

History

In October 1901, businessman Richard L. McCready obtained a building permit to construct a two-story brick warehouse at a cost of $3,500 on West North Avenue in what was then Allegheny City (now Pittsburgh's Northside). Construction was completed in early 1902. A 1906 Sanborn map (right) shows the R.L. McCready Warp & Weavers Supply Factory with carpet cleaning facilities indicated on the second floor.

The 1908 Pittsburgh City Directory indicates that the business had changed to the North Avenue Carpet Cleaning Company. A 1913 article on the International Harvester Company next door shows the front and side elevations of the building (previous page). Ownership changed again around 1922 based on advertisements that list the business as the American Coat, Apron & Towel Supply Company.

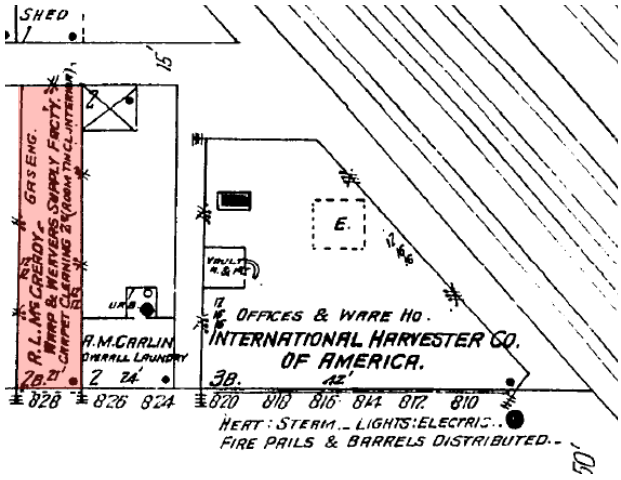


Figure B. 1906 Sanborn Fire Insurance map showing the recently constructed R.L. McCready Warp & Weavers Supply Factory in red.

In 1925, Peter and John Katsafanas moved their coffee roasting company to 828 West North Avenue. They had founded the family business six years earlier in Downtown Pittsburgh. They then remodeled the front facade and added the present Art Deco-inspired sign that spells out the company name. They also painted over the carpet cleaning sign on the west wall, replacing it with one of their own (which was restored as part of recent work).

In their early years, their progress is noted in a number of trade publications. For example, in 1920, *Coffee and Tea Industries* reported that the Katsafanas Coffee Company was installing a new Monitor brand coffee roaster; and in 1922 the same journal reported that the company had purchased a new Challenge brand pulverizer to create powdered coffee. The 1926 Sanborn map is the first map to show the Katsafanas enterprise at their new location on the Northside. The function of the building is listed as "coffee roasting."

In 1928, the company obtained a trademark from the US Patent Office for the logo they had been using since they started their business (right). Throughout the next few decades, the success of the Katsafanas brothers can be seen in numerous articles in local newspapers. The company was significant for providing coffee and teas to a wide area that included Pennsylvania, Ohio, West Virginia, eastern Indiana, Maryland, western New York and parts of Virginia.

Figure C. Katsafanas logo.

Figures D and E.
Advertisements from 1932.

Some of their specialties included providing hotels and restaurants with coffee within twenty-four hours of being roasted in their West North Avenue plant, which had a capacity to roast 11,500 pounds of coffee a day. Countless restaurant advertisements from this time endorse Katsafanas Coffee while other advertisements tout the advantages of using Katsafanas products when brewing iced tea and iced coffee at home (left).

In 1967, Peter Katsafanas died at age 75. His obituary indicates that he had retired in 1955. Seventeen years later, in 1984, John Katsafanas died at age 89. His obituary indicates that he was born in Greece in 1895, came to the United States in 1911, and retired from the coffee business in 1970. The property was subsequently purchased by the Guckert family before being sold to Q Development in 2015. In 2016, the Pittsburgh architecture and preservation firm of Pfaffmann + Associates was hired to rehabilitate the building. Construction was completed in 2018.

Careful Preservation Planning

Significant preservation planning was undertaken to ensure a historically sensitive outcome for the Katsafanas Coffee Building. First, an architecture firm with a proven preservation track record was selected to design the renovation and oversee construction. Since its founding in 1996, Pfaffmann + Associates has consistently received recognition for its work, including three Silver Medals, the highest honor conferred by the American Institute of Architects (AIA), Pittsburgh Chapter, and six Pennsylvania Historic Preservation Awards. Additionally, Rob Pfaffmann was honored with Preservation PA's Grassroots Advocacy Award and the firm was recognized by the Pennsylvania Chapter of the American Planning Association and by the Design Center of Pittsburgh for excellence in community outreach.

Second, a careful preservation plan was created that, although not required, followed the guidelines of the Secretary of the Interior's Standards for Rehabilitation. This was developed by Jeff Slack, AICP (then Senior Associate at Pfaffmann + Associates, now founder and principal of Time & Place LLC, Preservation Services). Jeff is an accomplished planner with an MA in historic preservation from Cornell University. He created and teaches the first preservation fieldwork course at the University of Pittsburgh and currently serves as the chair of the Pennsylvania Historical & Museum Commission's State Historic Preservation Board.

The plan identified long-term maintenance and preservation issues and ensured that the proposed design integrated code requirements and new mechanical systems while preserving character-defining features and achieving Q Development's programmatic goals.

Good Preservation Practices

Below are some highlights of the careful rehabilitation work that was successfully undertaken:

Exterior

Form and Massing. The renovated building was carefully designed to accommodate Q's program within the existing building footprint and not require any additions or subtractions to the building.

Brickwork. The brick parapets were reconstructed and deteriorated brick joints were carefully repointed, making sure to match historic mortar composition, color and tooling (which differed on each facade). Brick on the front facade was also gently cleaned with water and a mild detergent following the specifications of *Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.* The west brick wall of the Guckert Building, which rises above the Katsafanas Building, was also repointed at this time.

Limestone. The 1925 limestone "Katsafanas Coffee Co." sign and the limestone sills of the front facade were also repointed as needed and gently cleaned per *Preservation Brief 1.*

Mocks-Ups. Throughout the project, multiple physical samples of products and processes were required for evaluation prior to approval—especially for the brick and limestone cleaning.

Windows. The building contained twenty-three window openings, the majority of which had been infilled with brick or glass block. The scattered metal sashes that remained on each facade had been neglected for decades. The resulting renovation strategy called for high performance aluminum insulated glazing units in all openings to match both the configuration and operability of the old industrial metal sashes. As with the brickwork, the window styles differed on each facade, but at least one of each type remained to serve as a model.

Painted Sign. The one story-high hand-painted sign on the west facade was carefully restored after the parapet repairs were complete. The goal was to provide just enough infill painting and repair to stabilize the sign long term without making it look newly painted.

Life Safety and Code Compliance. On the rear facade, out of sight from the street, a code-mandated fire stair was installed. This second means of egress features two square steel posts that rise from the ground to support the stairs, a small second-floor balcony and a cantilevered roof. The first-floor landing was designed to be easily modified so an ADA lift can be added—it's scheduled to be installed within the next ninety days.

Roof. A failed EPDM roof from the 1980s was replaced in-kind. Its deterioration had allowed significant water penetration into the rear of the building, causing structural failure of portions of the roof, floors and rear wall.

Interior

Program. The first floor features open, flexible, office space that offers local nonprofits a welcoming, professionally-designed space to collaborate and meet. The second floor contains open offices for the Q Development team. At the rear, on each floor, is a conference room separated by large glass doors with access to the rear fire stairs.

Plan. As with the exterior massing, the interior plan, with its large open spaces, was largely retained except where code requirements mandated otherwise. For example, a small utility core was created on the east side of the plan to accommodate new restrooms.

Structural. Water damage from the failed roof required that much of the rear wall be rebuilt and new floor and roof structure installed. Where possible, new floors joists were inserted into the historic pockets in the brick walls. Throughout the space, original wood floors in sound condition were retained (though now covered with carpet tiles to improve acoustics).

Windows. The rough openings of the windows were poorly built, or had been damaged when the brick and glass block had been installed. This required an interface be designed between new and old. The solution was a simple clear-finished MDF window frame that brings a warmth to the space as light reflects off the wood surfaces.

Walls. Previously painted brick and plaster walls were repaired and repainted.

Monumental Staircase. The design of the stair was driven by code requirements and the desire to retain the open plan. The solution was a suspended and cantilevered system using marine grade stainless steel rod rigging that supports recycled wood treads made from salvaged Pittsburgh trees. Stainless steel rails are clipped to the suspension system, which resembles a musical harp. The original spiral stair, while not code compliant, was retained and restored as a focal point celebrating the owner's appreciation for architecture and history.

Mechanical, Electrical, Plumbing. New utilities and equipment were designed to minimally impact historic architectural details. LED lighting was selected for use throughout the building for its energy saving advantages and performance in a variety of settings..

Interpretation. Throughout the space, historic images help interpret the history of the Katsafanas Coffee Company and other Pittsburgh landmarks. Two works by a local artist were commissioned that reflect the history of the neighborhood and some of Q Development's real estate projects. On the first floor, an original dolly from the building's coffee roasting days now serves as a side table.

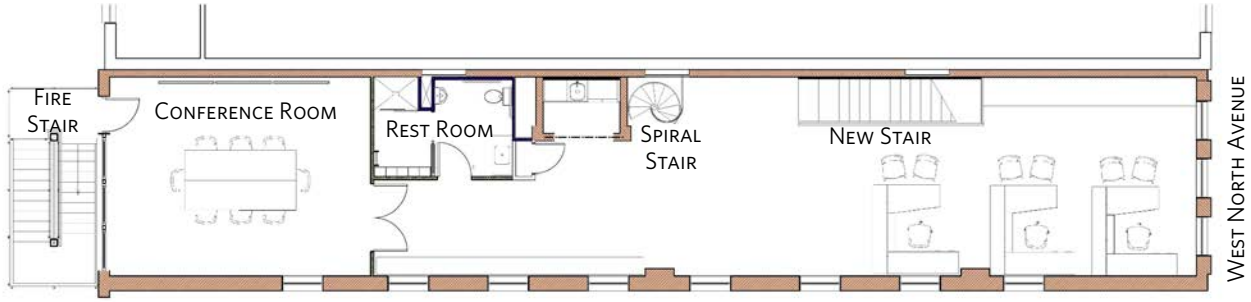


Figure F. Plan of the second floor, showing the new offices of Q Development.

Image 2. Before—Front facade prior to renovation.

Image 3. After—Front facade after renovation.

Image 4. Before—Front and west facades prior to renovation, showing infilled windows on the west facade.

Image 5. After—West facade showing the new windows and restored hand-painted sign (Q Development).

Image 6. Detail of front facade prior to renovation, showing the intricate brickwork and limestone sign from the 1925 renovation by the Katsafanas brothers (John McDanel).

Image 7. An example of severely deteriorated mortar joints to the left of the front door, which left the outer wythe of bricks loose and collapsing.

Image 8. One of many mock-ups required prior to work. Here, a cleaner has been applied to the right half of one of the limestone sills. It was ultimately rejected because it eroded and discolored the stone (in part, due to the stone's high iron content). A gentler cleaner was eventually approved.

Image 9. Rigging allowed workers to easily repoint and clean the front facade.

Images 10 and 11. Before and after views showing restoration of the hand-painted sign on the west facade (Anthony Purcell).

Image 12. Second floor, looking south, prior to construction, showing one of the appealing features of the building—the large amount of open space.

Image 13. First floor, looking north prior to construction, showing water damage to the floor and ceiling.

Image 14. Selective demolition revealed signs of a fire that damaged the second floor in July 1940 (above).

Images 15. Water damage to the floors from the failed roof was fairly extensive (left).

Image 16. New floors joists being installed at the rear of the second floor (above).

Image 17. The spiral staircase prior to restoration (left).

Image 18. The new fire stair at the rear of the building (Jared Pohl).

Image 19. The new entrance from the fire stair, showing repointed brick and the Q Development logo (Jared Pohl).

Image 20. The completed Q Development offices on the second floor, looking south.

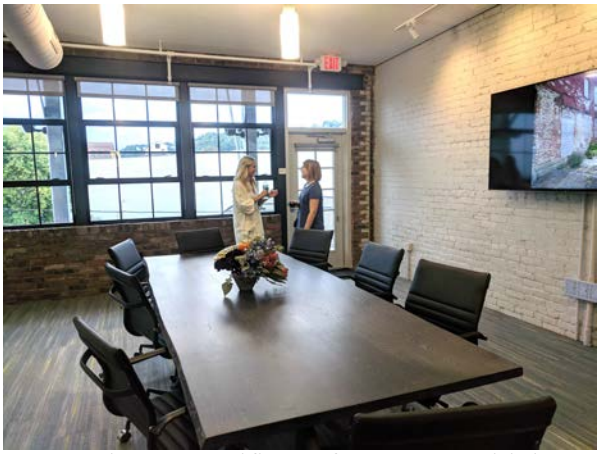


Image 21. The new second floor conference room, with balcony beyond (Jared Pohl)

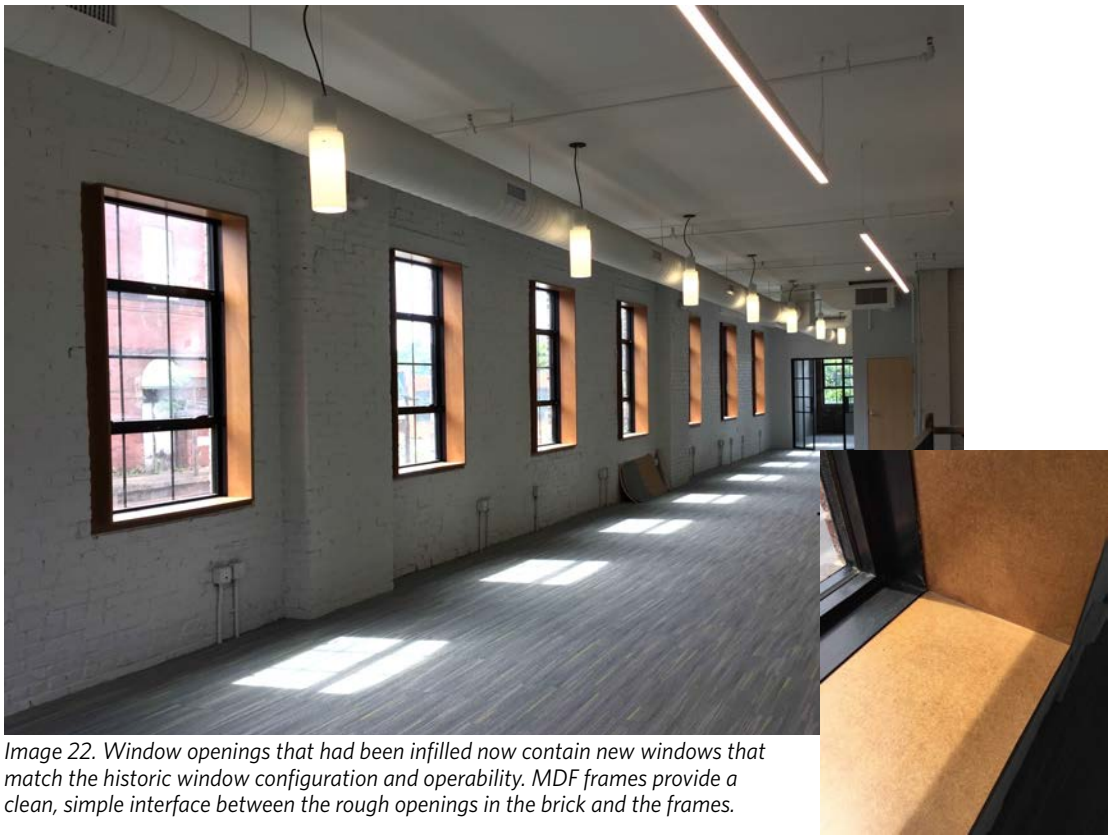


Image 22. Window openings that had been infilled now contain new windows that match the historic window configuration and operability. MDF frames provide a clean, simple interface between the rough openings in the brick and the frames.

Image 23. New windows match old in both configuration and operability (Jared Pohl).

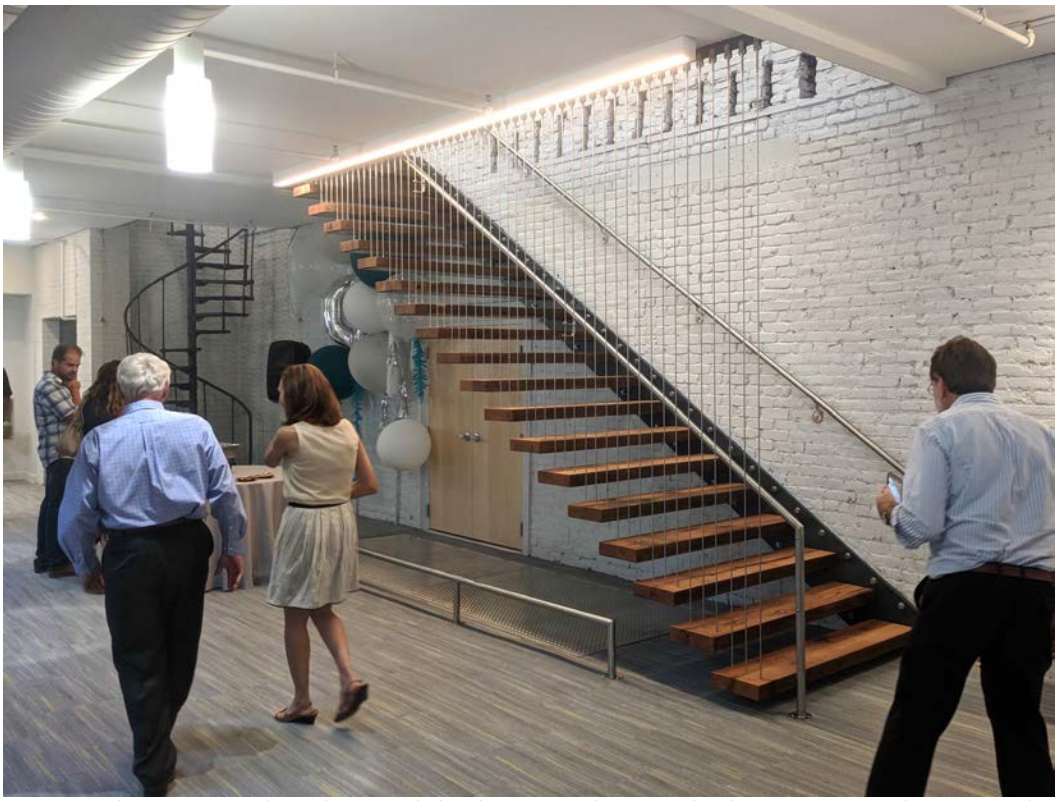


Image 24. The new stair is elegantly suspended in the renovated space and welcomes visitors as they come in the front door (Jared Pohl).

Image 25. Second floor office space, looking north, during an opening reception (Jared Pohl).

Image 26. Pittsburgh Urban Tree crafted stair treads from old Pittsburgh trees to complete the new monumental stair; stair detailing by Jared Pohl, RA (formerly of Pfaffmann + Associates).

Image 27. Stair detail, showing the salvaged Katsafanas coffee dolly in the new reception area on the first floor and new Q Development offices on the second floor (Jared Pohl).