



SHADYSIDE FOUR-SQUARE

Schematic Design & Permit/Construction Documents for a Gut Rehab in Shadyside / Pittsburgh, PA / 2025
AFTERHOURS Design Collaborative

A classic Pittsburgh tale. This 5 bedroom, 3-story, 2000 SF home in Shadyside built in 1904 is a relic of the Progressive Era affluence in the city around the turn of the 20th century. Evidenced by its many remaining original details including the panelled oak staircase, oak pocket doors, boarded 2-1/4" white oak flooring, decorative fire place surrounds, stained glass windows, stone sills, butter-jointed masonry, brick quoins, and sandstone foundation, the home was built at a time when buildings were made to last, with care and with quality materials. Unfortunately, impacted by decades of regional population loss and economic decline throughout the mid- to late-20th century, the home suffered the same fate as many others in the city, falling into a state of disrepair after years of disinvestment and neglect.

The new owners of the property sought to revive and update the home, opting for a full gut rehab. AFTERHOURS was asked to assist with space planning and the preparation of drawings necessary for permitting and construction; the owners opted to self-perform all construction administration tasks and work directly with the contractor for all finish and fixtures selections.

As with many homes from this era, the original layout, which remained untouched over its 100-plus-year lifespan, was intelligent, efficient, and well proportioned—it was an asset to be respected rather than distrubed. The challenge for the project became how to integrate the modern updates desired by the owners—including an open kitchen-dining space; a new first floor powder room; a primary bedroom with new on-suite bathroom, walk-in closet, and laundry; and a new 2-car garage in the basement (planned and permitted but not built)—while maintaining, as much as possible, the positive spatial quality, character, and details of the original.

On the first floor, a new beam was introduced into the central load-bearing wall and the original one-sided galley kitchen was fully reconfigured to create a new open kitchen-dining space. The new kitchen accommodates significantly more storage, modern appliances, and walk-out access to a new rear deck. A petite and private powder room was tucked into space formerly occupying an abandoned servant stair, and the existing basement stair, which featured constrained and awkward winder treads, was straightened and widened to accommodate much more comfortable basement access. The original panelled oak staircase and quarter-sawn oak pocket doors (discovered concealed in the walls during demolition) were restored and refinished.

On the second floor, the northwest bedroom was converted to an on-suite bathroom and walk-in closet for the primary bedroom, and a new stacked laundry room is now conveniently accessed from the common hallway. Other second-floor updates include a full remodel of the existing bathroom and improved closet configurations.

On the third floor, the awkwardly-shaped existing bathroom was opened up and the full northwest corner of the home was efficiently reconfigured to accommodate a new naturally-lit bathroom with double sinks and a full tub, a new open landing space, and four new closets.

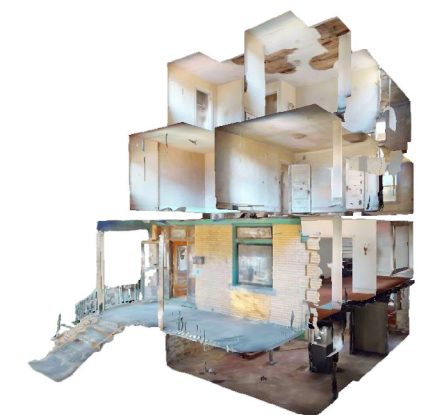
AFTERHOURS coordinated with a structural engineer to provide recommendations for all manipulations of the load-bearing structure; provided all documents required for permitting/construction, including demolition plans, new construction plans, site plan, and building sections; and coordinated with the city zoning department and permitting office to facilitate zoning/permit approval and facilitate project conformance to all municipal requirements.

Years
Design 2024
Construction 2024-2025

Design
AFTERHOURS: Garrett Rauck, Candace Ju

Design Consultants
Structural Engineer: House and Building Engineering

Construction
Dale Hummel Construction



(Top right) Exterior view of existing house from Walnut Street prior to rehab, looking north. (Bottom right) 3D LIDAR scan of existing building. The 3D scan was used to draft detailed existing floor plans to serve as the basis for developing schematic plans, demolition plans, and new construction plans. (Opposite) View of restored front porch and main entry.



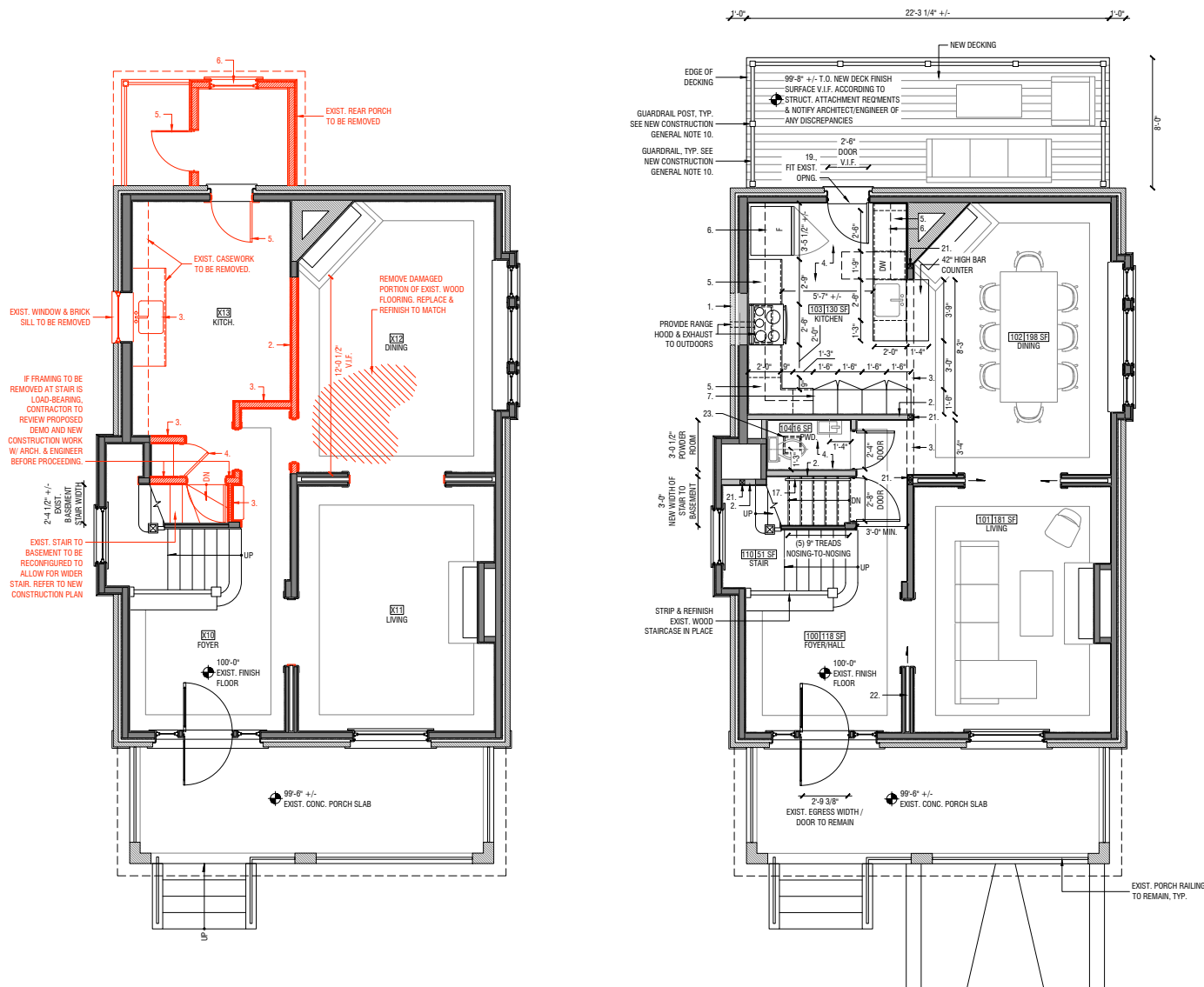
First Floor: existing foyer and staircase.



First Floor: existing living room and dining room beyond.



First Floor: existing kitchen.



(Left) First Floor Demo Plan. (Right) First Floor New Construction Plan.



(Top) View from dining room through new opening into kitchen, looking northwest. (Bottom left) Restored panelled oak staircase. (Bottom right) Living room, looking southeast toward street.



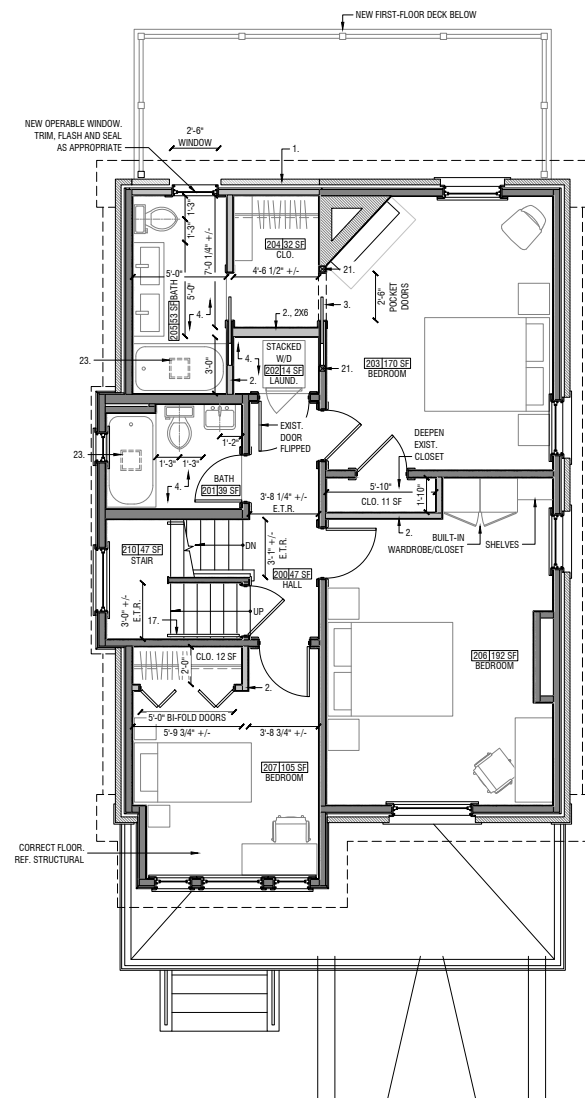
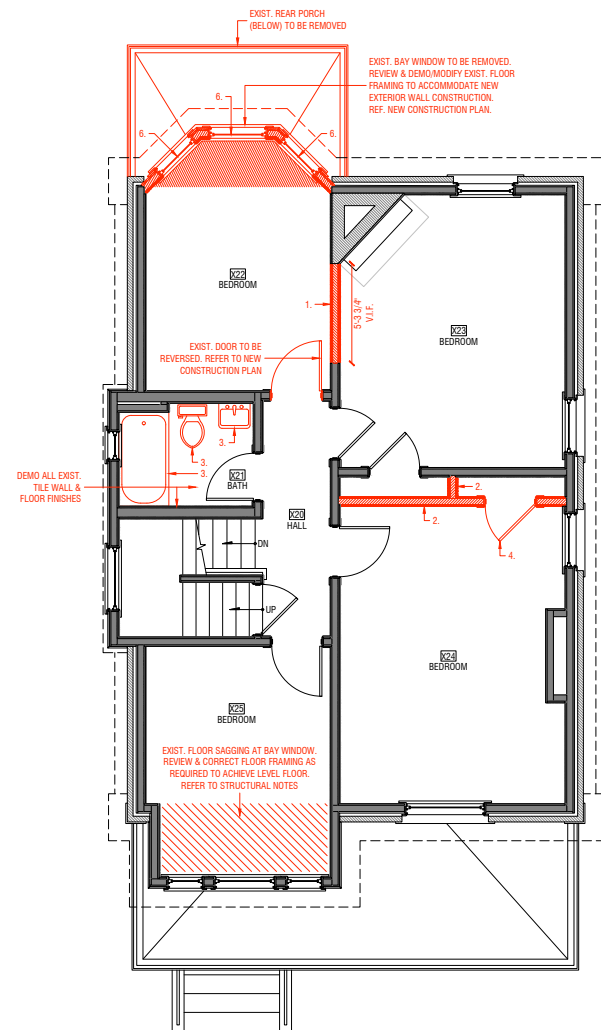
Second Floor: existing southeast bedroom



Second Floor: existing hall



Second Floor: existing full bath



(Left) Second Floor Demo Plan. (Right) Second Floor New Construction Plan.



(Top) Primary bedroom, looking northeast. (Bottom left) 2nd floor hallway, looking south. (Bottom right) Child's room, looking southwest.

