

## APPRAISAL REPORT

### STATE CORRECTIONAL INSTITUTION - PITTSBURGH

TAX PARCEL #'s - 44-B-20, 44-B-25, 44-B-26, 44-B-50, 44-B-60, 44-B-70, 44-B-100, 44-C-60, 44-C-68, 44-C-90, 44-C-122, 44-C-124, 44-C-402, 44-G-01, 44-G-02, 44-G-20, 44-G-298

3001 BEAVER AVENUE  
PITTSBURGH, PA 15233  
PITTSBURGH 27TH WARD, ALLEGHENY COUNTY,  
PENNSYLVANIA

AS OF MARCH 26, 2023

At the request of:

MR. TROY TRUAX, AICP  
ASSOCIATE VICE PRESIDENT  
MICHAEL BAKER INTERNATIONAL, INC.  
4431 N. FRONT STREET, 2<sup>ND</sup> FLOOR  
HARRISBURG, PA 17110

By



Shaun A. Henry, MAI, AI-GRS, R/W-AC

Prepared on May 2, 2023

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530 N. Lockwillow Avenue • Harrisburg, PA 17112  
shenry@advantagerealestateadvisors.com  
717-255-0875 Office

May 2, 2023



Mr. Troy Truax, AICP  
Associate Vice President  
Michael Baker International  
4431 N. Front Street, 2<sup>nd</sup> Floor  
Harrisburg, Pa 17110

Re: Appraisal Report  
State Correctional Institution - Pittsburgh  
3001 Beaver Avenue  
Pittsburgh 27th Ward  
Allegheny County, Pennsylvania 15233

Dear Mr. Truax:

At your request, we have completed an appraisal report on the above referenced property, as of March 26, 2023. The report sets forth my opinion of market value, along with supporting data and reasoning which form the basis of my opinion.

The purpose of this appraisal is to estimate the current market value of the subject property, as of the effective date of this report. The property rights appraised in this report are the fee simple estate. Personal property (business value, furniture, fixtures and equipment) was not included in the valuation of the subject property.

The report that follows this letter sets forth my opinion of value and is qualified by certain definitions, limiting conditions, and certifications that are detailed in the report. This appraisal conforms to the Uniform Standards of Professional Appraisal Practice issued by the Appraisal Standards Board of the Appraisal Foundation.

I have considered location, size, utility, uses for which the property could be employed, sales of comparable properties, and other pertinent data.

**Current Market Value:**

It is my opinion, and I hereby certify, the market value of the fee simple estate of the subject real property, State Correctional Institution - Pittsburgh (SCI – Pittsburgh), containing approximately 21.7 acres, as of March 26, 2023, employing the extraordinary assumptions and hypothetical conditions contained herein, is

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**\$3,000,000**  
**Three Million Dollars**

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This letter does not make up a complete report. The accompanying report follows this letter. Please note the certification, assumptions and limiting conditions on the following pages.

This assignment was performed for an agreed upon fee that is/was not contingent upon the results or conclusions in this report. No other compensation other than the contract fee was made to the appraisers. It should be understood that the acceptance of this assignment was not contingent on reporting a specific (dictated) value; nor was the acceptance of the assignment contingent on our conclusion of a requested minimum or maximum value; nor was the acceptance of the assignment predicated in any way upon the approval, extension, or modification of an existing or pending loan for which the subject real estate is or may be pledged as collateral.

In accordance with USPAP, we must report that over the past three years, the appraiser signing this report has not prepared an appraisal on this property, nor has he performed any other services related to this property.

Shaun A. Henry conducted physical observations of the subject site on July 28, 2022. In addition to exterior observations during the walking tour of the campus, the appraiser had access to the interior of 17 of the 26 numbered buildings. Exterior only observations were made of those buildings that were reportedly unsafe to enter, inaccessible, or those identified as ancillary improvements. Shaun A. Henry subsequently made exterior observations from the street on March 26, 2023. Shaun A. Henry has personally prepared the analysis and formed the opinions presented in this report without significant real property appraisal assistance from any other person.

As part of my observations, it was not possible to view conditions beneath the soil.

The existence of hazardous material, which may or may not be present on or in the property, was not observed by the appraiser. The appraiser has not made a soil test or test of underground water. Additionally, the appraiser is not qualified to detect such substances.

A Phase I Environmental Site Assessment (ESA) was conducted in September 2022 by Rhea Engineers & Consultants, Inc. (Rhea), in conjunction with the SCI – Pittsburgh Land Use Feasibility Study, and has been provided for our review. As part of the Phase I Environmental Site Assessment, Rhea provided information regarding topography, soils, geology, and hydrology, which are detailed within our site description and analysis.

The ESA identified four Recognized Environmental Conditions (RECs) affecting the subject property, one Historical REC (HREC), two Business Environmental Risks (BER), and six *de minimis* conditions, as described in the subject property analysis section of this report:

A Phase II Environmental Site Assessment, conducted in January 2023 by Rhea, was also provided for our review, and is included in the addenda of this report. Findings and conclusions of the Phase II Environmental Site Assessment are discussed in the subject property analysis section of this report.

In the absence of core borings, or other tests, it has been assumed that there are no other unusual subsoil conditions, or hazardous substances that would adversely affect the marketability of the subject property other than the findings of the Environmental Site Assessments by Rhea. Further, it is assumed that there are no mineral deposits of a commercial nature underlying the subject property. This appraisal is of the surface rights only and is not inclusive of any applicable oil, gas or mineral rights.

The existence of any other hazardous material, which may or may not be present on or in the property, was not observed by the appraiser. The appraiser, however, is not qualified to detect such substances. A Hazardous Material Survey, conducted November 15, 2022 through December 7, 2022, was performed by Rhea Engineers & Consultants, Inc. and Michael Baker International, Inc, to survey the 43 structures on site for environmental and hazardous material. Asbestos Containing Material (ACM), Lead-Containing Paint (LCP), and other hazards, referring to light bulbs and fixtures, thermostats, exit signs, smoke detectors, mold, and air conditioning units that may contain hazardous materials requiring various controls for proper handling or disposal, were found. The findings of the survey and costs associated with asbestos abatement are summarized in the subject property analysis section of this report.

The value estimate does not take into account any negative or positive factors caused by existing or forthcoming EPA or other regulations.

Unless otherwise noted, I have not completed nor have I contracted to have completed an investigation to identify and/or quantify the presence of wetland conditions on the subject property. Since the appraiser is not qualified to make a determination of whether an area is a wetland and whether specific activity requires a permit, the client is urged to retain the services of an expert in this field. Although there is a possibility that wetlands exist on the subject property, the value estimate expressed herein is predicated on the assumption that there are no wetlands for which a permit would be required. The Phase I ESA completed by Rhea Engineers & Consultants, Inc., indicates there are no wetlands or federal wetland areas within the subject site, according to National Wetland Inventory information provided by EDR.

The following is a report of my analysis of the pertinent data resulting in my opinion of value for the above referenced property.

Respectfully submitted,

**Advantage Real Estate Advisors**

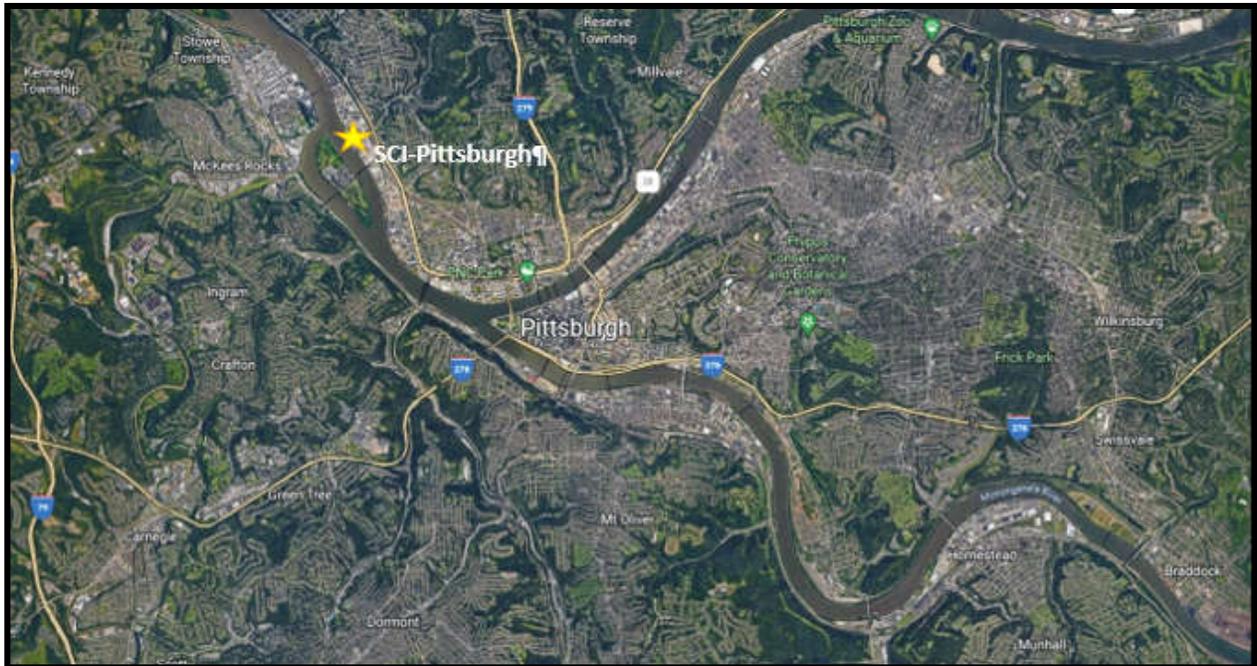
A handwritten signature in black ink, appearing to read "Shaun A. Henry". The signature is fluid and cursive, with the first name being the most prominent.

Shaun A. Henry, MAI, AI-GRS, R/W-AC

Pennsylvania Certified General Real Estate Appraiser #GA003703

## SUMMARY OF IMPORTANT FACTS & CONCLUSIONS

**Location:** The subject property is located on the west side of Beaver Avenue, in the area bound by Westhall Street to the north, Ohio River to the west, and Doerr Street to the south, in the Pittsburgh 27th Ward, Allegheny County, Pennsylvania. Located in the Marshall-Shadeland neighborhood, it is approximately 2.5 miles downstream (northwest) from “The Point,” where the Allegheny and Monongahela Rivers meet to form the Ohio River.



*Source: Michael Baker International, Inc., 2023*

**Current Status of the Subject Property:** To the best of my knowledge, the subject property is not currently under a contract of sale, nor is it being openly marketed for sale or lease. The Department of General Services is currently exploring potential disposition scenarios for the property to be conveyed and re-developed.

State Correctional Institute (SCI – Pittsburgh), formerly known as the Western State Penitentiary, is a former state prison that operated between 1878 and 2004-2005, and accommodated approximately 1,870 inmates. Due to inmate population, it reopened in 2007 as a minimum-security facility, before being permanently closed in 2017. The subject property is presently not being utilized and has been vacant since closing in 2017. In June 2022, the subject property was listed on the National Register of Historic Places.

The site is improved with 42 buildings and supporting structures varying in construction type, age, and condition, along with the prison walls that were erected sometime prior to 1939. All of the improvements are currently unoccupied. However, portions of the subject property were recently being used as a television/film set.

Building descriptions, including occupancy/use, age, size, and physical condition, are provided in further detail later within this report.

**Ownership:** The 17 tax parcels that make up the subject property are owned by various departments and agencies of The Commonwealth of Pennsylvania, as referenced on the Lot Consolidation Plan SCI Pittsburgh Properties by Rhea Engineers & Consultants, Inc., dated February 28, 2023.

**Tax Assessment Summary:** Allegheny County tax assessment records indicate that sixteen tax parcels which comprise the subject property are currently tax exempt. There was no tax assessment data found online, or available through the tax assessment office, for Parcel 44-C-402.

**Site Size:** The subject site is approximately 21.7 acres in size. The size of the site was taken from a survey completed by Pederson & Pederson, last revised March 12, 2021, which was provided to us by Michael Baker International, Inc. Furthermore, the lot consolidation plan by Rhea Engineers & Consultants, Inc., dated February 28, 2023 also indicates the site size as 21.7 acres.

*Note: The entire subject site area depicted on the Pederson & Pederson plan totals 21.7 acres. As noted in the surveyor's notes, "many of the parcels are the result of land transfers between the Commonwealth of Pennsylvania and the General State Authority. Often the descriptions overlap and/or leave doughnuts and doughnut holes. The resulting mosaic attempt to clean up these discrepancies without gaps and overlaps." While several conflict areas were identified, parcels were delineated per the respective deed. A copy of the Pederson & Pederson survey can be found in the Subject Analysis of this report.*

The table presented on the following page summarizes the site size.

| <b>Site Size Summary</b>   |               |   |               |                |
|--|---------------|---|---------------|----------------|
| <b>State Correctional Institution - Pittsburgh</b>   |               |   |               |                |
| <b>Parcel</b>  | <b>Tax ID</b> | <b>Improvements</b>   | <b>Acres</b>  | <b>SF</b>      |
| 1  | 44-B-20       | Portion of Building #12   | 0.1951        | 8,499          |
| 2  | 44-B-25       | Portion of Building #2  | 0.0666        | 2,901          |
| 3  | 44-B-26       | Portion of Building #2  | 1.0431        | 45,437         |
| 4  | 44-B-50       | Building #4   | 0.2237        | 9,744          |
| 5  | 44-B-60       | Building #3   | 1.0595        | 46,152         |
| 6  | 44-B-70       | Building #8A & 10, Portion of Building #8   | 0.6909        | 30,096         |
| 7  | 44-B-100      | Building #1, 6, 11, 13, 16, 17, 18, 19, 21, 22, 24, 25, 31, 35, 37, Portion of Building #5 & 12 | 11.7934       | 513,721        |
| 8  | 44-C-60       | Portion of Improvement #40  | 0.2131        | 9,283          |
| 9  | 44-C-68       | Building # 14, 23, 26, 27, 27A, 28, 29, Portion of Building #7, 9 & 40                          | 1.6206        | 70,593         |
| 10   | 44-C-90       | Building #42, Portion of Building #9  | 1.3059        | 56,885         |
| 11   | 44-C-122      | Building #32  | 0.5109        | 22,255         |
| 12   | 44-C-124      | No improvements   | 0.1745        | 7,601          |
| 13   | 44-C-402      | Acreage surrounding the Building #27A*  | 0.0000        | 0              |
| 14   | 44-G-01       | Portion of Building #5  | 0.1737        | 7,566          |
| 15   | 44-G-02       | Building #15  | 0.3684        | 16,048         |
| 16   | 44-G-20       | Portion of Building #7  | 1.3451        | 58,593         |
| 17   | 44-G-298      | Portion of Building #7 & 21   | 0.9065        | 39,487         |
| <b>Total</b>   |               |   | <b>21.691</b> | <b>944,860</b> |
| *According to Pedersen & Pederson Survey, last revised March 12, 2021.   |               |   |               |                |
| NOTE: Improvements within parcel boundaries taken from the National Register of Historic Places Nomination, dated March 31, 2022, and should be used for reference only. Final acreage taken from Pedersen & Pedersen Survey, last revised March 12, 2021. |               |   |               |                |

SUMMARY OF IMPORTANT FACTS & CONCLUSIONS (CONTINUED) 7

**Improvements:** The subject property is improved with numerous buildings in widely varying physical conditions, ranging from poor/catastrophic to fair. All of the buildings are currently unoccupied. The subject property was recently nominated to be listed on the National Register of Historical Places. The nomination, dated February 14, 2022, was approved by the client to be used as a source of information for data on the subject property's improvements, as it is the most recent data available and many of the improvements were not made accessible to the appraiser during the site visit. In addition to building improvements, the subject property is improved with a Secure Perimeter, water tower, and multiple ancillary improvements. Building descriptions, including previous use, age, size, and physical condition, are provided in further detail later within this report.

A summary of the subject's building improvements is presented in the table below.

| Building Size Summary<br>3001 Beaver Avenue |  |                |  |                |                                |
|---|--|----------------|--|----------------|--------------------------------|
| Building #                                  | Name                                   | Year Built     | Most Recent Use  | SF             | Condition                      |
| 1*  | Front House (Warden's Residence)       | 1885           | Staff lockers, storage, ca. 2005                         | 10,530         | Reportedly extremely poor      |
| 2,3,4                                       | Main Penitentiary Building:            |                |  | 127,000        |                                |
|   | (2) North Wing                         | 1878-82        | Cell block   |                | Poor                           |
|   | (3) South Wing                         | 1887-93        | Cell block   |                | Poor                           |
|   | (4) Operations Building/Rotunda        | 1883-85; 1959  | Administration   |                | Good                           |
| 5, 6  | Housing Units A & B                    | 1989           | Inmate housing   | 136,000        | Good                           |
| 7   | Administration & Visitors Center       | 1985           | Administrative offices, inmate processing, visiting area | 39,000         | Fair                           |
| 8, 8A                                       | Auditorium & Dietary Storage           | 1922           | Auditorium and dietary supply storage                    | 14,400         | Poor                           |
| 9   | Institution Warehouse                  | 1985           | Warehouse, mechanical equipment                          | 29,500         | Good                           |
| 10  | Services Building                      | 1922           | Inmate services, commissary, CAD lab                     | 9,200          | Very poor                      |
| 11, 12, 13                                  | Correctional Industries Shop Building  | 1922           | (11) Tag Shop, (12) Metal Shop, (13) Welding Shop        | 60,000         | Fair                           |
| 14*, 23*, 28*, 29                           | Maintenance Office                     | 1931; 1939     | Maintenance shops and offices                            | 12,500         | (29) Good                      |
| 15  | Dining Hall                            | 1931; 1957     | Dining Hall  | 15,500         | Good                           |
| 16  | Gymnasium                              | 1900; 1939     | Gymnasium  | 7,400          | Fair                           |
| 17*   | Maintenance Building                   | 1900; 1939     | Maintenance Building                                     | 6,800          |                                |
| 18  | Library, Chapel and Education Building | 1955           | Library, chapel and education services                   | 30,000         | Spaces range from poor to good |
| 21*   | Inside Pump House                      | 1934           | Pump house   | 100            |                                |
| 22*   | Guard Station                          | 1934           | Security   | 100            |                                |
| 24*   | Storage Building                       | 1930, ca. 1940 | Storage  | 1,200          |                                |
| 25*   | Scale House                            | ca. 1984       | Guard space  | 80             |                                |
| 26*   | Health Services Building               | 1994           | Hospital   | 33,700         | Reportedly extremely poor      |
| 27* & 27A*                                  | Boiler Plant & Power House             | 1939           | Boiler plant and power house                             | 13,000         |                                |
| 31*   | Sewage Pump House                      | 1941           | Pump house   | 3,300          |                                |
| 32*   | Maintenance Storage Building           | 1927           | Storage  | 1,500          |                                |
| 35*   | Vehicle Maintenance Building           | 1993           | Vehicle maintenance                                      | 5,800          |                                |
| <b>TOTAL</b>                                |  |                |  | <b>556,610</b> |                                |

\*No interior access during site tour on July 28, 2022. Those reported "extremely poor" were unsafe to enter.



At the request of the client, the subject property, approximately 21.7 acres, will be appraised as a “shovel ready” site, meaning all buildings and structures on the property will be demolished, necessary environmental remediation and hazardous material abatement will be completed, and 24” of clean fill will be imported and used to bring 16.5 acres of the subject property above the flood plain. See Hypothetical Conditions.

**Land to Building Ratio:** Based on total building GBA of 556,610 SF and site size of approximately 21.7 acres (944,860 square feet), the subject property has a land to building ratio of 1.7 to 1.

**Zoning:** The subject site is located in the Riverfront General Industrial (RIV-GI) Zoning District, which allows by right for numerous industrial, manufacturing, and commercial uses. The previous use of the subject property as a correctional facility is a conditional use within the Riverfront General Industry Zoning District.

**Property Rights Appraised:** The property rights being appraised are the fee simple estate in the subject property real estate.

**Purpose of the Appraisal:** The purpose of this appraisal is to estimate the current market value of the fee simple estate of the subject property. As such, personal property was not included in the valuation of the subject property.

**Client:** The client is Mr. Troy Truax, AICP, and Michael Baker International, Inc., acting on behalf of and at the request of the Department of General Services of the Commonwealth of Pennsylvania, as part of the SCI - Pittsburgh Land Use Feasibility Study.

**Intended Use & User:** This appraisal report was prepared for our client, Mr. Troy Truax, AICP, and Michael Baker International, Inc. The intended use of this appraisal report is for determining the market value of the fee simple estate in the subject real property as part of the SCI - Pittsburgh Land Use Feasibility Study.

The intended users of this appraisal report are Michael Baker International and the Department of General Services of the Commonwealth of Pennsylvania. No other clients or intended users were identified by the appraiser or disclosed by the client, and the appraisal is not intended for any other user. No party or parties, other than the intended user(s), may use or rely on the information, opinions, and conclusions contained in this report.

**Appraisal Date(s):** The effective date of this appraisal is March 26, 2023, the date of the appraiser’s most recent visit to the subject property.

**Highest and Best Use "As if Vacant and Available for Development":**

Based on the analysis of the legally permissible, physically possible, and financially feasible uses, we have concluded that the maximally productive, and highest and best use of the site, as vacant, is for park use of the 5.2-acre riverfront, with industrial redevelopment on the remaining 16.5 acres.



*Source: Michael Baker International, Inc., 2023*

**Highest and Best Use "As Improved":** The Highest and Best Use as Improved is not applicable in this assignment, as the subject property is being appraised as a "shovel ready" vacant industrial development site, as defined previously.

## SCOPE OF THE APPRAISAL

According to the Uniform Standards of Professional Appraisal Practice (USPAP) Scope of Work Rule:

“For each appraisal, appraisal review, and appraisal consulting assignment, an appraiser must:

1. Identify the problem to be solved;
2. Determine and perform the scope of work necessary to develop credible assignment results; and
3. Disclose the scope of the work in the report.

An appraiser must properly identify the problem to be solved in order to determine the appropriate scope of work. The appraiser must be prepared to demonstrate that the scope of work is sufficient to produce credible assignment results.”

**Description of the Appraisal Process:** The appraisal process included a tour of the interior and exterior of the subject property by Shaun A. Henry, on July 28, 2022; research and collection of data on comparable vacant land sales and improved properties, verification of all information with buyers, sellers, brokers, public records, and/or with other knowledgeable sources; analysis of market conditions, locational factors, physical attributes, and other pertinent factors. Information contained within this report relied on information provided by team members of the SCI-Pittsburgh Land Feasibility Study.

In this appraisal report, all three approaches to value were considered: The Income Capitalization Approach; the Sales Comparison Approach; and the Cost Approach.

**Valuation Issues:** The subject property is best classified as a special use property, a former correctional facility, SCI – Pittsburgh, currently unoccupied. As such, the property rights being appraised are the fee simple estate in the subject real property.

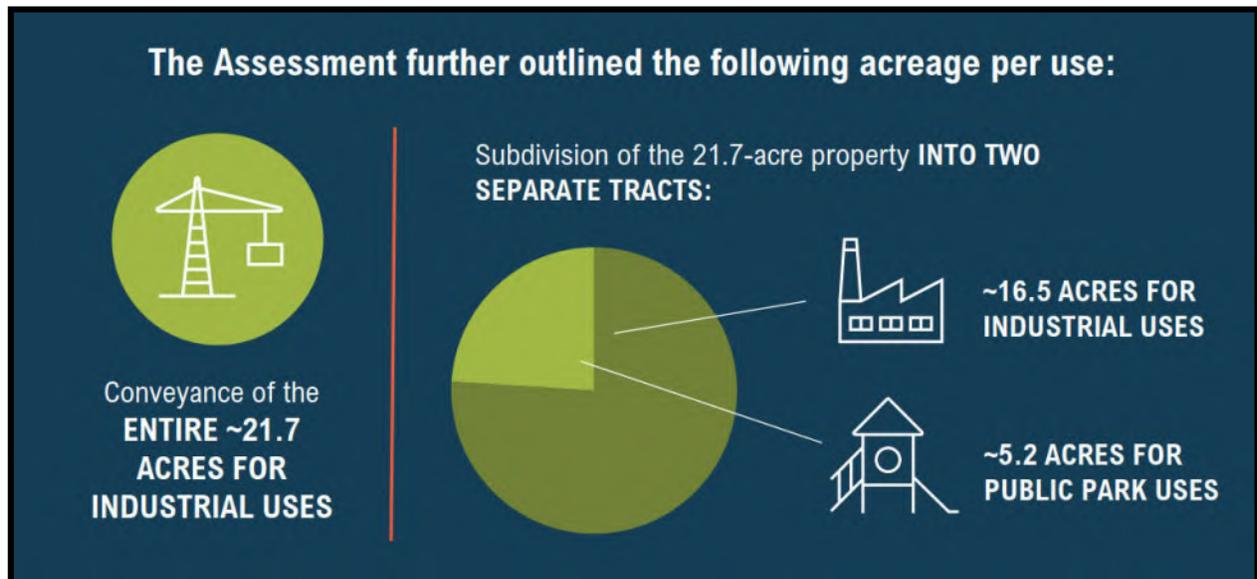
The following was extracted from the SCI-Pittsburgh Land Use Feasibility Study Phase One Task 1.6.2 – Due Diligence: Real Estate Market Analysis prepared by Michael Baker International:

For the Land Use Feasibility Study, inclusive of this Market Analysis, Michael Baker assumes the property will be conveyed by DGS either through a competitively selected “buyer” as specified under Act 24 or via direct conveyance to an appropriate public sector entity who will lead the future development effort. In either scenario, it is assumed that the site will be conveyed in a “shovel ready” development condition.

Shovel ready assumes:

- Existing buildings and associated structures located on the property will be demolished and removed from the site.
- The property will be environmentally remediated to a level that supports the recommended highest and best uses.
- Fill will be imported to raise the portion of the site recommended for development above flood-plain.

A Preliminary Highest and Best Use Assessment, prepared in October 2022, determined the two highest and best uses to be industrial (primary use) and public park uses (supporting use). The Assessment further outlined the following acreage per use:



**Source:** Michael Baker International, Inc., 2023

The Income Capitalization Approach was considered in this appraisal. However, the subject property is not considered an income producing property at this stage, as a “shovel ready” industrial site. Therefore, the Income Capitalization Approach is not considered an applicable method of valuation for the subject property, and was not developed.

The Sales Comparison Approach was considered for this appraisal assignment and was developed for the market value estimate of the subject property because the Sales Comparison Approach reflects buyers’ and sellers’ actions in the market place.

The Cost Approach was not developed for subject property, as it is not considered applicable to the valuation of the subject property as a vacant site.

**Extraordinary Assumptions:**

I relied on various reports organized by Michael Baker International. Reports considered, which were completed in conjunction with the SCI – Pittsburgh Land Use Feasibility Study include but are not limited to:

**Michael Baker International, Inc.**

SCI – Pittsburgh Market Analysis  
SCI – Pittsburgh Demolition Cost Estimate  
Stakeholder Meeting Summaries

**Rhea Engineers & Consultants, Inc.**

Phase I Environmental Site Assessment  
Phase II Environmental Site Assessment  
Hazardous Materials Survey  
Lot Consolidation Plan – February 28, 2023

**PA Department of Corrections**

2003 Biennial Survey

**Pederson & Pederson**

Survey Plan – revised March 12, 2021

**Department of General Services**

National Register of Historic Places Nomination

For purposes of my analysis, I have employed the extraordinary assumption that the reports and information compiled in conjunction with the SCI – Pittsburgh Land Use Feasibility Study, are reliable and accurate. The employment of this extraordinary assumption may have affected assignment results. If any of these reports were found to be inaccurate or unreliable, assignment results, including value conclusions, could be impacted.

**Hypothetical Conditions:** Per the request of the Department of General Services of the Commonwealth of Pennsylvania, based on the findings of the Real Estate Market Analysis completed by Michael Baker International, the subject property is being appraised as a “shovel ready” site. The following hypothetical conditions were employed for this appraisal: 1) Full site demolition, necessary environmental remediation and hazardous material abatement have been completed. 2) Fill has been added to the portions of the 16.5 acres recommended for industrial use that are in a Special Flood Hazard Area (SFHA), in order to raise the entire 16.5 acres above the SFHA with a 1’ freeboard. 3) The lot consolidation plan has been approved for the

subject property to be conveyed as two parcels, bisected by the Three Rivers Heritage Trail. The use of these hypothetical conditions may have affected assignment results.

**Scope of Work:** The scope of this appraisal encompasses the research and analysis of data required to prepare a reliable opinion of market value for the subject property. The procedures used in the appraisal analysis of the subject property are as follows:

**Regional and Neighborhood Data:** This data was gathered from various sources, including public data sources such as the Pennsylvania Department of Labor & Industry, CCIM Site to Do Business, the U.S. Census Bureau, U.S. Bureau of Labor Statistics, reports completed by Rhea Engineers & Consultants, Inc. and Michael Baker International, as well as various online services. I analyzed specific neighborhood conditions through neighborhood observations.

**Site Data:** The size of the site was taken from a survey completed by Pederson & Pederson, last revised March 12, 2021, which was provided to us by Michael Baker International. Site observations were conducted on July 28, 2022. My site observations consisted of an extensive tour of the exterior areas of the property, along with observations of a representative sample of interior building areas. I subsequently observed the subject property from the street on March 26, 2023. Zoning information was obtained from the Pittsburgh Zoning Office (online records). Flood zone information was obtained from FEMA. Current property assessment and millage information was obtained from the Allegheny County Tax Assessment Office. All site information gathered is assumed to be accurate.

**Methodology:** The highest and best use of the subject property was determined through analysis of uses that are legally permitted, physically possible, financially feasible and maximally productive.

All three approaches to value were considered in this analysis. Data was collected from public records, interviews with real estate brokers/agents, and with other knowledgeable sources. In addition to the above-mentioned sources, I have used data contained within our database from previous assignments. A final reconciliation of value was determined based on our professional judgment of the available data. In this appraisal report, only the Sales Comparison Approach was developed.

This appraisal is to be used in whole and not in part. No part of this appraisal shall be used in conjunction with another appraisal report.

The current (as of the effective date of the appraisal) purchasing power of the dollar is the basis for the value opinion stated within; no extreme fluctuations in economic cycles are anticipated.

**Property Rights Appraised:** The property rights under appraisal in this report are the fee simple estate, which is defined as, "Absolute ownership unencumbered by any other

interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”<sup>1</sup>

**Exposure Time:** Exposure time is different for various types of real estate and under various market conditions. It is noted that the overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort.

For special-use properties, particularly when owned by a government entity, such as is the case for the subject property, quantifying a reasonable exposure time is often difficult. This is due to the fact that such properties are often sold via a sealed-bid RFP process, rather than by conventional marketing efforts. A typical window of time for collection of sealed bids is approximately six months. The subject property would likely be marketed and sold in a similar fashion. As such, a reasonable exposure time for the subject property, as of the effective date of this appraisal, March 26, 2023, is concluded to be less than one year. The reader should note that exposure time is different than marketing time in that exposure time is always presumed to precede the effective date of an appraisal, whereas marketing time is a time period immediately subsequent to the date of the appraisal. Exposure time is defined by USPAP as, “(The) estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.”

**Americans with Disabilities Act (ADA) of 1990:** A civil rights act passed by Congress guaranteeing individuals with disabilities equal opportunity in public accommodations, employment, transportation, government services, and telecommunications. Statutory deadlines become effective on various dates between 1990 and 1997. Advantage Real Estate Advisors has not made a determination regarding the subject’s ADA compliance or non-compliance. Non-compliance could have a negative impact on value; however, this has not been considered or analyzed in this appraisal.

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<sup>1</sup> *Dictionary of Real Estate Appraisal*, 6<sup>th</sup> Edition (Chicago: Appraisal Institute, 2015)

**DEFINITIONS**

**As Complete Value:** The prospective value of a property after all construction has been completed. This value reflects all expenditures for lease-up and occupancy that may be expected to have occurred at that point in time, which may or may not put the property at stabilized value.

**As Is Market Value<sup>2</sup>:** The estimate of the market value of the real property in its current physical condition, use and zoning as of the appraisal date. (Interagency Appraisal and Evaluation Guidelines) Note that the use of the "as is" phrase is specific to appraisal regulations pursuant to FIRREA applying to appraisals prepared for regulated lenders in the United States. The concept of an "as is" value is not included in the Standards of Valuation Practice of the Appraisal Institute, Uniform Standards of Professional Appraisal Practice, or International Valuation Standards.

**Exposure Time:** As defined by USPAP: "(The) estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."

**Fee Simple Estate<sup>2</sup>:** Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

**Gross Building Area (GBA)<sup>2</sup>:** 1) Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved. 2) Gross leasable area plus all common areas. 3) For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space.

**Gross Leasable Area (GLA)<sup>2</sup>:** Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces.

**Leased Fee Interest<sup>2</sup>:** The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.

**Leasehold Interest<sup>2</sup>:** The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.

<sup>2</sup> *Dictionary of Real Estate Appraisal*, 6<sup>th</sup> Edition  
(Chicago: Appraisal Institute, 2015)

**Market Value:**<sup>3</sup> Market value is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined. The current definition of market value used by agencies that regulate federally insured financial institutions in the United States is:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated
2. Both parties are well informed or well advised and acting with what they consider their best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements compatible thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

<sup>3</sup> Interagency Appraisal and Evaluation Guidelines, December 2, 2010– 12CFR Part 34.42g 1-5

**Marketing Time**<sup>4</sup>: An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal.

Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.)

**Rentable Area (RA)**<sup>4</sup>: For office or retail buildings, the tenant’s pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring the inside finished surface of the dominant portion of the permanent building walls, excluding any major permanent penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice.

**Stabilized Value:** Stabilized value is the prospective value of a property after construction has been completed and market occupancy and cash flow have been achieved.

**Value in Use**<sup>4</sup>: The value of a property assuming a specific use, which may or may not be the property’s highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually.

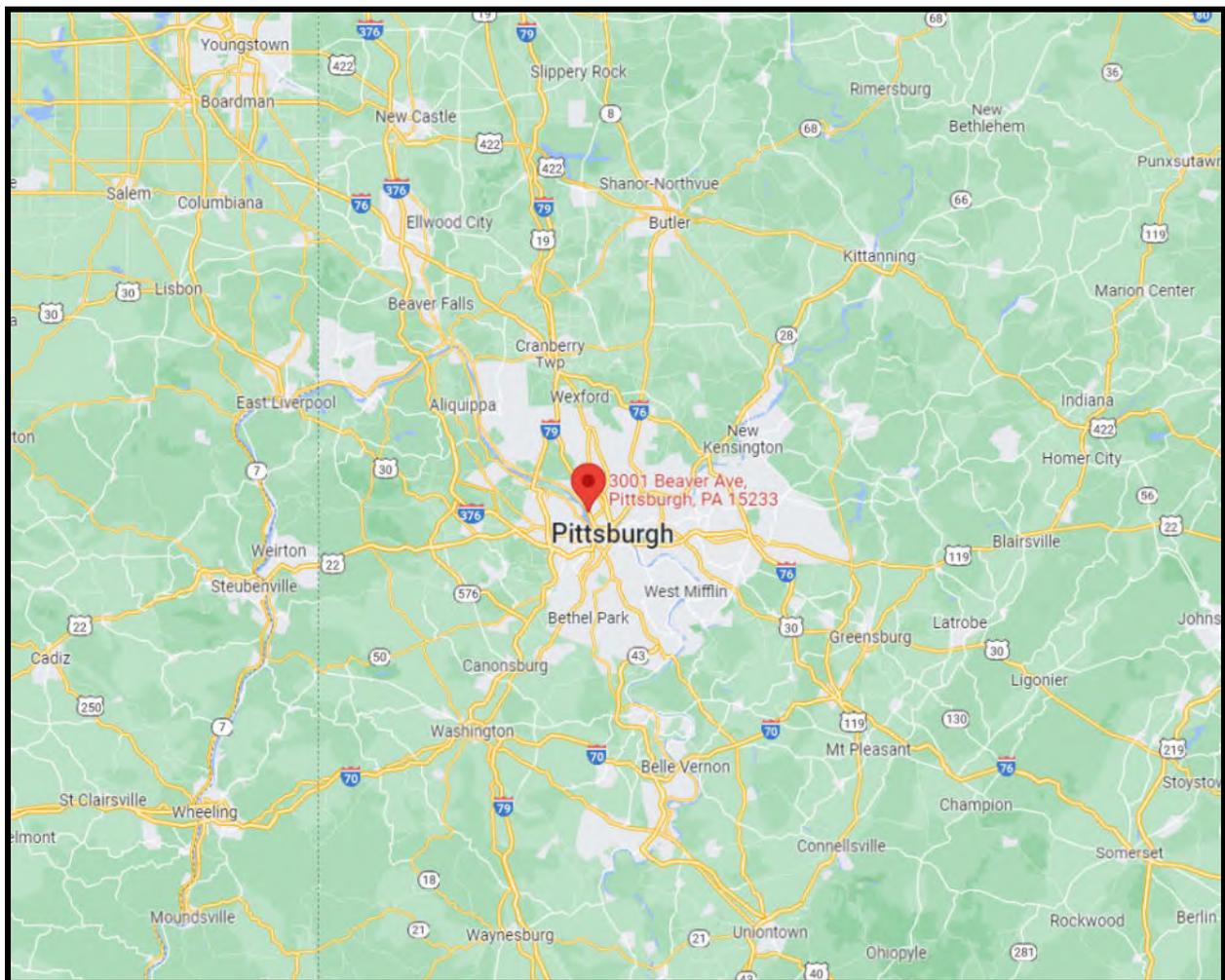
<sup>4</sup> *Dictionary of Real Estate Appraisal*, 6<sup>th</sup> Edition (Chicago: Appraisal Institute, 2015)

## LOCATION ANALYSIS

The ever-changing nature of the basic forces that motivate individuals within a given market area have a direct impact on the area's real estate value. The forces are usually considered in four major categories: Social Trends, Economic Circumstances, Governmental Controls/Regulations, and Environmental Conditions.

The subject property is located in the Pittsburgh 27th Ward, near the junction of three rivers, the Allegheny, Monongahela, and Ohio, in Allegheny County, Pennsylvania. The area surrounding the subject property is considered urban, comprised of a mixture of residential, industrial, and commercial land uses.

### Location Map



Allegheny County encompasses 745 square miles and is situated in the southwestern part of Pennsylvania. Allegheny County is bordered by Butler County to the north, Armstrong County to the northeast, Beaver County to the northwest, Westmoreland County to the east and south, and Washington County to the southwest. Allegheny County, as of the 2020 census, is the state's second-most populous county, following Philadelphia County. Allegheny County is included in the Pittsburgh, PA Metropolitan Statistical Area, and Pittsburgh is the county seat.

The City of Pittsburgh 27th Ward is located in the central section of the County. The City of Pittsburgh encompasses 58.35 square miles, and is Pennsylvania's second largest city. Historically known for its coal and steel production, producing nearly half of the national steel output in the mid-1950s, the 1970s and 1980s yielded a period of decline for the steel industry and subsequent population. The beginning of the 21<sup>st</sup> century marked a reinvention of Pittsburgh, inviting many STEM industries. Higher education institutes, including the University of Pittsburgh, Duquesne University, and Carnegie Mellon University are located in the City, and the downtown area is thriving. Pittsburgh is also home to professional sports teams.

The subject property is located in the Marshall-Shadeland (Brightwood) neighborhood, which contains a total area of 1.254 square miles.

#### **Land Use (Source: Michael Baker International, Inc.)**

The Marshall-Shadeland neighborhood includes both industrial and residential uses, however, such uses are clearly separated by major surface transportation facilities including a Norfolk Southern rail line and PA Route 65, which according to the Pennsylvania Department of Transportation is functionally classified as a principal arterial highway. Separation is also created by the natural geography of the area, which features a steep slope in parallel with PA Route 65. The portion of the neighborhood located southwest of these transportation corridors and at the bottom of the slope is entirely developed with industrial-scale and intensity of uses – including the SCI-Pittsburgh property – while the remaining neighborhood area located northeast of the transportation corridors is predominantly developed with residential communities. The aerial image below visually demonstrates the separation of land uses.



**Source:** Michael Baker International, Inc., 2023

The figure above also depicts the separation of uses in the Marshall-Shadeland neighborhood and the concentration of industrial uses along the riverfront. Eckert Street provides the only vehicular transportation access between the southwest and northeast portions of the neighborhood.

#### **Local Context (Source: Michael Baker International, Inc.)**

The SCI-Pittsburgh property represents a unique opportunity to advance the City's interests for economic and community development within the Marshall-Shadeland neighborhood. Demolition of most of the existing buildings on site will enable the city to reclaim this portion of the riverfront for public use as part of the Three Rivers Heritage Trail. Conveyance of the remaining acreage for industrial use will bring back employment opportunities to the local neighborhood, which were lost with the closure of the prison.

It's worth noting there is a significant redevelopment project planned near the Marshall-Shadeland neighborhood. The Esplanade mixed use development is located in the adjoining Chateau neighborhood. Approximately 1.5 miles south of the SCI-Pittsburgh site, Piatt Companies is undertaking a significant industrial redevelopment project known as Esplanade.

Meaning “promenade over water,” Esplanade is a mixed-use development project that will reinvigorate nearly 15-acres of industrial properties with the following uses:

- 300 apartments with 20% affordable unities
- 105+ condominium units
- 8+ acres of public open space including 1,600 feet of riverfront access
- Retail
- Hotel with meeting space
- Entertainment attractions and amenities including a Ferris Wheel to pay homage to Pittsburgh being the birthplace of the popular ride.

Figure 2: Rendering of the Proposed Esplanade Project



Source: Piatt Companies <https://piatt.com/esplanade/>

**Source:** Michael Baker International, Inc., 2023

While the Esplanade project will transform the southern portion of the neighborhood, it's unlikely to change the industrial landscape of properties located north, at least in the near term. Immediately south of Esplanade are existing entertainment uses, including the Rivers Casino and the sports stadiums, creating a natural opportunity for converting this specific area to a mixed-use entertainment district. North, the neighborhood features concentrated heavy industrial uses disconnected from residential areas, enclosed, and secluded by the river and the elevated rail and PA Route 65 transportation corridor. What Esplanade will do, however, is create an even stronger case for the city to preserve the Three Rivers Heritage Trail along the riverfront. Many of the stakeholder interviews for the SCI – Pittsburgh Land Use Feasibility Study touted the trail as being very heavily utilized as both a recreational amenity and as a transportation corridor for residents riding bicycles or walking to their jobs in the City of Pittsburgh.

### Access

The subject's location is approximately a three-and-a-half-hour drive to the state capital of Harrisburg, and is approximately 250 miles from Baltimore, MD, and Washington D.C. The subject property is located approximately 15 minutes' drive-time from Center City Pittsburgh.

Regional access is good, given the presence of several major highways and a robust public transportation network. Pittsburgh has been recognized as the most or second-most livable city in the United States in 2005, 2009, 2011, 2012, 2014, and 2018, by *The Economist* and *CNBC*.

Major traffic corridors in the region include Routes 376, 279, and 76.

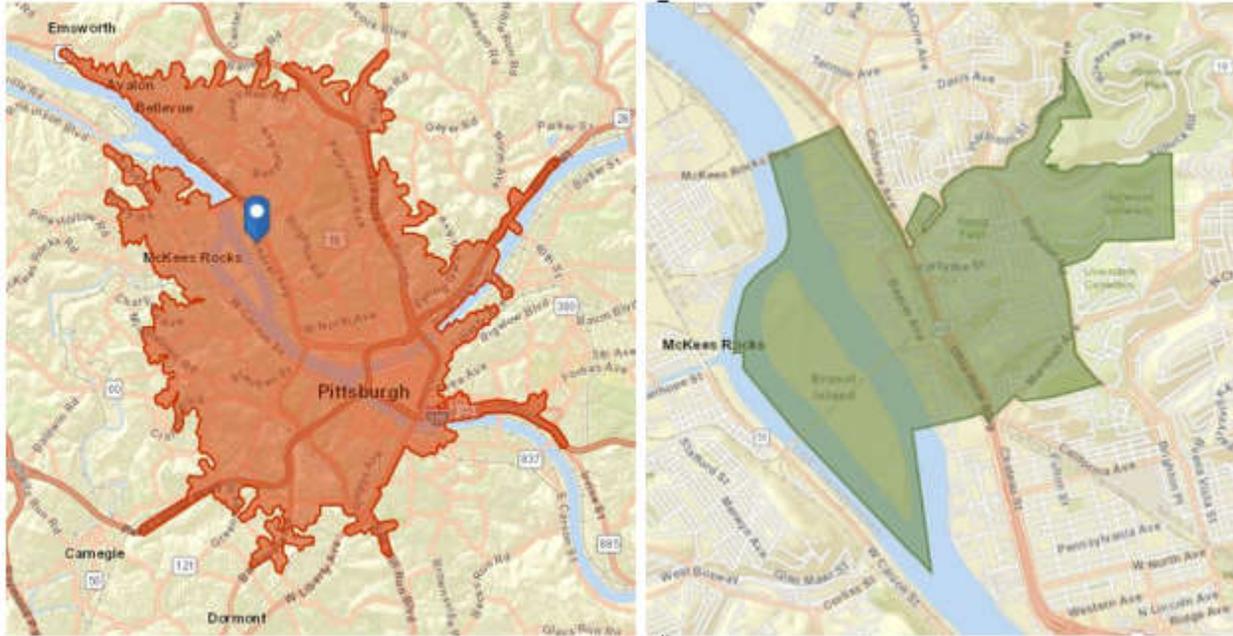
## **Demographics**

### **Socioeconomic Trends (Source: Michael Baker International, Inc.)**

A primary factor in measuring the depth of a market is assessing population trends. The local population represents the primary consumers of goods and services that could be offered in a market area, as well as the local workforce that could potentially be tapped to support new development. While consumer spending potential is not pertinent to this analysis, socioeconomic trends are provided to profile the local neighborhood and the potential workforce that could be tapped.

Socioeconomic and workforce trends were analyzed at several market area geographies, including:

- **Marshall-Shadeland Neighborhood.** The neighborhood is home to the SCI-Pittsburgh property. Residents and civic groups in the neighborhood have expressed a strong interest in a reuse of property that would provide job opportunities and improved recreational amenities for their residents and reconnect the residents to the riverfront.
- **10-minute drive-time from SCI-Pittsburgh.** While drive-time analyses are typically used to evaluate commercial and retail potential, a drive-time was used to demonstrate trends within the immediate proximity of SCI-Pittsburgh. The 10-minute drive-time captures approximately one-third of the city, primarily the northwest portion including the downtown.
- **City of Pittsburgh**
- **Allegheny County**
- **Pittsburgh MSA**, which includes a seven-county area.

**10-Minute Drive-Time (left) and Marshall Shadeland Neighborhood (right)**

**Source:** Michael Baker International, Inc., 2023

**Population**

As shown in the table on the following page, the City of Pittsburgh's population has remained mostly stagnant over the most recent decade, with an overall slight decline of -448 residents between 2010-2022. This represents a stabilization of the city's population decline, which has been occurring since the 1960s. While Allegheny County grew during this same time period by 2.3% (27,869), the larger Pittsburgh MSA metro area also remained stagnant, growing by just 0.4% over 12 years.

The Marshall-Shadeland neighborhood, where the SCI-Pittsburgh property is located, experienced a population loss of -33.5% (-2,021) over the past 12 years. In total, 1,920 of the net -2,021 is attributable to the closure of the prison facility in 2017. Group quarters population counts, including prisons, are reflected in Census population figures. According to ESRI Business Analyst data estimates, the neighborhood's population will continue to slowly decline to 3,946 by 2027.

| Market Area                 | 2010      | 2022      | Net Change (2010-2022) | Percent Change |
|-----------------------------|-----------|-----------|------------------------|----------------|
| <b>Marshall-Shadeland</b>   | 6,041     | 4,020     | -2,021                 | -33.5%         |
| <b>10 Minute Drive Time</b> | 104,695   | 104,988   | 293                    | 0.3%           |
| <b>City of Pittsburgh</b>   | 305,746   | 305,298   | -448                   | -0.6%          |
| <b>Allegheny County</b>     | 1,223,308 | 1,251,177 | 27,869                 | 2.3%           |
| <b>Pittsburgh MSA</b>       | 2,356,297 | 2,366,261 | 9,964                  | 0.4%           |

**Source:** ESRI Business Analyst

**Daytime Population and Commuter Trends**

As the second largest city in Pennsylvania, the City of Pittsburgh is a major employment hub for the metro region. The City’s daytime population grows from 305,298 to 429,097 during weekday work hours, as more than 100,000 commuters flow into the city for work (see table below).

The Marshall-Shadeland neighborhood, while in the city, does not experience a large influx of daytime workers. During the day, the population in the Marshall-Shadeland market area dips slightly to 3,403 as residents commute outside the neighborhood for work. In comparing 2009 and 2019 inflow/outflow commuting patterns, it is evident the neighborhood has lost employment opportunities over that 10-year period.

| Market Area                 | Resident Day Population | Worker Day Population | Total Daytime Population |
|-----------------------------|-------------------------|-----------------------|--------------------------|
| <b>Marshall-Shadeland</b>   | 2,199                   | 1,204                 | 3,403                    |
| <b>10-Minute Drive Time</b> | 50,253                  | 152,360               | 202,613                  |
| <b>City of Pittsburgh</b>   | 151,954                 | 277,143               | 429,097                  |
| <b>Allegheny County</b>     | 619,867                 | 710,240               | 1,330,107                |
| <b>Pittsburgh MSA</b>       | 1,186,601               | 1,187,561             | 2,374,162                |

**Source:** ESRI Business Analyst

**Inflow & Outflow - Marshall-Shadeland Neighborhood, 2009 (left) and 2019 (right.)**



*Source: US Census Bureau – OnTheMap*

**Population by Age**

Based on 2022 estimates, the median age of the population in the Marshall-Shadeland neighborhood is 40.9 years, compared to the City of Pittsburgh and the greater Pittsburgh MSA which have median population ages of 35.8 and 44.8, respectively. As shown in the table below, the neighborhood has seen a reduction in its workforce-aged adults, having experienced a decline in all age brackets between ages 15-64. As previously noted, some of this decline is due to the closure of the SCI-Pittsburgh facility in 2017.

| Age Distribution Change from 2010-2022 | Marshall-Shadeland | 10-Minute Drive Time | City of Pittsburgh |
|--|--------------------|----------------------|--------------------|
| Total Count (2022)                     | 4,020              | 104,988              | 305,298            |
| Median Age in 2022                     | 40.9               | 38.4                 | 35.8               |
| 0 - 4                                  | -33                | -614                 | -1,548             |
| 5 - 9                                  | 4                  | 223                  | -325               |
| 10 - 14                                | -81                | -196                 | -324               |
| 15 - 24                                | -341               | -2,887               | -9,257             |
| 25 - 34                                | -651               | -57                  | 1,451              |
| 35 - 44                                | -496               | 1,189                | 4,227              |
| 45 - 54                                | -555               | -3,422               | -8,604             |
| 55 - 64                                | -82                | 1,084                | 1,171              |
| 65 - 74                                | 233                | 4,218                | 10,351             |
| 75 - 84                                | -14                | 644                  | 1,505              |
| 85+                                    | -55                | 216                  | 600                |

*Source: ESRI Business Analyst*

**Income**

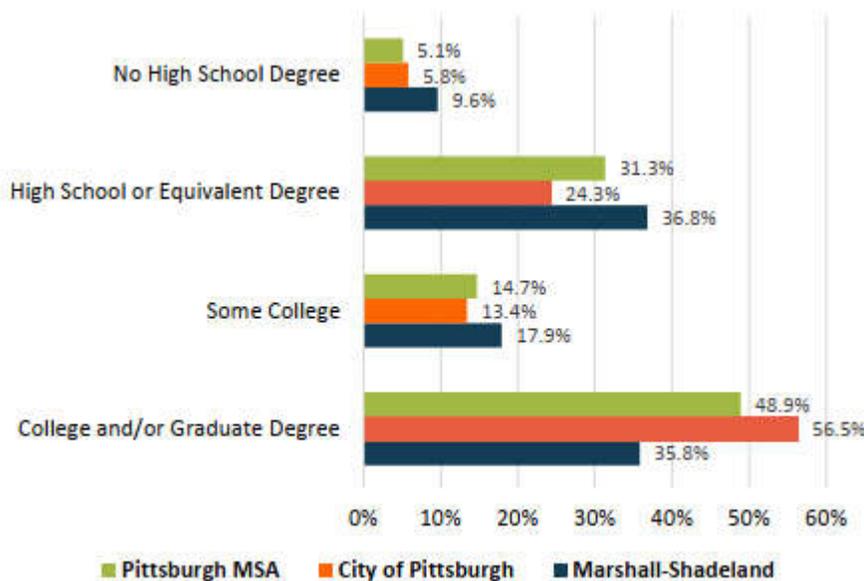
Median household income, and changes in median household income over time, can provide insight into the potential spending power of consumers in an area. The Marshall-Shadeland market area had a median household income of \$52,600 in 2022. In comparison, the City of Pittsburgh had a median household income of \$57,022, and the Pittsburgh MSA had a median household income of \$68,384.

**Education**

The Marshall-Shadeland neighborhood has lower educational attainment of college and professional degree’s when compared to the city and region. Based on 2022 estimates, approximately 37 percent of residents have earned either a high school diploma or GED, and approximately 36 percent have completed a college or professional degree. At the regional level, more than 30 percent of residents in the Pittsburgh MSA have completed high school or the equivalent, and nearly 50 percent of residents hold a college or professional degree.

An industrial reuse of the SCI-Pittsburgh property would offer more employment opportunities for the local residential base than would office uses. Industrial employment opportunities would also offer better pay than retail, helping to increase income levels, which lag behind city, county, and MSA averages as demonstrated above.

**Highest level of Educational Attainment, 2022**



*Source: ESRI Business Analyst*

## Employment Trends by Industry

### Overall Trends

As shown in the following table, Allegheny County has a total employment base of 700,369 employees based on first quarter data of 2022. This represents a -0.4% decrease from 2015 and a -2.4% decrease in employment from 2020, demonstrating the county is still recovering from the COVID-19 pandemic. Not surprisingly, the industries with the highest losses include Accommodation and Food Services (-14.6%), Wholesale Trade (-13.6%), and Retail Trade (-11.3%). Allegheny County fared better than the Pittsburgh MSA as a whole, which lost -1.1% of its employment base from 2015 to 2022.

In terms of total employment, the county's industry base is led by the following five industries, which provide for 55% of all jobs in the county:



#### HEALTHCARE HEALTH CARE AND SOCIAL ASSISTANCE

132,754 jobs in 2022; **4.4% gain** from 2015 to 2022)



#### RETAIL TRADE

(71,278 jobs in 2022; **-11.3% loss** from 2015 to 2022)



#### PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES

(70,360 jobs in 2022; **14% gain** from 2015 to 2022)



#### EDUCATIONAL SERVICES

(58,869 jobs in 2022; **-2.4% loss** 2015 to 2022)



#### ACCOMMODATION AND FOOD SERVICES

(50,318 jobs in 2022; **-14.6% loss** 2015 to 2022)

**Allegheny County Employment Trends by Industry, 2015-2022**

| Industry/Year  | 2005    | 2010    | 2015    | 2020    | 2022    | Net Change 2022-2015 | % Change 2022-2015 |
|--|---------|---------|---------|---------|---------|----------------------|--------------------|
| Allegheny, PA  | 680,479 | 671,107 | 703,459 | 717,404 | 700,369 | (3,090)              | -0.4%              |
| Accommodation and Food Services                                  | 53,874  | 54,811  | 58,939  | 61,516  | 50,318  | (8,621)              | -14.6%             |
| Administrative and Support/ Waste Mgmt. and Remediation Services | 38,970  | 35,542  | 39,250  | 38,749  | 38,813  | (437)                | -1.1%              |
| Agriculture, Forestry, Fishing and Hunting                       | 132     | 193     | 98      | 161     | 455     | 357                  | 364.3%             |
| Arts, Entertainment, and Recreation                              | 10,556  | 11,790  | 13,691  | 14,197  | 12,955  | (736)                | -5.4%              |
| Construction   | 28,300  | 26,210  | 27,324  | 30,094  | 29,971  | 2,647                | 9.7%               |
| Educational Services   | 60,567  | 65,263  | 60,298  | 61,639  | 58,869  | (1,429)              | -2.4%              |
| Finance and Insurance  | 46,902  | 48,501  | 49,122  | 54,398  | 54,695  | 5,573                | 11.3%              |
| Health Care and Social Assistance                                | 113,775 | 118,592 | 127,124 | 138,600 | 132,754 | 5,630                | 4.4%               |
| Information  | 17,772  | 14,485  | 13,795  | 14,734  | 14,836  | 1,041                | 7.5%               |
| Management of Companies and Enterprises                          | 20,724  | 29,428  | 33,150  | 25,787  | 32,007  | (1,143)              | -3.4%              |
| Manufacturing  | 44,208  | 35,584  | 35,841  | 35,066  | 32,586  | (3,255)              | -9.1%              |
| Mining, Quarrying, and Oil/Gas Extraction                        | 1,135   | 1,124   | 2,811   | 1,873   | 1,027   | (1,784)              | -63.5%             |
| Other Services (except Public Administration)                    | 25,422  | 23,946  | 24,654  | 23,781  | 21,902  | (2,752)              | -11.2%             |
| Professional, Scientific, and Technical Services                 | 50,225  | 52,301  | 61,717  | 67,835  | 70,360  | 8,643                | 14.0%              |
| Public Administration  | 16,176  | 15,995  | 15,530  | 16,324  | 16,391  | 861                  | 5.5%               |
| Real Estate and Rental and Leasing                               | 11,200  | 9,320   | 9,097   | 9,756   | 9,884   | 787                  | 8.7%               |
| Retail Trade   | 83,258  | 76,684  | 80,365  | 72,086  | 71,278  | (9,087)              | -11.3%             |
| Transportation and Warehousing                                   | 26,686  | 22,546  | 22,472  | 25,059  | 25,898  | 3,426                | 15.2%              |
| Utilities  | 4,083   | 3,781   | 4,424   | 4,756   | 4,853   | 429                  | 9.7%               |
| Wholesale Trade  | 26,514  | 25,011  | 23,757  | 20,993  | 20,517  | (3,240)              | -13.6%             |

Source: Longitudinal Employer-Household Dynamics, U.S. Census Bureau

**Industrial Employment Trends**

In terms of industrial uses, Manufacturing shed 3,255 employment positions (-9.1%) while Transportation and Warehousing grew by 3,426 jobs (15.2%). At the 3-digit NAICS level, there were 10 industries that reported overall job growth between 2015-2022, shown in the table on the next page. Warehousing and Storage grew by 2,845 jobs over the last 7 years, outperforming other industrial industries.

For the SCI-Pittsburgh property, the industries shown in the table below are presumably the best candidates for potential users, given these industries are growing and expanding while other industrial sub-sectors have contracted over the past 7 years. Interestingly, both Waste Management and Remediation Services and Utilities have grown. These industries are the current users of the two properties immediately adjacent to the SCI-Pittsburgh site: ALCOSAN and Duquesne Light Company. The SCI-Pittsburgh site may provide an expansion opportunity for one or both of these two existing companies in the neighborhood.

Warehousing and Storage would also be a strong candidate for reuse of the site. The industry grew the most of all industrial industries, growing 108.9% (2,845 new jobs) between 2015 and 2022. Warehousing has as strong presence along the riverfront in the neighborhood, given the convenient proximity to PA Route 65. While Data Processing, Hosting, and Related Services have grown the second highest between 2015 and 2022, the floodplain location is likely a site selection constraint for this particular industry group. Additionally, access to talent, or workforce, is another key consideration for site selection. The industrial nature of the neighborhood and existing employment base supporting existing users would also likely be a deterrent for this type of user.

#### Allegheny Industrial Industries Reporting Job Growth, 2015-2022

| Row Labels   | 2022 Employment | Net Change<br>2015-2022 | % Change<br>2015-2022 |
|--|-----------------|-------------------------|-----------------------|
| Allegheny, PA  | 700,358         | (3,060)                 | -0.4%                 |
| Data Processing, Hosting, and Related Services               | 2,087           | 1,314                   | 170.0%                |
| Electrical Equipment, Appliance, and Component Manufacturing | 2,275           | 273                     | 13.6%                 |
| Machinery Manufacturing                                      | 3,649           | 53                      | 1.5%                  |
| Plastics and Rubber Products Manufacturing                   | 746             | 6                       | 0.8%                  |
| Support Activities for Transportation                        | 3,064           | 342                     | 12.6%                 |
| Textile Product Mills  | 599             | 165                     | 38.0%                 |
| Truck Transportation   | 4,419           | 469                     | 11.9%                 |
| Utilities  | 4,853           | 429                     | 9.7%                  |
| Warehousing and Storage                                      | 5,457           | 2,845                   | 108.9%                |
| Waste Management and Remediation Services                    | 1,882           | 231                     | 14.0%                 |

Source: Michael Baker International, Inc., 2023

**Conclusion**

Overall, the economic outlook within the immediate Marshall-Shadeland Neighborhood area is reasonably unfavorable when compared with the economic outlook of the other defined areas.

The population of the neighborhood has decreased significantly, which is largely attributed to the permanent closure of the prison in 2017. According to ESRI Business Analyst data estimates, the neighborhood's population will continue to slowly decline through at least 2027. Additionally, the neighborhood does not experience a large influx of daytime workers, with the population in the Marshall-Shadeland market dipping slightly as residents commute outside the neighborhood for work. The neighborhood has also seen a reduction in workforce-aged adults in all age brackets between ages 15-64.

The growth of industrial sub-sectors, some within immediate proximity to the subject property, suggest the re-use of the site as an industrial use may bring more jobs and economic growth to the neighborhood.

## MARKET ANALYSIS

### Subject Improvements

The site is improved with 42 buildings and supporting structures varying in construction type, age, and condition, along with the prison walls that were erected sometime prior to 1939. All of the improvements are currently unoccupied.

We have relied upon and incorporated sections of the report entitled “SCI - Pittsburgh Market Analysis”, conducted by Michael Baker International, Inc., and other relevant sources in compiling the real estate market analysis information which follows.

### Interview Findings

During the months of September 2022 through February 2023, MBI conducted more than 22 stakeholder interviews to better understand the current market, opportunities, and challenges for redevelopment of the SCI-Pittsburgh site. The stakeholder interviews helped gather qualitative information to validate and expand on the data findings in this analysis, and to gather additional local knowledge that may not be evident through the baseline data analysis.

A summary of key findings from the stakeholder interviews are provided below.

### **The City of Pittsburgh needs more “pad ready” sites for industrial and manufacturing businesses.**

- Economic development specialists from multiple agencies noted that there is a demand for more sites for manufacturing and industrial uses.
- Adjacent industrial uses expressed a need to expand their operations and could explore this site for future expansion.
- Research and development to support sustainable transportation is a need within the immediate area including support for the Pittsburgh Regional Transits electric transit vehicles.
- Medical marijuana grower across the street needs more electrical power for their operations
- Site is limited in size so reuse that supports expansion of adjacent businesses has merit.

**There is a desire to involve the local neighborhood in redevelopment planning for the site to ensure that new uses create local jobs or job training opportunities for residents.**

- Residents of the adjacent neighborhood feel disconnected from this area along the river.
- The local advocacy group wants to ensure that redevelopment brings job opportunities for people who live in the Marshall-Shadeland neighborhood.
- Many groups want to better connect the neighborhood with the river through enhanced bike and pedestrian facilities.

**Its location along the river and adjacency to the 3 Rivers Heritage Trail provides an opportunity to expand the use of the area for recreational purposes.**

- A portion of site is currently used as an unofficial trail head for the 3 River Heritage Trail but its need to be better defined and there is a need for more amenities to support recreational users. Amenities such as dedicated parking, kayak access, improved fishing pier, bathrooms, and the like should be supported.
- The Allegheny County Sanitary Authority (ALCOSAN) will be relocating and improving the existing trailhead to accommodate the authority's construction projects that will be conducted during the next several years. The new trailhead will be located on property located on the southern side of SCI Pittsburgh closer to the City.
- An estimated 97,000 cyclists use the SCI-Pittsburgh riverfront, as part of the unofficial trail head, on an annual basis. This existing usage may support future eateries and events along the trail.
- The trail is used for recreational purposes by the employees of the adjacent business.
- There is a desire to connect the trail from the river to Riverview Park, through the neighborhood.
- The trail is also used to access the downtown for jobs and shopping by local residents.

**Neighboring businesses with more industrial type of uses such as ALCOSAN and Duquesne Light as well as low visibility from roadways makes retail, residential and office less desirable options for future development of the property.**

- Although adjacent uses are seen as an opportunity for reuse options, the surrounding uses which are industrial, and lack of visible access from roadways makes the site not optimal for retail, hospitality, office, and residential uses.
- Road access is sufficient, but the site does not have good rail or river access. The site is not adjacent to the river but rather separated from direct access by the Trail.
- The current electrical grid would not support any major reuse and would need to be improved.
- Insufficient Transportation Infrastructure and limited parking availability does not support end uses that would generate high traffic volume or create a high parking need.

**The site is on the National Register of Historic Places which provides an opportunity for preservation of some of the site's assets, either through historic markers or reuse of buildings or materials.**

- There are 24 contributing resources identified within the nomination including buildings, structures, and sites. All those identified as contributing could potentially utilize Federal Historic Rehabilitation Tax Credits and State Historic Preservation Tax Credits for preservation and restoration projects.
- There was consensus that the 150-year history of the site needed to be memorialized either through historic markers, repurposing of some of the contributing structures, or reuse of material within the site.
- The site has been used by the filming industry over many years which has brought jobs and investment into the Pittsburgh community. This helps to support preservation of some of the site. The Main Penitentiary Building is the primary focus for the film industries interest in the site. Utilization of this building could open the opportunity for utilization of historic tax credits for any future developer.
- The challenges to reuse of all of the historic buildings is discussed briefly in the Introduction of the SCI – Pittsburgh Market Analysis by MBI. A detailed analysis of the building conditions will be provided in the Feasibility Report.

**The City's Riverfront-General Industrial Zoning Supports the Site's Industrial Reuse Opportunities.**

- The Marshall-Shadeland neighborhood includes both industrial and residential uses, however, such uses are clearly separated by major surface transportation facilities including a Norfolk Southern rail line and PA Route 65, which is classified as a principal arterial highway.
- The portion of the neighborhood located southwest of these transportation corridors is entirely developed with industrial-scale and intensity of uses – including the SCI-Pittsburgh facility – while the remaining neighborhood area located northeast of the transportation corridors is predominantly developed with residential communities.
- The entire 21.7-acre SCI-Pittsburgh property is located within the City of Pittsburgh's Riverfront-General Industrial (RIV-GI) Zoning District which is intended to address a variety of industrial uses. The zoning district accommodates both general industrial uses, as well as heavier industrial uses that may produce external impacts such as smoke, noise, glare, or vibration. Outdoor storage and related outdoor activities may also be included in the operation of such uses.
- There are provisions with this newer zoning district that requires a 125-foot Riparian Buffer Zone (setback) area for all new development within the RIV-GI zoning district. This is designed to support restoration of the river from decades of overdevelopment and to encourage more access to the water for recreational purposes. Water Dependent or Water Enhanced facilities and landscaping is permitted within the buffer zone.
- There are Performance Points incentives that can be used for development that meet certain criteria. These points can be used to permit increased building height or reduce the riparian buffer set back
- Performance Points can be gained through sustainable and equity enhancements to new development. These enhancements can include things such as energy efficiency upgrade, Low Impact Development designs, local hiring practices and the like.
- The City of Pittsburgh's Zoning Code regulates off-street parking requirements for both new development and expansion of and changes to existing uses. Given the overall lack of and high demand for available land for development within the project area, any new development of the SCI-Pittsburgh property will be challenged to meet the code's parking requirements that include, but are not limited to, the following surface parking restrictions per § 905.04.1.2 of the code:
  - No surface parking shall exceed seventy-five (75) parking spaces on a single Zoning Lot or group of lots under common ownership.

- Any surface parking lot located between a building and the riverfront, including across a street, shall have a maximum of fifteen (15) parking spaces.

Given these restrictions, new uses for the SCI-Pittsburgh site may indeed need to consider alternative parking methods including the construction of a parking garage and/or contributing to a mobility improvement trust to achieve a reduction to the code's minimum parking standards.

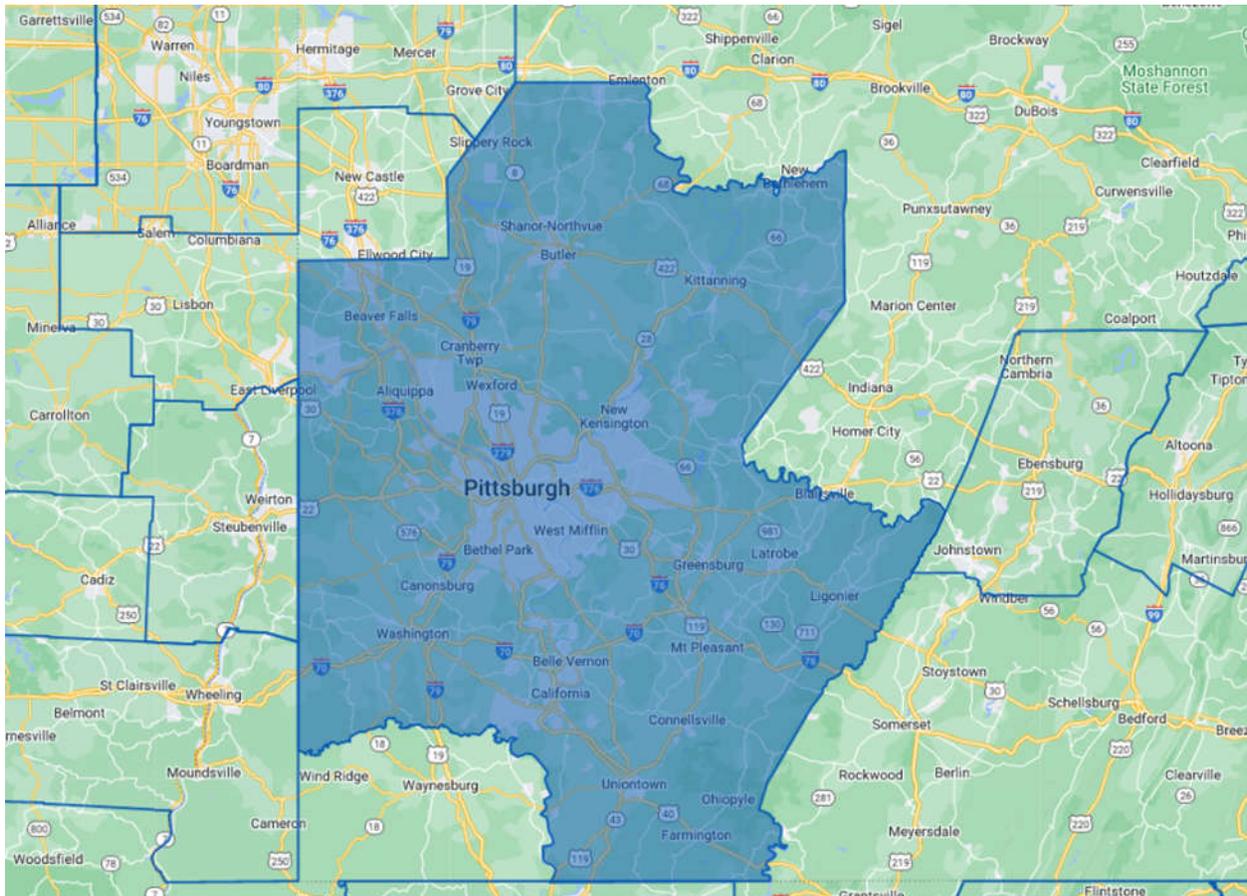
**Study Area**

Throughout the market analysis, the term “study area” refers to the general geographic area surrounding the SCI-Pittsburgh Property. The market analysis evaluates market condition at the neighborhood, 10-minute drive-time, city, county, and metropolitan statistical area (MSA) levels.

**Industrial Real Estate Analysis**

**Pittsburgh Industrial Market**

The Pittsburgh Industrial Market is comprised of a seven-county region including Allegheny, Armstrong, Beaver, Butler, Fayette, Washington, and Westmoreland Counties. This geographic area is the same as the Pittsburgh MSA.



**Source:** Costar, 2022

According to Costar, a leading national provider of real estate data, the region's more rural location historically has hindered large-scale speculative logistics development, leading to a lack of available supply. However, this lack of supply has spared the area

from market disruptions and has poised Pittsburgh’s industry market for growth in recent years. Current Pittsburgh market attributes include:

- The market currently has 215M square feet (SF) of industrial space, more than half of which is for logistics. The average vacancy rate is 5.3%, which fell over the past year due, in part, to the rapid acceleration of e-commerce.
- In total, 1.6M sf of new space has been delivered within the past 12 months. Although current construction activity is near record-level for the market, it is well under the National Index. Industrial building space under construction in Pittsburgh represents 1.9% of inventory compared to the national average of 4.0%. More limited levels of construction are typical for markets in the region and is in line with development levels in peer markets such as Cleveland.
- Transportation improvements, including the Southern Beltway, have supported industrial developer interest in areas such as the Parkway West Corridor. Costar indicates that the Parkway West Corridor is the top location for industrial developments in the Pittsburgh Market.

Figure 1: Pittsburgh Industrial Market Key Indicators

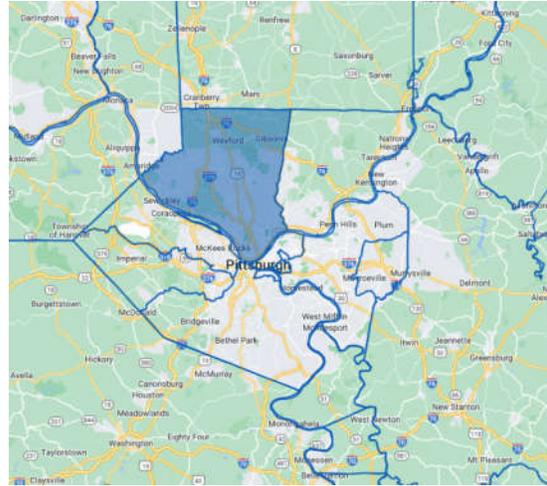
| KEY INDICATORS         |                    |                    |                  |                   |                   |                |                    |
|------------------------|--------------------|--------------------|------------------|-------------------|-------------------|----------------|--------------------|
| Current Quarter        | RBA                | Vacancy Rate       | Market Rent      | Availability Rate | Net Absorption SF | Deliveries SF  | Under Construction |
| Logistics              | 120,223,417        | 5.0%               | \$7.87           | 7.7%              | 250,484           | 452,386        | 3,422,893          |
| Specialized Industrial | 68,467,697         | 4.4%               | \$8.19           | 5.8%              | 148,035           | 0              | 417,873            |
| Flex                   | 26,420,627         | 8.8%               | \$12.46          | 12.5%             | 2,028             | 0              | 280,377            |
| <b>Market</b>          | <b>215,111,741</b> | <b>5.3%</b>        | <b>\$8.53</b>    | <b>7.7%</b>       | <b>400,547</b>    | <b>452,386</b> | <b>4,121,143</b>   |
| Annual Trends          | 12 Month           | Historical Average | Forecast Average | Peak              | When              | Trough         | When               |
| Vacancy Change (YOY)   | +0.5%              | 8.0%               | 5.6%             | 12.6%             | 2004 Q2           | 4.7%           | 2017 Q2            |
| Net Absorption SF      | 2.3M               | 796,106            | 1,645,979        | 7,426,053         | 2008 Q3           | (6,894,457)    | 2003 Q1            |
| Deliveries SF          | 1.6M               | 1,186,741          | 2,483,482        | 2,399,030         | 2016 Q3           | 320,419        | 2013 Q2            |
| Rent Growth            | 5.5%               | 2.9%               | 3.1%             | 10.9%             | 2022 Q2           | -0.5%          | 2006 Q2            |
| Sales Volume           | \$465M             | \$146.1M           | N/A              | \$531M            | 2021 Q3           | \$0            | 2004 Q1            |

Source: Costar, December 2022

### North Pittsburgh Sub-Market

The Pittsburgh Market has many submarkets, including eight in and surrounding the City of Pittsburgh and immediate suburbs. The SCI-Pittsburgh property is located in the North Pittsburgh Sub-Market, shown in as illustrated on the adjacent map.

North Pittsburgh currently has 18.6 million SF of industrial space. Like the larger metro market area, logistics facilities account for the largest proportion of this local supply, accounting for approximately 13.3M SF or 72% of all industrial SF. The local inventory also includes 3.7M SF of specialized space and 1.6M SF of flex space.



Source: Costar, December 2022

The vacancy rate at 5.7%, has trended downward by 1.2% in the past year. Vacancy refers to empty properties not listed for lease or sale, compared to the availability rate which shows vacant properties actively being marketed. **Net absorption over the past year was approximately 230,000 SF, which is much higher than recent years.** Net absorption compares total move-ins to total move-outs by SF and does not include lease renewals. Over the past five years, the submarket has posted net absorption of -110,000 SF per year, on average. Costar indicates net absorption has been impacted by demolition activity in the sub-market area.

Rents increased by 4.8% over the past 12 months, which is positive and slightly above the 4.1% average annual gain over the past decade. Industrial rents in North Pittsburgh are currently \$8.80/SF, which is generally in line with the Pittsburgh metro average. Logistics rents are \$8.40/SF, which are also generally in line with the metro average for that subtype.

There is 100,000 SF underway in North Pittsburgh, the most space under construction in more than five years. It is a single building, which is described in the section below. While this is not the only construction the submarket has seen in recent memory, it does represent a reversal from the overall trend. Specifically, the inventory has contracted over the past 10 years. As previously noted, demolition activity has outpaced new construction.

In the North Pittsburgh Sub-Market, logistics space represents the area with the most demand, demonstrated by the current low vacancy rates and low availability rates. There is less demand, currently, for specialized industrial and flex, both of which have higher vacancy rates and availability rates in the sub-market. The probability for leasing

within 6 months is 32.5%, which is generally consistent with leasing rates within the Pittsburgh metro for industrial space.

**North Pittsburgh Sub-Market Key Indicators**

KEY INDICATORS

| Current Quarter        | RBA               | Vacancy Rate | Market Rent   | Availability Rate | Net Absorption SF | Deliveries SF | Under Construction |
|------------------------|-------------------|--------------|---------------|-------------------|-------------------|---------------|--------------------|
| Logistics              | 13,349,118        | 3.2%         | \$8.54        | 4.6%              | (7,670)           | 0             | 0                  |
| Specialized Industrial | 3,669,976         | 10.7%        | \$8.92        | 9.7%              | (6,000)           | 0             | 100,000            |
| Flex                   | 1,609,353         | 15.8%        | \$11.80       | 18.5%             | 51,350            | 0             | 0                  |
| <b>Submarket</b>       | <b>18,628,447</b> | <b>5.7%</b>  | <b>\$8.89</b> | <b>6.8%</b>       | <b>37,680</b>     | <b>0</b>      | <b>100,000</b>     |

| Annual Trends        | 12 Month | Historical Average | Forecast Average | Peak    | When    | Trough    | When    |
|----------------------|----------|--------------------|------------------|---------|---------|-----------|---------|
| Vacancy Change (YOY) | -1.2%    | 5.6%               | 5.7%             | 9.4%    | 2003 Q4 | 1.7%      | 2018 Q3 |
| Net Absorption SF    | 229K     | 26,246             | 14,488           | 520,880 | 2004 Q3 | (631,733) | 2021 Q1 |
| Deliveries SF        | 0        | 67,777             | 43,249           | 413,000 | 2001 Q4 | 0         | 2022 Q3 |
| Rent Growth          | 5.8%     | 3.1%               | 3.1%             | 11.4%   | 2022 Q2 | -1.1%     | 2006 Q2 |
| Sales Volume         | \$22.2M  | \$12.3M            | N/A              | \$56.7M | 2022 Q1 | \$0       | 2005 Q3 |

Source: Costar, December 2022

**Pittsburgh Industrial Submarket Key Indicators**

| Sub-Markets in/near City of Pittsburgh | Inventory      |                |                    |                    | Availability |         | Demand           |                         |                             |
|--|----------------|----------------|--------------------|--------------------|--------------|---------|------------------|-------------------------|-----------------------------|
|  | SF (in M) 2021 | SF (in M) 2022 | 12 Mo Delivered SF | Under Construction | Availability | Vacancy | Months on Market | 12-Month Net Absorption | 6-month Leasing Probability |
| North                                  | 18.7           | 18.6           | 100K               | 0                  | 6.9%         | 5.8%    | 14.0             | 322K                    | 32.5%                       |
| Northeast                              | 17.8           | 18.1           | 200K               | 0                  | 3.8%         | 2.8%    | 14.8             | 177K                    | 21.5%                       |
| Greater Downtown                       | 13.1           | 13.1           | 79.7K              | 0                  | 5.1%         | 4.0%    | 21.3             | 52.7K                   | 25.4%                       |
| Parkway E.                             | 15.8           | 15.9           | 141K               | 0                  | 14.8%        | 11.5%   | 12.4             | (449K)                  | 33.1%                       |
| South                                  | 20.0           | 20.0           | 500                | 320K               | 6.1%         | 3.7%    | 8.8              | 173K                    | 31.9%                       |
| Parkway W.                             | 12.6           | 13.1           | 492K               | 713K               | 11.3%        | 6.3%    | 20.6             | 317K                    | 30.8%                       |
| West                                   | 17.2           | 17.2           | 15K                | 624K               | 5.4%         | 3.2%    | 7.0              | 491K                    | 27.9%                       |

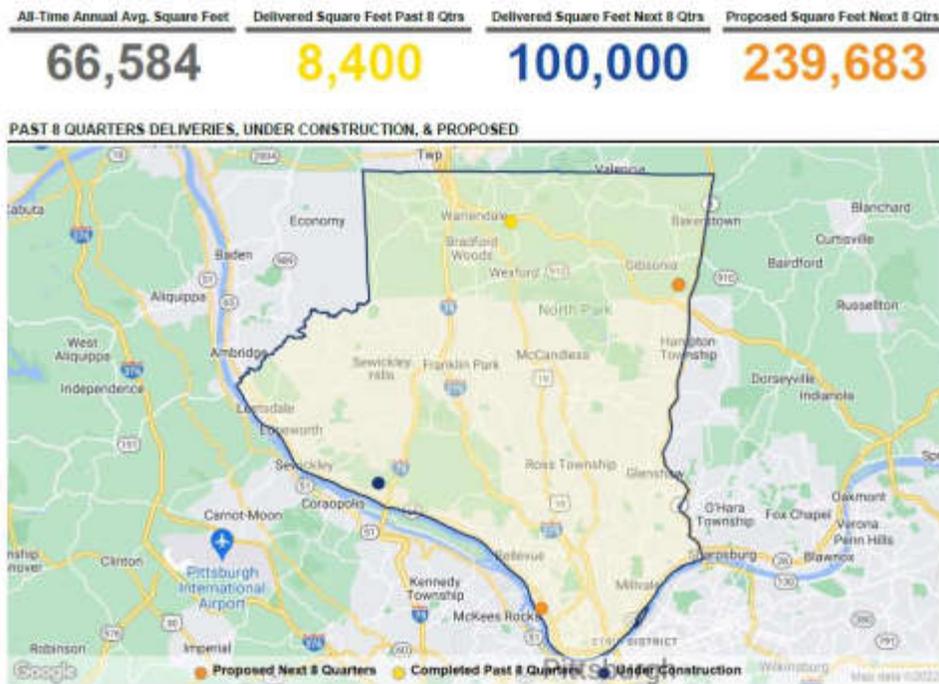
Source: Costar, December 2022

**Projects Under Construction or Proposed**

There is 100,000 SF underway in North Pittsburgh, the most space under construction in more than five years. The 100,000 SF is contained within a single building being developed at 301 Deer Run Road in the 79 North Industrial Park. The building is scheduled for completion in January 2023. Based on the December 2022 LoopNet listing, 30,450 SF of Class A Warehouse space is currently available for lease. The remaining +-70,000 SF is owner occupied by Mygrant Glass. This property is located northwest of SCI-Pittsburgh site in the Sewickley suburban area.



**Recent and Proposed Industrial Projects**



**Source:** Costar, 2022

Costar lists three proposed projects, ranging in size from 38,000 SF to 163,000 SF. They are as follows:

- **Build to Suite Project located on Executive Drive (163,000 SF).** Located along Executive Drive in Gibsonia, Pennsylvania, there is a proposed 163,000 SF building on a 17-acre lot with construction slated for 2024. The project site is beside existing large-scale logistics users, including FedEx Freight and Central Transport, and has immediate access to the Pennsylvania Turnpike at the Butler Valley exit.
- **Multi-Tenant Project located on Executive Drive (38,000 SF).** A second project is also currently proposed along Executive Drive in Gibsonia. The listing shows the proposed project will have 38,000 SF, 40 docks, and two drive-ins, suggesting the building will be for a logistics user. The property is 17.2 acres in size.
- **Expansion at 2920 New Beaver Avenue (38,683 SF).** There is an existing, multi-tenant 285,0317 SF manufacturing building at 2920 New Beaver Avenue, built in 1970. The property sits on 7.87 acres and is in immediate proximity to the SCI-Pittsburgh site.

The property was last sold in of 2021 for \$41,750,000 in a sale-leaseback deal. The current owner is Innovative Industrial Properties, a real estate investment trust for the regulated cannabis industry. The company is publicly traded on the New York Stock Exchange. At its existing building, two tenants are listed as Goodblend

**2920 New Beaver Avenue**

May



Source: Costar, 2022

Pennsylvania LLC (120,000 SF for cannabis growing/processing activities) and Weisner Steel Products (52,000 SF of manufacturing). Based on PA Department of Health permit information, Goodblend is in partnership with the University of Pittsburgh School of Medicine (Academic Clinical Research Center).<sup>5</sup> The proposed 38,683 SF expansion is listed on Costar. News articles suggest the expansion will be for Goodblend’s growing and processing operations.

**Summary of Findings for Industrial**

Based on interview findings and key market indicators, there is market potential for industrial reuse. Key market indicators suggest future absorption of new square footage on site to be approximately 100,000 square feet per year in the near term. This is below the maximum reuse potential, as previously discussed. However, it’s important to note that this well-established industrial area in the North Pittsburgh Sub-Market is built out with demolitions outpacing new construction. Stakeholder interviews suggest there is ample existing market demand for new pad ready sites.

Based on zoning requirements—which dictate that the maximum potential of the site could only be facilitated through the construction of three or more buildings—it is foreseeable that the site would be subdivided by a future developer and sold or leased to multiple end users. Zoning restrictions and key market indicators suggest that SCI-Pittsburgh site will not and could not be used for a single large-scale warehouse/logistics user (e.g., 1 million square foot warehouse).

<sup>5</sup>

<https://www.health.pa.gov/topics/Documents/Programs/Medical%20Marijuana/PA%20DOH%20Phase%20IV%20Clinical%20Registrant%20Permittee%20Facility%20Locations.pdf>

## **Other Potential Uses**

### ***Office***

Office space is not a primary candidate for reuse for the SCI-Pittsburgh site, given the intensity of industrial uses along the riverfront. The local office market, additionally, does not compete well with downtown Pittsburgh and suburban locations, where easier transportation access (multiple routes in/out) and nicer amenities for office employees such as eating establishments are attractive site selection features. However, even those locations are struggling to recover from the Covid-19 pandemic, which has reshaped global work patterns with remote and hybrid work schedules.

The SCI-Pittsburgh site is located in the I-279/I-79 Northwest Office Submarket in Pittsburgh. It is a midsized submarket that contains 2.7M SF of office space. The vacancy rate has been essentially unchanged over the past year, but at 10.9%, the rate is well above the long-term average as of the fourth quarter of 2022. Over the past five years, the submarket has posted negative net absorption of -11,000 SF per year on average. Rents edged up by 0.5% over the past year, however, trails the area's average annual growth rate of 1.4% over the past decade.

According to Costar, the Pittsburgh metro's overall office market is also on "shaky ground". Net absorption has been negative over the past 12 months at -876,000 SF. Demand will likely remain in the red over the near-term following announcements from companies like ATI which are relocating their headquarters outside of Pittsburgh. The Northwest Office Submarket's poor performance will likely preclude office as a feasibility reuse of the SCI-Pittsburgh property.

### ***Indoor Sports Complex***

Stakeholder interviews indicated the City of Pittsburgh may have an unmet market demand for a large indoor sports complex. This market analysis did not evaluate the market demand for sports facilities in the city; however, the market analysis did evaluate, at a high level, if the SCI-Pittsburgh site would be suited for indoor recreational uses. According to a study by the City of Virginia Beach, indoor sports facilities in the Mid-Atlantic region host 25-40 weekend tournaments each year with up to 200,000 annual visitors. With the influx of visitors, a facility can generate up to 15,000 hotel nights per year.

Site selection criteria for indoor sports facilities includes ease of access, proximity to and variety of nearby restaurants and hotels to support visitors, analysis of age demographics in an area for the customer base, parking, and safety of the surrounding neighborhood. The proximity to and variety of nearby eating establishments and hotels is a site selection constraint for the SCI-Pittsburgh site. As the entire area is zoned for industrial use and built out, there is limited potential for an indoor sports complex to draw restaurant and hotel uses in nearby proximity. The presence of industrial

neighbors would also be deterrent to this type of use, which is typically geared towards family friendly areas with many amenities. Poor site access and limited parking availability would also cause the property to score very low in site selection among developers of sports complexes.

The size of the SCI-Pittsburgh site could accommodate an indoor sports use. Based on research, these types of facilities can range from 50,000 to 150,000 square feet in size. Spooky Nook in Lancaster County, Pennsylvania has 700,000 square feet of space, and Grand Park Sports Campus in Westfield, Indiana features 377,000 square feet. However, site selection criteria make this type of end use less likely than an industrial use.

## **Impact of Historic Significance and the Film Industry**

### ***Historic Significance***

The entire site is listed as a historic district on the National Park Service, United States Department of the Interior's Register of Historic Places under its historic name, Western State Penitentiary: Riverside Penitentiary. Its nomination was completed and submitted to the National Park Service in 2018 and listed on the register on February 14, 2022.

The site qualifies for the National Register under 2 of the 4 National Register Criteria Areas of Significance which includes (A) Property is associated with events that have made a significant contribution to the broad patterns of history and (C) Property embodies the distinctive characteristics of a type, period, or method of construction. Its period of significance starts with the construction in 1879 of the large main prison along the river and runs through 1966 when the water tower was constructed within the Historic Front Yard, which was the last major construction prior to non-historic additions being made to the site.<sup>6</sup>

The nomination identifies that there are a total of 24 buildings and structures remaining on the site that contribute to the historic significance of the property. These include buildings such as the main prison that parallels the river, the water tower as a contributing object, and structures including the exterior prison walls. The National Park Service administers the federal tax credit program and to qualify, the structure must be certified as historic which can be accomplished through listing the structure individually on the National Register or as a contributing structure within a Historic District listed on the National Register. All 24 contributing resources are therefore eligible to receive funding and support for their preservation from several sources at the State and Federal level if they meet the conditions of the program.

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<sup>6</sup> National Register of Historic Places Registration Form, Western State Penitentiary, US Department of the Interior, Submitted May 25, 2018, Prepared by: Jeff Slack AICP, Angelique Bamberg, and Cara Halderman

The following is a summary of the incentives available to historic properties according to their ownership and operation:

1. If the site or portions of the site were privately held and operated as income producing businesses, rehabilitation of those resources would qualify for both Federal and State Historic Tax Credits.<sup>7</sup>
  - a. Federal Historic Rehabilitation Tax Credits are available for up to 20% of all qualifying expenses related to rehabilitation which follows the Secretary of the Interior's Standards for Rehabilitation. There is no limit on the amount of credit that can be applied to a project, and this is not a competitive program.
  - b. State Historic Preservation Tax Credits are administered by the Pennsylvania Department of Community and Economic Development and provide for credit of up to 25% of all qualifying rehabilitation expenses up to a maximum of \$500,000. However, the program is competitive and is not guaranteed.
2. If the site or portions of the site were owned by a non-profit for charitable use or by a municipality, rehabilitation projects can tap into State funding programs administered by the Pennsylvania Historic and Museum Commission. These programs offer funding for smaller grants to help with planning and construction projects. They are most beneficial to non-profit owners/operators to help prepare for larger funding programs for rehabilitation.<sup>8</sup>
3. Additional funding for preservation efforts by non-profit or public agencies is also available from the National Park Service's, Save America's Treasures grants. This program is for sites that are nationally significant. Grants are available from between \$125,000 to \$1 million.<sup>9</sup>

### ***Economic Impact of Film Industry***

The SCI Pittsburgh site has been a magnet to the television and film industry for several years. According to the Pittsburgh Film Office, there have 6 major productions filmed at this site. These include Season 2 of Mindhunter, Escape from Dannemora, Season 2 of the Mayor of Kingstown, Season 2 of the Outsiders, American Rust, and Prison Girl. These productions have contributed a significant investment into the site including

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<sup>7</sup> Federal Historic Tax Credits – <https://www.nps.gov/tps/tax-incentives/before-you-apply.htm>  
State Historic Tax Credits – <https://dced.pa.gov/programs/historic-preservation-tax-credit-hptc/>

<sup>8</sup> Keystone Planning Grants - <https://www.phmc.pa.gov/Preservation/Grants-Funding/Pages/Planning-Projects.aspx>  
Keystone Construction Grants - <https://www.phmc.pa.gov/Preservation/Grants-Funding/Pages/Construction-Projects.aspx>

<sup>9</sup> [Save America's Treasures \(U.S. National Park Service\) \(nps.gov\)](https://www.nps.gov/sat/)

\$500,000 into improving cell block F to assist with filming and crew safety enhancements.

According to the Pittsburgh Film Office, the site is unique and draws interest from production companies such as Paramount, the company that produces Mayor of Kingstown, due to the main penitentiary building and its iconic design and historic character. The Film Office notes that the size and historic design of the cell block along with the historic stone prison walls and guard shacks are irreplaceable features that is sought out by the film industry and if this building were to be demolished, the next closest site that would accommodate a production with a prison setting is Moundsville WV.

In conjunction with the iconic design of the building, filming companies also leverage the Film Tax Credits that are offered through the Film Production Tax Credit Program (FPTC) administered by the Pennsylvania Department of Community and Economic Development. The FPTC program was established in Pennsylvania in 2007 and provides a maximum of 25% base credit + an additional 5% tax credit for productions that meet the minimum state filming requirements at a Qualified Production Facility. According to the most recent and available annual report by the PA DCED the Tax Credit program has supported a total of 509 productions throughout the State which has leveraged over \$3 billion in qualified production spending from 2007 through 2020.<sup>10</sup> The FPTC Program is funded for \$100 million for the next 3 years.

| Production Type      | Total Number of Productions | Total Dollar Amount of Film Tax Credits Approved/Awarded | Average (Mean) Amount of Film Tax Credits Approved/Awarded | Median Amount of Film Tax Credits Approved/Awarded | Qualified Production Spending in Pennsylvania |
|----------------------|-----------------------------|--|--|--|---|
| Commercials          | 43                          | \$1,468,761  | \$34,157   | \$18,950   | \$6,220,352                                   |
| Documentaries        | 31                          | \$4,800,341  | \$154,850  | \$120,550  | \$20,435,488                                  |
| Feature Films        | 155                         | \$443,979,428  | \$2,864,383  | \$291,647  | \$1,714,132,632                               |
| TV Productions       | 275                         | \$367,383,328  | \$1,335,939  | \$232,516  | \$1,523,162,837                               |
| Other                | 5                           | \$334,294  | \$66,859   | \$71,713   | \$1,625,067                                   |
| <b>Total/Average</b> | <b>509</b>                  | <b>\$817,966,153</b>                                     | <b>\$1,506,370</b>   | <b>\$193,708</b>                                   | <b>\$3,265,576,375</b>                        |

*Includes data on productions approved for tax credits in FY 2019-20 and conditional approval for additional tax credits from future year allocations under the assumption the program will continue and these projects will be completed since production has already begun. Also included are the three productions that were approved for reissued tax credits from prior year allocations.*

**Tax Credits Approved/Awarded, FY 2007-08 through FY 2019-20**

**Source:** PA DCED Report to the General Assembly

<sup>10</sup> Report to the General Assembly, Film Production Tax Credit Program, FY 2019-2020, PA DCED



The Director and Deputy Director of the Pittsburgh Film Office provided information specific to the Southwestern region of Pennsylvania which includes the City of Pittsburgh. The following outline the impact of the filming industry for SW Pennsylvania.

- In 2021, 11 projects and an estimated \$330 million in economic development was generated within the region.
- For every \$1 invested in the Pittsburgh Film Office, more than \$218 in new spending has occurred from major films and television shows.
- More than 200 feature films and TV productions have been shot in the SW PA regional since 1990

The Pittsburgh Film Office noted that they develop workforce training programs to meet the unique needs of the film industry in the Pittsburgh area. All these programs help residents build their skillset for jobs with the production companies. To date they have held trainings for set construction, electricians, and grips. They are now developing training specifically for hair and makeup artists for upcoming movies being produced by Denzel Washington. Jobs within the local film industry are within unionized trades, are high paying, and provide health and retirement benefits.

## SUBJECT PROPERTY ANALYSIS

### Site Description

The site description is based on physical observations of the subject property, descriptions and information from the owners, representatives, and consultants.

### Location

The subject property is located on the west side of Beaver Avenue, in the area bound by Westhall Street to the north, Ohio River to the west, and Doerr Street to the south, in the City of Pittsburgh's 27<sup>th</sup> Ward, in Allegheny County, Pennsylvania.

### Current Site Size and Tax Parcel Identification Number(s)

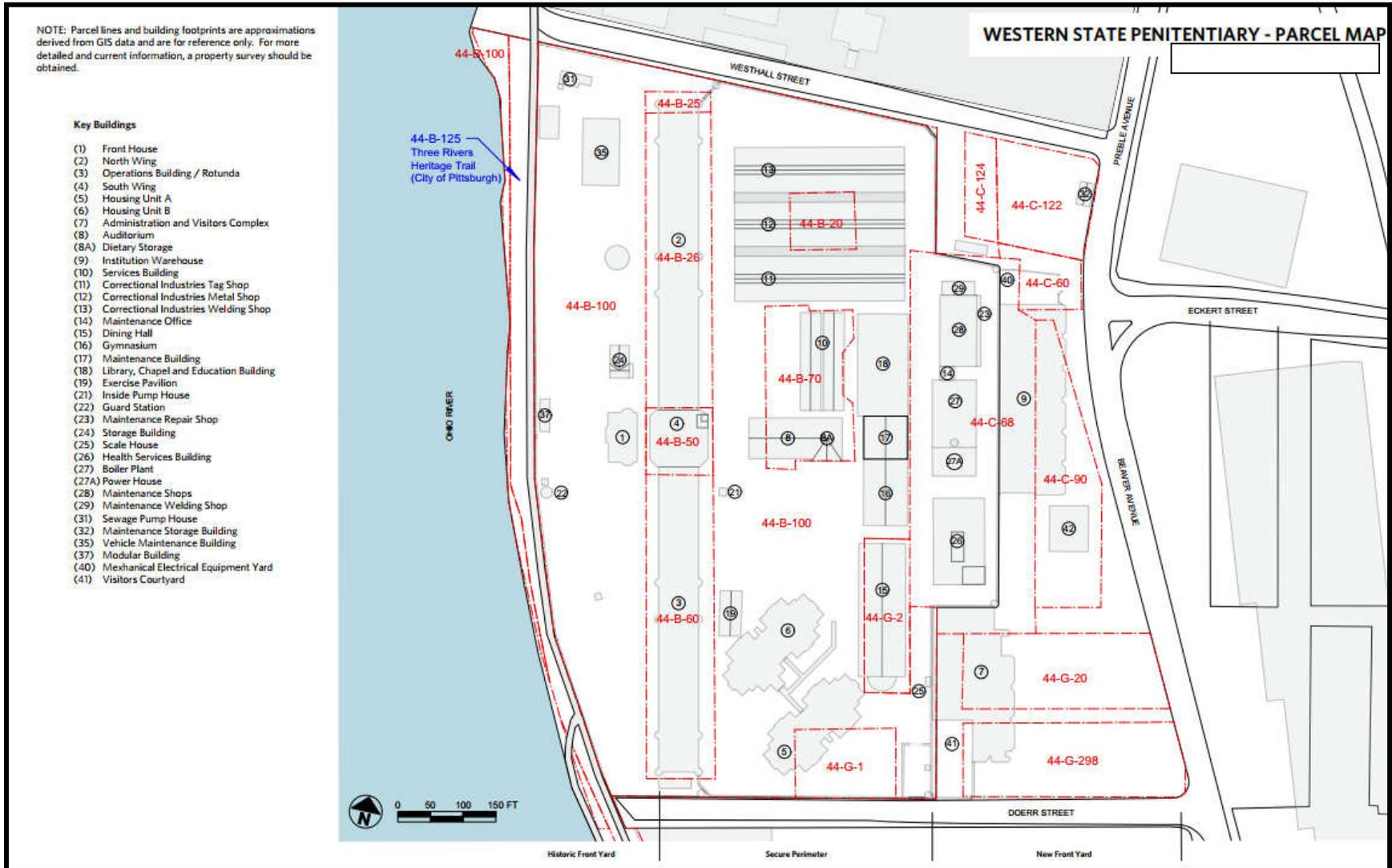
The subject site is approximately 21.7 acres. The size of the site was taken from a survey completed by Pederson & Pederson, last revised March 12, 2021, which was provided to us by Michael Baker International.

The subject property contains 17 tax parcels and encompass the city block bound by Westhall Street, Beaver Avenue, Doerr Street, and the Ohio River, with the exception of the parcel containing the Three Rivers Heritage trail, owned by the City of Pittsburgh, which bisects the subject property, and was not included in our analysis.

The following pages present the tax parcel map obtained from the National Register of Historic Places Nomination, followed by the boundary survey completed by Pederson & Pederson, last revised March 12, 2021.

*Note: The reader should note that the building key from the National Register of Historic Places Nomination shown on the following page has the names of Building #'s 3 & 4 reversed. The boundaries of the subject property, as defined for purposes of this report, are depicted on the survey by Pederson & Pederson, last revised March 12, 2021.*

**National Register of Historic Places Nomination**





**Site Area Calculations by Parcel:**

The subject property contains a total of 17 tax parcels. According to Section 5 of Act 24, dated June 10, 2022, with approval from the Governor, the Department of General Services is authorized to grant and convey the tracts of land, together with the buildings and improvements, identified as the parcels located in the table, with the exception of Tax Parcel #44-C-122, containing 0.5109 acres on the northeast corner of the subject property. Also excepting Parcel #44-G-298, located in the southeastern quadrant of the subject property and containing 0.9065 acres. In order to convey the subject property in its entirety, the State Legislature must amend Act 24 of 2022 to specify and include the correct property description consistent with the lot consolidation plan contained herein. Per the request of the Department of General Services, all of the parcels depicted on the lot consolidation plan shall be included in this analysis, including the two parcels originally excluded in Act 24. Act 24 is included in the addenda.

The following table illustrates the size of the subject property by parcel number. Additionally, the improvements within each tax parcel are identified.

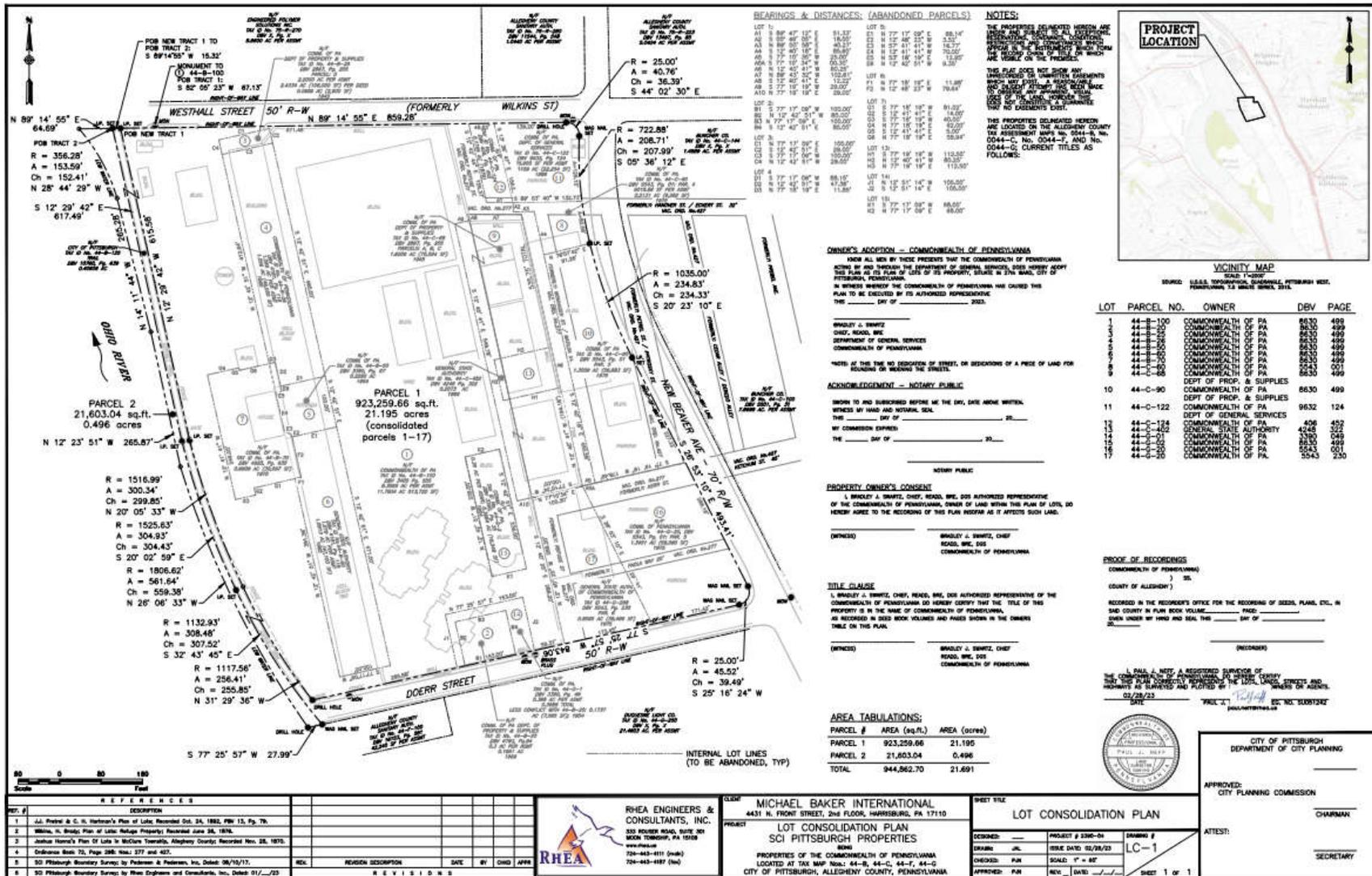
| <b>Site Size Summary</b>  |               |   |              |                |
|---|---------------|---|--------------|----------------|
| <b>State Correctional Institution - Pittsburgh</b>  |               |   |              |                |
| <b>Parcel</b>   | <b>Tax ID</b> | <b>Improvements</b>   | <b>Acres</b> | <b>SF</b>      |
| 1   | 44-B-20       | Portion of Building #12   | 0.1951       | 8,499          |
| 2   | 44-B-25       | Portion of Building #2  | 0.0666       | 2,901          |
| 3   | 44-B-26       | Portion of Building #2  | 1.0431       | 45,437         |
| 4   | 44-B-50       | Building #4   | 0.2237       | 9,744          |
| 5   | 44-B-60       | Building #3   | 1.0595       | 46,152         |
| 6   | 44-B-70       | Building #8A & 10, Portion of Building #8   | 0.6909       | 30,096         |
| 7   | 44-B-100      | Building #1, 6, 11, 13, 16, 17, 18, 19, 21, 22, 24, 25, 31, 35, 37, Portion of Building #5 & 12 | 11.7934      | 513,721        |
| 8   | 44-C-60       | Portion of Improvement #40  | 0.2131       | 9,283          |
| 9   | 44-C-68       | Building # 14, 23, 26, 27, 27A, 28, 29, Portion of Building #7, 9 & 40                          | 1.6206       | 70,593         |
| 10  | 44-C-90       | Building #42, Portion of Building #9  | 1.3059       | 56,885         |
| 11  | 44-C-122      | Building #32  | 0.5109       | 22,255         |
| 12  | 44-C-124      | No improvements   | 0.1745       | 7,601          |
| 13  | 44-C-402      | Acreage surrounding the Building #27A*  | 0.0000       | 0              |
| 14  | 44-G-01       | Portion of Building #5  | 0.1737       | 7,566          |
| 15  | 44-G-02       | Building #15  | 0.3684       | 16,048         |
| 16  | 44-G-20       | Portion of Building #7  | 1.3451       | 58,593         |
| 17  | 44-G-298      | Portion of Building #7 & 21   | 0.9065       | 39,487         |
| <b>Total</b>  |               |   | <b>21.7</b>  | <b>944,860</b> |
| <p><b>*According to Pedersen &amp; Pederson Survey, last revised 3/12/21.</b><br/> <b>NOTE: Improvements within parcel boundaries taken from the National Register of Historic Places Nomination, dated March 31, 2022, and should be used for reference only. Final acreage taken from Pedersen &amp; Pedersen Survey, dated March 12, 2022.</b></p> |               |   |              |                |

**Lot Consolidation Plan**

Per the request of the Department of General Services, the subject property is being appraised as one economic unit. The process of consolidating the current 17 individual parcels has been initiated, and although not approved as of the date of this report, is likely to occur. The subject property is bisected by the Three Rivers Heritage Trail, which is owned by the City of Pittsburgh. The lot consolidation plan, prepared by Rhea Engineers & Consultants, Inc., dated February 28, 2023, shows consolidated Parcel 1, containing 21.195 acres, and Parcel 2 containing 0.496 acres, for a total of approximately 21.7 acres. The plan is shown on the following page.

***Related Hypothetical Condition***

*It should be noted that this appraisal employs the hypothetical condition that the lot consolidation plan has been approved for the subject property to be conveyed as two parcels, bisected by the Three Rivers Heritage Trail.*



**Total of Estimated Costs for Demolition****Demolition Costs:**

According to a report prepared by Michael Baker International, titled "Opinion of Probable Construction Cost – Clarification & Assumptions," the breakdown of estimated costs is below:

|  |                     |
|--|---------------------|
| <b>Total Estimated Construction Cost (Base):</b> | <b>\$43,756,446</b> |
| <b>Add Alternate 01:</b>                         | <b>\$ 3,899,161</b> |
| <b>Possible Salvage Value:</b>                   | <b>\$ (846,866)</b> |

For a total demolition cost estimate of **\$46,808,741**. It should be noted that Alternate 01 includes pricing to import an average of 24" of clean fill across the 16.5 acres of the site designated for industrial use. The intent is to bring this area above the flood plain.

The scope of work consists of demolishing 42 structures, along with outbuilding, fencing, perimeter walls and towers, site lighting and all site utilities on the 21-acre property currently housing the abandoned State Correctional Institution Pittsburgh. The intent is to abate, clear, and grade the site to provide a construction ready property.

***Related Hypothetical Condition***

*It should be noted that this appraisal employs the hypothetical condition that full site demolition, necessary environmental remediation and hazardous material abatement have been completed, and fill has been added to the portions of the 16.5 acres recommended for industrial use that are in a Special Flood Hazard Area (SFHA), in order to raise the entire 16.5 acres above the SFHA with a 1' freeboard.*

**Site Characteristics****Shape, Dimensions, Access, & Utility:**

The overall shape of the subject site is roughly rectangular, as depicted on the survey by Pederson & Pederson, last revised March 12, 2021.

Measurements from maps on Google Earth show the subject property having 994+/- linear feet of frontage along Beaver Avenue, with entrance into the front (main) parking lot. An additional entrance can be accessed via Doerr Street, with 851+/- linear feet of frontage. A sally port entrance and southwest parking lot can also be accessed along Doerr Street. Frontage along Westhall Street measures 887+/- linear feet and provides access to northwest parking, as well as the northeast parking lot.

The subject property is enclosed on the west along the Ohio River by a wrought iron fence. Immediately outside of the fence is The Three Rivers Heritage Trail, which is an

urban rail trail that spans approximately 33 miles, with segments on both banks of the Allegheny, Monongahela, and Ohio Rivers. The trail is maintained by the “Friends of the Riverfront.” The wrought iron fence runs east on both Westhall and Doerr Streets to the Main Penitentiary Building, which serves as the western border of the security perimeter. The penitentiary wall is 25-feet high, three-feet thick at the top, four-feet thick at the base, and extends approximately eight feet below grade, and spans along the north and south borders of the subject property. Chain link fence can be found surrounding the remainder of the property, securing parking lots.

The security perimeter is made of Massillion Sandstone and cast concrete, and encloses an area of approximately 11.5 acres. Atop the security wall are six guard towers made of brick, wood, and sheet metal, with a railed walkway that connects the towers. Additional guard stations made of wood are found in the historic front yard on the western side of the property and at the entrance to the Sally Port along Doerr Street. Fences topped with coils of razor wire are laced within the security wall, and are typical of a correctional facility.

The subject property displays those characteristics typical of a correctional facility. Landscaping is outside of the Security Perimeter, with the inside covered in mostly concrete with minimal green space.

**Topography: (Source: Rhea Engineers & Consultants, Inc.)**

The subject property is located within the United States Geological Survey (USGS) 7.5 Minute Series – Topographic Map, Pittsburgh West Quadrangle in PA. A review of the map shows that the subject property gently slopes to the west towards the Ohio River and sits at an approximate elevation of 721 feet above mean sea level.

**Soils: (Source: Rhea Engineers & Consultants, Inc.)**

According to the United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey, the subject property mapped 100-percent Urban land soils (UB). UB soils are derived from pavement, buildings, and other artificially covered areas, have 0 to 8 percent slopes, and are classified as “very high” runoff.

It is a specific assumption of this report that the site has adequate soils to support the highest and best use.

**Geology: (Source: Rhea Engineers & Consultants, Inc.)**

According to the Pennsylvania Department of Conservation and Natural Resources (PADCNR) Geological Data Exploration Viewer, surficial soils at the subject property are underlain by Pennsylvanian bedrock in the Glenshaw Formation at an unknown depth. The Glenshaw Formation consists of cyclic sequences sandstone, siltstone, shale, claystone limestone, and coal. Unconsolidated material within 15 feet (ft) of the

ground surface consists of asphalt and fill material followed by a mixture of dry to moist silty clay sandy clay, clayey sand, and dense clay soils. Small shale, siltstone, and sandstone fragments were also present, with infrequent occurrences of coal and red claystone (Rhea, 2019).

**Hydrology: (Source: Rhea Engineers & Consultants, Inc.)**

The closest surface water body to the subject property is the Ohio River, which generally flows from south to north in the area of the subject property and adjoins the subject property to the west. Typically, groundwater flow mimics topography from high elevations to low. Based on the proximity of the subject property to the Ohio River Rhea infers that groundwater flows west towards the Ohio River. Groundwater at the subject property occurs at depths ranging from 10.28 to 16.50 ft below top of casing (Rhea, 2019). According to the EDR report and the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI), there are no wetlands mapped on the subject property. The closest mapped wetland is located approximately 0.25 miles southwest of the subject property on Brunot Island in the Ohio River. According to the Federal Emergency Management Agency (FEMA) Flood Map Service Center flood map 42003C0331H, the eastern portion of the subject property is generally located in the 500-year floodplain while the western portion of the subject property is generally located in the 100-year floodplain, with the exception of the areas around Buildings 5 and 6, which were constructed to be in the 500-year floodplain.

**Environmental Issues: (Source: Rhea Engineers & Consultants, Inc.)**

**Phase I Environmental Site Assessment (ESA)**

A Phase I Environmental Site Assessment (ESA) was conducted by Rhea Engineers & Consultants, Inc., in conjunction with the SCI – Pittsburgh Land Use Feasibility Study, and has been provided for our review. As part of the Phase I Environmental Site Assessment, Rhea provided information regarding topography, soils, geology, and hydrology, which are detailed within our site description and analysis.

The ESA identified four Recognized Environmental Conditions (RECs) affecting the subject property, one Historical REC (HREC), two Business Environmental Risks (BER), and six *de minimis* conditions, as described below:

**RECs:**

- Based on review of historical use information, the subject property has been used as a correctional facility since at least the mid 1880's along with various support facilities, including hospitals, dining facilities, power plants, laundry facilities, industrial manufacturing facilities, and machine shops, among others. Operations at these facilities likely included the use of hazardous substances. As a result, the historic site use is considered a REC.

- Based on a review of the available historic documentation, historic adjoining and surrounding property use is considered a REC due to the former presence of ASTs containing solvents and electroplating operations to the north and south of the subject property, respectively, which have the potential to adversely impact the subject property.
- According to Rhea, 2019, lead and manganese (soil) and PCE, arsenic, iron, and manganese (groundwater) concentrations were present above the applicable PADEP Act 2 standards for a non-residential, used aquifer with less than or equal to 2,500 ppm TDS. Lead and manganese were detected in soils above the applicable Act 2 standard at four locations. PCE was detected in groundwater above the applicable Act 2 standard in one location while metals were detected above Act 2 standards in all eight sample locations. The known soil and groundwater concentrations above applicable Act 2 standards on the subject property is considered a REC.
- A large coal storage area was observed along the eastern exterior of Buildings 27 and 27A. The coal is no longer used and has likely been in this location since at least 2005, when the SCIP power plant was converted from coal to natural gas. Leachate emanating from coal storage areas can impact soil and groundwater; therefore, the coal storage area is considered a REC.

**HREC:**

- The subject property is listed in the LUST database for a release that occurred in November 1997. According to the database listing, the LUST case has a “Cleanup Completed” status as of October 19, 2011, indicating that it has been addressed to the satisfaction of the applicable regulatory authority (PADEP). Because the LUST case has been addressed to the satisfaction of the PADEP without subjecting the property to any required controls, as evidenced by the lack of an AULs, it is considered a HREC.

**BERs:**

- Based on a review of the available supplemental physical setting resources, the subject property is located in the 100-year and 500-year floodplain. The location of the subject property within the 100-year and 500-year floodplain is considered a BER as the presence of the floodplains may require additional development and building costs.
- Rhea observed one 2,500-gallon diesel UST, one 6,000-gallon gasoline UST, and one 8,000-gallon diesel UST on the subject property. According to Justin Moore, the USTs have been emptied and currently have a “temporarily out of use” status as of February 2020. The USTs are set to be closed and removed in

November 2022 (Interview). The USTs are considered a BER as any potential contamination discovered during the removal of the tanks could lead to additional investigation and/or cleanup costs.

***De Minimis* Conditions:**

- Rhea observed empty drums in Buildings 29 and 43, drums containing soap concentrate in Buildings 11 and 18, and a drum containing an oily-water mixture. The drums located within the building on the subject property are unlikely to have adversely impacted the subject property and are considered a *de minimis* condition.
- Minor oil staining was observed on the interior of Buildings 11, 12, 24, 26, 28, 29, 32, and 35. The oil staining is generally limited to discrete areas within the buildings. The minor oil staining is unlikely to have adversely impacted the subject property and is considered a *de minimis* condition.
- Rhea observed furniture, equipment, machinery, tools, maintenance supplies, and various surplus items and debris throughout the buildings on the subject property that were abandoned when the SCIP closed in 2017. The solid waste and debris observed within the buildings on the subject property is unlikely to have adversely impacted the subject property and is considered a *de minimis* condition.
- Rhea observed additional abandoned equipment throughout the subject property, including diesel generators, shoe repair equipment, industrial ovens, industrial sheet metal cutting equipment, grease trap, forklift, x-ray machine, machine shop equipment, and portable pumps and generators. The abandoned equipment observed within the buildings on the subject property is unlikely to have adversely impacted the subject property and is considered a *de minimis* condition.
- Rhea observed empty 55-gallon rusted metal drums on the exterior of Buildings 23, 24, and 36. The rusted metal drums are unlikely to have adversely impacted the subject property and is considered a *de minimis* condition.
- An area of solid waste debris, including metal and plastic fencing, tires, pallets, and maintenance equipment was observed east of Building 24. The solid waste debris located west of Building 24 is unlikely to have adversely impacted the subject property and is considered a *de minimis* condition.

Based on these findings, a Phase II ESA was recommended to determine the subsurface environmental conditions of the subject property.

## Phase II Environmental Site Assessment (ESA)

The Phase II Environmental Site Assessment (ESA) was conducted by Rhea Engineers & Consultants, Inc., in January 2023, and is included in its entirety in the addenda. As part of the Phase II Environmental Site Assessment, Rhea provided information regarding subsurface conditions.

### Conclusions: (*Source: Rhea Engineers & Consultants, Inc.*)

- None of the soil samples collected during the subsurface investigation contained VOCs at concentrations above their respective Act 2 standard.
- One soil sample contained manganese at a concentration above the Act 2 standard. The presence of manganese is likely a result of natural processes as manganese is naturally occurring in rock and soil. The remaining soil samples collected during the subsurface investigation did not contain metals, including trivalent or hexavalent chromium, above their respective Act 2 standards.
- PCE was detected in groundwater at (Monitoring Well) MW-03, MW-04, MW-05, and MW-06 above the applicable Act 2 standard. Temporary monitoring wells MW-04, MW-05, and MW-06 are located in the central portion of the subject property within the prison walls. The source of the PCE detected in MW-04, MW-05, and MW-06 is likely attributed to the historic industrial use of the subject property.
- MW-03 is located in the north/northeastern portion of the subject property in an asphalt-paved area within the prison walls. The source of the PCE detected in MW-03 is not well defined as this detection is an order of magnitude greater than the PCE levels found in temporary monitoring wells MW-04, MW-05, and MW-06 and the location of the MW-03 does not appear to be located downgradient of any known historical industrial uses on the subject property that are typically recognized as a PCE source. An additional investigation would be required to determine if the source of the PCE detected in MW-03 is a result of historical on-site industrial activities or an off-site source.
- TCE was detected in groundwater at MW-03 above the applicable Act 2 standard. The TCE detected in the well is likely a result of the reductive dichlorination of the PCE detected in this well as TCE is a daughter product of PCE. Cis-1,2-DCE, another daughter product of PCE, was also detected in MW-03 at a level below the Act 2 standard. Methyl acetate, PCE, toluene, and TCE were detected at other temporary monitoring well locations at levels below their respective Act 2 standards.
- Three metals (arsenic, iron, and manganese) were detected in groundwater samples at concentrations above their respective Act 2 standards. Arsenic

exceeded the applicable standard in MW-10 and MW-11. Located in the western portion of the subject property. Iron and manganese concentrations exceeded the applicable Act 2 standard in four and six locations, respectively. The presence of arsenic in the groundwater may be related to naturally occurring conditions or may be related to the historic use of the coal fired power plant at the subject property as arsenic is a by-product of coal ash. Manganese and iron are naturally occurring in groundwater and concentrations may not be indicative of environmental contamination.

**Recommendations: (Source: Rhea Engineers & Consultants, Inc.)**

It is Rhea's professional opinion that the previous industrial activities have not impacted site soils to an extent that would adversely affect future earth-disturbing activities at the subject property. Due to the level of manganese above the Act 2 standard for soil at (Soil Bearing) SB-11, Rhea recommends that a Health and Safety Plan (HASP) and a Soil Management Plan (SMP) be prepared in order to develop procedures to limit potential exposure to impacted soil during future earth-disturbing site preparation and construction activities. No additional actions or investigations are recommended at this time for site soils.

The HASP should include appropriate health and safety procedures for site workers working within potentially impacted areas. The HASP should also provide procedures to avoid exposure to subsurface contamination. If potentially contaminated soils are planned to be transported, disposed of, or otherwise remediated, the site must abide by the provisions set for the in the PADEP Residual Waste Management regulations (25 Pa. Code Chapters 287 to 299).

The purpose of the SMP is to protect human health and the environment during the handling and/or excavation of soil as part of the redevelopment of the subject property. The SMP shall detail procedures to be followed to ensure that manganese in soil is managed at the subject property to limit exposure to workers and other receptors during earth-disturbing activities. The SMP would also address proper handling, stockpiling and disposal of any soils in proposed construction areas, maintenance of subject property grades, site surface water drainage/management and documentation.

Previous industrial activities have likely impacted groundwater on the subject property. Furthermore, screening of VOC groundwater data indicates potential for vapor intrusion in any buildings located on the subject property. To address the groundwater (VOCs and metals) and potential IAQ impacts (VOCs), Rhea recommends:

- Additional groundwater samples be collected and analyzed from areas surrounding MW-03 to confirm the presence of PCE and TCE, further delineate the contamination plume, and to potentially identify its source.

It should be noted that Rhea has submitted a proposal for recommended supplemental sampling activities to Michael Baker International for approval by PADGS;

- Evaluation of the vapor intrusion pathway may be warranted in the future for any existing buildings that are not planned for demolition. An evaluation of the vapor intrusion pathway was not included in Rhea's proposal for supplemental sampling at this time since the plans for retention or demolition of buildings has not been decided; and
- Future site development plans will likely need to incorporate both Institutional (deed restrictions on groundwater use) and Engineering controls (i.e., active or passive vapor mitigation systems) to mitigate impacts from groundwater contamination.

**Summary of Environmental Conditions and Probable Remedial Actions: (Source: Gaito & Associates, Rhea Engineers & Consultants, Inc.)**

The subject property has been used as a correctional facility since at least the mid 1880's along with various support facilities, including hospitals, dining facilities, power plants, laundry facilities (including drycleaning), industrial manufacturing facilities, and machine shops, among others. Operations at these facilities likely included the use of hazardous substances.

The subject property is surrounded by commercial and industrial properties, including Engineered Polymer Solutions Inc. and the Allegheny County Sanitary Authority to the north, various commercial warehouses to the east, a Duquesne Light Company service center to the south, and the Ohio River to the west. Below is a summary of the findings of environmental site assessments done on the property and probably remedial actions necessary to support redevelopment of the site in the future. It is assumed that the site will be entered in the PADEP Voluntary Cleanup Program to implement any remedial actions and that a Relief of Liability will be attained prior to conveyance of the property.

Soils

Phase 1 and Phase 2 Environmental Site Assessments (ESAs) conducted by Rhea as part of the SCI – Pittsburgh Feasibility Study have concluded that that the previous industrial activities have not impacted site soils to an extent that would adversely affect future earth-disturbing activities at the subject property. Rhea recommends that a Health and Safety Plan (HASP) and a Soil Management Plan (SMP) be developed and utilized to limit potential exposure to impacted soil during future earth-disturbing construction activities. In the event the subject property is developed with a paved parking lot, the pavement would essentially act as a cap to prevent contact to potential

receptors with site soils containing manganese. ***No additional actions or investigations are recommended at this time for site soils.***

### Groundwater

The ESAs do indicate that previous industrial activities conducted onsite have likely impacted groundwater on the subject property. High levels of Volatile Organic Compounds (VOCs) have been detected in monitoring wells within the property boundaries. Additional investigation is planned to determine if the source of the VOCs is limited to the subject property or if there are also off-site sources of contamination that are migrating onto the SCI PGH property.

The groundwater would not be suitable for use in its current condition. However, the site is served by a public water supply and there is no use of raw groundwater at the site.

In addition to direct contact concerns for groundwater, screening of VOC groundwater data indicates potential for vapor intrusion. When releases of VOCs occur near buildings, volatilization of contaminants from the dissolved or pure phases in the subsurface can result in the intrusion of vapor-phase contaminants into indoor air. Given the unknown future use of the subject property, vapor intrusion has been evaluated conservatively and includes the following assumptions:

- Any future building/structure foundations constructed in the area of temporary monitoring wells MW-03, MW-04, MW-05, and MW-06 **would** be within five feet of the groundwater level; and
- Any future buildings/structures would be non-residential.

To address the groundwater (VOCs and metals) and potential indoor air quality (IAQ) impacts (VOCs), Rhea recommends the following potential remedial actions:

- Deed restrictions be implemented at the subject property to prohibit the use of groundwater;
- Additional groundwater samples be collected and analyzed from areas surrounding MW-03 to confirm the presence of PCE and TCE, further delineate the contamination plume, and to potentially identify its source. It should be noted that this additional work will be conducted during the Feasibility Study.
- Evaluation of the vapor intrusion pathway be conducted for select existing buildings (based on results of additional groundwater sampling) *that are not planned for demolition*; and
- Engineering controls (i.e., active or passive vapor mitigation systems) be incorporated into any future building designs to address the potential for vapor intrusion.

### Surface Water

Given the levels of groundwater contamination, potential migration of the contamination towards and into the Ohio River should be evaluated. Typically, groundwater tends to flow towards a receiving surface water body, such as the Ohio River. To date, VOC contamination has not been detected in monitoring wells located in proximity to the river. It is believed that the foundation and structure of the Main Penitentiary Building may be acting as a barrier to groundwater flow towards the river, much as it acts a flood wall from the river to the site. Additional investigation is planned to confirm groundwater to surface water potential impacts. Soil disturbance at the site including demolition of the Main Penitentiary Building, could change the groundwater flow towards the river and potential contamination migration toward the river could become a concern.

### ***Related Hypothetical Condition***

*It should be noted that this appraisal employs the hypothetical condition that full site demolition, necessary environmental remediation and hazardous material abatement have been completed.*

### **Hazardous Material Survey**

A Hazardous Material Survey, conducted November 15, 2022 through December 7, 2022, was performed by Rhea Engineers & Consultants, Inc. and Michael Baker International, Inc, to survey the 43 structures on site for environmental and hazardous material. The table on the following page summarizes the findings of the survey by Building number, where Asbestos Containing Material (ACM), Lead-Containing Paint (LCP), and other hazards, referring to light bulbs and fixtures, thermostats, exit signs, smoke detectors, mold, and air conditioning units that may contain hazardous materials requiring various controls for proper handling or disposal, were found.

It should be noted that an abandoned tunnel system is located throughout the subject property. Rhea and MBI personnel were not granted access to these tunnels due to health and safety concerns related to their dilapidated condition. As a conservative approach, it should be assumed that ACM, LCP, and other hazards are present within these areas.

All identified ACM should be properly handled when removed and disposed of according to federal, state, and local regulations. **The Hazardous Material Survey indicated the total estimated cost for asbestos abatement is \$1,032,343.**

While there is no abatement of lead containing paint (LCP) planned, the contractor should be aware of the LCP during the renovation activities.

***Related Hypothetical Condition***

*It should be noted that this appraisal employs the hypothetical condition that full site demolition, necessary environmental remediation and hazardous material abatement have been completed.*

The following table summarizes the identified hazardous materials within each structure.

| <b>Building Numbers</b> | <b>ACM Concern</b> | <b>LCP Concern</b> | <b>Other Hazards Concern</b> |
|-------------------------|--------------------|--------------------|------------------------------|
| 1                       | Yes                | Yes                | Yes                          |
| 2                       | No                 | Yes                | Yes                          |
| 3                       | No                 | Yes                | Yes                          |
| 4                       | Yes                | Yes                | Yes                          |
| 5                       | No                 | Yes                | Yes                          |
| 6                       | No                 | Yes                | Yes                          |
| 7                       | No                 | Yes                | Yes                          |
| 8                       | Yes                | Yes                | Yes                          |
| 8A                      | Yes                | Yes                | Yes                          |
| 9                       | No                 | Yes                | Yes                          |
| 10                      | Yes                | Yes                | Yes                          |
| 11                      | Yes                | Yes                | Yes                          |
| 12                      | Yes                | Yes                | Yes                          |
| 13                      | Yes                | Yes                | Yes                          |
| 14                      | Yes                | Yes                | Yes                          |
| 15                      | Yes                | Yes                | Yes                          |
| 16                      | Yes                | Yes                | Yes                          |
| 17                      | No                 | Yes                | Yes                          |
| 18                      | Yes                | Yes                | Yes                          |
| 19                      | No                 | Yes                | Yes                          |
| 21                      | No                 | Yes                | Yes                          |
| 22                      | No                 | Yes                | Yes                          |
| 23                      | Yes                | Yes                | Yes                          |
| 24                      | No                 | Yes                | Yes                          |
| 25                      | No                 | Yes                | Yes                          |
| 26                      | No                 | Yes                | Yes                          |
| 27                      | Yes                | Yes                | Yes                          |
| <b>Building Numbers</b> | <b>ACM Concern</b> | <b>LCP Concern</b> | <b>Other Hazards Concern</b> |
| 27A                     | Yes                | Yes                | Yes                          |
| 28                      | No                 | Yes                | Yes                          |
| 29                      | No                 | Yes                | Yes                          |
| 31                      | Yes                | Yes                | Yes                          |
| 32                      | Yes                | Yes                | Yes                          |
| 35                      | No                 | Yes                | Yes                          |
| 36                      | No                 | Yes                | Yes                          |
| 37                      | Yes                | Yes                | Yes                          |
| 38                      | No                 | Yes                | Yes                          |
| 39                      | No                 | Yes                | Yes                          |
| 42                      | No                 | Yes                | Yes                          |
| 43                      | No                 | Yes                | Yes                          |

**Easements, Encroachments, & Restrictions:** According to Act 24, a covenant running with the land exists, that no portion of the property may be used as a licensed facility, or any other similar type of facility authorized under State law. Other than typical utility easements and street right-of-ways, there are no other easements, encroachments, or restrictions known to affect the subject property. Our valuation assumes the property to have clear and marketable title, with no adverse impacts from easements, encroachments, or restrictions.

**Utilities:**

Located in Building #27/27A, the site is equipped with central boilers that provide steam heat to the entire facility, and central chillers that provide cooling to the Health Services Building (Building #26), Housing Units A & B (Buildings #5 & 6), Rotunda Building (Building #4) and Administration and Visitors Building (Building #7). The operability of the equipment is questionable, as the system has not been in use or serviced since 2017, when the facility closed permanently. Additional cooling is supplied by electric-powered residential-type units.

Electric, water, and sewer service are provided by public city lines, and were reported as adequate. A water tower is located in the northwest portion of the subject property. The condition of these utilities is currently unknown since these functions are no longer used. All utilities have been shut off.

A Sewage Pump House (Building #31) is in the northwest corner of the subject property, and sewage is pumped one block north to the Allegheny County Sanitary Authority.

**Site Improvements:**

Site improvements on the subject site are typical of those found at a correctional facility. Public entrances include trees, shrubs, paved sidewalks and parking lots. Landscaping inside the correctional facility is minimal. With the exception of some grass assembly space, asphalt paving, recreational yards, high security fencing, and concrete walkways make up the improvements.

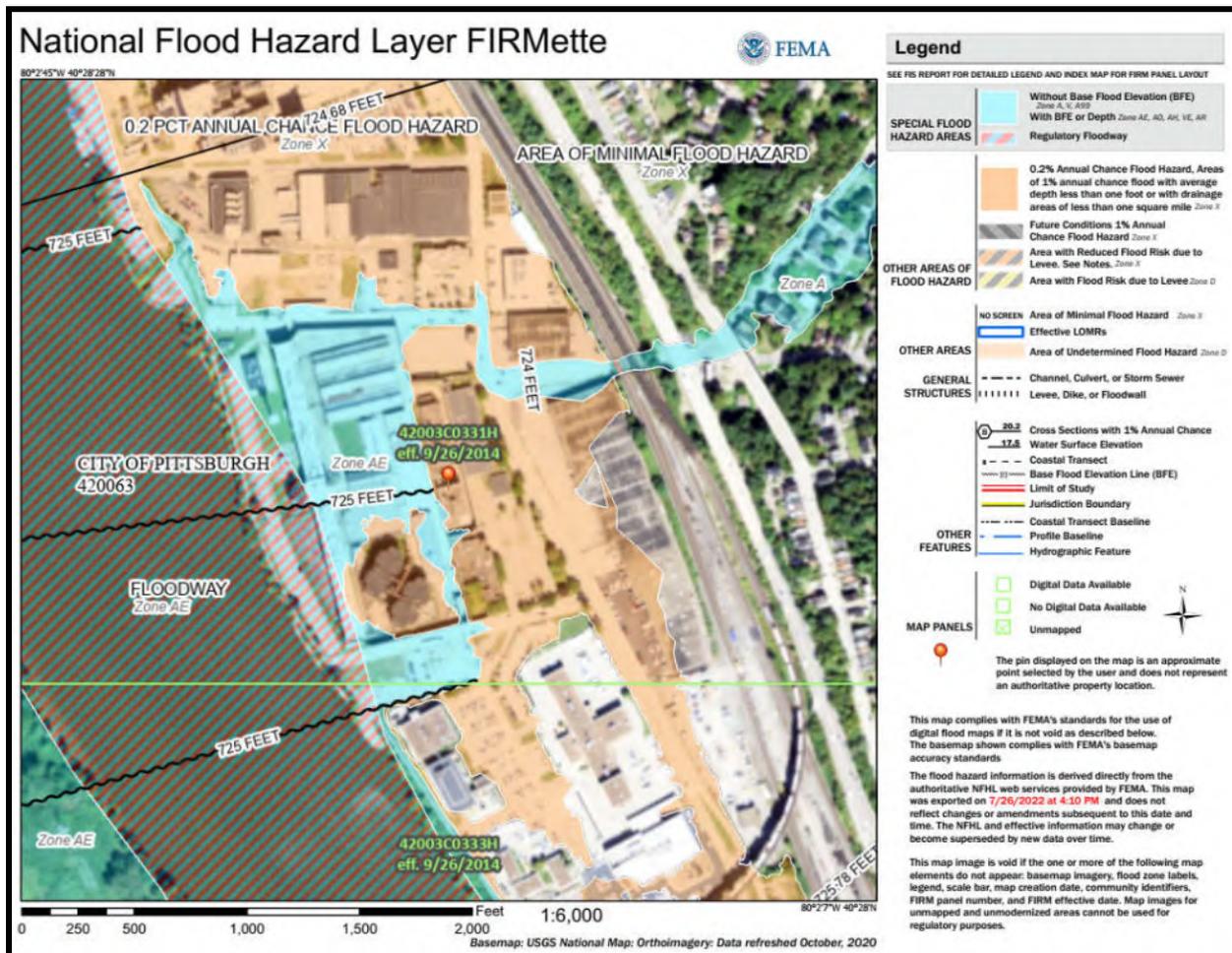
Wrought-iron fencing is present along the western border of the subject property, and reaches easterly along Westhall and Doerr Streets up to the penitentiary wall, which is made of sandstone and concrete, and reaches 25-feet high. Parking along Beaver Avenue is enclosed by chain link fence.

The site contains numerous buildings with a number of ancillary improvements, including but not limited to, outdoor storage sheds, exercise pavilion, several modular buildings, a scale house, pump house, and two guard stations. The Site is improved with an extensive network of paved walkways that provide access to the various buildings across the campus, in addition to a network of underground utility and access tunnels.

**Flood Zone**

According to the flood certification provided for the subject property from the Department of Homeland Security Federal Emergency Management Agency, the western portion of the subject property, inside the penitentiary wall, but excluding Building #'s 5 & 6, is in "Flood Zone AE," which is defined as 'areas of inundation by the 1-percent-annual-chance flood, including areas with the 2-percent wave runup, elevation less than 3.0 feet above the ground, and areas with wave heights less than 3.0 feet. These areas are subdivided into elevation zones with Base Flood Elevations (BFEs) assigned.' The eastern portion of the subject property, and Building #'s 5 & 6, are located in an area that is not classified as a flood hazard area, "Flood Zone X," which is described as 'areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile and areas protected by levees from 100-year flood.'<sup>11</sup>

The subject property's flood map is shown below.



<sup>11</sup> FEMA's Flood Map Service Center (<https://msc.fema.gov/portal>) – Panel #42003C0331H, dated September 26, 2014

***Related Hypothetical Condition***

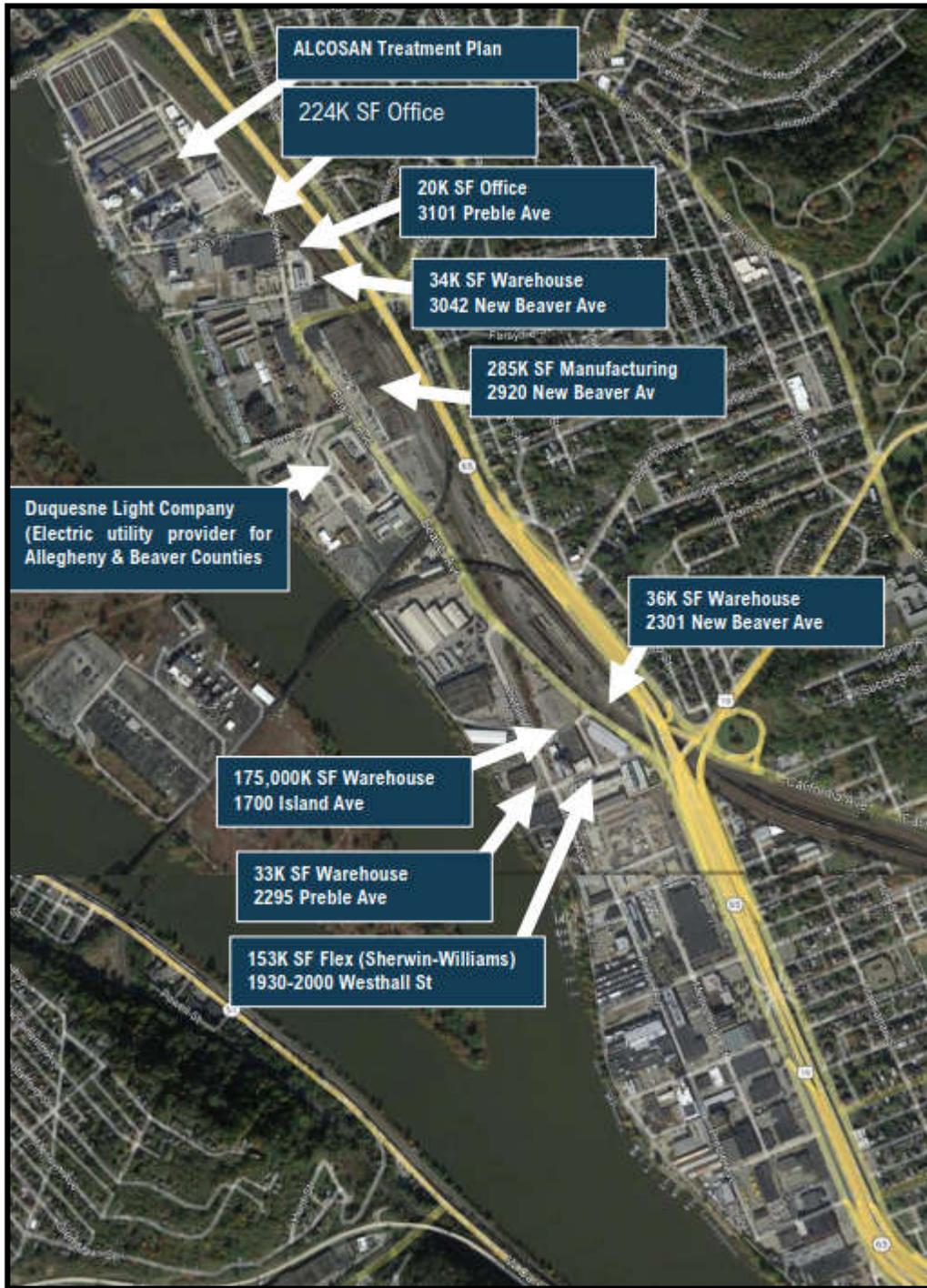
*While significant portions of the subject property are located in a Special Flood Hazard Area (SFHA). This appraisal employs the hypothetical condition that fill has been added to the portions of the 16.5 acres recommended for industrial use that are in a SFHA, in order to raise the entire 16.5 acres above the SFHA with a 1' freeboard.*

**Summary of Nearby Development (Source: Michael Baker International, Inc.)**

The subject property is located in the City of Pittsburgh, Allegheny County, Pennsylvania, on the property bound by Beaver Avenue to the east, Westhall Street to the north, Doerr Street to the south, and the Ohio River to the west. Property uses surrounding the subject property are predominantly older industrial facilities to the west of PA-65, with smaller commercial and service facilities nearby to the east of PA-65. Nearby businesses include Weisner Steel Products, HM Document Solutions, Trane Supply, The Sherwin Williams Company, Allegheny County Sanitary Authority (ALCOSAN), McKees Rock Industrial Enterprises, Duquesne Light Company, and Woods Run Corporate Office.

The SCI-Pittsburgh property is bounded by the Ohio River, Allegheny County Sanitary Authority (ALCOSAN), Duquesne Light Company, and the Norfolk Southern and PA Route 65 transportation corridors.

- The Ohio River is a major marine transportation corridor and it, along with the Mississippi and Missouri Rivers, comprise the U.S. Department of Transportation-designated Marine Highway-70 (M-70) Route. Marine Highway-70 connects commercial navigation channels, ports, and harbors, from Pittsburgh to Kansas City. It spans Pennsylvania, Ohio, Indiana, Illinois, and Missouri, connecting to the M-55 Route at St. Louis, MO. Despite its location, the SCI-Pittsburgh site does not have access to the Marine Highway as a result of the Three Rivers Heritage Trail bisecting the property.
- ALCOSAN maintains approximately 90 miles of interceptor sewers that convey wastewater from municipal sewer systems to ALCOSAN's 59-acre treatment plant located immediately adjacent to SCI-Pittsburgh. ALCOSAN's service area extends more than 310 square miles and provides wastewater treatment to 83 municipalities, including the City of Pittsburgh.
- Duquesne Light Company operates its ~21.5-acre Woods Run facility immediately adjacent to SCI-Pittsburgh. Duquesne Light Company also owns a number of buildings in the immediate area.



Source: Costar, 2022

**Zoning (Source: Michael Baker International, Inc.)**

As illustrated in the figure on the next page, the entire 21.7-acre SCI-Pittsburgh property is located within the City of Pittsburgh's Riverfront (RIV) Zoning District. According to the City Zoning Code, the RIV Zoning District is governed by the following purpose statement:

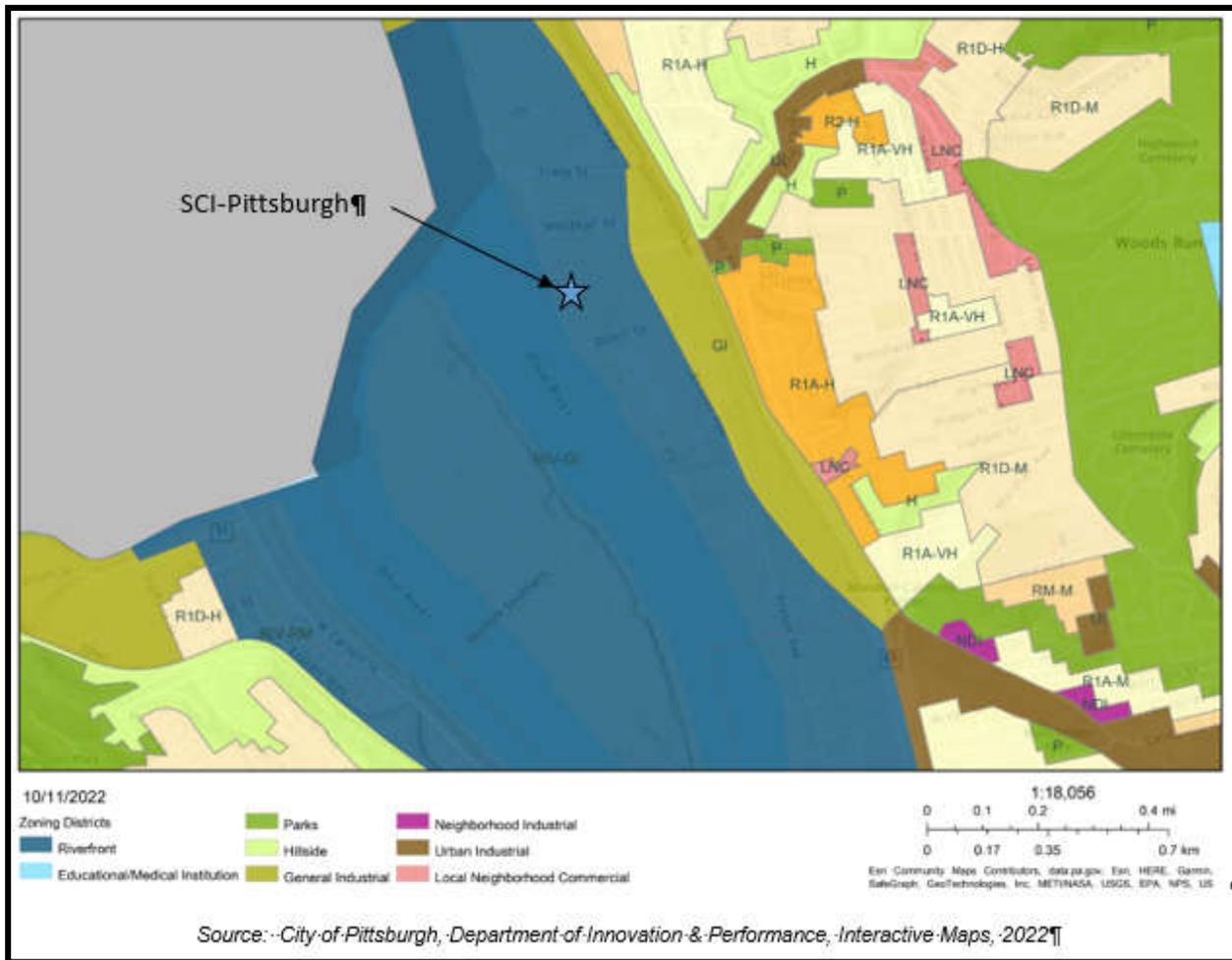
The Allegheny, Monongahela, and Ohio Rivers and their riverfronts are valuable cultural and ecological resources of city-wide and regional significance that contribute to the public's economic, environmental, recreational, and aesthetic well-being. The City intends to improve the ecological health of its rivers and riverfronts for the benefit of the public through regulation of development along its riverfronts. Regulation through the Riverfront (RIV) Zoning District will limit potentially detrimental impacts near the riverfronts while allowing for high-quality, sustainable development and preservation of the diverse character of the City's riverfronts. The RIV Riverfront Zoning District is intended to promote development of the City's riverfronts in a manner that:

- a. Acknowledges the historic diversity of uses, the varied character, and the economic value of the riverfronts;
- b. Facilitates mixed-use development that physically and functionally integrates with the riverfront and strengthens pedestrian connections to the riverfronts;
- c. Maintains and creates connections between the riverfronts and neighborhoods within the City;
- d. Protects areas of industrial use from encroachment of incompatible uses;
- e. Creates an environment that supports multiple modes of transportation;
- f. Promotes sustainable development;
- g. Improves of the ecological health of the rivers;
- h. Conserves and enhances riverbanks and riverfronts;
- i. Conserves, restores, and enhances native riverbank and aquatic plant life, improves river ecosystem health, and supports biodiversity; and
- j. Improves the scenic qualities and the public's enjoyment of riverfronts by preserving, creating, and enhancing public views and access to the riverfronts.<sup>12</sup>

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<sup>12</sup> City of Pittsburgh, Pennsylvania Code of Ordinances. Pittsburgh Zoning Code, § 905.04 RIV, Riverfront Zoning District. Accessed online on October 11, 2022 at

[https://library.municode.com/pa/pittsburgh/codes/code\\_of\\_ordinances?nodeId=PIZOCO\\_TITNINEZOCO\\_ARTIIB\\_AZODI\\_CH905SPPUDI\\_905.04RIRI](https://library.municode.com/pa/pittsburgh/codes/code_of_ordinances?nodeId=PIZOCO_TITNINEZOCO_ARTIIB_AZODI_CH905SPPUDI_905.04RIRI)



The RIV District is divided into five (5) subdistricts that relate to the function, scale, character, and use of different areas along the City’s riverfronts. These subdistricts include the RIV-GI General Industrial District and General Industrial (GI), which are respectively the zoning classifications for the SCI-Pittsburgh property and the industrially developed portion of the Marshall-Shadeland neighborhood.

According to the City’s Zoning Code, the RIV-GI District is “intended to address a variety of industrial uses. The district accommodates both general industrial uses, as well as heavier industrial uses that may produce external impacts such as smoke, noise, glare, or vibration. Outdoor storage and related outdoor activities may also be included in the operation of such uses. The subdistrict is structured to prevent encroachment of non-industrial uses, accommodate site design elements related to public safety, and maintain compatibility with surrounding uses.”<sup>13</sup>

In addition to permitting industrial uses, the RIV-GI District also permits “Parks and Recreation” uses. The reader should note “Parks and Recreation” uses does not

<sup>13</sup> Pittsburgh Zoning Code, § 905.04.A.2.d.

include “Recreation and Entertainment” uses (such as indoor and outdoor sports facilities), which are not permitted in the RIV-GI District.

The RIV-GI District permits “Correctional Facility” uses like SCI-Pittsburgh within the district pursuant to the Zoning Code’s (Title Nine of the City Code) conditional use approval requirements. The SCI-Pittsburgh property is, however, nonconforming to the Zoning Code’s dimensional and design standards with respect to the site’s building and structures, buffers, and other current associated zoning requirements. Any new buildings, additions, or structures will need to conform to these dimensional and design standards.



**Site restrictions in the RIV-GI District include the following:**

- Buildings must be setback 125 feet from the Project Pool Elevation of the river (this 125-foot buffer is designated on the zoning map in dark blue, refer to Figure ).
- Buildings must have at least 60% of the façade within 10 feet of the street right-of-way.
- Continuous 10-foot-wide sidewalks must be provided along all street frontages.
- A Visual Access Corridor of at least the same width as the street right-of-way (ROW) must extend from existing perpendicular streets to the river, no structures are permitted in this Corridor. Specific to the SCI-Pittsburgh site, this requirement pertains to Eckert Street. Parking is not specified as either allowed or not allowed in the Visual Access Corridor in the zoning regulations. There are no set back requirements pertaining to the Visual Access Corridor.
- Maximum building length is 500 feet.
- When a building is 500 feet long, any other building on the lot must be separated by at least 30 feet.

**Source:** Michael Baker International, Inc., 2023

Another zoning consideration is that the SCI-Pittsburgh facility has been non-operational since its permanent closure in 2017. According to §921.02.B of the Zoning Code, abandonment means “the use has been discontinued, vacant or inactive for a continuous period of at least one (1) year.” The code further specifies that “once abandoned, a nonconforming use shall not be reestablished or resumed. Any subsequent use or occupancy of the structure or land site must conform with the regulations of the district in which it is located and all other applicable requirements of the Code.” However, the Zoning Code specifies that nonconforming structures may be

occupied by any use allowed in the RIV-GI zoning district, subject to all other applicable use approval procedures and conditions.

As previously noted, the SCI-Pittsburgh property lies within the FEMA-designated SFHA and is therefore subject to the City's floodplain management regulations specified under § 906.02 Floodplain Overlay (FP-O) District of the City Zoning Code. The purpose of the FP-O District is to reduce the potential for property damage and hazards to life caused by flooding. The regulations are intended to implement and ensure consistency with the Pennsylvania Flood Plain Management Act and the National Flood Insurance Program.

The RIV-GI Zoning District also encourages multi-unit residential development in the adaptive reuse of older industrial buildings. The subject property, a former state correctional facility, was a legal and conditional use, prior to its "abandonment" as defined in the Zoning Code. However, subsequent use of the subject as a correctional facility would not be a legally permissible use. See below for uses within the RIV-GI Zoning District.

***Permitted By Right:***

- Agriculture
- Basic Industry
- Car Wash
- Construction Contractor
- Freight Terminal
- Funeral Home
- Laboratory/Research Services
- Laundry Services
- Manufacturing and Assembly
- Medical Marijuana Dispensary
- Medical Marijuana Growing and Processing
- Office (Limited)
- Parks and Recreation
- Recycling Collection Station
- Recycling Processing Center
- Safety Service
- Utility

- Vehicle/Equipment Repair
- Vehicle/Equipment Sales
- Vocational School
- Warehouse
- Welding or Machine Shop

***Administrator Exception:***

- Outdoor Retail Sales and Service
- Parking, Commercial (Limited)
- Salvage Yard

***Special Exception:***

- Adult Entertainment
- Communication Tower, Class A
- Communication Tower, Class B
- Firearms Business Establishment
- Parking, Commercial (General)
- Transit Facility

***Conditional Use:***

- Communication Tower, Class C
- Controlled Substance Dispensation Facility
- Correctional Facility
- Excavation/Grading/Fill, Major
- Hazardous Operations
- Heliport
- Incinerator, Solid Waste

Given the physical characteristics of the site, to include size, shape, dimensions, access, topography, the overall utility of the site is considered conducive to an industrial use permitted within the RIV-GI Zoning District.

## Description of Improvements

The description of the improvements is based on physical observations of the subject property, descriptions and information from Michael Baker International, National Register of Historic Places Nomination dated February 14, 2022, and various other documents compiled as part of the SCI – Pittsburgh Land Use Feasibility Study.

Where discrepancies exist between/among the multiple documents, we have considered the National Register of Historic Places Nomination, dated February 14, 2022, to be the authoritative document regarding building data.

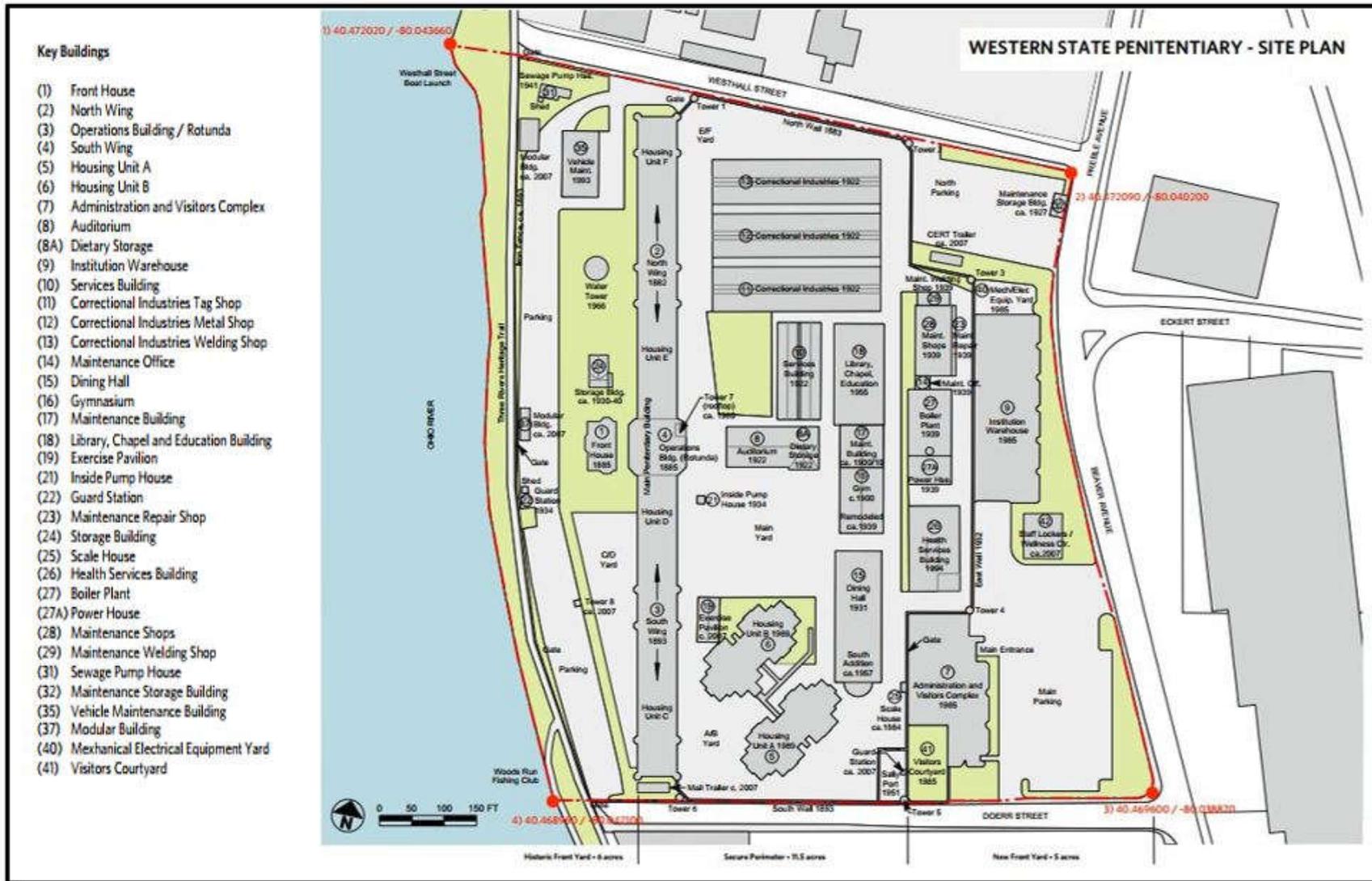
## Improvements

The subject property is improved with numerous buildings in widely varying physical conditions, ranging from poor/catastrophic to fair. No occupancy exists in any of the buildings. SCI-Pittsburgh permanently closed in 2017, at which point the subject property was vacated and all utilities shut down. As such, the the building improvements are in various stages of deterioration.

Field measurements were not taken during the site visit. Total square footage reported is based on review of the National Register of Historic Places Nomination.

A map of building improvements, building size summary table, and narrative summary of the subject's building improvements, is presented on the following pages. Detailed building floor plans were not provided.

*Note: Gaps in building numbers are the result of there being no extant buildings corresponding to those numbers. The reader should also note that the building key has the names of Building #'s 3 & 4 reversed.*



| Building Size Summary<br>3001 Beaver Avenue |  |                |  |                |                                |
|---|--|----------------|--|----------------|--------------------------------|
| Building #                                  | Name                                   | Year Built     | Most Recent Use  | SF             | Condition                      |
| 1*  | Front House (Warden's Residence)       | 1885           | Staff lockers, storage, ca. 2005                         | 10,530         | Reportedly extremely poor      |
| 2,3,4                                       | Main Penitentiary Building:            |                |  | 127,000        |                                |
|   | (2) North Wing                         | 1878-82        | Cell block   |                | Poor                           |
|   | (3) South Wing                         | 1887-93        | Cell block   |                | Poor                           |
|   | (4) Operations Building/Rotunda        | 1883-85; 1959  | Administration   |                | Good                           |
| 5, 6  | Housing Units A & B                    | 1989           | Inmate housing   | 136,000        | Good                           |
| 7   | Administration & Visitors Center       | 1985           | Administrative offices, inmate processing, visiting area | 39,000         | Fair                           |
| 8, 8A                                       | Auditorium & Dietary Storage           | 1922           | Auditorium and dietary supply storage                    | 14,400         | Poor                           |
| 9   | Institution Warehouse                  | 1985           | Warehouse, mechanical equipment                          | 29,500         | Good                           |
| 10  | Services Building                      | 1922           | Inmate services, commissary, CAD lab                     | 9,200          | Very poor                      |
| 11, 12, 13                                  | Correctional Industries Shop Building  | 1922           | (11) Tag Shop, (12) Metal Shop, (13) Welding Shop        | 60,000         | Fair                           |
| 14*, 23*, 28*, 29                           | Maintenance Office                     | 1931; 1939     | Maintenance shops and offices                            | 12,500         | (29) Good                      |
| 15  | Dining Hall                            | 1931; 1957     | Dining Hall  | 15,500         | Good                           |
| 16  | Gymnasium                              | 1900; 1939     | Gymnasium  | 7,400          | Fair                           |
| 17*   | Maintenance Building                   | 1900; 1939     | Maintenance Building                                     | 6,800          |                                |
| 18  | Library, Chapel and Education Building | 1955           | Library, chapel and education services                   | 30,000         | Spaces range from poor to good |
| 21*   | Inside Pump House                      | 1934           | Pump house   | 100            |                                |
| 22*   | Guard Station                          | 1934           | Security   | 100            |                                |
| 24*   | Storage Building                       | 1930, ca. 1940 | Storage  | 1,200          |                                |
| 25*   | Scale House                            | ca. 1984       | Guard space  | 80             |                                |
| 26*   | Health Services Building               | 1994           | Hospital   | 33,700         | Reportedly extremely poor      |
| 27* & 27A*                                  | Boiler Plant & Power House             | 1939           | Boiler plant and power house                             | 13,000         |                                |
| 31*   | Sewage Pump House                      | 1941           | Pump house   | 3,300          |                                |
| 32*   | Maintenance Storage Building           | 1927           | Storage  | 1,500          |                                |
| 35*   | Vehicle Maintenance Building           | 1993           | Vehicle maintenance                                      | 5,800          |                                |
| <b>TOTAL</b>                                |  |                |  | <b>556,610</b> |                                |

\*No interior access during site tour on July 28, 2022. Those reported "extremely poor" were unsafe to enter.



**Building #1 – Front House (Warden’s Residence) (10,530 Sq. Ft.)**

This brick building, faced in sandstone, was originally constructed in 1885 and was originally used as the Warden’s Residence and offices. The most recent function was staff lockers and storage.

The Front House is outside of the penitentiary wall, facing the Ohio River, and contains four-and-a half floors. The Chateausque style building features steeply pitched roofs with many vertical elements, multiple dormers, towers, and elaborate detailing.

Currently there is no access to the building. Reportedly, the interior floors have caved in to the ground floor. The interior is roughly T-shaped and floor plan layouts, according to the National Register of Historical Places Nomination, is described below:

The ground floor contains a Coachman’s room, back cellar, breakfast room, ice room, kitchen and pantry, and finished hall, providing access to the porte cochere and public stairs. All areas had tile floor, with the exception of wood in the hall.

The first floor layout contains a parlor, hall (with vestibules and stairs), library, reception room, dining room and pantry. The building was served with three staircases: one in the public hall, one in the private hall for family use, and one in the pantry for servants.

The second floor layout contains an Inspector’s room, hall and store room, three bedrooms, and a bath room.

The third floor contains a hallway, south bedroom, bath room, guest bedroom and bath, north bedroom and dressing room.

The attic contains the Maid’s room, store room, and hall.

Removal of asbestos-containing material (ACM) is estimated at \$400,000, according to the Hazardous Materials Survey.

**Building #2, #3, #4 – Main Penitentiary Building (127,000 Sq. Ft.)**

The Main Penitentiary Building is constructed of brick bearing walls, stone and steel beams with an ashlar sandstone and brick face. Originally connected to the Front House (Building #1), the flat roof is made of prestressed concrete slabs. Divided into north and south wings, with four bays in each side, each containing a series of tall arched windows covered with bars. The north, west and south walls form the Penitentiary Wall and are 42 inches thick. The inside east wall is 28 inches thick. Originally and most recently used as cell blocks and administration, the Main Penitentiary consists of three sections: the North Wing (Building #2), the South Wing (Building #3), and the Operations Building/Rotunda (Building #4). A full basement spans the length of the building.

The North Wing (Building #2) contained Housing Units E & F, with 640 inmate cells, and was constructed between 1878 and 1882. The South Wing (Building #3) contained

Housing Units C & D, with 500 inmate cells, and was constructed between 1887 and 1893, a decade later than the North Wing, which explains the difference in the larger cell blocks. The North and South Wings have five tiers of cell blocks, arranged back-to-back with a utility chase in between. Cells are set back from exterior walls, constructed of brick, which served as a common area or guard stations. Cell walls are brick, 18 inches thick, and floors are limestone, with some concrete patching. Balconies along cell fronts are 37 inches deep with a four-pipe railing measuring 47 inches high. All cells are operated by solid, steel-plated, automatic sliding doors. Stainless steel shower stalls are at housing partitions and end walls. Open steel stairs provide access to the five tiers, and ornate cast iron newel posts and corbels can be found on the interior.

The Operations Building/Rotunda (Building #4) was constructed between 1883 and 1885. Supported by cast iron columns, the Rotunda has four floors, with drywall partitions that subdivide the first three floors into smaller spaces with contemporary finishes. The fourth floor contains mechanical equipment on a concrete floor.

The full basement was primarily used for utility distribution. Beneath the Rotunda, a group of small, solitary confinement cells remain.

Removal of asbestos-containing material is estimated at \$200 for Building #4, according to the Hazardous Materials Survey. No ACM was detected in Building #2 or Building #3.

#### **Building #5 & #6 – Housing Units A & B (136,000 Sq. Ft.)**

Built in 1989, these two buildings are constructed of cast concrete, clad in concrete masonry units. The buildings are identical and each contain six floors, five tiers of modern cell blocks and one mechanical equipment floor. The buildings are roughly shaped like a figure “8” with numerous angular bays. Windows are narrow and fortified with security bars and roofs are flat EPDM. An elaborate exterior stairway, constructed of cast concrete and partially covered by an arched galvanized metal roof, connects the two buildings in the middle.

Housing Unit A (Building #5) was designed to house high security inmates, with 16-cell clusters in two tiers, and limited freedom of movement with locking doors and partitions of steel mesh.

Housing Unit B (Building #6) contains 240 cells in 48-cell and 24-cell clusters. The center of a typical 48-cell cluster is a central core for administration, vertical circulation and utilities. The layout provides a large day room on each side, surrounded by 24 cells. Stairs are on three sides of the day room. Floors with 24-cell clusters are similar, but contain only one tier of cells on the same floor level of the day room.

Individual cells in Buildings #5 & #6 are larger than those in the North and South Wings (Buildings #2 and #3), with windows in each cell. Finishes include vinyl tile floor, painted walls, cast concrete columns and painted concrete ceiling.

No ACM was detected in either Building #5 or #6.

**Building #7 – Administration & Visitors Center (39,000 Sq. Ft.)**

This building was built in 1985 and is constructed of cast concrete with CMU exterior. Used as administrative offices, inmate processing, and the visiting area, the building contains two floors. Abutting the penitentiary walls, the building is the main entrance to the penitentiary. One overhead door is on the north end of the building that served as an entrance for vehicles transporting inmates.

The interior is also constructed of CMU. The first floor contains a central section, containing the main entrance, sally port and central control room, an administrative suite with offices, meeting rooms and storerooms, the visitor day room and enclosed courtyard, and inmate processing rooms. One elevator serves the building, and was reported inoperable.

The second floor extends above only the east half of the building and contains space for staff training and lockers, and mechanical space.

Finishes consist of vinyl tile floors, walls of CMU or painted drywall, and ceilings of printed drywall, lay-in tiles, or concrete.

No ACM was detected in Building #7.

**Building #8 & #8A – Auditorium & Dietary Storage (14,400 Sq. Ft.)**

Constructed in 1922, the building most recently used as an auditorium and dietary supply storage, was built with brick and steel trusses, with a brick exterior. Building #8 (Auditorium) has one floor, and Building #8A has two floors with a basement. The two sections of the building are not connected on the interior.

The Auditorium interior contains walls of brick to the tops of doors, with painted plaster to the 20' ceiling of lay-in tiles. At the east end of the large open area is a raised stage with two-story control booth.

There are two utilitarian storerooms on the ground floor of Building 8A, with concrete floors, brick walls, and arched concrete vaults overhead. There are two additional storerooms on the second floor with similar floor and wall finishes, and an open ceiling with exposed trusses and wood slat roof deck.

Building #8's removal of ACM is estimated at \$64,130, and abatement costs for Building #8A is \$1,900.

**Building #9 – Institution Warehouse (29,500 Sq. Ft.)**

Constructed in 1985, this one-story warehouse has a steel frame with CMU exterior. Located outside the Secure Perimeter, the east façade is comprised of six bays, which are three-sided, in addition to one vehicle door and one pedestrian door. On the north end is the Mechanical Electrical Equipment Yard (#40), which is enclosed by a one-story wall. The main entrance is on the south side, through a single pedestrian door accessed via a flight of concrete steps. The south side also contains three loading docks with overhead service doors.

The interior is generally open with a series of storerooms and freezers along the south and west perimeters, including large mechanical equipment rooms containing chillers and chiller pumps, the sprinkler system, and electrical room. Ceiling height is 22.6' to the roof deck, and 20.15' clear.

No ACM was detected in this building.

**Building #10 – Services Building (9,200 Sq. Ft.)**

The Services Building was constructed of a steel frame, brick, terracotta, and steel siding, in 1922, and was used for inmate services, a commissary, and CAD lab. The one-story building was built in a rush after the 1921 riot and fires. Four steel doors provide access on the east side. Windows set high, some containing ventilators, and an overhead service door on the south side.

The interior has a brick partition wall running east-west, and other interior walls of terra cotta tile (some painted), vinyl tile on concrete floors, and an open ceiling (eastern half) and plaster (western half) ceiling. Shops and workspaces for sewing and shoe repair are partitioned by lightweight steel and glass, with concrete floors and an open ceiling. A computer training area is on the east side and contains two rooms finished with vinyl tile floor, drywall partitions, and lay-in ceiling tiles.

Removal of asbestos-containing material is estimated at \$19,000, according to the Hazardous Materials Survey.

**Building #11, #12, #13– Correctional Industries Shop Buildings (60,000 Sq. Ft.)**

The three buildings that comprise the Correctional Industries Shop Buildings are Building #11 (Tag Shop), Building #12 (Metal Shop), and Building #13 (Welding Shop). Built in 1922, the one-story buildings are 15,500 SF each, and were made of steel frames with brick, terra cotta, and steel siding. A small electrical substation was built between Buildings #11 and #12 to provide power, and in 1950, additions were constructed between the shops to create one interconnected building. A nine-foot high gabled monitor with operable, steel, multi-lite, industrial sash windows provides natural light to each building, with an overall height of 31 feet. Primary access is through large

overhead service doors in the east end of each shop, and on the west side there is one pedestrian door into Building #11, and rolling doors into Buildings #12 and #13.

Finishes include concrete floors and open ceilings, with 11'-10" clear height.

Building #11 (Tag Shop) was used to manufacture license plates for Pennsylvania, and is divided into three sections by speed tile partitions. A mezzanine spans the west end, made of steel.

Building #12 (Metal Shop) consists of one large interior space with three rooms, and stairs to access a storage mezzanine with wood floor.

Building #13 (Welding Shop) is divided into north-south by a brick partition containing a steel rolling door with glass lites. The north side is an office with wood floor and steel sash windows.

Asbestos abatement costs are estimated at \$126,260 for Building #11, \$127,990 for Building #12, and \$130,425 for Building #13.

#### **Building #14, #23, #28, #29 – Maintenance Office & Shops (12,500 Sq. Ft.)**

These four buildings were constructed in 1939, from concrete and brick veneer. The building has two stories and a flat roof. The primary entrance is on the east side via two steel pedestrian doors. The only access was to Building #29 during the site visit.

The south side contains the single-story Maintenance Office (Building #14). The north end of the Maintenance Building abuts Building #28 and its south end abuts Building #27; however, these spaces are not connected on the interior.

Located on the east side, the Maintenance Repair Building (Building #23) is also a one-story wing, accessible by three steel pedestrian doors, and is not interconnected to the other buildings from the interior.

The north side contains the Welding Shop (Building #29), a one-story wing with four overhead service doors for vehicle access into the building.

Interior finishes include concrete floors, terra cotta tile walls, concrete ceiling slab .

Costs for asbestos abatement are \$2,880 for Building #14 and \$1,700 for Building #23. No ACM was identified in Building #'s 28 and 29.

#### **Building #15 – Dining Hall (15,500 Sq. Ft.)**

Built in 1931, this one-story rectangular building was used as the Penitentiary's Dining Hall. The building was constructed of concrete, brick, and steel trusses, a gable roof, and wide glass block windows, some with ventilators, operable aluminum windows, and glass block. The east and west facades have two metal doors with roofs, along with two recessed steel doors at the south end. The primary entrance is on the north side.

The interior layout contains a large open dining area, kitchen area, office and support area, and food tray washing area. Finishes include drywall and terra cotta tile walls with glass block, vinyl tile and concrete flooring, and in-lay tile and plaster ceiling.

The cost for removal of ACM is \$9,488.

**Building #16 – Gymnasium (7,400 Sq. Ft.)**

The Gymnasium was constructed of brick with steel trusses around 1900, and enlarged and remodeled in 1939. The building has one floor, with a mezzanine at the north end. Primary access is on the south side via two metal doors.

Walls are terra cotta tiles with a height of 20'+/-, floors are concrete, and ceiling is plaster. The layout consists of a large open space, interconnected office space and dressing room, and an open mezzanine with wire mesh front wall, which can be accessed via a steel staircase.

The estimated cost to remove ACM is \$10,625.

**Building #17 – Maintenance Building (6,800 Sq. Ft.)**

Built in 1900 and renovated in 1939, the Maintenance Building was constructed of brick with steel trusses. Also, a single story, rectangular building, the south side adjoins Building #16, and its north side adjoins Building #18. Primary access is on the west side, via a wooden ramp leads to a steel pedestrian door and a wide overhead service door. Glass block windows, some with air conditioner units, and a former service door filled in with brick. The appraiser did not have access to the building.

Partitions of terra cotta tile and concrete block, concrete floor, and drywall ceiling. The layout consists of the plumbing shop and the property room storage, separated by an entry hall. A basement mechanical space can be reached via a steel hatch and ladder near the center of the building.

There was no ACM identified in Building #17.

**Building #18 – Library, Chapel, and Education Building (30,000 Sq. Ft.)**

Constructed in 1955, the building consists of two floors plus a basement, and is constructed of a steel frame with brick veneer. Primary access is on the west side, and the east side contains tow overhead service doors, and the south side adjoins Building #17.

The basement served as the penitentiary's barber shop, with vinyl tile, terra cotta tile walls, and concrete ceiling, and also dietary storage, with similar finishes.

The first floor layout contains the library, with a series of interconnected offices, and chapel, reached by separate entrances. Finishes are tile walls, carpeted floors, and lay-in tiles. The chapel has similar finishes, and also has a locker area, three

offices/meeting spaces, and two storage areas, accessible from the overhead service doors.

The second floor has similar wall materials, but floors are vinyl tiles and ceilings are drywall. There are approximately a dozen spaces partitioned by lightweight steel and glass.

Asbestos abatement costs are estimated at \$51,510.

**Building #21 – Inside Pump House (100 Sq. Ft.)**

Located inside the Secure Perimeter, this small, square building was constructed in 1934 from concrete, including all interior finishes. No access was available during the tour of the property.

No ACM was found in Building #21.

**Building #22 – Guard Station (100 Sq. Ft.)**

This structure was built in 1934 and is made entirely of concrete. This is a one story, octagonal, with asphalt shingles. This building, although numbered in the SCI numbering system, is considered an ancillary building, and therefore, not included in the subject real property.

No ACM was identified in Building #22.

**Building #24 – Storage Building (1,200 Sq. Ft.)**

Built in 1930 as a garage for the Warden's Residence, the building most recently used for storage is constructed of concrete. Three overhead openings, two of which contain garage door openers, and three pedestrian doors provide access. No access was available to the appraiser.

The interior has concrete floors and walls, and an open ceiling.

No ACM was identified in Building #24.

**Building #25 – Scale House (80 Sq. Ft.)**

Most recently used as a guard station, this building constructed in 1984 was built from concrete block. Interior finishes include a concrete floor, painted concrete walls, and homosote panel ceiling. The appraiser did not have access during the site visit.

There was no ACM identified in Building #25.

**Building #26 – Health Services Building (33,700 Sq. Ft.):**

Constructed in 1994, this three-story building was constructed of steel frame, brick veneer, and concrete block. The primary entrance is on the west side, with a covered porch and concrete ramp. The flat roof contains mechanical and stari penthouses and a gabled wire mesh roof that covers an outdoor recreation yard on the top floor.

Reportedly, the building is unsafe to enter, and therefore, the appraiser did not have access to the building.

The layout of the ground floor includes the main entrance into a central lobby/waiting area, main corridor that leads to elevators and stairwells that serve all floors at either end, and a series of rooms divided by CMU and drywall partitions. The first floor housed the mental health treatment unit and consists of cells organized around a central day room partitioned by CMU. A suite of staff offices is also on the first floor. The second floor housed specialty services/treatments, offices, and the outdoor recreation room.

No ACM was detected in Building #26.

### **Building #27 & #27A – Boiler Plant & Power House (13,000 Sq. Ft.)**

Constructed in 1939, with a steel frame and brick veneer, the one-story connected buildings contain a basement transformer room and mezzanine. Access was not made available to the appraiser.

The Power House (#27A) is a large, rectangular building with a flat roof that rises to a height equal to three stories. The primary entrance is on the west side, via concrete steps and a concrete ramp. There is an overhead service door on the east side, and large coal handling mechanical equipment, connected to additional equipment on the roof, is on the south side.

The Boiler Plant (#27) is a rectangular building with a flat roof that rises to a height equal to two stories. An overhead service door is on the north side.

The two buildings are interconnected on the interior. Floors are brick or concrete, with areas of steel grates, walls are terra cotta tile, and the ceiling is open to the roof deck. All equipment is intact and in working order (such as the boilers, generators, silo, smokestack, in addition to other equipment).

The total cost for ACM abatement is estimated at \$74,550.

### **Building #31 – Sewage Pump House (3,300 Sq. Ft.)**

Constructed of cast concrete, the Sewage Pump House was built in 1941, and contains a single story, with three levels below grade. The building is L-shaped, with the entrance on the south side. The first floor contains a large mechanical panel on the north wall, and contains a series of pump controls/meters, as well as a door to access additional equipment. A small bathroom and stairs leading to the first sub-floor are included in the layout. Each sub-floor provides access to the next sub-floor. No access was granted during the site visit.

Asbestos abatement costs are estimated at \$3,125.

**Building #32 – Maintenance Storage Building (1,500 Sq. Ft.)**

This one-story building, built in 1927, is constructed of brick, and is currently used for storage. Originally the Filter House for Roberta Lang Swimming Pool, there is only one steel pedestrian door offering access to the building. No access was made available to the appraiser during the site visit.

Asbestos abatement costs were estimated at \$4,500.

**Building #35 – Vehicle Maintenance Building (5,800 Sq. Ft.)**

Built in 1993, this rectangular building constructed of CMU, contains nine overhead service doors and six pedestrian doors. Access was not available during the site visit.

**Other**

In addition to the building improvements described above, there are additional building improvements on the subject property.

The Secure Perimeter, measuring 25' high, 3' thick at the top and 4' thick at the base (which extends approximately eight feet below grade), is made of stone and concrete, and contains roughly 11.5 acres. The top of the wall contains six observation towers interconnected via a guarded walkway. The Secure Perimeter was built between 1883 and 1932.

The Sally Port, located off Doerr Street on the south side of the subject property, allows vehicles to safely enter the penitentiary while maintaining security. The north and south walls are accessed via large overhead, steel service doors.

A bulb-shaped water tower stands on the north side of the subject property, constructed in 1966.

Several other SCI-numbered buildings/structures are located on the subject property, but were not considered in this appraisal. They include, but are not limited to modular buildings and sheds.

Asbestos abatement costs for structure #37, a modular building, was estimated at \$4,060.

### Land to Building Ratio

Based on total building GBA of 556,610 SF and site size of approximately 21.7 acres (944,860 square feet), the subject property has a land to building ratio of 1.7 to 1.

### Tax Assessment Analysis

Allegheny County tax assessment records indicate that sixteen tax parcels which comprise the subject property are currently tax exempt. There was no tax assessment data found online, or available through the tax assessment office, for Parcel 44-C-402.

| Real Estate Tax and Assessment Summary |                    |                     |                     |              |                          |                    |                      |
|--|--------------------|---------------------|---------------------|--------------|--------------------------|--------------------|----------------------|
| 3001 Beaver Avenue                     |                    |                     |                     |              |                          |                    |                      |
| Parcel #                               | Land               | Improvements        | Total Assessment    | Millage Rate | Annual Real Estate Taxes | Common Level Ratio | Implied Market Value |
| 44-B-20                                | \$3,900            | \$0                 | \$3,900             | 0.0227400    | \$89                     | 63.6%              | \$6,132              |
| 44-B-25                                | \$32,600           | \$0                 | \$32,600            | 0.0227400    | \$741                    | 63.6%              | \$51,258             |
| 44-B-26                                | \$15,800           | \$0                 | \$15,800            | 0.022740     | \$359                    | 63.6%              | \$24,843             |
| 44-B-50                                | \$3,400            | \$0                 | \$3,400             | 0.022740     | \$77                     | 63.6%              | \$5,346              |
| 44-B-60                                | \$16,200           | \$0                 | \$16,200            | 0.022740     | \$368                    | 63.6%              | \$25,472             |
| 44-B-70                                | \$9,800            | \$0                 | \$9,800             | 0.022740     | \$223                    | 63.6%              | \$15,409             |
| 44-B-100                               | \$1,253,500        | \$57,362,500        | \$58,616,000        | 0.022740     | \$1,332,928              | 63.6%              | \$92,163,522         |
| 44-C-60                                | \$3,100            | \$0                 | \$3,100             | 0.022740     | \$70                     | 63.6%              | \$4,874              |
| 44-C-68                                | \$28,100           | \$0                 | \$28,100            | 0.022740     | \$639                    | 63.6%              | \$44,182             |
| 44-C-90                                | \$40,000           | \$0                 | \$40,000            | 0.022740     | \$910                    | 63.6%              | \$62,893             |
| 44-C-122                               | \$104,300          | \$58,400            | \$162,700           | 0.022740     | \$3,700                  | 63.6%              | \$255,818            |
| 44-C-124                               | \$3,300            | \$11,800            | \$15,100            | 0.022740     | \$343                    | 63.6%              | \$23,742             |
| 44-G-01                                | \$4,800            | \$0                 | \$4,800             | 0.022740     | \$109                    | 63.6%              | \$7,547              |
| 44-G-02                                | \$5,800            | \$0                 | \$5,800             | 0.022740     | \$132                    | 63.6%              | \$9,119              |
| 44-G-20                                | \$13,600           | \$0                 | \$13,600            | 0.022740     | \$309                    | 63.6%              | \$21,384             |
| 44-G-298                               | \$600              | \$0                 | \$600               | 0.022740     | \$14                     | 63.6%              | \$943                |
| <b>TOTALS</b>                          | <b>\$1,538,800</b> | <b>\$57,432,700</b> | <b>\$58,971,500</b> |              | <b>\$1,341,012</b>       |                    | <b>\$92,722,484</b>  |

NOTE: No tax assessment data was available for Parcel 44-C-402 either online or through the assessment office.

**Ownership/History**

The 17 tax parcels that make up the subject property are owned by various departments and agencies of The Commonwealth of Pennsylvania, as referenced on the Lot Consolidation Plan SCI Pittsburgh Properties by Rhea Engineers & Consultants, Inc., dated February 28, 2023.

According to Section 5 of Act 24, dated June 10, 2022, with approval from the Governor, the Department of General Services is authorized to grant and convey the tracts of land, together with the buildings and improvements, identified as the parcels located in the table, with the exception of Tax Parcel #44-C-122, containing 0.5109 acres on the northeast corner of the subject property. Also excepting Parcel #44-G-298, located in the southeastern quadrant of the subject property and containing 0.9065 acres. In order to convey the subject property in its entirety, the State Legislature must amend Act 24 of 2022 to specify and include the correct property description consistent with the lot consolidation plan contained herein. Per the request of the Department of General Services, all of the parcels depicted on the lot consolidation plan shall be included in this analysis, including the two parcels originally excluded in Act 24. Act 24 is included in the addenda.

***Related Hypothetical Condition***

*It should be noted that this appraisal employs the hypothetical condition that the lot consolidation plan has been approved for the subject property to be conveyed as two parcels, bisected by the Three Rivers Heritage Trail.*

**Current Status of the Subject Property**

To the best of my knowledge, the subject property is not currently under a contract of sale, nor is it being openly marketed for sale or lease. The Department of General Services is currently exploring potential disposition scenarios for the property.

The subject property is presently not being utilized and has been un-occupied since closing in 2017, with the exception of film crew activity, and use of parking areas by ALCOSAN. The site is improved with numerous buildings in widely varying physical conditions, ranging from poor/catastrophic to fair. All of the improvements are currently unoccupied.

For this appraisal, the subject property improvements are not being considered. Per the request of the Department of General Services, based on the findings of the Real Estate Market Analysis completed by, Michael Baker International, the subject property is being appraised as a “shovel ready” site. Accordingly, the following hypothetical conditions were employed in this appraisal: 1) Full site demolition, necessary environmental remediation and hazardous material abatement have been completed. 2) Fill has been added to the portions of the 16.5 acres recommended for industrial use

that are in a Special Flood Hazard Area (SFHA), in order to raise the entire 16.5 acres above the SFHA with a 1' freeboard. 3) The lot consolidation plan has been approved for the subject property to be conveyed as two parcels, bisected by the Three Rivers Heritage Trail.

**Summary of Estimated Costs for Demolition and Asbestos Abatement**

Per the demolition cost estimate report provided by Michael Baker International, the total demolition cost for all buildings and structures on the subject site are projected at **\$46,808,741**.

The estimated asbestos abatement and replacement costs for all buildings, per the hazardous materials report provided by Rhea, total **\$1,032,343**.

Costs to deliver the subject property as a "shovel ready" industrial site include demolition, environmental remediation, hazardous material abatement and raising the industrial portion of the site above the flood plain. The total estimated cost of demolition and raising site (\$46,808,741), as well as asbestos abatement costs (\$1,032,343), is **\$47,841,084**. Additional costs may be incurred for any necessary environmental remediation, and abatement/disposal of hazardous materials beyond asbestos containing materials. Cost estimates for these items were not provided to the appraiser.

**Illustrative Concept Plan Layout (Source: Michael Baker International, Inc.)**

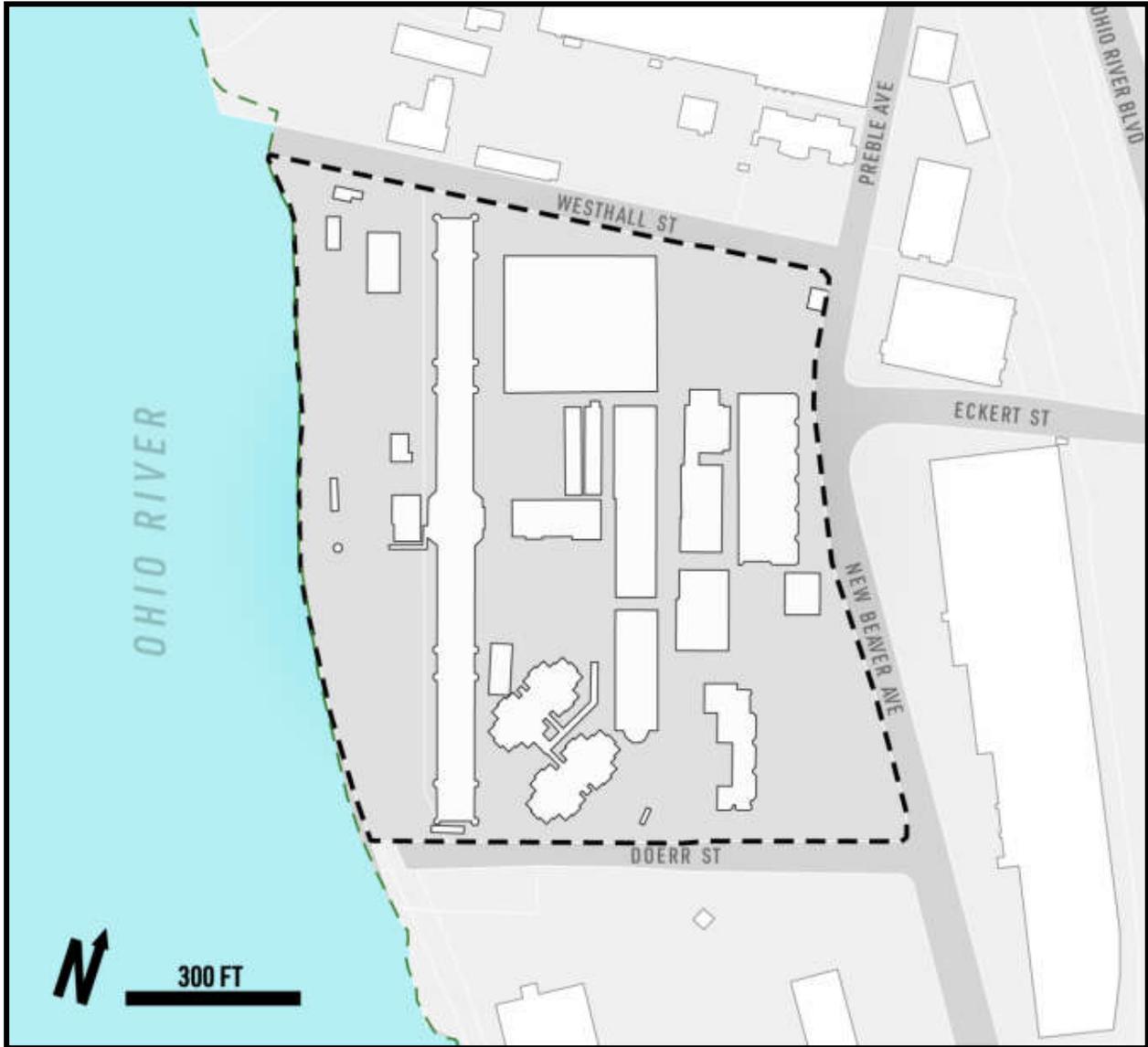
Two illustrative concept scenario plans are presented on the following pages. Both scenarios are based on the site's reuse approach illustrated in Figure 2 (based on the existing site context as illustrated in Figure 1). As shown in Figure 2, the riverfront area encompassing ~5.2 acres would be devoted to public park use to accommodate the RIV-GI District zoning's riparian setback buffer requirement and preserve the Three Rivers Heritage Trail. This park area also provides an opportunity to provide a new and improved trailhead facility that is currently located at the end of Westhall St. The remaining portion of the site, ~16.5 acres, would be devoted to industrial use as permitted and development thereupon regulated by the City's RIV-GI District zoning.

The RIV-GI District zoning requirements provide limitations on the scale and location of future building development on the SCI-Pittsburgh site. Specifically, the Visual Access Corridor, maximum building length of 500 feet, and 60% of facades needing to be within 10 feet of the street ROW preclude the development of a single large building that would encompass the majority of the site available for development (i.e., assuming the RIV-GI's required riparian buffer setback is reserved for public park use). Rather, maximization of the site would require the construction of multiple, single story industrial buildings with large 40-foot bays rather than multi-story buildings.

Site Development Scenarios A and B, as illustrated in Figures 3 and 4, respectively, show the site could potentially yield between ~371,000 SF - ~411,000 SF of building envelope area.

Scenario A assumes that all building and infrastructure, except for the Main Penitentiary Building, would be removed through demolition. Under Scenario A, the Main Penitentiary Building would be used for continued film industry use and related job training opportunities via the buildings former administration space area. Scenario B assumes that the site's existing buildings and infrastructure would be removed through full demolition. Both scenarios assume 20% (i.e., ~190,000 sq. ft. of the site's total of 945,252 sq. ft., 21.7 acres) of the site would be dedicated for parking, loading, and circulation. Due to the linear alignment of the main penitentiary building, its potential preservation and reuse to accommodate the filming industry would permit a majority of the site to be reused for industrial purposes.

Figure 1 – Existing Site Context (~21.7 acres)



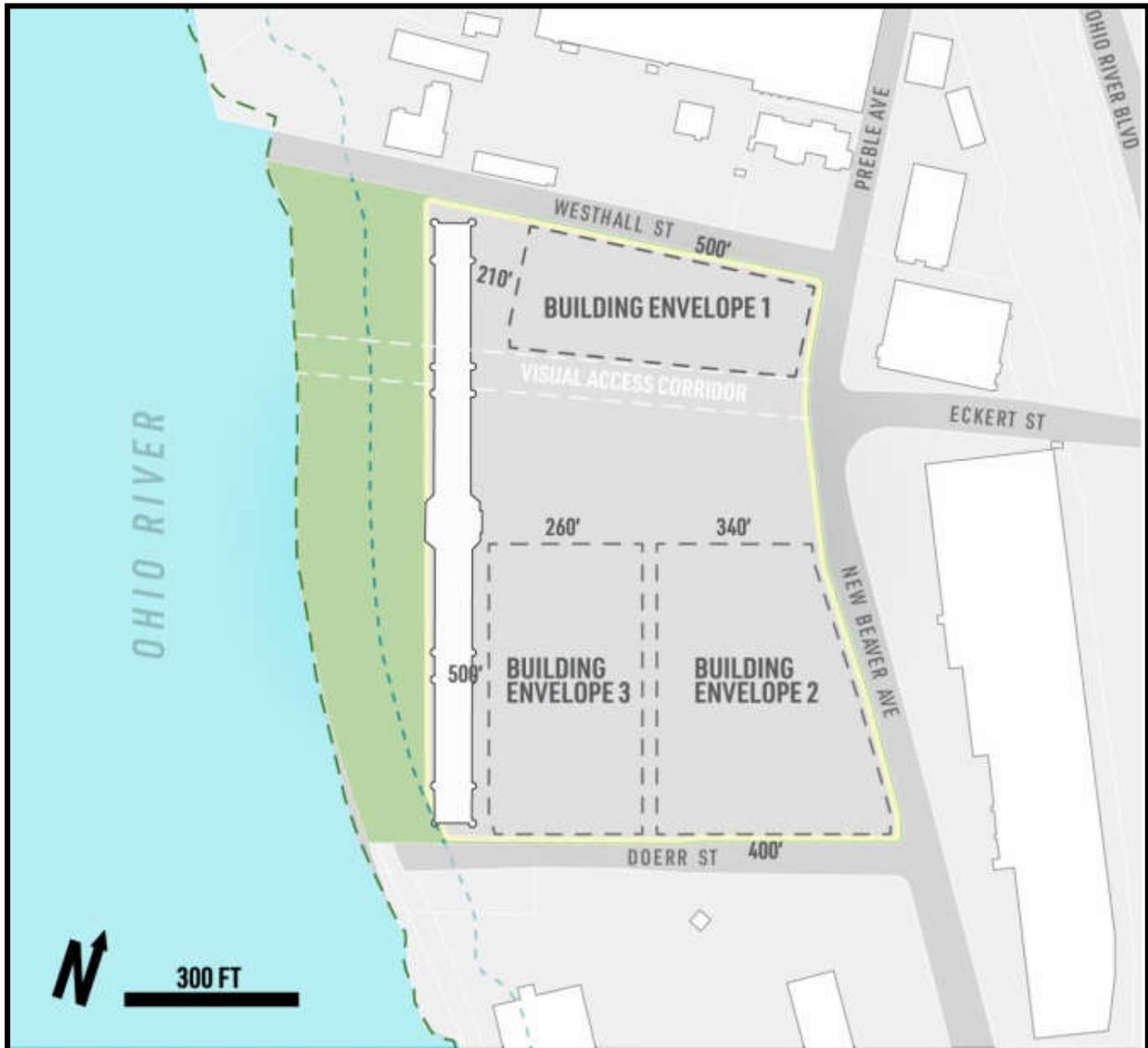
Source: Michael Baker International, Inc., 2023

Figure 2 – Proposed Site Reuse Approach (~21.7 acres)



Source: Michael Baker International, Inc., 2023

**Figure 3 – Proposed Site Reuse Approach – Site Development Scenario A (~371,000 SF Building Envelope Area)**



Source: Michael Baker International, Inc., 2023

Note: Building footprints are inclusive of parking/loading areas.

**Figure 4 – Proposed Site Reuse Approach – Site Development Scenario B (~411,000 SF Building Envelope Area)**



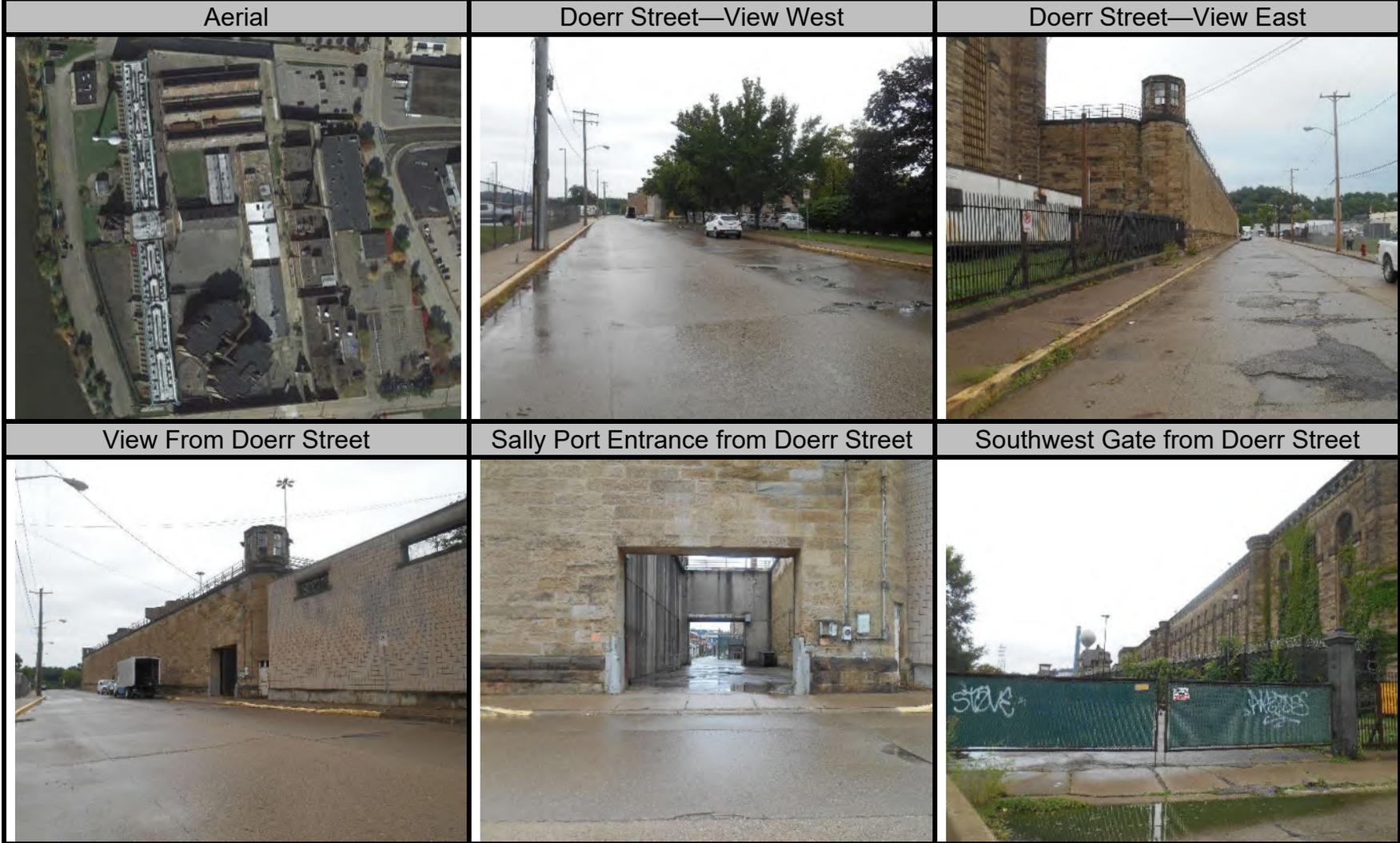
*Source: Michael Baker International, Inc., 2023*

*Note: Building footprints are inclusive of parking/loading areas.*

It should be noted that per the request of the Department of General Services, the subject property is being appraised as a vacant “shovel ready” site, which is represented in Site Development Scenario B, as shown above.

Subject Property Photos

SCI Pittsburgh - 3001 Beaver Avenue  
Photos Taken by Shaun A. Henry—July 28, 2022



**SCI Pittsburgh - 3001 Beaver Avenue**  
**Photos Taken by Shaun A. Henry—July 28, 2022**

Beaver Avenue—View South



Beaver Avenue—View North



Westhall Street—View East



Westhall Street—View West



View from Westhall Street



Northwest Gate from Westhall Street



**SCI Pittsburgh - 3001 Beaver Avenue**  
**Photos Taken by Shaun A. Henry—July 28, 2022**

Prison Wall



View West to Ohio River



Ohio River—View South



Ohio River—View North



Canoe Entrance



Woods Run Fishing Club Dock



SCI Pittsburgh - 3001 Beaver Avenue  
 Photos Taken by Shaun A. Henry—July 28, 2022

| Three Rivers Heritage Trail  | Trail—View North  | Trail—View South   |
|--|---|--|
|   |   |   |
| Signage  | Prison Cat Cove   | Prison Cat Cove  |
|  |  |  |

**SCI Pittsburgh - 3001 Beaver Avenue**  
**Photos Taken by Shaun A. Henry—July 28, 2022**

Main Parking Lot



Main Parking Lot



North Parking Lot



Southwest Parking



Northwest Parking



Building 1—Front House



SCI Pittsburgh - 3001 Beaver Avenue  
Photos Taken by Shaun A. Henry—July 28, 2022

Building 2/3/4—Main Penitentiary



Building 2—North Wing Rear



Building 2—"E" Block



Building 2—"E" Block



Building 2—"E" Block



Building 2—"E" Block



**SCI Pittsburgh - 3001 Beaver Avenue**  
**Photos Taken by Shaun A. Henry—July 28, 2022**

Building 2—Basement



Building 2—Basement



Building 2—Basement



Building 2—Basement



Building 3—South Wing Rear & C/D  
Yard



Building 3—"D" block



SCI Pittsburgh - 3001 Beaver Avenue  
Photos Taken by Shaun A. Henry—July 28, 2022

Building 3—"D" block



Building 3—"D" block



Building 3—"D" block



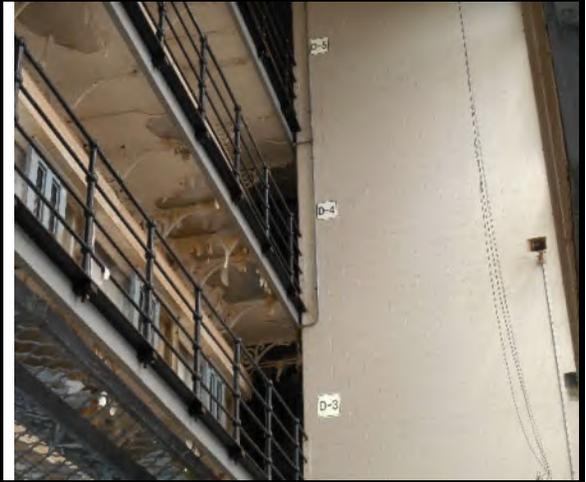
Building 3—"D" block



Building 3—"D" block



Building 3—"D" block



**SCI Pittsburgh - 3001 Beaver Avenue**  
**Photos Taken by Shaun A. Henry—July 28, 2022**



**SCI Pittsburgh - 3001 Beaver Avenue**  
**Photos Taken by Shaun A. Henry—July 28, 2022**



SCI Pittsburgh - 3001 Beaver Avenue  
Photos Taken by Shaun A. Henry—July 28, 2022



<sup>1</sup>Photo taken from National Register of Historic Places Nomination, dated March 31, 2022.

SCI Pittsburgh - 3001 Beaver Avenue  
Photos Taken by Shaun A. Henry—July 28, 2022



SCI Pittsburgh - 3001 Beaver Avenue  
Photos Taken by Shaun A. Henry—July 28, 2022



**SCI Pittsburgh - 3001 Beaver Avenue**  
**Photos Taken by Shaun A. Henry—July 28, 2022**

Building 9—Institution Warehouse



Building 9—Institution Warehouse



Building 9—Institution Warehouse



Building 9—Institution Warehouse



Building 9—Institution Warehouse



Building 9—Institution Warehouse



SCI Pittsburgh - 3001 Beaver Avenue  
Photos Taken by Shaun A. Henry—July 28, 2022



<sup>1</sup>Photo taken from National Register of Historic Places Nomination, dated March 31, 2022.

**SCI Pittsburgh - 3001 Beaver Avenue**  
**Photos Taken by Shaun A. Henry—July 28, 2022**

Building 10—Services Building



Building 10—Services Building



Building 10—Services Building



Building 10—Services Building



Building 10—Services Building



Building 10—Services Building



SCI Pittsburgh - 3001 Beaver Avenue  
Photos Taken by Shaun A. Henry—July 28, 2022

Building 11/12/13



Building 11/12/13



Building 11—Tag Shop



Building 11—Tag Shop



Building 12—Metal Shop



Building 12—Metal Shop



**SCI Pittsburgh - 3001 Beaver Avenue**  
**Photos Taken by Shaun A. Henry—July 28, 2022**



SCI Pittsburgh - 3001 Beaver Avenue  
Photos Taken by Shaun A. Henry—July 28, 2022

<sup>1</sup>Building 15—Dining Hall



Building 15—Dining Hall



Building 15—Dining Hall



<sup>1</sup>Building 16—Gymnasium



Building 16—Gymnasium

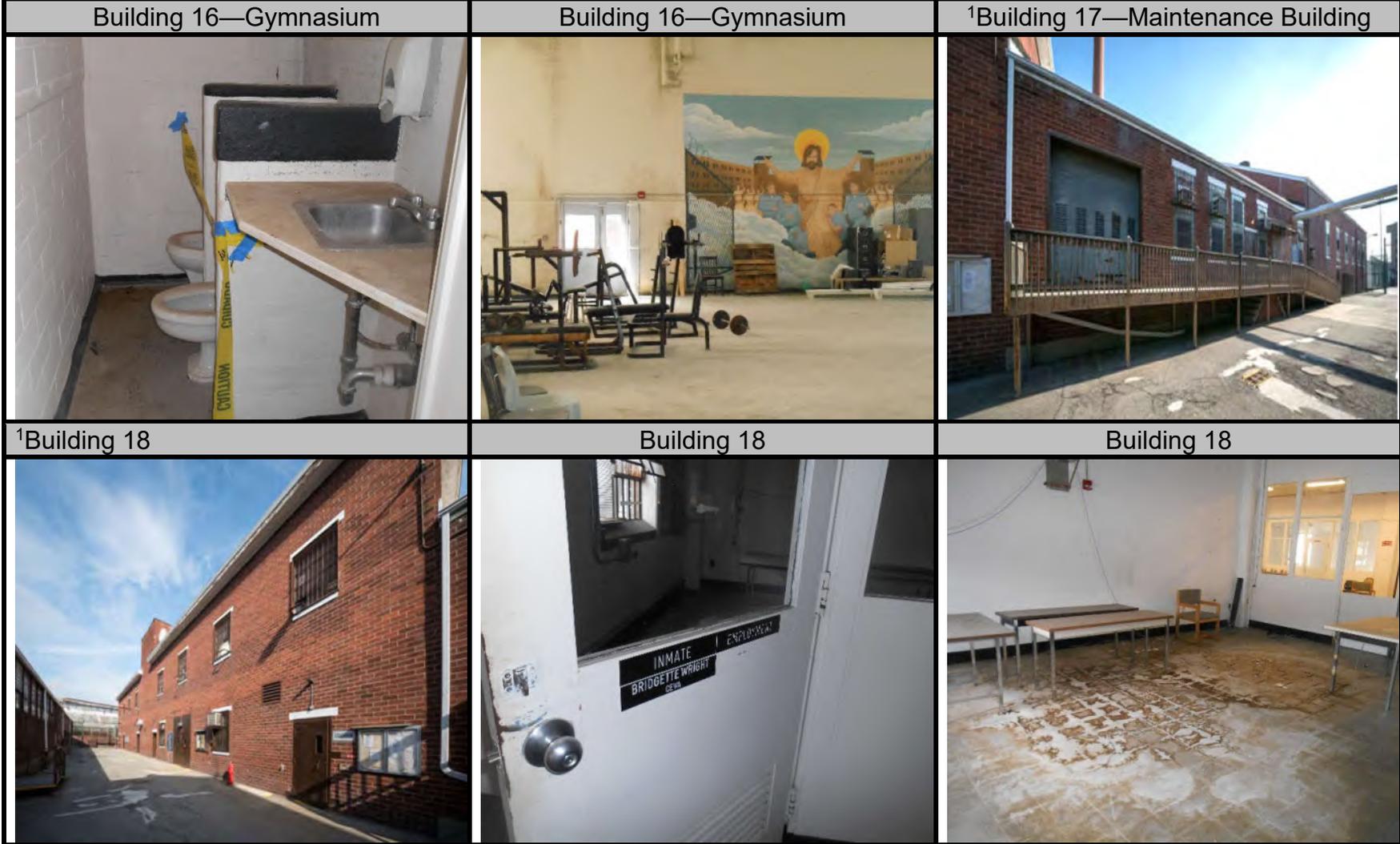


Building 16—Gymnasium



<sup>1</sup>Photo taken from National Register of Historic Places Nomination, dated March 31, 2022.

SCI Pittsburgh - 3001 Beaver Avenue  
Photos Taken by Shaun A. Henry—July 28, 2022



<sup>1</sup>Photo taken from National Register of Historic Places Nomination, dated March 31, 2022.

SCI Pittsburgh - 3001 Beaver Avenue  
Photos Taken by Shaun A. Henry—July 28, 2022

Building 18



Building 18



Building 18



Building 18



Building 18



Building 18



**SCI Pittsburgh - 3001 Beaver Avenue**  
**Photos Taken by Shaun A. Henry—July 28, 2022**

Building 18—Library, Chapel & Education Building



Building 18—Library, Chapel & Education Building



Building 18—Library, Chapel & Education Building



Building 19—Exercise Pavilion



Main Yard



Building 22—Guard Station



**SCI Pittsburgh - 3001 Beaver Avenue**  
**Photos Taken by Shaun A. Henry—July 28, 2022**



<sup>1</sup>Photo taken from National Register of Historic Places Nomination, dated March 31, 2022.

**SCI Pittsburgh - 3001 Beaver Avenue**  
**Photos Taken by Shaun A. Henry—July 28, 2022**

Buildings 28 & 29—View South



Building 29—Maint. & Welding Shop



Building 29—Maint. & Welding Shop



Building 29—Maint. & Welding Shop



Building 29—Maint. & Welding Shop



Building 29—Maint & Welding Shop



**SCI Pittsburgh - 3001 Beaver Avenue**  
**Photos Taken by Shaun A. Henry—July 28, 2022**



**SCI Pittsburgh - 3001 Beaver Avenue**  
**Photos Taken by Shaun A. Henry—July 28, 2022**



**HIGHEST AND BEST USE**

Highest and Best Use is defined as “The reasonably probable and legal use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”<sup>14</sup>

Implied in this definition is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners.

In appraisal practice, the concept of highest and best use is the basis upon which the value estimate is derived. The market values of land and improved property are estimated under the assumption that potential purchasers will pay a price that reflects the most profitable use of the land or property as improved.

The highest and best use analysis requires the application of various categories of use-oriented decisions. To conclude that a given use is the highest and best use of a property it must meet the following four criteria:

1. Legal Permissibility
2. Physical Possibility
3. Financial Feasibility
4. Maximum Productivity

**HIGHEST AND BEST USE AS VACANT**

An analysis of highest and best use as vacant requires analysis of those uses, which are legally permissible, physically possible, financially feasible, and most profitable. An analysis of highest and best use as vacant is necessary to identify comparable land sales that profile this use. The four tests are described below.

**Legal Permissibility**

Uses that are legally permitted at the subject property are largely controlled by the zoning district in which the property is located. Other factors, which may affect the categories of permitted uses include, deed restrictions, easements and encroachments, covenants, etc.

The subject property is located in the City of Pittsburgh’s RIV-GI General Industrial Zoning District. Permitted uses were listed in the Subject Property Analysis section of this report, and include agricultural, commercial, industrial, office, and parks & recreation uses.

Although this Highest and Best Use analysis also considers the likelihood of re-zoning, or permitting uses not permitted by right in the existing zoning district, the stakeholder

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<sup>14</sup> *Dictionary of Real Estate Appraisal*, 6<sup>th</sup> Edition (Chicago: Appraisal Institute, 2015)

interviews, the real estate market analysis completed by Michael Baker International, and the remaining tests in this analysis indicate that the subject property lends itself to redevelopment for industrial use, which is consistent with permitted uses of the current zoning district.

While portions of the subject property are located in a Special Flood Hazard Area (SFHA). This appraisal employs the hypothetical condition that fill has been added to the portions of the 16.5 acres recommended for industrial use that are in a SFHA, in order to raise the entire 16.5 acres above the SFHA with a 1' freeboard. However, the RIV-GI Zoning District requires a 125-foot riparian setback buffer from the river. This includes much of the area between the main penitentiary building and the river. Additionally, this portion of the site is bisected by the Three Rivers Heritage Trail. Based on these factors, park use of the 5.2-acre riverfront portion of the site would be legally permissible from several standpoints, including meeting the riparian buffer requirements. No alternative legally permissible productive uses for this portion of the site were identified. Additionally, this approach would preserve the Three Rivers Heritage Trail. Therefore, the remainder of the Highest and Best Use Analysis will focus on the remaining 16.5 acres of the site.

### ***Proposed Site Reuse Approach***



*Source: Michael Baker International, Inc., 2023*

**Physical Possibility**

Overall, the subject site is generally rectangular in shape and contains 21.7 acres, with the industrial development area consisting of approximately 16.5 acres. The subject site gently slopes to the west towards the Ohio River, and is generally at street grade with the bordering roadways. Access and visibility to the site is from Doerr Street, Beaver Avenue and Westhall Street. The physical attributes of the site permit flexibility in development. Currently, the subject property is served with public electricity, public water, public sewer, and natural gas.

The size of the site would be conducive to the legally permissible uses such as those outlined in our preceding analysis of legally permissible uses.

Most, if not all, of the legally permissible uses could be physically possible on the existing subject site without further assemblage. Therefore, many of the legally permissible uses would also be physically possible.

**Financial Feasibility**

The appraisal principle of conformity holds that real property value is created and sustained when the characteristics of a property conform to the demands of the market. The subject property is located in the City of Pittsburgh, Allegheny County, Pennsylvania, on the property bound by Beaver Avenue to the east, Westhall Street to the north, Doerr Street to the south, and the Ohio River to the west. Property uses surrounding the subject property are predominantly older industrial facilities to the west of PA-65, with smaller commercial and service facilities nearby to the east of PA-65. Nearby businesses include Weisner Steel Products, HM Document Solutions, Trane Supply, The Sherwin Williams Company, Allegheny County Sanitary Authority (ALCOSAN), McKees Rock Industrial Enterprises, Duquesne Light Company, and Woods Run Corporate Office.

Based on information presented in the Market Analysis section of this report, use of the subject site for offices or an indoor sports complex were found to not represent financially feasible uses of the site, due to numerous factors including access, locational issues, surrounding uses, and lack of nearby amenities, among others. Commercial office space and indoor sports complexes were therefore not considered a financially feasible primary use of the subject property.

***Office (Source: Michael Baker International, Inc.)***

Office space is not a primary candidate for reuse for the SCI-Pittsburgh site, given the intensity of industrial uses along the riverfront. The local office market, additionally, does not compete well with downtown Pittsburgh and suburban locations, where easier transportation access (multiple routes in/out) and nicer amenities for office employees such as eating establishments are attractive site selection features. However, even

those locations are struggling to recover from the Covid-19 pandemic, which has reshaped global work patterns with remote and hybrid work schedules.

The SCI-Pittsburgh site is located in the I-279/I-79 Northwest Office Submarket in Pittsburgh. It is a midsized submarket that contains 2.7M SF of office space. The vacancy rate has been essentially unchanged over the past year, but at 10.9%, the rate is well above the long-term average as of the fourth quarter of 2022. Over the past five years, the submarket has posted negative net absorption of -11,000 SF per year on average. Rents edged up by 0.5% over the past year, however, trails the area's average annual growth rate of 1.4% over the past decade.

According to Costar, the Pittsburgh metro's overall office market is also on "shaky ground". Net absorption has been negative over the past 12 months at -876,000 SF. Demand will likely remain in the red over the near-term following announcements from companies like ATI which are relocating their headquarters outside of Pittsburgh. The Northwest Office Submarket's poor performance will likely preclude office as a feasibility reuse of the SCI-Pittsburgh property.

***Indoor Sports Complex (Source: Michael Baker International, Inc.)***

Stakeholder interviews indicated the City of Pittsburgh may have an unmet market demand for a large indoor sports complex. This market analysis did not evaluate the market demand for sports facilities in the city; however, the market analysis did evaluate, at a high level, if the SCI-Pittsburgh site would be suited for indoor recreational uses. According to a study by the City of Virginia Beach, indoor sports facilities in the Mid-Atlantic region host 25-40 weekend tournaments each year with up to 200,000 annual visitors. With the influx of visitors, a facility can generate up to 15,000 hotel nights per year.

Site selection criteria for indoor sports facilities includes ease of access, proximity to and variety of nearby restaurants and hotels to support visitors, analysis of age demographics in an area for the customer base, parking, and safety of the surrounding neighborhood. The proximity to and variety of nearby eating establishments and hotels is a site selection constraint for the SCI-Pittsburgh site. As the entire area is zoned for industrial use and built out, there is limited potential for an indoor sports complex to draw restaurant and hotel uses in nearby proximity. The presence of industrial neighbors would also be deterrent to this type of use, which is typically geared towards family friendly areas with many amenities. Poor site access and limited parking availability would also cause the property to score very low in site selection among developers of sports complexes.

***Industrial (Source: Michael Baker International, Inc.)***

The real estate market analysis prepared by Michael Baker International, concluded the following regarding industrial reuse of the subject property. “Based on interview findings and key market indicators, there is market potential for industrial reuse. Key market indicators suggest future absorption of new square footage on site to be approximately 100,000 square feet per year in the near term. This is below the maximum reuse potential, as previously discussed. However, it’s important to note that this well-established industrial area in the North Pittsburgh Sub-Market is built out with demolitions outpacing new construction. Stakeholder interviews suggest there is ample existing market demand for new pad ready sites.

Based on zoning requirements—which dictate that the maximum potential of the site could only be facilitated through the construction of three or more buildings—it is foreseeable that the site would be subdivided by a future developer and sold or leased to multiple end users. Zoning restrictions and key market indicators suggest that SCI-Pittsburgh site will not and could not be used for a single large-scale warehouse/logistics user (e.g., 1 million square foot warehouse).”

Given the uses which are precluded by the test of financial feasibility, the remaining financially feasible scenario would include park use of the 5.2-acre riverfront portion of the property, with industrial redevelopment of the remaining 16.5 acres.

**Maximum Productivity**

Of the uses which are considered financially feasible, those uses must provide the highest rate of return over the longest period of time in order to be considered the highest and best use of the property. Based on the analysis of the physically possible, legally permissible, and financially feasible uses, we have concluded that the maximally productive, and highest and best use of the site, as vacant, is for park use of the 5.2-acre riverfront, with industrial redevelopment on the remaining 16.5 acres.



**Source:** Michael Baker International, Inc., 2023

**HIGHEST AND BEST USE AS IMPROVED**

Per the request of the Department of General Services, the subject property is being appraised as a vacant “shovel ready” site. The following hypothetical conditions were employed for this appraisal: 1) Full site demolition, necessary environmental remediation and hazardous material abatement have been completed. 2) Fill has been added to the portions of the 16.5 acres recommended for industrial use that are in a Special Flood Hazard Area (SFHA), in order to raise the entire 16.5 acres above the SFHA with a 1’ freeboard. 3) The lot consolidation plan has been approved for the subject property to be conveyed as two parcels, bisected by the Three Rivers Heritage Trail.

Based on the hypothetical conditions employed in this appraisal, the highest and best use as improved is not applicable to the valuation of the subject property as a vacant “shovel ready” site.

## VALUATION PROCESS

The valuation process is used to develop a supportable estimate of market value based on the consideration of pertinent data. Typically, after defining the appraisal problem, performing a physical observation of the subject property, and analyzing the marketplace, market value is estimated by applying specific appraisal procedures that reflect three distinct methods known as the Income Capitalization Approach, the Sales Comparison Approach, and the Cost Approach.

**The Income Capitalization Approach** is a method of analyzing a property's ability to generate monetary benefits and converting these benefits into an indication of value. This approach is predicated upon the principle that value is created by the anticipation of benefits to be derived in the future.

The two most common methods to estimate market value by the Income Capitalization Approach are direct capitalization and yield capitalization. Direct capitalization is based on applying an overall capitalization rate to one year's net operating income to derive an overall value. Yield capitalization quantifies the present value of cash flows and future sale proceeds over an investment holding period into an indication of value.

**The Sales Comparison Approach** uses sales of similar properties as the basis for an indication of value. This approach is also based on the principal of substitution whereby the value of a property, as replaceable in the market place, tends to be set by the cost of acquiring an equally desirable substitute property.

This approach is developed by identifying comparable sales of properties with similar utility to the property being appraised. Relative comparison is made based on the degree of similarity or differences between the comparable sales and the appraised property. The comparison indicates a value range for the appraised property.

**The Cost Approach** is premised upon the principle of substitution, and presumes that a reasonable buyer would not pay more than the cost to produce a substitute property having similar utility. This approach is developed by adding the estimated value of the land to the cost of the improvements.

The basic steps of the Cost Approach are to estimate land value as if vacant and estimate the replacement or reproduction cost new of the improvements. Accrued depreciation caused by the physical deterioration, functional obsolescence, and economic (external) obsolescence is estimated and deducted from the cost new to arrive at a depreciated replacement or reproduction cost. The land value estimate is added to the depreciated cost, which yields a value indication by the Cost Approach.

The final step in the appraisal process is the reconciliation of the indicated value resulting from each of the approaches utilized. Consideration is given to the relative applicability of each of the approaches prior to concluding with the final value estimate.

**Analyses Applied**

The Income Capitalization, Sales Comparison, and Cost Approaches were all considered in the estimation of market value for the subject property.

The subject property is being appraised as vacant “shovel ready” industrial site. The property rights being appraised are the fee simple estate in the subject property real estate.

The Income Approach has not been developed for this analysis, as the subject property is being appraised as vacant land, and is not considered an income producing property.

The Sales Comparison Approach was considered and developed for this appraisal assignment because the Sales Comparison Approach reflects buyers’ and sellers’ actions in the market place. The Sales Comparison Approach has been developed for this appraisal. The highest and best use of the majority of the subject property as vacant is concluded to be industrial development with an adjoining park. Hence, numerous sales of vacant land deemed comparable to the subject site were identified and analyzed for this assignment.

The Cost Approach was also considered, but was not developed, as the Cost Approach is most reliable when applied to newly constructed properties. The Cost Approach has not been developed for subject property, as a vacant industrial site.

Accordingly, the Sales Comparison Approach was developed for this assignment.

## INCOME CAPITALIZATION APPROACH

The Income Capitalization Approach consists of methods, techniques, and procedures that an appraiser uses to analyze a property's capacity to generate income and converts this income into an indication of value. One basic investment premise is that the higher the earnings, the higher the value.

The Income Capitalization Approach allows the appraiser to step into the shoes of the typical investor and most probable purchaser to the subject property type. Investors are concerned with the property's income potential and future marketability. The Income Capitalization Approach considers contract rents and potential rents as well as determining absorption rates and vacancy rates.

The present value of cash flows and future sale proceeds are quantified based upon the timing, duration, stability, and risk of these components of investment return. The investor trades present dollars for the right to receive future dollars in anticipation of making a profit. This is the Principle of Anticipation, which is fundamental in the Income Capitalization Approach.

Anticipation is the perception that value is created by the expectation of benefits to be derived in the future. In the real estate market, the current value of a property is usually not based on its historical prices or the cost of its creation; rather, value is based on market participation's perceptions of the future benefits and risks of acquisition.

The Income Capitalization Approach assumes that the value of a property is equivalent to the present worth of anticipated benefits to be derived through ownership. The benefits to owners of investment real estate are assumed to occur over a measurable holding period and consist of a stream of net income (the return on investment) plus a reversion (return of investment) upon the sale or refinance at the end of the holding period.

The process of converting future income into a present value is known as capitalization. There are two capitalization techniques used in the valuation of income producing real estate.

Direct Capitalization converts one year's stabilized net income into a market value by dividing the income by an appropriate capitalization (overall) rate. This method is applicable to property types where the income will remain relatively stable, or where income streams and /or property values are expected to change at a constant rate. Determining an appropriate Capitalization Rate incorporates the terms of mortgage financing the required equity dividends and the potential for capital appreciation.

An alternative method of income valuation is yield capitalization, also referred to as the discounted cash flow analysis. Yield capitalization is appropriate for income streams that do not conform to a pattern, as each periodic installment is separately discounted. The process requires individual decisions regarding time preference, liquidity,

uncertainty and risk, utilizing a capitalization rate that attracts purchase capital to similar investments.

The Income Capitalization Approach is typically developed in the following order:

1. **Gross Income** will be developed by estimating potential gross income (gross revenue) from comparable properties and the operating history of the subject property.
2. **Net Operating Income (NOI)** will be developed by estimating operating expenses and deducting this estimate from gross income. Net operating income does not consider depreciation, amortization, and interest.
3. **Capitalization** of net operating income will be done by the division of the net operating income by a rate selected through the band of investment method to arrive at a conclusion of value by the income capitalization approach.
4. **Discounting** of cash flows (NOI) will be done by a rate developed through market extraction.

For this appraisal, the subject property is best classified as a “shovel ready” industrial site and is not considered to be an income producing property. Therefore, the Income Capitalization Approach was not considered an applicable method of valuation for the subject property.

## **SALES COMPARISON APPROACH**

The Sales Comparison Approach is a method of estimating market value where the subject property is compared to similar properties, which have been sold. This approach is based on the principle of substitution, which states that if several competing commodities, goods, or services are available, then the one with the lowest price will attract the greatest demand and receive the widest distribution. When applied to real estate, this method focuses on those elements of comparison which cause prices to vary.

The Sales Comparison Approach is considered important to most appraisal problems since it is based on the price paid for similar properties by typical buyers in the open market. It is applicable to the appraisal of all properties for which there are a sufficient number of comparable sales. This approach is most reliable when the property type under analysis is bought and sold regularly.

Applying this approach is a systematic procedure where similar sales are researched and analyzed through the most relevant elements of comparison.

## **SITE ANALYSIS**

### **Subject Site**

Based on the analysis of the physically possible, legally permissible, and financially feasible uses, we have concluded that highest and best use of the site as vacant is for park use of the 5.2-acre riverfront, with industrial redevelopment on the remaining 16.5 acres.

### **Units of Comparison**

In the valuation of the subject property, the price per usable acre is selected as the appropriate unit of comparison. It is assumed that a buyer of the subject property would subsequently dedicate the 5.2 acres of park land to an entity such as the City of Pittsburgh. Therefore, we have focused the sales comparison approach on the 16.5-acre industrial portion of the site utilizing the usable acre unit of comparison. In this case, the useable acreage of the subject property is the 16.5 acres identified for industrial development.

### **Elements of Comparison**

Key value elements under scrutiny that may require consideration include property rights conveyed, financing terms, conditions of sale, market conditions at the time of sale, location, and site characteristics. These factors are the primary influences on property prices and tend to affect the price levels. I have researched industrial land sales, and have attempted to locate land sales that were similar to the subject in overall location, size and intended use of the site.

### Comparable Land Sales

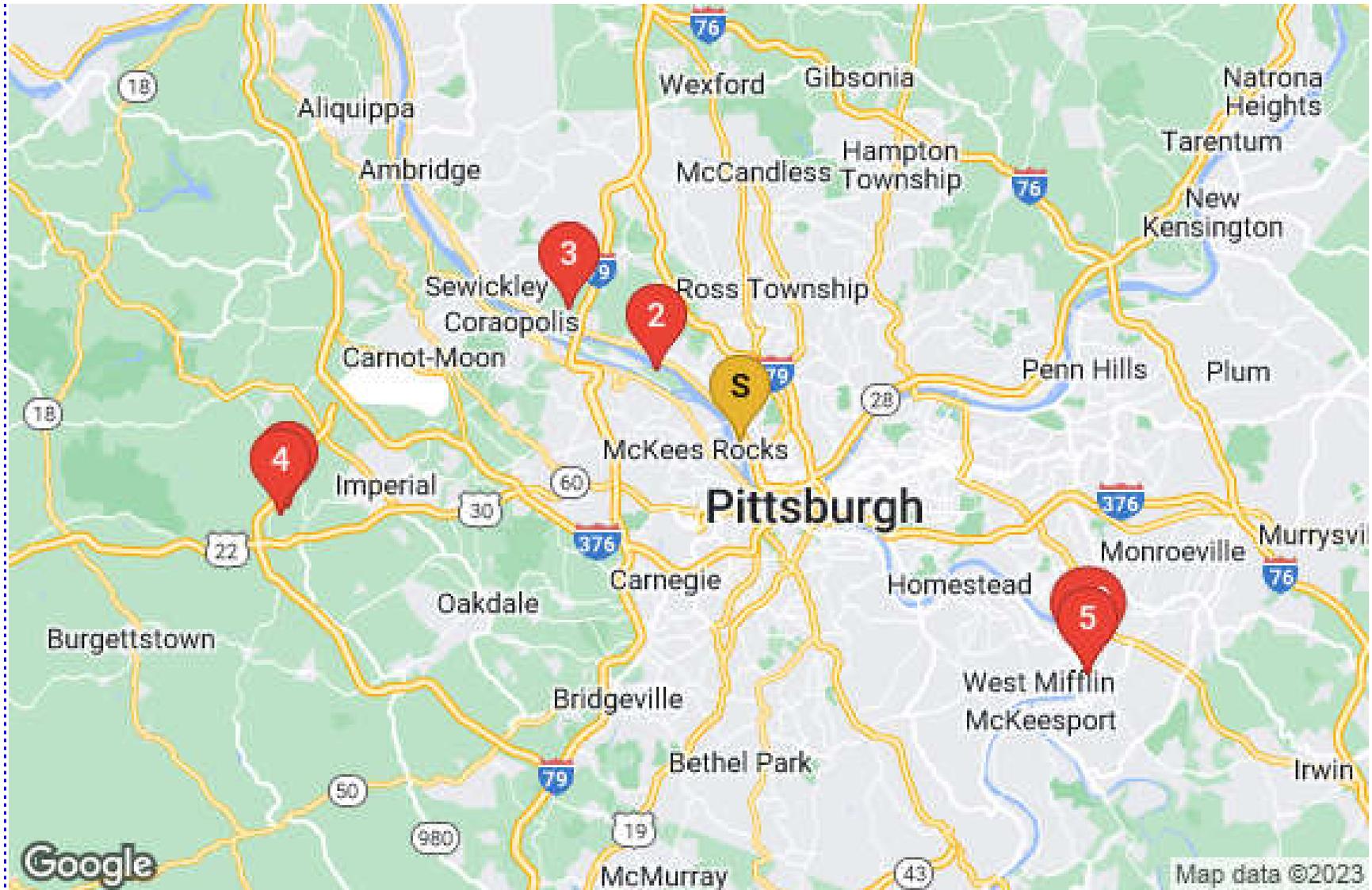
I have researched five comparable land sales for this analysis, which are documented on the following pages, followed by a location map and analysis grid. All sales have been researched through numerous sources and verified by a party to the transaction when possible.

The table below summarizes the comparable land sales identified.

|                | Address            | Grantor                                       | Price       | Usable Acres          |
|----------------|--------------------|---|-------------|-----------------------|
|                | City               | Grantee                                       | Date        | Price per Usable Acre |
| <b>Subject</b> | 3001 Beaver Avenue | Commonwealth of Pennsylvania                  | n/a         | 20.00                 |
|                | Pittsburgh         | n/a   | 3/26/23     | n/a                   |
| <b>1</b>       | Solar Dr. Lot 16   | Imperial Land Corporation                     | \$1,250,000 | 8.00                  |
|                | Imperial           | Cochran RE., LP                               | 7/28/22     | \$156,250             |
| <b>2</b>       | 2051 Gulf Rd       | Neville Properties, Inc                       | \$1,000,000 | 6.00                  |
|                | Pittsburgh         | Buckeye Realty Holdings, LLC                  | 3/17/22     | \$166,667             |
| <b>3</b>       | 301 Deer Run Rd    | 79 North Land Owner, LLC                      | \$1,500,000 | 7.00                  |
|                | Sewickley          | SewickleyPA, LLC                              | 7/27/21     | \$214,286             |
| <b>4</b>       | Solar Dr. Lot 12   | Imperial Land Corporation                     | \$2,480,000 | 17.00                 |
|                | Imperial           | NP Pittsburgh Industrial 1, LLC               | 3/15/21     | \$145,882             |
| <b>5</b>       | S Linden St.       | RIDC Southwestern Pennsylvania<br>Growth Fund | \$974,167   | 13.64                 |
|                | Duquesne           | JAM Real Property Leasing LLC                 | 11/17/20    | \$71,397              |

Due to the scarcity of similar commercial land sales within the subject's neighborhood, our search parameters have been expanded to include other nearby neighborhoods within the Pittsburgh market area.

**COMPARABLE LAND SALES MAP**



*Note: The place marker for comparable sale 1 is located behind that of comparable sale 4 on the map above.*

Land Comparable 1



Transaction

|                          |                       |                                 |                           |
|--------------------------|-----------------------|---------------------------------|---------------------------|
| <b>ID</b>                | 7254                  | <b>Date</b>                     | 7/28/2022                 |
| <b>Address</b>           | Solar Dr. Lot 16      | <b>Price</b>                    | \$1,250,000               |
| <b>City</b>              | Imperial              | <b>Property Rights</b>          | Fee Simple                |
| <b>Municipality</b>      | Findlay Twp           | <b>Financing</b>                | Cash to Seller            |
| <b>County</b>            | Allegheny             | <b>Grantor</b>                  | Imperial Land Corporation |
| <b>State</b>             | PA                    | <b>Grantee</b>                  | Cochran RE., LP           |
| <b>Tax ID</b>            | 1315-G-104            | <b>Sale Verification Source</b> | Broker, Public Record     |
| <b>Legal Description</b> | Deed Bk 18998, Pg 114 |                                 |                           |

Site

|                              |                       |                                    |                                   |
|------------------------------|-----------------------|------------------------------------|-----------------------------------|
| <b>Acres</b>                 | 20.12                 | <b>Approvals</b>                   | By Buyer                          |
| <b>Usable Acres</b>          | 8.00                  | <b>Flood Zone</b>                  | X                                 |
| <b>Price Per Acre</b>        | \$62,133              | <b>Within 100 Year Flood Plain</b> | No                                |
| <b>Price Per Usable Acre</b> | \$156,250             | <b>Encumbrance or Easement</b>     | Protective covenants &            |
| <b>Topography</b>            | Generally Level       | <b>Environmental Issues</b>        | None Noted                        |
| <b>Shape</b>                 | Slightly Irregular    | <b>Rail Service</b>                | No                                |
| <b>Current Use</b>           | Vacant                | <b>Utilities</b>                   | Public water & sewer, natural gas |
| <b>Proposed Use</b>          | Truck Repair Facility | <b>Zoning</b>                      | LI - Light Industrial             |

Comments

Grantor retained oil, gas and coalbed methane lease. This property, located in the Findlay Industrial Park, is subject to various protective covenants and restrictions of the industrial park. The property was purchased to develop a 80,000 SF truck repair facility. The site was a former strip mine, and sat below street grade, included some low-lying undevelopable land.

## Land Comparable 2



## Transaction

|                          |                       |                                 |                              |
|--------------------------|-----------------------|---------------------------------|------------------------------|
| <b>ID</b>                | 7255                  | <b>Date</b>                     | 3/17/2022                    |
| <b>Address</b>           | 2051 Gulf Rd          | <b>Price</b>                    | \$1,000,000                  |
| <b>City</b>              | Pittsburgh            | <b>Property Rights</b>          | Fee Simple                   |
| <b>Municipality</b>      | Neville Twp           | <b>Financing</b>                | Assumed Cash to Seller       |
| <b>County</b>            | Allegheny             | <b>Grantor</b>                  | Neville Properties, Inc      |
| <b>State</b>             | PA                    | <b>Grantee</b>                  | Buckeye Realty Holdings, LLC |
| <b>Tax ID</b>            | 158-D-90              | <b>Sale Verification Source</b> | Public Record                |
| <b>Legal Description</b> | Deed Bk 18832, Pg 199 |                                 |                              |

## Site

|                              |                                 |                                    |                                 |
|------------------------------|---------------------------------|------------------------------------|---------------------------------|
| <b>Acres</b>                 | 10.00                           | <b>Approvals</b>                   | By Buyer                        |
| <b>Usable Acres</b>          | 6.00                            | <b>Flood Zone</b>                  | X                               |
| <b>Price Per Acre</b>        | \$99,955                        | <b>Within 100 Year Flood Plain</b> | No                              |
| <b>Price Per Usable Acre</b> | \$166,667                       | <b>Encumbrance or Easement</b>     | Use Restrictions                |
| <b>Topography</b>            | Generally Level                 | <b>Environmental Issues</b>        | Env. Covenants                  |
| <b>Shape</b>                 | Generally Square                | <b>Rail Service</b>                | No                              |
| <b>Current Use</b>           | Vacant                          | <b>Utilities</b>                   | City water, sewer & natural gas |
| <b>Proposed Use</b>          | Heavy Equipment Rental Facility | <b>Zoning</b>                      | I-S, Industrial Special         |

## Comments

This property is a portion of the former Chevron site, and is subject to environmental covenants and restrictions, including land use restrictions (no residential uses permitted) groundwater use restrictions, buildings restricted to slab on grade, soil management provisions, and asphalt surface maintenance requirements. The site is also subject to use restrictions - no production or sale of asphalt or concrete related products is permitted. Black Diamond Equipment Rental acquired this site to construct a heavy equipment rental facility. The site is located in a Qualified Opportunity Zone. A QOZ is an economically distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment, which may include deferred tax on prior eligible gains, partial exclusion of deferred gains, and adjustments to the basis of the Qualified Opportunity Fund Investment if held for at least 10 years.

**Land Comparable 3**



**Transaction**

|                          |                       |                                 |                          |
|--------------------------|-----------------------|---------------------------------|--------------------------|
| <b>ID</b>                | 7261                  | <b>Date</b>                     | 7/27/2021                |
| <b>Address</b>           | 301 Deer Run Rd       | <b>Price</b>                    | \$1,500,000              |
| <b>City</b>              | Sewickley             | <b>Property Rights</b>          | Fee Simple               |
| <b>Municipality</b>      | Aleppo Twp            | <b>Financing</b>                | Cash to Seller           |
| <b>County</b>            | Allegheny             | <b>Grantor</b>                  | 79 North Land Owner, LLC |
| <b>State</b>             | PA                    | <b>Grantee</b>                  | SewickleyPA, LLC         |
| <b>Tax ID</b>            | 344-G-221             | <b>Sale Verification Source</b> | Broker, Public Record    |
| <b>Legal Description</b> | Deed Bk 18576, Pg 502 |                                 |                          |

**Site**

|                              |                |                                    |                                 |
|------------------------------|----------------|------------------------------------|---------------------------------|
| <b>Acres</b>                 | 21.50          | <b>Approvals</b>                   | By Buyer                        |
| <b>Usable Acres</b>          | 7.00           | <b>Flood Zone</b>                  | X                               |
| <b>Price Per Acre</b>        | \$69,760       | <b>Within 100 Year Flood Plain</b> | No                              |
| <b>Price Per Usable Acre</b> | \$214,286      | <b>Encumbrance or Easement</b>     | Right of 1st Refusal            |
| <b>Topography</b>            | Level to Steep | <b>Environmental Issues</b>        | None Noted                      |
| <b>Shape</b>                 | Irregular      | <b>Rail Service</b>                | No                              |
| <b>Current Use</b>           | Vacant         | <b>Utilities</b>                   | City water, sewer & natural gas |

**Comments**

This vacant parcel was formerly acquired by 79 North Land Owner, LLC from Sun Life Assurance Company in 2019, as part of a portfolio sale including 7 industrial buildings totaling 408,000 SF that were 99% leased to 21 tenants including Amazon, Verizon, Chrysler, and Safelite Glass. This property, located in the I-79 N Industrial Research Park, was sold to Mygrant Glass, who constructed a 100,000 Class A Warehouse with plans to lease out the excess 30,000-35,000 SF of the building. Significant portions of the site were not developable due to severe topography.



**Transaction**

|                          |                           |                                 |                                 |
|--------------------------|---------------------------|---------------------------------|---------------------------------|
| <b>ID</b>                | 7262                      | <b>Date</b>                     | 3/15/2021                       |
| <b>Address</b>           | Solar Dr. Lot 12          | <b>Price</b>                    | \$2,480,000                     |
| <b>City</b>              | Imperial                  | <b>Property Rights</b>          | Fee Simple                      |
| <b>Municipality</b>      | Findlay Twp, Robinson Twp | <b>Financing</b>                | Conventional                    |
| <b>County</b>            | Allegheny, Washington     | <b>Grantor</b>                  | Imperial Land Corporation       |
| <b>State</b>             | PA                        | <b>Grantee</b>                  | NP Pittsburgh Industrial 1, LLC |
| <b>Tax ID</b>            | 315-H-302                 | <b>Sale Verification Source</b> | Broker, Public Record           |
| <b>Legal Description</b> | Deed Bk 18389, Pg 513     |                                 |                                 |

**Site**

|                              |                    |                                    |                                   |
|------------------------------|--------------------|------------------------------------|-----------------------------------|
| <b>Acres</b>                 | 26.78              | <b>Approvals</b>                   | By Buyer                          |
| <b>Usable Acres</b>          | 17.00              | <b>Flood Zone</b>                  | X                                 |
| <b>Price Per Acre</b>        | \$92,595           | <b>Within 100 Year Flood Plain</b> | No                                |
| <b>Price Per Usable Acre</b> | \$145,882          | <b>Encumbrance or Easement</b>     | Covenants & restrictions          |
| <b>Topography</b>            | Rolling            | <b>Environmental Issues</b>        | None - Former Strip Mine          |
| <b>Shape</b>                 | Slightly Irregular | <b>Rail Service</b>                | No                                |
| <b>Current Use</b>           | Vacant             | <b>Utilities</b>                   | Public water & sewer, natural gas |

**Comments**

This property, known as lot 12, is mostly in Findlay Twp, Allegheny County, but also includes two small parcels totaling 1.9 ac. that are located in Robinson Twp, Washington County. An industrial warehouse was subsequently built on the site. Grantor retained oil, gas, and coalbed methane lease. This property, located in Findlay Industrial Park, is subject to various protective covenants and restrictions of the industrial park. The site had areas with challenging topography, and the property required extensive sitework.

Land Comparable 5



| Transaction              |                        |                                 |                                |
|--------------------------|------------------------|---------------------------------|--------------------------------|
| <b>ID</b>                | 7253                   | <b>Date</b>                     | 11/17/2020                     |
| <b>Address</b>           | S Linden St.           | <b>Price</b>                    | \$974,167                      |
| <b>City</b>              | Duquesne               | <b>Property Rights</b>          | Fee Simple                     |
| <b>Municipality</b>      | City of Duquesne       | <b>Financing</b>                | Cash to Seller                 |
| <b>County</b>            | Allegheny              | <b>Grantor</b>                  | RIDC Southwestern Pennsylvania |
| <b>State</b>             | PA                     | <b>Grantee</b>                  | JAM Real Property Leasing LLC  |
| <b>Tax ID</b>            | 379-C-2                | <b>Sale Verification Source</b> | Broker, Public Record          |
| <b>Legal Description</b> | Deed Bk 18420, Pg. 259 |                                 |                                |

| Site                         |                    |                                    |                                  |
|------------------------------|--------------------|------------------------------------|----------------------------------|
| <b>Acres</b>                 | 14.00              | <b>Approvals</b>                   | No                               |
| <b>Usable Acres</b>          | 13.64              | <b>Flood Zone</b>                  | X                                |
| <b>Price Per Acre</b>        | \$69,568           | <b>Within 100 Year Flood Plain</b> | No                               |
| <b>Price Per Usable Acre</b> | \$71,397           | <b>Encumbrance or Easement</b>     | Building & Use Covenants         |
| <b>Topography</b>            | Generally Level    | <b>Environmental Issues</b>        | Env. Covenants, Act 2 Clearance  |
| <b>Shape</b>                 | Slightly Irregular | <b>Rail Service</b>                | Nearby                           |
| <b>Current Use</b>           | Vacant             | <b>Utilities</b>                   | Public water, sewer, natural gas |

Comments

This riverfront property was part of the former Duquesne Steel Works, and is subject to environmental covenants including the prohibition of use of groundwater, as well as required soil management and health & safety plans during construction and earthwork. However, Act 2 liability protection is in place for the existing environmental conditions. The property, part of RIDC's City Center Duquesne, was purchased by Mele & Mele & Sons, Inc, a heavy civil construction company. The company plans to relocate their headquarters to the site, following construction of a 16,000 SF office building and a 22,000 maintenance facility. This property is located in a zoning district that permits various industrial uses such as warehouses, manufacturing, and contractor's offices. There was a 15,625 SF pump house easement at the front of the property that had little impact on development of the site, as well as typical utility easements along the street. Additionally, a 30' utility easement crossed the site extending from the pump house towards the river, and a 20' wide storm sewer easement extending from the street towards the river. The site is located in a Qualified Opportunity Zone. A QOZ is an economically distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment, which may include deferred tax on prior eligible gains, partial exclusion of deferred gains, and adjustments to the basis of the Qualified Opportunity Fund Investment if held for at least 10 years.

**General Discussion of Elements of Comparison**

The comparable sales were analyzed using relative comparison analysis, “A qualitative technique for analyzing comparable sales: used to determine whether the characteristics of a comparable property are inferior, superior or similar to those of the subject property”<sup>15</sup>. In general, applicable elements of comparison are analyzed, and each comparable sale is classified as inferior, similar or superior to the subject for each element of comparison.

The five comparable land sales were analyzed and adjusted in order to estimate a value based on sale price per acre for the subject property.

**SUMMARY OF ADJUSTMENTS****Real Property Rights**

When real property rights are sold, they may be the sole subject of the contract or the contract may include other rights, less than all of the real property rights, or even another property. Before the price of a comparable sale can be used, the properties rights being conveyed in the comparable sale must be analyzed to determine if they are similar to the subject property. If property rights are different an adjustment may be required.

The property rights under consideration for the site value are the fee simple estate. All of the comparable sales were transactions of the fee simple estate; therefore, no adjustments were made.

**Financing**

The transaction price of one property may differ from that of an identical property due to different financing arrangements. For example, below market rates might be extended to individuals who have substantial bank accounts and are therefore especially credit worthy. Conversely, below market interest rates often result in higher sale prices. Financing adjustments are commonly used on sales in which the seller pays points or finances the loan at a rate that differs from the market rate.

No adjustments for financing were required.

**Conditions of Sale**

Adjustments for conditions of sale usually reflect the motivations of the buyer and the seller. In many situations, the conditions of sale significantly affect transaction prices. Such conditions that may require an adjustment include seller duress, auction sale, foreclosure or short sale, non-arm’s-length transactions, and assemblages.

No unusual conditions of sale were reported for the comparable sales.

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<sup>15</sup> *The Appraisal of Real Estate Appraisal*, 14<sup>th</sup> Edition (Chicago: Appraisal Institute, 2013), 403.

### Market Conditions (Time)

Comparable sales that occurred under market conditions different from those applicable to the subject on the effective date of value require adjustment for any differences that affect their values. An adjustment for market conditions is made if general property values have appreciated or depreciated since the transaction dates due to inflation or deflation or a change in investors' perceptions of the market over time.

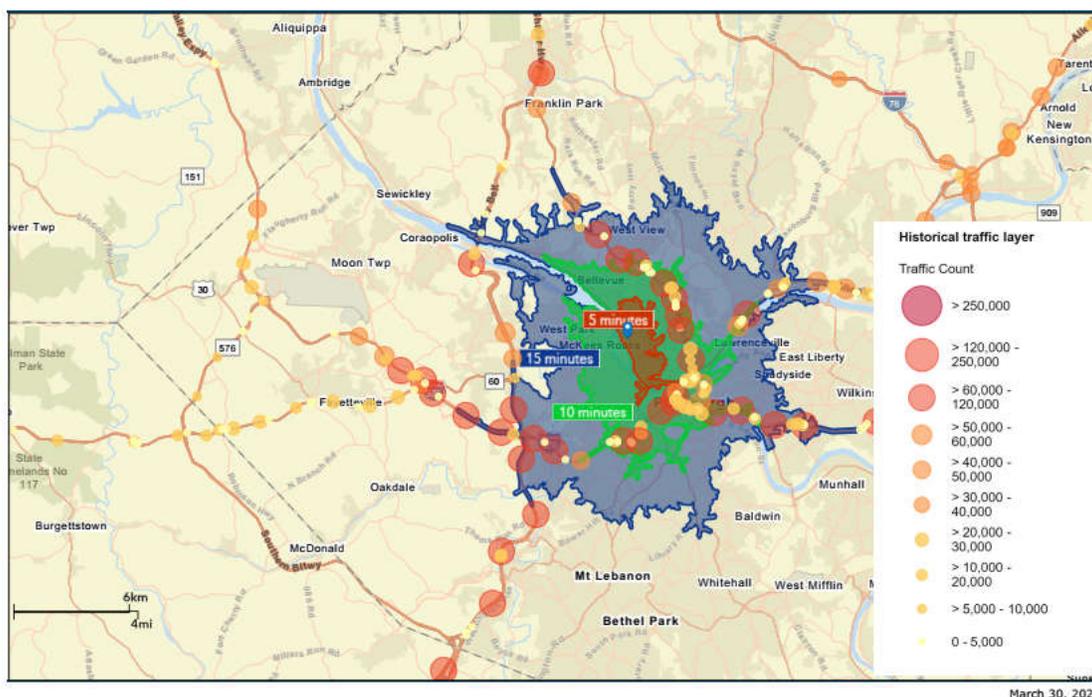
All of the comparable sales have taken place subsequent to the March 2020 onset of the Covid-19 Pandemic. However, comparable sale #5 occurred in November of 2020, and was likely negotiated closer to the initial months of the Pandemic. Generally speaking, market conditions have improved for industrial properties since that time. Therefore, market conditions for comparable sale #5 are considered inferior to current market conditions.

### Location

Consideration for location within a market area may be required when the locational characteristics of a comparable property differ from those of the subject property. For industrial sites, significant locational factors include the proximity to major highways and employment centers.

Drive time area maps generated by ESRI for 5, 10 and 15-minute drive times were analyzed for each of the comparable sales and the subject property, in order to compare the proximity and access to major highways and trucking corridors.

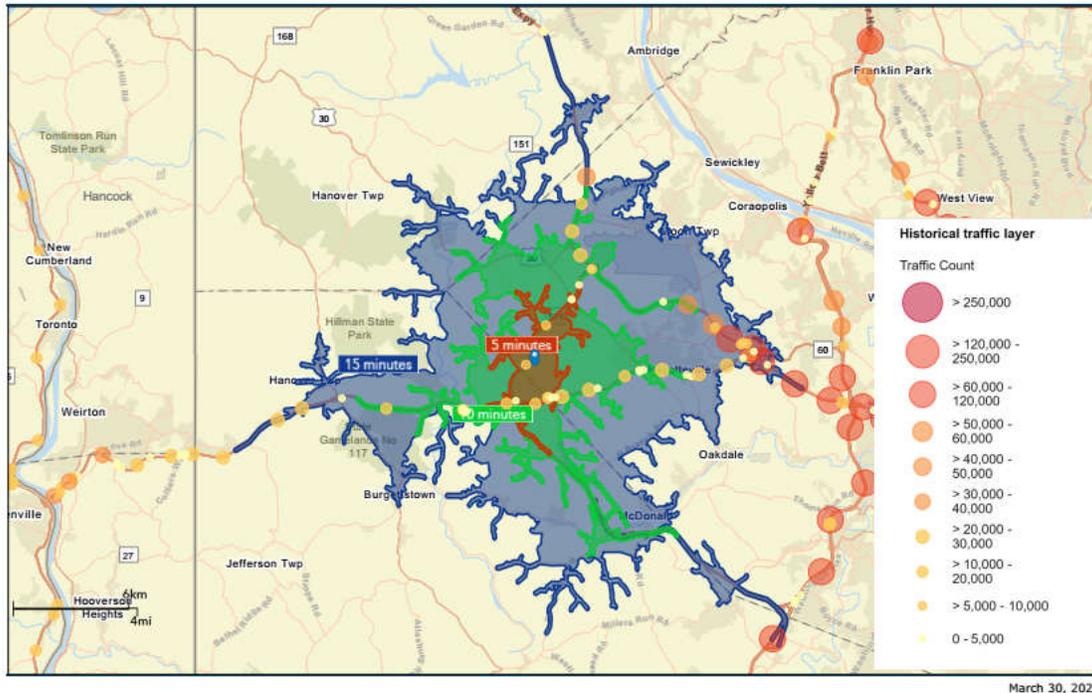
### Drive Time Map – Subject Property



Source: ESRI, 2023

The subject property well located in proximity to highways with I-279 and I-376 within 5-minute, and 10-minute drives of the site, respectively via PA-65 South, which is accessible within 1.6 miles from the site.

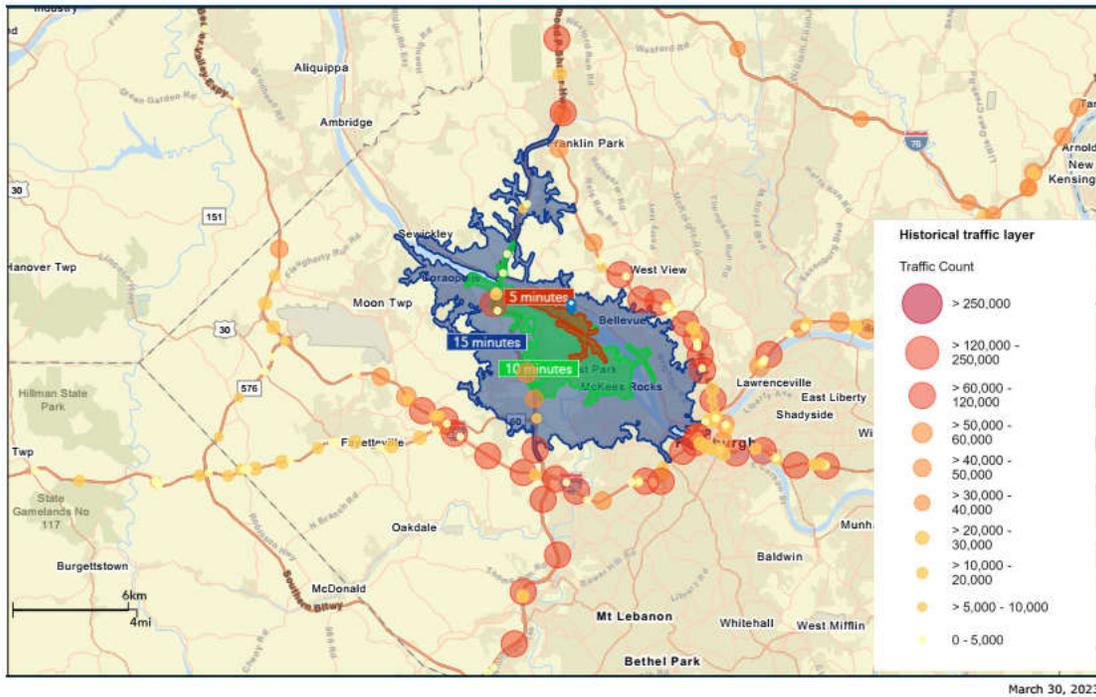
### **Drive Time Map – Comparable Sale #1 and #4**



**Source:** ESRI, 2023

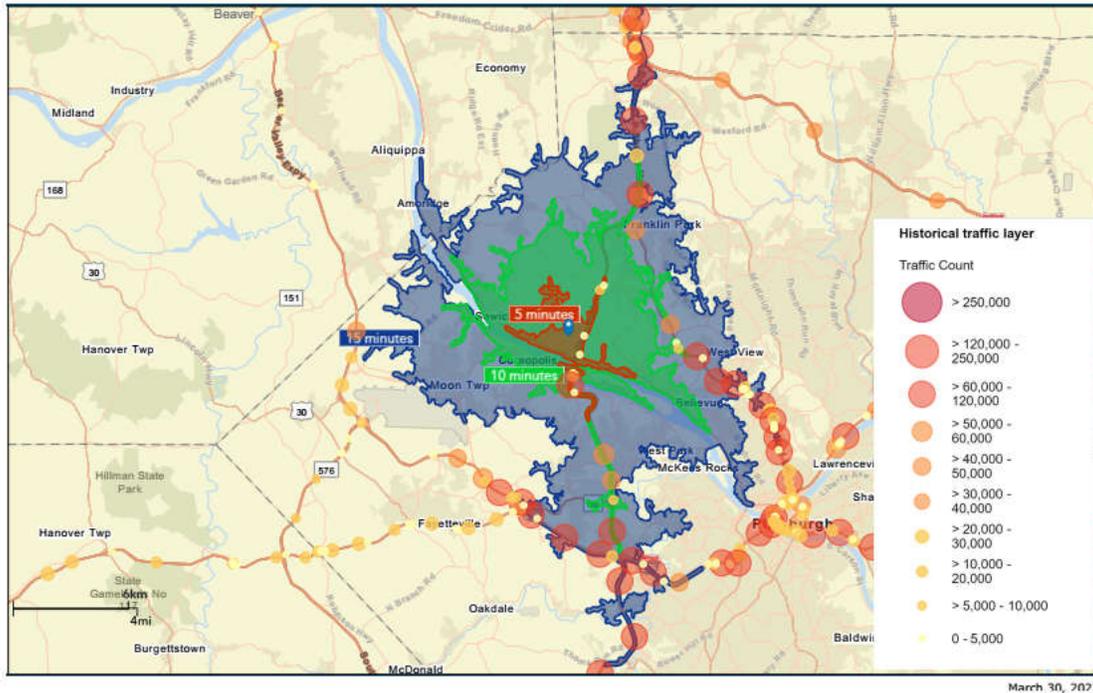
Comparable sales #1 and #4 are located on Solar Drive in Findley Industrial Park in Findley Township. This location is considered similar to that of the subject property overall, for industrial use. While the proximity to major highways is slightly inferior, this factor is offset by access to the nearby Pittsburgh International Airport (PIT), which is a positive factor for some industrial users.

**Drive Time Map – Comparable Sale #2**



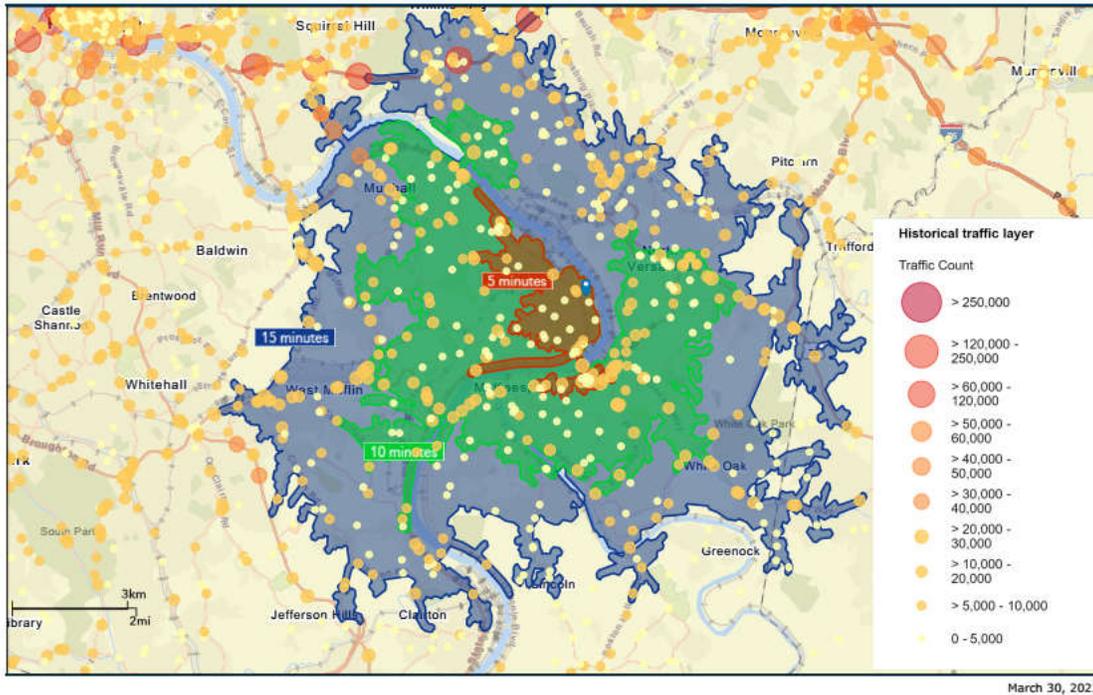
Source: ESRI, 2023

The location of comparable sale #2, near the southern end of Neville Island, is considered slightly inferior to the subject property. While I-79 is located within a 10-minute drive of the property, additional major corridors are located predominately outside of the 15-minute drive time area.

**Drive Time Map – Comparable Sale #3**

**Source:** ESRI, 2023

Comparable sale #3 is located in the I-79 North Industrial Research Park in Aleppo Township, Sewickley. This location is considered similar to that of the subject overall due to the proximity of I-79 within a 5-minute drive of the property, which connects the site to I-279 and I-376 within a 15-minute drive. The Pittsburgh International Airport is also with a 15-minute drive of this property.

**Drive Time Map – Comparable Sale #5**

**Source:** ESRI, 2023

Comparable sale #5, located along the Monongahela River in the City of Duquesne, is considered inferior to the subject property in terms of location, the locale lacks convenient access to major corridors, with the exception of I-376 near the northern limits of the 15-minute drive time area.

**Size**

Site size, based on usable acres, was considered for the comparable properties relative to the subject. Generally, the smaller the usable acreage, the higher the selling price per acre, due to the economies of scale.

Comparable sales #1, #2 and #3 are considerably smaller sites in comparison to the subject property, while comparable sales #4 and #5 are similar to the subject property in this regard.

**Site Characteristics**

Topography is an important factor in analyzing vacant land. Severe topography can limit the functional utility of a site, while even mildly rolling topography can increase site preparation costs due to increased grading. It should be noted here that the adjustments made for topography also considered whether or not the comparable sale had a cleared area that was available for development, as land that is not cleared can also increase site preparation costs. Site shape can also influence development

potential of land tracts. It is important to note that only site characteristics within the usable portion of the site were considered in this qualitative analysis employing the price per usable acre unit of comparison.

Overall, comparable sales #1, #2, #3 and #5 are considered similar for site characteristics relative to the subject site. In addition, comparable sale #4 is considered inferior to the subject property for this element of comparison.

### **Approvals**

Many of the comparable sales had approvals in place at the expense and effort of the buyer. While this mitigates risk for the buyer, it is assumed that a buyer of the subject property would be fully informed on permitted uses for the property and would have reassurance regarding the permissibility of their intended use. Therefore, the comparable sales are considered similar to the subject property in this regard.

### **Utilities**

The type of utilities required or the presence of public utilities is an important factor for commercial land. The availability of public sewer, for example, can simplify and reduce the development costs by negating the need for on-lot septic systems.

The subject property and all of the comparable sales have access to public utilities, including natural gas.

### **Zoning**

Zoning can have a large impact on the value of real estate as the zoning controls the allowable uses on a given tract of land. Generally, less restrictive zoning has a positive influence on property value.

The subject property is located in the RIV-GI General Industrial Zoning District. According to the City's Zoning Code, the RIV-GI District is "intended to address a variety of industrial uses. The district accommodates both general industrial uses, as well as heavier industrial uses that may produce external impacts such as smoke, noise, glare, or vibration. Outdoor storage and related outdoor activities may also be included in the operation of such uses. The subdistrict is structured to prevent encroachment of non-industrial uses, accommodate site design elements related to public safety, and maintain compatibility with surrounding uses."<sup>16</sup>

All of the comparable sales are located in the zoning districts that permit industrial uses. However, some of these zoning districts are more restrictive in the type of industrial uses permitted by right. Comparable sales #1, #3 and #4 are considered more restrictive than that of the subject property in regards to more intense industrial uses.

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<sup>16</sup> Pittsburgh Zoning Code, § 905.04.A.2.d.

The remaining comparable sales are considered similar to the subject property for zoning.

### **Flood Zone**

Typically, properties located in a special flood hazard area are less desirable than properties that are not located in such an area, due to the associated flood insurance costs and the increased risk of damage to the property due to flooding.

This appraisal employs the hypothetical condition that fill has been added to the portions of the 16.5 acres recommended for industrial use that are in a Special Flood Hazard Area (SFHA), in order to raise the entire 16.5 acres above the SFHA with a 1' freeboard. Additionally, the highest and best use of the remainder of the site located in the SFHA is for park use, and is not included in the usable acreage of the site. Therefore, the partial location in a special flood hazard area is not considered in this analysis utilizing the usable acre unit of comparison. Accordingly, all of the comparable sales are considered similar to the subject for this element of comparison.

The comparable sale analysis grid for the subject site is shown on the next page, with conclusions following.

| Land Analysis Grid                                 |  | Comp 1  |                | Comp 2  |                | Comp 3  |                | Comp 4  |                | Comp 5   |                |
|--|--|---|----------------|---|----------------|---|----------------|---|----------------|--|----------------|
| Address  | 3001 Beaver Avenue                           | Solar Dr. Lot 16                                    |                | 2051 Gulf Rd                                      |                | 301 Deer Run Rd                                   |                | Solar Dr. Lot 12                                    |                | S Linden St.                                       |                |
| City   | Pittsburgh                                   | Imperial  |                | Pittsburgh  |                | Sewickley   |                | Imperial  |                | Duquesne   |                |
| Municipality                                       | Pittsburgh 27th Ward                         | Findlay Twp   |                | Neville Twp                                       |                | Aleppo Twp  |                | Findlay Twp, Robinson Twp                           |                | City of Duquesne                                   |                |
| County   | Allegheny                                    | Allegheny   |                | Allegheny   |                | Allegheny   |                | Allegheny, Washington                               |                | Allegheny  |                |
| State  | Pennsylvania                                 | PA  |                | PA  |                | PA  |                | PA  |                | PA   |                |
| Distance   |  | 14. miles   |                | 3.3 miles   |                | 6.5 miles   |                | 14.2 miles  |                | 12.8 miles   |                |
| Date   | 3/26/2023                                    | 7/28/2022   |                | 3/17/2022   |                | 7/27/2021   |                | 3/15/2021   |                | 11/17/2020   |                |
| Price  |  | \$1,250,000   |                | \$1,000,000                                       |                | \$1,500,000                                       |                | \$2,480,000   |                | \$974,167  |                |
| Usable Acres                                       | 16.50  | 8.00  |                | 6.00  |                | 7.00  |                | 17.00   |                | 13.64  |                |
| Usable Acre Unit Price                             |  | \$156,250   |                | \$166,667   |                | \$214,286   |                | \$145,882   |                | \$71,397   |                |
| <b>Transaction Adjustments</b>                     |  |   |                |   |                |   |                |   |                |  |                |
| Property Rights                                    | Fee Simple Estate                            | Fee Simple  | 0.0%           | Fee Simple  | 0.0%           | Fee Simple  | 0.0%           | Fee Simple  | 0.0%           | Fee Simple   | 0.0%           |
| Financing  | Conventional                                 | Cash to Seller                                      | 0.0%           | Assumed Cash                                      | 0.0%           | Cash to Seller                                    | 0.0%           | Conventional  | 0.0%           | Cash to Seller                                     | 0.0%           |
| Conditions of Sale                                 | Normal                                       | Normal  | <i>Similar</i> | Normal  | <i>Similar</i> | Normal  | <i>Similar</i> | Normal  | <i>Similar</i> | Normal   | <i>Similar</i> |
| <b>Adjusted Usable Acre Unit Price</b>             |  | <b>\$156,250</b>                                    |                | <b>\$166,667</b>                                  |                | <b>\$214,286</b>                                  |                | <b>\$145,882</b>                                    |                | <b>\$71,397</b>                                    |                |
| Market Trends Through                              | 3/26/2023                                    | <i>Similar</i>                                      |                | <i>Similar</i>                                    |                | <i>Similar</i>                                    |                | <i>Similar</i>                                      |                | <i>Inferior</i>                                    |                |
| Location   |  | <i>Similar</i>                                      |                | <i>Slightly Inferior</i>                          |                | <i>Similar</i>                                    |                | <i>Similar</i>                                      |                | <i>Inferior</i>                                    |                |
| Usable Acres                                       | 16.50  | 8.00<br><i>Smaller</i>                              |                | 6.00<br><i>Smaller</i>                            |                | 7.00<br><i>Smaller</i>                            |                | 17.00<br><i>Similar</i>                             |                | 13.64<br><i>Similar</i>                            |                |
| Site Characteristics                               |  | Generally Level                                     |                | Generally Level                                   |                | Level to Steep                                    |                | Rolling   |                | Generally Level                                    |                |
| Topography   | Generally Level/Gently Sloping               | Generally Level                                     |                | Generally Level                                   |                | Irregular   |                | Slightly Irregular                                  |                | Slightly Irregular                                 |                |
| Shape  | Generally Rectangular                        | <i>Similar</i>                                      |                | <i>Similar</i>                                    |                | <i>Similar</i>                                    |                | <i>Inferior</i>                                     |                | <i>Similar</i>                                     |                |
| Approvals  | None   | By Buyer<br><i>Similar</i>                          |                | By Buyer<br><i>Similar</i>                        |                | By Buyer<br><i>Similar</i>                        |                | By Buyer<br><i>Similar</i>                          |                | No<br><i>Similar</i>                               |                |
| Utilities  | Public water, sewer & natural gas            | Public water & sewer, natural gas<br><i>Similar</i> |                | City water, sewer & natural gas<br><i>Similar</i> |                | City water, sewer & natural gas<br><i>Similar</i> |                | Public water & sewer, natural gas<br><i>Similar</i> |                | Public water, sewer, natural gas<br><i>Similar</i> |                |
| Zoning   | Riverfront General Industrial                | LI - Light Industrial<br><i>Inferior</i>            |                | I-S, Industrial Special<br><i>Similar</i>         |                | C-2 Commercial Industrial<br><i>Inferior</i>      |                | LI - Light Industrial<br><i>Inferior</i>            |                | CCD - City Center Duquesne<br><i>Similar</i>       |                |
| Flood Zone   | Industrial Portion of Site Raised Above SFHA | X<br><i>Similar</i>                                 |                | X<br><i>Similar</i>                               |                | X<br><i>Similar</i>                               |                | X<br><i>Similar</i>                                 |                | X<br><i>Similar</i>                                |                |
| <b>Transaction Adjusted Usable Acre Unit Price</b> |  | <b>\$156,250</b>                                    |                | <b>\$166,667</b>                                  |                | <b>\$214,286</b>                                  |                | <b>\$145,882</b>                                    |                | <b>\$71,397</b>                                    |                |
| <b>Overall Comparison to Subject</b>               |  | <i>Similar</i>                                      |                | <i>Similar</i>                                    |                | <i>Similar</i>                                    |                | <i>Inferior</i>                                     |                | <i>Inferior</i>                                    |                |



### Sales Comparison Approach Conclusion

We have researched and analyzed recent land sales and have presented the five most comparable sales. The sale price/usable acre of the comparable properties range from \$71,397 to \$214,286 per unit; the mean is \$150,896.

The sales presented on the previous page are ranked in comparison to the subject property as shown below. A ranking analysis is, "A qualitative technique for analyzing comparable sales; a variant of relative comparison analysis in which comparable sales are ranked in descending or ascending order of desirability and each is analyzed to determine its position relative to the subject."<sup>17</sup>

| Comparable Sale Ranking Analysis |                  |            |                 |                |
|----------------------------------|------------------|------------|-----------------|----------------|
|                                  |                  |            |                 | \$/Usable Acre |
| Comp 3                           | 301 Deer Run Rd  | Sewickley  | <i>Similar</i>  | \$214,286      |
| <b>Subject Property</b>          |                  |            |                 |                |
| Comp 2                           | 2051 Gulf Rd     | Pittsburgh | <i>Similar</i>  | \$166,667      |
| Comp 1                           | Solar Dr. Lot 16 | Imperial   | <i>Similar</i>  | \$156,250      |
| Comp 4                           | Solar Dr. Lot 12 | Imperial   | <i>Inferior</i> | \$145,882      |
| Comp 5                           | S Linden St.     | Duquesne   | <i>Inferior</i> | \$71,397       |

The comparable sales bracket the subject property in terms of comparability, while land sales #1, #2 and #3 are considered the most similar to the subject property overall, as indicated in the ranking analysis above. These comparable sales indicate a mean of \$179,067. Therefore, a unit rate of approximately \$180,000 per usable acre is considered reasonable for the subject property. This equates to an indicated value of \$2,970,000, rounded to **\$3,000,000** for the subject site.

#### As Is Market Value of the Subject Property

**Indicated Value per Usable Acre:** \$180,000

**Usable Acres:** 16.50

**Indicated Value:** \$2,970,000

**Rounded: \$3,000,000**

**Three Million Dollars**

<sup>17</sup> *The Appraisal of Real Estate Appraisal*, 14<sup>th</sup> Edition (Chicago: Appraisal Institute, 2013), 404

**COST APPROACH**

In the Cost Approach, the value of a property is based on a comparison with the cost to build a new or substitute property. The cost estimate is adjusted for the depreciation evident in the existing property. This approach is most reliable when valuing new or proposed construction when the improvements represent the highest and best use of the land and the land value is well supported.

Depreciation is estimated for three separate elements: Physical Deterioration; Functional Obsolescence; and External Obsolescence. The elements of depreciation can be curable or incurable. Physical Deterioration refers to wear and tear from regular use and age, and the impact of the elements. Functional Obsolescence is caused by a flaw in the structure or an outdated design that diminishes the functional utility of a property. This can be caused by an improvement that is not adequate, or by an improvement that is superadequate. External Obsolescence is an impairment to the salability of the property due to factors outside the property. This can be location next to an undesirable element, such as a busy road, or it can be caused by market conditions.

The Cost Approach is not considered a reliable indicator of value for the subject property, as this approach is most applicable to newly constructed building improvements. For this appraisal, the subject property is best classified as a “shovel ready” industrial site. Therefore, the Cost Approach is not an applicable approach to value for the subject property.

## RECONCILIATION

The subject property is best classified as an institutional property. The property rights being appraised are the fee simple estate in the subject property real estate.

In the preceding pages of this report, the Income Capitalization Approach, the Sales Comparison Approach, and the Cost Approach to value were considered to estimate the market value of the fee simple estate in the subject property as of the effective date of this report. The values indicated by these approaches are summarized below:

### Income Capitalization Approach

The Income Capitalization Approach looks at investment opportunities from the view of the typical investor-buyer, being concerned with a property's income generation potential and future marketability. The Income Capitalization Approach reflects the actions of the buyers and sellers in the market. The Income Capitalization Approach is most effective when income and expenses can be reasonably estimated and stabilized.

The Income Capitalization Approach was considered in this appraisal. However, the subject property is not considered an income producing property at this stage, as a "shovel ready" industrial site. Therefore, the Income Capitalization Approach is not considered an applicable method of valuation for the subject property.

### Sales Comparison Approach

The Sales Comparison Approach considers sales of similar types of properties that have recently sold in the subject's market area. These sales have been compared to the subject and adjusted for dissimilarities between the comparable properties and the subject to arrive at an indication of value. The Sales Comparison Approach also reflects the actions of both buyers and sellers in the market. The inherent weakness in the Sales Comparison Approach is that no two sales or properties are exactly alike.

The Sales Comparison Approach was utilized to estimate land value as a vacant "shovel ready" industrial site. It is noted that the land value as vacant, **\$3,000,000** is greatly exceeded by estimates for demolition, hazardous material abatement and raising the industrial portion of the site above the flood plain **\$47,841,084**. Additional costs may be incurred for any necessary environmental remediation, and abatement/disposal of hazardous materials beyond asbestos containing materials. Cost estimates for these items were not provided to the appraiser. This is an indication that it would not be financially feasible for a developer or end-user to acquire the subject property as-is and bear the cost of demolition, environmental remediation, hazardous material abatement and raising the industrial portion of the site above the flood plain.

**Cost Approach**

The Cost Approach is based on the premise that a buyer would pay no more to purchase an existing property than they would to build a structure to suit their needs. This approach involves estimating the reproduction or replacement cost new, deducting the accrued depreciation from all sources, and adding the value of the site as if vacant.

The Cost Approach has not been developed for the subject property, due to the fact that subject property is best classified as a “shovel ready” vacant industrial site for this appraisal.

**Final Value Conclusion**

In the final analysis, the Sales Comparison Approach was developed for the valuation of the subject property. Numerous land sales similar to the subject were identified and analyzed for this assignment.

Given the data and analyses developed in this appraisal, I have reconciled to the following value conclusion(s), as of March 26, 2023, subject to the Limiting Conditions and Assumptions of this appraisal.

**Value Indications**

| <b>Market Value – Fee Simple Estate</b> |                    |
|---|--------------------|
| Sales Comparison Approach               |                    |
| As-Vacant “Shovel Ready”:               | \$3,000,000        |
| <b>Final Market Value</b>               | <b>\$3,000,000</b> |

**Current Market Value:**

It is my opinion, and I hereby certify, the market value of the fee simple estate of the subject real property, as of March 26, 2023, employing the extraordinary assumptions and hypothetical conditions contained herein, is

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**\$3,000,000**  
**Three Million Dollars**

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**CERTIFICATION**

I, Shaun A. Henry certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report with the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement and compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. The reported analysis, opinions, and conclusions were developed, and this report was prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of the Professional Appraisal Practice of the Appraisal Institute.
9. I have made a personal visit to the subject property.
10. No one provided significant real property appraisal assistance to the person(s) signing this report.
11. I am certified by the Commonwealth of Pennsylvania Department of State Bureau of Professional and Occupational Affairs as a General Certified Real Estate Appraiser.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.



Shaun A. Henry, MAI, AI-GRS, R/W-AC

Pennsylvania Certified General Real Estate Appraiser #GA003703

May 2, 2023



**ASSUMPTIONS AND LIMITING CONDITIONS**

1. The appraisers have not made a soil test or test of underground water. A Phase I Environmental Site Assessment (ESA) was conducted by Rhea Engineers & Consultants, Inc., in conjunction with the SCI - Pittsburgh Land Use Feasibility Study, and has been provided for our review. The ESA identified several Recognized Environmental Conditions (RECs) affecting the subject property, as described below:
  - a. Based on review of historical use information, the subject property has been used as a correctional facility since at least the mid 1880's along with various support facilities, including hospitals, dining facilities, power plants, laundry facilities, industrial manufacturing facilities, and machine shops, among others. Operations at these facilities likely included the use of hazardous substances. As a result, the historic site use is considered a REC.
  - b. Based on a review of the available historic documentation, historic adjoining and surrounding property use is considered a REC due to the former presence of ASTs containing solvents and electroplating operations to the north and south of the subject property, respectively, which have the potential to adversely impact the subject property.
  - c. According to Rhea, 2019, lead and manganese (soil) and PCE, arsenic, iron, and manganese (groundwater) concentrations were present above the applicable PADEP Act 2 standards for a non-residential, used aquifer with less than or equal to 2,500 ppm TDS. Lead and manganese were detected in soils above the applicable Act 2 standard at four locations. PCE was detected in groundwater above the applicable Act 2 standard in one location while metals were detected above Act 2 standards in all eight sample locations. The known soil and groundwater concentrations above applicable Act 2 standards on the subject property is considered a REC.
  - d. A large coal storage area was observed along the eastern exterior of Buildings 27 and 27A. The coal is no longer used and has likely been in this location since at least 2005, when the SCIP power plant was converted from coal to natural gas. Leachate emanating from coal storage areas can impact soil and groundwater; therefore, the coal storage area is considered a REC.
  - e. The ESA identified one HREC. The subject property is listed in the LUST database for a release that occurred in November 1997. According to the database listing, the LUST case has a "Cleanup Completed" status as of October 19, 2011, indicating that it has been addressed to the satisfaction of the applicable regulatory authority (PADEP). Because the LUST case has been addressed to the satisfaction of the PADEP without subjecting the property to any required controls, as evidenced by the lack of AULs, it is considered a HREC.
  - f. The ESA further identified the following business environmental risks, which do not meet the criteria of a REC: Based on a review of the available supplemental physical setting resources, the subject property is located in the 100-year and 500-year floodplain. The location of the subject property within the 100-year and 500-year floodplain is considered a BER as the presence of the floodplains may require additional development and building costs. In addition, Rhea observed one 2,500-gallon diesel UST, one 6,000-gallon gasoline UST, and one 8,000-gallon diesel UST on the subject property. According to Justin Moore, the USTs have been emptied and currently have a "temporarily out of use" status as of February 2020. The

USTs are set to be closed and removed in November 2022 (Interview). The USTs are considered a BER as any potential contamination discovered during the removal of the tanks could lead to additional investigation and/or cleanup costs. This issue is considered a business environmental risk and the cost of disposal should be taken into consideration during the planning and development of the Site.

2. In the absence of core borings, or other tests, it has been assumed that there are no other unusual subsoil conditions, or hazardous substances that would adversely affect the marketability of the subject property. A Phase II Environmental Site Assessment was performed by Rhea Engineers & Consultants, Inc. and Michael Baker International, Inc. In addition, Rhea reported its findings in the Hazardous Materials Survey. Results of the aforementioned reports are contained within the Subject Property Analysis section of this report. The existence of any other hazardous material, which may or may not be present on or in the property, was not observed by the appraisers. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property, and was not included in this appraisal, unless otherwise noted.
3. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.
4. The value estimate does not take into account any negative or positive factors caused by existing or forthcoming EPA or other regulations.
5. Further, it is assumed that there are no mineral deposits of a commercial nature underlying the subject property. This appraisal is of the surface rights only, and is not inclusive of any applicable oil, gas or mineral rights.
6. No responsibility is assumed for the legal descriptions provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
7. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
8. Responsible ownership and competent property management are assumed.
9. The information furnished by others is believed to be reliable, but no warranty is given for accuracy.
10. All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
11. No survey has been made by the appraiser and no responsibility is assumed in connection with such matters.
12. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.

13. It is assumed the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
14. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
15. Our site visit included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.
16. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
17. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.
18. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.
19. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.
20. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within the report.
21. The distribution of the total valuation in this report between land and improvements applies only under the stated program utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

22. Acceptance, and/or use of this appraisal report constitutes acceptance of the foregoing Assumptions and Limiting Conditions.
23. The appraiser of this property will not be required to give testimony or appear in court because of having made this appraisal, unless arrangements have been previously made.

# SHAUN A. HENRY, MAI, AI-GRS, R/W-AC

## PROFESSIONAL QUALIFICATIONS

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### LICENSE:

**Commonwealth of PA** - *Certified General Appraiser, (GA-003703)*

**Florida State** - *Certified General Real Estate Appraiser (RZ4043)*

**Commonwealth of PA** - *Real Estate Salesperson, (RS-295989)*

### SERVICE:

**Central Pennsylvania Chapter – Appraisal Institute**

- *Candidate Advisors (Current)*
- *Board of Directors (2015-2020)*

### EDUCATION:

**Delaware Valley College of Science and Agriculture**

*Bachelor of Science, Agronomy and Environmental Science – 1997*

*Magna Cum Laude*

**Appraisal Institute**

- *MAI Designation – 2013*
- *AI-GRS Designation – 2018*
- *Litigation Professional Development Program*
- *Valuation of the Components of a Business Enterprise Professional Development Program*

### Appraisal Courses:

- IRWA 421 – The Valuation of Partial Acquisitions
- IRWA 431 – Problems in the Valuation of Partial Acquisitions
- National Uniform Standards of Professional Appraisal Practice & Current Update
- Narrative Report Writing
- Business Practices & Ethics
- Basic Appraisal Principles
- Real Estate Finance
- Basic Appraisal Procedure
- Basic Income Capitalization
- Real Estate Investment
- General Applications
- Appraiser as Expert Witness
- Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets
- Appraising Sub-Surface Mineral Rights
- Land Analysis
- Review Theory - General
- Advanced Sales Comparison & Cost Approaches
- PA Assessment Law
- Advanced Applications
- General Market Analysis and Highest & Best Use
- Report Writing & Valuation Analysis
- Self-Storage Economics & Appraisal
- Golf Course Property Valuation
- Litigation Appraising – Specialized Topics
- Land & Site Valuation
- Small Hotel/Motel Valuation
- Appraising Convenience Stores
- Condemnation Appraising: Principles & Applications
- Advanced Income Capitalization

**Appraisal Courses (Continued):**

- PA State Law for Appraisers
- Advanced Spreadsheet Modeling
- Application & Interpretation of Simple Linear Regression
- Appraising Cell Towers
- General Demonstration Report – Capstone Program
- Appraisal of Manufactured Homes
- Uniform Appraisal Standards for Federal Land Acquisitions
- Appraising for AVSO and Other Federal Agencies
- Appraisal Review Theory – General
- Commercial Bankruptcy, Workouts and The Valuation Process

**Real Estate Courses:**

- Real Estate Fundamentals
- Real Estate Practice
- Business Law
- Real Estate Law
- Property Management
- Working with Real Estate Investors

**PROFESSIONAL AFFILIATIONS:**

- IRWA – International Right of Way Association
- NGCOA – National Golf Course Owners Association
- NGF – National Golf Foundation
- GCSAA – Golf Course Superintendents Association of America
- USGA – United States Golf Association
- NAR – National Association of Realtors
- PAR – Pennsylvania Association of Realtors
- GHAR – Greater Harrisburg Association of Realtors

**EXPERIENCE BY PROPERTY TYPE:**

- Golf Courses, Country Clubs
- Resorts
- Trucking Terminals
- Industrial Facilities
- Office Facilities
- Medical Offices
- Commercial Land
- Residential Subdivisions
- Mobile Home Parks
- Restaurants
- Institutional Properties
- Truck Stops
- Retail/Shopping Centers
- Big Box Retail
- Hospitality/Hotel/Motel
- Self-Storage Facilities
- Churches/Religious Facilities
- Spa/Fitness Centers
- Multi-Family Residential Properties
- Service Stations/Convenience Stores

**EXPERIENCE:**

Mr. Henry has completed a multitude of appraisal and consulting assignments in 19 States, as well as Canada, and the Caribbean. He has extensive experience with a variety of commercial, income producing and special use property types.

Mr. Henry has assisted clients with commercial property disposition and acquisition, market analysis, marketability analysis, estate planning, feasibility analysis, operations consulting, highest and best use analysis, exchanges, and obtaining financing. He has provided litigation support for bankruptcy and foreclosure, eminent domain, tax assessment appeals, and partnership disputes, and has been qualified as an expert witness in multiple courts.

In addition to holding the MAI, and AI-GRS designations, Certified General Real Estate Appraiser Certification and real estate sales license, Henry has completed the Appraisal Institute's Valuation of the Components of a Business Enterprise Professional Development Program, as well as the Litigation Professional Development Program.

Henry has been involved with real estate appraisal and consulting since 2005, and is the co-founder of Advantage Real Estate Advisors. Clients include law firms, property owners, REITs (Real Estate Investment Trusts), municipalities, taxing authorities, governmental entities, developers, investors, trustees, and lenders, among others.

# ADDENDA

Appraiser License

Property Record Cards

Deeds

Act 24

Executive Summary - Phase I  
Environmental Assessment

Executive Summary – Phase II  
Environmental Assessment

Executive Summary – Hazardous  
Materials Survey DRAFT

Asbestos Abatement Estimate

Demolition Cost Estimates

Zoning Ordinance

National Register of Historical Places  
Nomination



Commonwealth of Pennsylvania  
Department of State  
Bureau of Professional and Occupational Affairs  
PO BOX 2649 Harrisburg PA 17105-2649

21 0026531

License Type  
Certified General Appraiser

SHAUN A HENRY  
530 N LOCKWILLOW AVENUE  
HARRISBURG, PA 17112



License Status  
Active

Initial License Date  
07/21/2008

License Number  
GA003703

Expiration Date  
06/30/2023

Commissioner of Professional and Occupational Affairs

Signature

Parcel ID : 0044-B-00020-0000-00  
 Property Address : 3001 NEW BEAVER AVE  
 PITTSBURGH, PA 15233

Municipality : 127 27th Ward - PITTSBURGH  
 Owner Name : COMMONWEALTH OF  
 PENNSYLVANIA

|                   |                  |                     |             |
|-------------------|------------------|---------------------|-------------|
| School District : | Pittsburgh       | Neighborhood Code : | 51C58       |
| Tax Code :        | Exempt           | Owner Code :        | Corporation |
| Class :           | Government       | Recording Date :    |             |
| Use Code :        | STATE GOVERNMENT | Sale Date :         | 12/30/1991  |
| Homestead* :      | No               | Sale Price :        | \$1         |
| Farmstead :       | No               | Deed Book :         | 8630        |
| Clean And Green   | No               | Deed Page :         | 499         |
| Other Abatement : | No               | Lot Area :          | 13,068 SQFT |

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value

2022 County Assessed Value

|                |         |                |         |
|----------------|---------|----------------|---------|
| Land Value     | \$3,900 | Land Value     | \$3,900 |
| Building Value | \$0     | Building Value | \$0     |
| Total Value    | \$3,900 | Total Value    | \$3,900 |

2021 Full Base Year Market Value

2021 County Assessed Value

|                |         |                |         |
|----------------|---------|----------------|---------|
| Land Value     | \$3,900 | Land Value     | \$3,900 |
| Building Value | \$0     | Building Value | \$0     |
| Total Value    | \$3,900 | Total Value    | \$3,900 |

Address Information

Owner Mailing : 300 LIBERTY AVE  
 PITTSBURGH, PA 15222-1210

Parcel ID : 0044-B-00025-0000-00  
 Property Address : WESTHALL ST  
 PITTSBURGH, PA 15233

Municipality : 127 27th Ward - PITTSBURGH  
 Owner Name : COMMONWEALTH OF  
 PENNSYLVANIA

|                   |                  |                     |              |
|-------------------|------------------|---------------------|--------------|
| School District : | Pittsburgh       | Neighborhood Code : | 51C57        |
| Tax Code :        | Exempt           | Owner Code :        | Corporation  |
| Class :           | Government       | Recording Date :    |              |
| Use Code :        | STATE GOVERNMENT | Sale Date :         | 12/30/1991   |
| Homestead* :      | No               | Sale Price :        | \$1          |
| Farmstead :       | No               | Deed Book :         | 8630         |
| Clean And Green   | No               | Deed Page :         | 499          |
| Other Abatement : | No               | Lot Area :          | 2.2000 Acres |

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value

2022 County Assessed Value

|                |          |                |          |
|----------------|----------|----------------|----------|
| Land Value     | \$32,600 | Land Value     | \$32,600 |
| Building Value | \$0      | Building Value | \$0      |
| Total Value    | \$32,600 | Total Value    | \$32,600 |

2021 Full Base Year Market Value

2021 County Assessed Value

|                |          |                |          |
|----------------|----------|----------------|----------|
| Land Value     | \$32,600 | Land Value     | \$32,600 |
| Building Value | \$0      | Building Value | \$0      |
| Total Value    | \$32,600 | Total Value    | \$32,600 |

Address Information

Owner Mailing : 300 LIBERTY AVE  
 PITTSBURGH, PA 15222-1210

Parcel ID : 0044-B-00026-0000-00  
 Property Address : 3001 NEW BEAVER AVE  
 PITTSBURGH, PA 15233

Municipality : 127 27th Ward - PITTSBURGH  
 Owner Name : COMMONWEALTH OF  
 PENNSYLVANIA

|                   |                  |                     |              |
|-------------------|------------------|---------------------|--------------|
| School District : | Pittsburgh       | Neighborhood Code : | 51C57        |
| Tax Code :        | Exempt           | Owner Code :        | Corporation  |
| Class :           | Government       | Recording Date :    |              |
| Use Code :        | STATE GOVERNMENT | Sale Date :         | 12/30/1991   |
| Homestead* :      | No               | Sale Price :        | \$1          |
| Farmstead :       | No               | Deed Book :         | 8630         |
| Clean And Green   | No               | Deed Page :         | 499          |
| Other Abatement : | No               | Lot Area :          | 1.0560 Acres |

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value

2022 County Assessed Value

|                |          |                |          |
|----------------|----------|----------------|----------|
| Land Value     | \$15,800 | Land Value     | \$15,800 |
| Building Value | \$0      | Building Value | \$0      |
| Total Value    | \$15,800 | Total Value    | \$15,800 |

2021 Full Base Year Market Value

2021 County Assessed Value

|                |          |                |          |
|----------------|----------|----------------|----------|
| Land Value     | \$15,800 | Land Value     | \$15,800 |
| Building Value | \$0      | Building Value | \$0      |
| Total Value    | \$15,800 | Total Value    | \$15,800 |

Address Information

Owner Mailing : 300 LIBERTY AVE  
 PITTSBURGH, PA 15222-1210

Parcel ID : 0044-B-00050-0000-00  
 Property Address : 3001 NEW BEAVER AVE  
 PITTSBURGH, PA 15233

Municipality : 127 27th Ward - PITTSBURGH  
 Owner Name : COMMONWEALTH OF  
 PENNSYLVANIA

|                   |                  |                     |             |
|-------------------|------------------|---------------------|-------------|
| School District : | Pittsburgh       | Neighborhood Code : | 51C57       |
| Tax Code :        | Exempt           | Owner Code :        | Corporation |
| Class :           | Government       | Recording Date :    |             |
| Use Code :        | STATE GOVERNMENT | Sale Date :         | 12/30/1991  |
| Homestead* :      | No               | Sale Price :        | \$1         |
| Farmstead :       | No               | Deed Book :         | 8630        |
| Clean And Green   | No               | Deed Page :         | 499         |
| Other Abatement : | No               | Lot Area :          | 10,019 SQFT |

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value

2022 County Assessed Value

|                |         |                |         |
|----------------|---------|----------------|---------|
| Land Value     | \$3,400 | Land Value     | \$3,400 |
| Building Value | \$0     | Building Value | \$0     |
| Total Value    | \$3,400 | Total Value    | \$3,400 |

2021 Full Base Year Market Value

2021 County Assessed Value

|                |         |                |         |
|----------------|---------|----------------|---------|
| Land Value     | \$3,400 | Land Value     | \$3,400 |
| Building Value | \$0     | Building Value | \$0     |
| Total Value    | \$3,400 | Total Value    | \$3,400 |

Address Information

Owner Mailing : 300 LIBERTY AVE  
 PITTSBURGH, PA 15222-1210

Parcel ID : 0044-B-00060-0000-00  
 Property Address : 3001 NEW BEAVER AVE  
 PITTSBURGH, PA 15233

Municipality : 127 27th Ward - PITTSBURGH  
 Owner Name : COMMONWEALTH OF  
 PENNSYLVANIA

|                   |                  |                     |              |
|-------------------|------------------|---------------------|--------------|
| School District : | Pittsburgh       | Neighborhood Code : | 51C57        |
| Tax Code :        | Exempt           | Owner Code :        | Corporation  |
| Class :           | Government       | Recording Date :    |              |
| Use Code :        | STATE GOVERNMENT | Sale Date :         | 12/30/1991   |
| Homestead* :      | No               | Sale Price :        | \$1          |
| Farmstead :       | No               | Deed Book :         | 8630         |
| Clean And Green   | No               | Deed Page :         | 499          |
| Other Abatement : | No               | Lot Area :          | 1.0790 Acres |

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value

2022 County Assessed Value

|                |          |                |          |
|----------------|----------|----------------|----------|
| Land Value     | \$16,200 | Land Value     | \$16,200 |
| Building Value | \$0      | Building Value | \$0      |
| Total Value    | \$16,200 | Total Value    | \$16,200 |

2021 Full Base Year Market Value

2021 County Assessed Value

|                |          |                |          |
|----------------|----------|----------------|----------|
| Land Value     | \$16,200 | Land Value     | \$16,200 |
| Building Value | \$0      | Building Value | \$0      |
| Total Value    | \$16,200 | Total Value    | \$16,200 |

Address Information

Owner Mailing : 300 LIBERTY AVE  
 PITTSBURGH, PA 15222-1210

Parcel ID : 0044-B-00070-0000-00  
 Property Address : 3001 NEW BEAVER AVE  
 PITTSBURGH, PA 15233

Municipality : 127 27th Ward - PITTSBURGH  
 Owner Name : COMMONWEALTH OF  
 PENNSYLVANIA

|                   |                  |                     |             |
|-------------------|------------------|---------------------|-------------|
| School District : | Pittsburgh       | Neighborhood Code : | 51C58       |
| Tax Code :        | Exempt           | Owner Code :        | Corporation |
| Class :           | Government       | Recording Date :    |             |
| Use Code :        | STATE GOVERNMENT | Sale Date :         | 12/30/1991  |
| Homestead* :      | No               | Sale Price :        | \$1         |
| Farmstead :       | No               | Deed Book :         | 8630        |
| Clean And Green   | No               | Deed Page :         | 499         |
| Other Abatement : | No               | Lot Area :          | 32,718 SQFT |

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value

2022 County Assessed Value

|                |         |                |         |
|----------------|---------|----------------|---------|
| Land Value     | \$9,800 | Land Value     | \$9,800 |
| Building Value | \$0     | Building Value | \$0     |
| Total Value    | \$9,800 | Total Value    | \$9,800 |

2021 Full Base Year Market Value

2021 County Assessed Value

|                |         |                |         |
|----------------|---------|----------------|---------|
| Land Value     | \$9,800 | Land Value     | \$9,800 |
| Building Value | \$0     | Building Value | \$0     |
| Total Value    | \$9,800 | Total Value    | \$9,800 |

Address Information

Owner Mailing : 300 LIBERTY AVE  
 PITTSBURGH, PA 15222-1210

Parcel ID : 0044-B-00100-0000-00  
 Property Address : 3001 NEW BEAVER AVE  
 PITTSBURGH, PA 15233

Municipality : 127 27th Ward - PITTSBURGH  
 Owner Name : COMMONWEALTH OF  
 PENNSYLVANIA

|                   |                  |                     |              |
|-------------------|------------------|---------------------|--------------|
| School District : | Pittsburgh       | Neighborhood Code : | 51C57        |
| Tax Code :        | Exempt           | Owner Code :        | Corporation  |
| Class :           | Government       | Recording Date :    |              |
| Use Code :        | STATE GOVERNMENT | Sale Date :         | 12/30/1991   |
| Homestead* :      | No               | Sale Price :        | \$1          |
| Farmstead :       | No               | Deed Book :         | 8630         |
| Clean And Green   | No               | Deed Page :         | 499          |
| Other Abatement : | No               | Lot Area :          | 8.3569 Acres |

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value

2022 County Assessed Value

|                |              |                |              |
|----------------|--------------|----------------|--------------|
| Land Value     | \$1,253,500  | Land Value     | \$1,253,500  |
| Building Value | \$57,362,500 | Building Value | \$57,362,500 |
| Total Value    | \$58,616,000 | Total Value    | \$58,616,000 |

2021 Full Base Year Market Value

2021 County Assessed Value

|                |              |                |              |
|----------------|--------------|----------------|--------------|
| Land Value     | \$1,253,500  | Land Value     | \$1,253,500  |
| Building Value | \$57,362,500 | Building Value | \$57,362,500 |
| Total Value    | \$58,616,000 | Total Value    | \$58,616,000 |

Address Information

Owner Mailing : 300 LIBERTY AVE  
 PITTSBURGH, PA 15222-1210

Parcel ID : 0044-C-00060-0000-00  
 Property Address : 3001 NEW BEAVER AVE  
 PITTSBURGH, PA 15233

Municipality : 127 27th Ward - PITTSBURGH  
 Owner Name : COMMONWEALTH OF  
 PENNSYLVANIA

|                   |                  |                     |             |
|-------------------|------------------|---------------------|-------------|
| School District : | Pittsburgh       | Neighborhood Code : | 51C57       |
| Tax Code :        | Exempt           | Owner Code :        | Corporation |
| Class :           | Government       | Recording Date :    |             |
| Use Code :        | STATE GOVERNMENT | Sale Date :         | 6/22/1976   |
| Homestead* :      | No               | Sale Price :        | \$0         |
| Farmstead :       | No               | Deed Book :         |             |
| Clean And Green   | No               | Deed Page :         |             |
| Other Abatement : | No               | Lot Area :          | 9,016 SQFT  |

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value

2022 County Assessed Value

|                |         |                |         |
|----------------|---------|----------------|---------|
| Land Value     | \$3,100 | Land Value     | \$3,100 |
| Building Value | \$0     | Building Value | \$0     |
| Total Value    | \$3,100 | Total Value    | \$3,100 |

2021 Full Base Year Market Value

2021 County Assessed Value

|                |         |                |         |
|----------------|---------|----------------|---------|
| Land Value     | \$3,100 | Land Value     | \$3,100 |
| Building Value | \$0     | Building Value | \$0     |
| Total Value    | \$3,100 | Total Value    | \$3,100 |

Address Information

Owner Mailing : 300 LIBERTY AVE  
 PITTSBURGH, PA 15222-1210

Parcel ID : 0044-C-00068-0000-00  
 Property Address : 3001 NEW BEAVER AVE  
 PITTSBURGH, PA 15233

Municipality : 127 27th Ward - PITTSBURGH  
 Owner Name : DEPT OF PROPERTY & SUPPLIES OF  
 THE COMMO NWEALTH OF PA

|                   |                  |                     |              |
|-------------------|------------------|---------------------|--------------|
| School District : | Pittsburgh       | Neighborhood Code : | 51C58        |
| Tax Code :        | Exempt           | Owner Code :        | Corporation  |
| Class :           | Government       | Recording Date :    |              |
| Use Code :        | STATE GOVERNMENT | Sale Date :         | 6/15/1945    |
| Homestead* :      | No               | Sale Price :        | \$0          |
| Farmstead :       | No               | Deed Book :         | 2867         |
| Clean And Green   | No               | Deed Page :         | 205          |
| Other Abatement : | No               | Lot Area :          | 2.1526 Acres |

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value

2022 County Assessed Value

|                |          |                |          |
|----------------|----------|----------------|----------|
| Land Value     | \$28,100 | Land Value     | \$28,100 |
| Building Value | \$0      | Building Value | \$0      |
| Total Value    | \$28,100 | Total Value    | \$28,100 |

2021 Full Base Year Market Value

2021 County Assessed Value

|                |          |                |          |
|----------------|----------|----------------|----------|
| Land Value     | \$28,100 | Land Value     | \$28,100 |
| Building Value | \$0      | Building Value | \$0      |
| Total Value    | \$28,100 | Total Value    | \$28,100 |

Address Information

Owner Mailing : 300 LIBERTY AVE  
 PITTSBURGH, PA 15222-1210

Parcel ID : 0044-C-00090-0000-00  
 Property Address : 3001 NEW BEAVER AVE  
 PITTSBURGH, PA 15233

Municipality : 127 27th Ward - PITTSBURGH  
 Owner Name : COMMONWEALTH OF  
 PENNSYLVANIA

|                   |                  |                     |              |
|-------------------|------------------|---------------------|--------------|
| School District : | Pittsburgh       | Neighborhood Code : | 51C57        |
| Tax Code :        | Exempt           | Owner Code :        | Corporation  |
| Class :           | Government       | Recording Date :    |              |
| Use Code :        | STATE GOVERNMENT | Sale Date :         | 6/22/1976    |
| Homestead* :      | No               | Sale Price :        | \$0          |
| Farmstead :       | No               | Deed Book :         |              |
| Clean And Green   | No               | Deed Page :         |              |
| Other Abatement : | No               | Lot Area :          | 2.6663 Acres |

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value

2022 County Assessed Value

|                |          |                |          |
|----------------|----------|----------------|----------|
| Land Value     | \$40,000 | Land Value     | \$40,000 |
| Building Value | \$0      | Building Value | \$0      |
| Total Value    | \$40,000 | Total Value    | \$40,000 |

2021 Full Base Year Market Value

2021 County Assessed Value

|                |          |                |          |
|----------------|----------|----------------|----------|
| Land Value     | \$40,000 | Land Value     | \$40,000 |
| Building Value | \$0      | Building Value | \$0      |
| Total Value    | \$40,000 | Total Value    | \$40,000 |

Address Information

Owner Mailing : 300 LIBERTY AVE  
 PITTSBURGH, PA 15222-1210

Parcel ID : 0044-C-00122-0000-00  
 Property Address : 3001 NEW BEAVER AVE  
 PITTSBURGH, PA 15233

Municipality : 127 27th Ward - PITTSBURGH  
 Owner Name : COMMONWEALTH OF  
 PENNSYLVANIA DEPARTMENT OF  
 TRANSPORTATION

|                   |                  |                     |             |
|-------------------|------------------|---------------------|-------------|
| School District : | Pittsburgh       | Neighborhood Code : | 51C57       |
| Tax Code :        | Exempt           | Owner Code :        | Corporation |
| Class :           | Government       | Recording Date :    |             |
| Use Code :        | STATE GOVERNMENT | Sale Date :         | 2/9/1996    |
| Homestead* :      | No               | Sale Price :        | \$30,000    |
| Farmstead :       | No               | Deed Book :         | 9632        |
| Clean And Green : | No               | Deed Page :         | 124         |
| Other Abatement : | No               | Lot Area :          | 25,900 SQFT |

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

| 2022 Full Base Year Market Value |           | 2022 County Assessed Value |           |
|----------------------------------|-----------|----------------------------|-----------|
| Land Value                       | \$104,300 | Land Value                 | \$104,300 |
| Building Value                   | \$58,400  | Building Value             | \$58,400  |
| Total Value                      | \$162,700 | Total Value                | \$162,700 |

| 2021 Full Base Year Market Value |           | 2021 County Assessed Value |           |
|----------------------------------|-----------|----------------------------|-----------|
| Land Value                       | \$104,300 | Land Value                 | \$104,300 |
| Building Value                   | \$58,400  | Building Value             | \$58,400  |
| Total Value                      | \$162,700 | Total Value                | \$162,700 |

Address Information

Owner Mailing : 300 LIBERTY AVE  
 PITTSBURGH, PA 15222-1210

Parcel ID : 0044-C-00124-0000-00  
 Property Address : 3001 NEW BEAVER AVE  
 PITTSBURGH, PA 15233

Municipality : 127 27th Ward - PITTSBURGH  
 Owner Name : COMMONWEALTH OF  
 PENNSYLVANIA

|                   |                  |                     |             |
|-------------------|------------------|---------------------|-------------|
| School District : | Pittsburgh       | Neighborhood Code : | 51C57       |
| Tax Code :        | Exempt           | Owner Code :        | Corporation |
| Class :           | Government       | Recording Date :    |             |
| Use Code :        | STATE GOVERNMENT | Sale Date :         | 8/30/1879   |
| Homestead* :      | No               | Sale Price :        | \$0         |
| Farmstead :       | No               | Deed Book :         | 406         |
| Clean And Green   | No               | Deed Page :         | 452         |
| Other Abatement : | No               | Lot Area :          | 9,684 SQFT  |

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value

2022 County Assessed Value

|                |          |                |          |
|----------------|----------|----------------|----------|
| Land Value     | \$3,300  | Land Value     | \$3,300  |
| Building Value | \$11,800 | Building Value | \$11,800 |
| Total Value    | \$15,100 | Total Value    | \$15,100 |

2021 Full Base Year Market Value

2021 County Assessed Value

|                |          |                |          |
|----------------|----------|----------------|----------|
| Land Value     | \$3,300  | Land Value     | \$3,300  |
| Building Value | \$11,800 | Building Value | \$11,800 |
| Total Value    | \$15,100 | Total Value    | \$15,100 |

Address Information

Owner Mailing : 300 LIBERTY AVE  
 PITTSBURGH, PA 15222-1210

Parcel ID : 0044-G-00001-0000-00  
 Property Address : 3001 NEW BEAVER AVE  
 PITTSBURGH, PA 15233

Municipality : 127 27th Ward - PITTSBURGH  
 Owner Name : COMMONWEALTH OF  
 PENNSYLVANIA

|                   |                  |                     |             |
|-------------------|------------------|---------------------|-------------|
| School District : | Pittsburgh       | Neighborhood Code : | 51C58       |
| Tax Code :        | Exempt           | Owner Code :        | Corporation |
| Class :           | Government       | Recording Date :    |             |
| Use Code :        | STATE GOVERNMENT | Sale Date :         | 9/21/1954   |
| Homestead* :      | No               | Sale Price :        | \$0         |
| Farmstead :       | No               | Deed Book :         |             |
| Clean And Green   | No               | Deed Page :         |             |
| Other Abatement : | No               | Lot Area :          | 16,030 SQFT |

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value

2022 County Assessed Value

|                |         |                |         |
|----------------|---------|----------------|---------|
| Land Value     | \$4,800 | Land Value     | \$4,800 |
| Building Value | \$0     | Building Value | \$0     |
| Total Value    | \$4,800 | Total Value    | \$4,800 |

2021 Full Base Year Market Value

2021 County Assessed Value

|                |         |                |         |
|----------------|---------|----------------|---------|
| Land Value     | \$4,800 | Land Value     | \$4,800 |
| Building Value | \$0     | Building Value | \$0     |
| Total Value    | \$4,800 | Total Value    | \$4,800 |

Address Information

Owner Mailing : 300 LIBERTY AVE  
 PITTSBURGH, PA 15222-1210

Parcel ID : 0044-G-00002-0000-00  
 Property Address : 3001 NEW BEAVER AVE  
 PITTSBURGH, PA 15233

Municipality : 127 27th Ward - PITTSBURGH  
 Owner Name : COMMONWEALTH OF  
 PENNSYLVANIA

|                   |                  |                     |             |
|-------------------|------------------|---------------------|-------------|
| School District : | Pittsburgh       | Neighborhood Code : | 51C57       |
| Tax Code :        | Exempt           | Owner Code :        | Corporation |
| Class :           | Government       | Recording Date :    |             |
| Use Code :        | STATE GOVERNMENT | Sale Date :         | 12/30/1991  |
| Homestead* :      | No               | Sale Price :        | \$1         |
| Farmstead :       | No               | Deed Book :         | 8630        |
| Clean And Green   | No               | Deed Page :         | 499         |
| Other Abatement : | No               | Lot Area :          | 16,988 SQFT |

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value

2022 County Assessed Value

|                |         |                |         |
|----------------|---------|----------------|---------|
| Land Value     | \$5,800 | Land Value     | \$5,800 |
| Building Value | \$0     | Building Value | \$0     |
| Total Value    | \$5,800 | Total Value    | \$5,800 |

2021 Full Base Year Market Value

2021 County Assessed Value

|                |         |                |         |
|----------------|---------|----------------|---------|
| Land Value     | \$5,800 | Land Value     | \$5,800 |
| Building Value | \$0     | Building Value | \$0     |
| Total Value    | \$5,800 | Total Value    | \$5,800 |

Address Information

Owner Mailing : 300 LIBERTY AVE  
 PITTSBURGH, PA 15222-1210

Parcel ID : 0044-G-00020-0000-00  
 Property Address : 3001 NEW BEAVER AVE  
 PITTSBURGH, PA 15233

Municipality : 127 27th Ward - PITTSBURGH  
 Owner Name : COMMONWEALTH OF  
 PENNSYLVANIA

|                   |                  |                     |             |
|-------------------|------------------|---------------------|-------------|
| School District : | Pittsburgh       | Neighborhood Code : | 51C57       |
| Tax Code :        | Exempt           | Owner Code :        | Corporation |
| Class :           | Government       | Recording Date :    |             |
| Use Code :        | STATE GOVERNMENT | Sale Date :         | 6/22/1976   |
| Homestead* :      | No               | Sale Price :        | \$0         |
| Farmstead :       | No               | Deed Book :         |             |
| Clean And Green   | No               | Deed Page :         |             |
| Other Abatement : | No               | Lot Area :          | 40,046 SQFT |

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value

2022 County Assessed Value

|                |          |                |          |
|----------------|----------|----------------|----------|
| Land Value     | \$13,600 | Land Value     | \$13,600 |
| Building Value | \$0      | Building Value | \$0      |
| Total Value    | \$13,600 | Total Value    | \$13,600 |

2021 Full Base Year Market Value

2021 County Assessed Value

|                |          |                |          |
|----------------|----------|----------------|----------|
| Land Value     | \$13,600 | Land Value     | \$13,600 |
| Building Value | \$0      | Building Value | \$0      |
| Total Value    | \$13,600 | Total Value    | \$13,600 |

Address Information

Owner Mailing : 300 LIBERTY AVE  
 PITTSBURGH, PA 15222-1210

Parcel ID : 0044-G-00298-0000-00  
 Property Address : 3001 NEW BEAVER AVE  
 PITTSBURGH, PA 15233

Municipality : 127 27th Ward - PITTSBURGH  
 Owner Name : THE BUNCHER COMPANY

|                   |                   |                     |             |
|-------------------|-------------------|---------------------|-------------|
| School District : | Pittsburgh        | Neighborhood Code : | 51C57       |
| Tax Code :        | Taxable           | Owner Code :        | Corporation |
| Class :           | Commercial        | Recording Date :    | 1/24/2013   |
| Use Code :        | COMM AUX BUILDING | Sale Date :         | 1/22/2013   |
| Homestead* :      | No                | Sale Price :        | \$0         |
| Farmstead :       | No                | Deed Book :         | 15135       |
| Clean And Green   | No                | Deed Page :         | 235         |
| Other Abatement : | No                | Lot Area :          | 1,699 SQFT  |

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
 New owners wishing to receive the abatement must apply.  
 The deadline to apply is March 1st of each year.  
 Details may be found on the [County's abatement page](#).

2022 Full Base Year Market Value

2022 County Assessed Value

|                |       |                |       |
|----------------|-------|----------------|-------|
| Land Value     | \$600 | Land Value     | \$600 |
| Building Value | \$0   | Building Value | \$0   |
| Total Value    | \$600 | Total Value    | \$600 |

2021 Full Base Year Market Value

2021 County Assessed Value

|                |       |                |       |
|----------------|-------|----------------|-------|
| Land Value     | \$600 | Land Value     | \$600 |
| Building Value | \$0   | Building Value | \$0   |
| Total Value    | \$600 | Total Value    | \$600 |

Address Information

Owner Mailing : PO BOX 768  
 PITTSBURGH, PA 15230-0768

#7  
MACHINE  
SEE  
INSIDE

SEE Inside

BLOCK & LOT NUMBER  
DEED REGISTRY  
MADE 1-2-92 INT: JS  
Chas. T. Baulch

DEED OF CORRECTION

THIS INDENTURE,

MADE THE 30th day of April, One Thousand Nine Hundred and Ninety-one (1991).

BETWEEN

THE GENERAL STATE AUTHORITY, a body corporate and politic, constituting a public corporation and governmental instrumentality, organized and existing under and by virtue of the Act of March 31, 1949, P.L. 372, of the General Assembly of the Commonwealth of Pennsylvania, known as The General State Authority of one thousand nine hundred forty-nine (1949), having its principal place of business in the City of Harrisburg, Dauphin County, Pennsylvania, hereinafter called the Grantor,

AND

THE COMMONWEALTH OF PENNSYLVANIA, acting by and through The Department of General Services, under and by virtue of Section 4(d) of The General State Authority Act, as amended hereinafter called Grantee:

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America and other good and valuable considerations, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the Grantee and to its successors and assigns.

ALL THAT CERTAIN piece or parcel of land situate in the County of Blair and the Commonwealth of Pennsylvania and more particularly bounded and described as follows to wit:

ALL THOSE CERTAIN eighty-six (86) parcels of land with buildings and improvements, if any, erected thereon SITUATE, LYING, and BEING in the Commonwealth of Pennsylvania, County of Allegheny and Borough or Township hereinafter mentioned, and described by reference to the last recorded instrument as follows:

1. The property situate in the First Ward of the City of Pittsburgh, at Point State Park (Project 107-1), described in a Deed from The Commonwealth of Pennsylvania, dated September 16, 1958, and recorded October 24, 1958, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3717, Page 265; also known as Block 1-G, Lot 162.
2. The property situate in the First Ward of the City of Pittsburgh, at Point State Park (Project 107-2), described in a Deed from The Commonwealth of Pennsylvania, dated January 6, 1964, and recorded March 23, 1964, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4113, Page 339; also known as Block 1-B, Lot 500.
3. The property situate in the First Ward of the City of Pittsburgh, at Point State Park (Project 107-2, Supplemental), described in a Deed from The Commonwealth of Pennsylvania, dated May 29, 1962, and recorded July 13, 1962, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3997, Page 28; also known as Block 1-C, Lot 400.
4. The property situate in the First Ward of the City of Pittsburgh, at Point State Park (Project 107-2, Supplemental), described in a Deed from The Commonwealth of Pennsylvania, dated August 15, 1961, and recorded October 9, 1961, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3910, Page 553; also known as Block 1-B, Lot 60.
5. The property situate in the First Ward of the City of Pittsburgh, at Point State Park (Project 107-2), described in a Deed from The Commonwealth of Pennsylvania, dated August 9, 1961, and recorded August 30, 1961, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3913, Page 419.
6. The property situate in the Twelfth Ward of the City of Pittsburgh, at C. Howard Marcy State Hospital (Project 306-2), described in a Deed from The Commonwealth of Pennsylvania, dated February 25, 1966, and recorded March 25, 1966, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4246, Page 314; also known as Block 123-H, Lot 203.
7. The property situate in the Twelfth Ward of the City of Pittsburgh, at C. Howard Marcy State Hospital (Project 306-4), described in a Deed from the Urban Redevelopment Authority of Pittsburgh, dated September 29, 1965, and recorded October 15, 1965, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4297, Page 649; also known as Block 123-H, Lot 100.
8. The property situate in the Twelfth Ward of the City of Pittsburgh, at C. Howard Marcy State Hospital (Project 306-4), described in an Action in Condemnation filed in the Court of Common Pleas of Allegheny County, Pennsylvania, as Docket No. 1692, July Term, 1966, against The Day Realty Company, Inc., dated April 14, 1966, and recorded May 11, 1966, in Deed Book 4332, Page 745.
9. The property situate in the Twelfth Ward of the City of Pittsburgh, at C. Howard Marcy State Hospital (Project 306-6), described in a Deed from The Commonwealth of Pennsylvania, dated February 19, 1970, and recorded March 19, 1970, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4824, Page 743; also known as Block 123-L, Lot 1.

10. The property situate in the Township of South Fayette, at Mayview State Hospital (Project 508-1), described in a Deed from The Commonwealth of Pennsylvania, dated September 13, 1950, and recorded November 2, 1950, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3129, Page 21.
11. The property situate in the Township of Upper St. Clair, at Mayview State Hospital (Project 508-2), described in a Deed from The Commonwealth of Pennsylvania, dated October 27, 1949, and recorded April 4, 1950, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3083, Page 384.
12. The property situate in the Township of South Fayette, at Mayview State Hospital (Project 508-3), described in a Deed from The Commonwealth of Pennsylvania, dated June 27, 1950, and recorded July 24, 1950, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3093, Page 684.
13. The property situate in the Township of South Fayette, at Mayview State Hospital (Project 508-10), described in a Deed from The Commonwealth of Pennsylvania, dated July 2, 1954, and recorded December 27, 1954, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3390, Page 24.
14. The property situate in the Township of South Fayette, at Mayview State Hospital (Project 508-11), described in a Deed from The Commonwealth of Pennsylvania, dated July 2, 1954, and recorded December 27, 1954, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3390, Page 22.
15. The property situate in the Township of South Fayette, at Mayview State Hospital (Project 508-12), described in a Deed of Easement from The Commonwealth of Pennsylvania, dated July 2, 1954, and recorded December 27, 1954, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3390, Page 59.
16. The property situate in the Township of South Fayette, at Mayview State Hospital (Project 508-13), described in a Deed from The Commonwealth of Pennsylvania, dated July 17, 1957, and recorded September 30, 1957, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3609, Page 483.
17. The property situate in the Township of South Fayette, at Mayview State Hospital (Project 508-15), described in a Deed from the Commonwealth of Pennsylvania, dated May 11, 1964, and recorded June 3, 1964, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4116, Page 299.
18. The property situate in the Township of South Fayette, at Mayview State Hospital (Project 508-15, Supplemental), described in a Deed from The Commonwealth of Pennsylvania, dated May 24, 1967, and recorded July 26, 1967, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4400, Page 725.
19. The property situate in the Township of South Fayette, at Mayview State Hospital (Projects 508-16 and 17), described in a Deed from The Commonwealth of Pennsylvania, dated March 6, 1964, and recorded April 4, 1964, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4105, Page 650.
20. The property situate in the Township of South Fayette, at Mayview State Hospital (Project 508-21), described in a Deed from The Commonwealth of Pennsylvania, dated August 17, 1967, and recorded September 26, 1967, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4414, Page 94.

21. The property situate in the Township of South Fayette, at Mayview State Hospital (Project 508-23), described in a Deed from The Commonwealth of Pennsylvania, dated February 6, 1970, and recorded February 26, 1970, in the Office of Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4821, Page 93.

22. The property situate in the Township of Collier, at Woodville State Hospital (Project 516-6, Supplemental), described in a Deed from The Commonwealth of Pennsylvania, dated June 30, 1959, and recorded August 27, 1959, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3793, Page 475.

23. The property situate in the Township of Collier, at Woodville State Hospital (Project 516-6), described in a Deed from The Commonwealth of Pennsylvania, dated October 30, 1958, and recorded December 6, 1958, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3717, Page 454.

24. The property situate in the Township of Collier, at Woodville State Hospital (Project 516-7), described in a Deed from The Commonwealth of Pennsylvania, dated July 17, 1957, and recorded September 30, 1957, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3618, Page 312.

25. The property situate in the Township of Collier, at Woodville State Hospital (Project 516-9), described in a Deed from The Commonwealth of Pennsylvania, dated August 7, 1961, and recorded August 31, 1961, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3916, Page 189.

26. The property situate in the Township of Collier, at Woodville State Hospital (Project 516-10), described in a Deed from The Commonwealth of Pennsylvania, dated April 3, 1963, and recorded April 29, 1963, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4058, Page 108.

27. The property situate in the Township of Collier, at Woodville State Hospital (Project 516-11), described in a Deed from The Commonwealth of Pennsylvania, dated October 13, 1965, and recorded December 7, 1965, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4182, Page 369.

28. The property situate in the Township of Collier, at Woodville State Hospital (Project 516-14), described in a Deed from The Commonwealth of Pennsylvania, dated July 30, 1969, and recorded September 11, 1969, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4785, Page 101.

29. The property situate in the Township of Kilbuck, at Dixmont State Hospital (Project 517-1), described in a Deed from The Commonwealth of Pennsylvania, dated August 22, 1950, and recorded September 28, 1950, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3120, Page 169.

30. The property situate in the Township of Kilbuck, at Dixmont State Hospital (Project 517-3), described in a Deed from The Commonwealth of Pennsylvania, dated August 5, 1952, and recorded January 10, 1953, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3247, Page 428.

31. The property situate in the Township of Kilbuck, at Dixmont State Hospital (Project 517-4), described in a Deed from The Commonwealth of Pennsylvania, recorded October 24, 1952, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3229, Page 489.

32. The property situate in the Township of Kilbuck, at Dixmont State Hospital (Project 517-7), described in a Deed from The Commonwealth of Pennsylvania, dated July 2, 1954, and recorded December 27, 1954, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3390, Page 39.

33. The property situate in the Township of Kilbuck, at Dixmont State Hospital (Project 517-9), described in a Deed from The Commonwealth of Pennsylvania, dated August 30, 1961, and recorded October 16, 1961, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3916, Page 443.

34. The property situate in the Township of Kilbuck, at Dixmont State Hospital (Project 517-10), described in a Deed from The Commonwealth of Pennsylvania, dated July 5, 1967, and recorded August 8, 1967, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4403, Page 393.

35. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 523-1), described in an Action in Condemnation filed in the Court of Common Pleas of Allegheny County, Pennsylvania, as Docket No. 1990, October Term, 1970, against Demetra Gidas, Tassie Copetas, Masiqui Esper, and Manuel Politis and Anna Politis, husband and wife, dated August 24, 1970, and recorded August 27, 1970, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4873, Page 91; also known as Block 28-C, Lots 201, 316, 299, 301, 305 and 311; LESS and EXCEPTING two parcels relinquished from the aforesaid Condemnation by Declaration of Relinquishment of Property of Tassie Copetas, dated August 11, 1971; the relinquished parcels are also known as Block 28-C, Lots 316 and 301.

36. The property situate in the Fifth Ward of the City of Pittsburgh, at Western Mental Health Center (Project 554-1), described in a Deed from The Tuberculosis League of Pittsburgh, dated April 13, 1961, and recorded April 17, 1961, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3935, Page 695; also known as Block 25-S, Lots 112, 98, 104 and 156.

37. The property situate in the Fifth Ward of the City of Pittsburgh, at Western Mental Health Center (Project 554-2), described in a Deed of Right-of-Way from the Tuberculosis League of Pittsburgh, dated January 13, 1965, and recorded February 5, 1965, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4121, Page 312.

38. The property situate in the Fifth Ward of the City of Pittsburgh, at Western Mental Health Center (Project 554-2), described in a Deed from The Tuberculosis League of Pittsburgh, dated April 13, 1961 and recorded in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3935, Page 695.

39. The property situate in the Fourth Ward of the City of Pittsburgh, at Western Pennsylvania Psychiatric Institute (Project 561-1), described in a Deed from the University of Pittsburgh, dated November 10, 1952, and recorded November 14, 1952, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3364, Page 393; also known as Block 28-B, Lot 272.

40. The property situate in the Fourth Ward of the City of Pittsburgh, at Western Pennsylvania Psychiatric Institute (Project 561-2), described in a Deed from The Commonwealth of Pennsylvania, dated August 19, 1964, and recorded September 21, 1964, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4129, Page 235; also known as Block 27-P, Lot 81.

41. The property situate in the Twenty-seventh Ward of the City of Pittsburgh, at Western State Penitentiary (Project 570-2), described in a Deed from The Commonwealth of Pennsylvania, dated September 21, 1954, and recorded December 27, 1954, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3390, Page 35; also known as Block 44-G, Lot 2.

42. The property situate in the Twenty-seventh Ward of the City of Pittsburgh, at Western State Penitentiary (Project 570-3), described in a Deed from The Commonwealth of Pennsylvania, dated September 21, 1954, and recorded December 27, 1954, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3390, Page 67; also known as Block 44-B, Lot 50.

43. The property situate in the Twenty-seventh Ward of the City of Pittsburgh, at Western State Penitentiary (Project 570-6), described in a Deed of Easement from The Commonwealth of Pennsylvania, dated June 7, 1955, and recorded July 13, 1955, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3405, Page 555; also known as Block 44-B, Lots 25 and 100, and Block 44-C, Lot 68.

44. The property situate in the Twenty-seventh Ward of the City of Pittsburgh, at Western State Penitentiary (Project 570-8), described in a Deed from The Commonwealth of Pennsylvania, dated September 1, 1965, and recorded October 20, 1965, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4181, Page 118; also known as Block 44-B, Lots 26 and 60.

45. The property situate in the Twenty-seventh Ward of the City of Pittsburgh, at State Correctional Institution, Pittsburgh (Project 570-11), described in a Deed from The Commonwealth of Pennsylvania, dated February 17, 1966, and recorded April 18, 1966, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4248, Page 322.

46. The property situate in the Twenty-seventh Ward of the City of Pittsburgh, at State Correctional Institution, Pittsburgh (Project 570-12), described in a Deed from The Commonwealth of Pennsylvania, dated September 8, 1966, and recorded November 3, 1966, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4261, Page 98; also known as Block 44-C, Lot 402.

47. The property situate in the Twenty-seventh Ward of the City of Pittsburgh, at State Correctional Institution, Pittsburgh (Project 570-13), described in a Deed from The Commonwealth of Pennsylvania, dated November 10, 1970, and recorded December 22, 1970, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4920, Page 630; also known as Block 44-B, Lot 70.

48. The property situate in the Twenty-seventh Ward of the City of Pittsburgh, at the State Correctional Institution, Pittsburgh (Project 570-15), described in a Deed from the Urban Redevelopment Authority of Pittsburgh, dated September 25, 1975, and recorded October 15, 1975, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 5543, Page 230; also known as Block 44-C, a portion of Lot 69; Block 44-C, Lots 3, 4, 5, 31, 32, 33, 34, 39, 41, a portion of Lot 69, and Lots 72 and 83; Block 44-G, Lots 33, 34, 36, 37, 38, 39A, 39B, 41, 42, 43, and 44; Block 44-C, Lots 42, 43, 44, and 45; and Block 44-G, Lots 24, 25, 26, 28, 29, 29A, 30, 31, and 32.

49. The property situate in the Twenty-seventh Ward of the City of Pittsburgh, at State Correctional Institution, Pittsburgh (Project 570-17), described in a Deed from The Commonwealth of Pennsylvania,

dated September 23, 1969, and recorded October 15, 1969, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4793, Page 94; also known as Block 44-B, Lot 20.

50. The property situate in the Borough of White Oak and City of McKeesport, at Pennsylvania State University (McKeesport Campus), (Project 800-67), described in a Deed from The Pennsylvania State University, dated May 16, 1966, and recorded May 31, 1966, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4247, Page 246.

51. The property situate in the Borough of White Oak and the City of McKeesport, at Pennsylvania State University (McKeesport Campus), (Project 800-80), described in a Deed from The Pennsylvania State University, dated August 30, 1968, and recorded October 1, 1968, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4610, Page 189; and Revised Deed dated October 1, 1969, and recorded October 28, 1969, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4795, Page 494.

52. The property situate in the Borough of White Oak at Pennsylvania State University (McKeesport Campus), (Project 800-114) described in a Deed from The Pennsylvania State University, dated March 19, 1971, and recorded April 8, 1971, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4949, Page 745.

53. The property situate in the Borough of White Oak and City of McKeesport, at The Pennsylvania State University (McKeesport Campus), (Project 800-153), described in a Deed of Right-of-Way from The Pennsylvania State University, dated August 29, 1973, and recorded September 26, 1973, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 5277, Page 17.

54. The property situate in the First and Second Wards of the City of Pittsburgh, at Pittsburgh State Office Building (Project 941-1), described in a Deed from The Equitable Life Assurance Society of the United States, dated July 27, 1954, and recorded July 28, 1954, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3334, Page 520; Subject to a Deed of Easement from the General State Authority, to the Equitable Life Assurance Society of the United States, dated July 30, 1958, and recorded September 3, 1958, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3710, Page 180; also known as Block 1-G, Lot 43.

55. The property situate in the Seventh Ward of the City of Pittsburgh, at The Pennsylvania National Guard Armory (Project 964-4), described in a Deed from The Commonwealth of Pennsylvania, dated October 24, 1962, and recorded December 6, 1962, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4000, Page 89; also known as Block 84-L, Lot 283.

56. The property situate in the Borough of Coraopolis, at the National Guard Armory (Project 964-12), described in a Deed from The Commonwealth of Pennsylvania, dated June 19, 1967, and recorded August 2, 1967, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4402, Page 485.

57. The property situate in the Fourth Ward of the City of Pittsburgh, at The University of Pittsburgh (Project 1103-1), described in a Deed from the University of Pittsburgh, dated February 19, 1959, and recorded March 3, 1960, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3847, Page 85; also known as Block 27-M, Lot 20.

58. The property situate in the Fifth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-2), described in a Deed from the University of Pittsburgh, dated December 15, 1958, and recorded March 3, 1960, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3847, Page 89; also known as Block 27-N, Lot 1.

59. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-3), described in an Action in Condemnation filed in the Court of Common Pleas of Allegheny County, Pennsylvania, as Docket No. 3296, January Term, 1964, against Atlantic White Tower Systems, Inc., dated August 6, 1963, and recorded December 27, 1963, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4109, Page 104; also known as Block 28-C, Lot 120.

60. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-3), described in a Deed from the University of Pittsburgh, dated February 24, 1964, and recorded February 9, 1965, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4172, Page 1; also known as Block 28-C, Lot 115.

61. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-3), described in an Action in Condemnation filed in the Court of Common Pleas of Allegheny County, Pennsylvania, as Docket No. 2804, October Term, 1963, against Benjamin A. Rosen and Bertha B. Rosen, husband and wife, Harry Broff, Dora B. Aronson and Jean Comensky; also known as Block 28-C, Lot 110.

62. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-3), described in a Deed from the Forbes-Schenley Land Company, dated December 7, 1964, and recorded December 16, 1964, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4202, Page 265; also known as Block 28-C, Lot 107.

63. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-3), described in a Deed from the University of Pittsburgh, dated December 20, 1963, and recorded December 24, 1963, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4095, Page 81; also known as Block 28-C, Lots 224, 228 and 232.

64. The property situate in the Fifth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-4), described in a Deed from the University of Pittsburgh, dated June 4, 1963, and recorded June 12, 1963, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4075, Page 480; also known as Block 27-N, Lot 53.

65. The property situate in the Fifth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-4), described in a Deed from The First Trinity Evangelical Lutheran Church in the City of Pittsburgh, dated March 12, 1963, and recorded June 12, 1963, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4001, Page 616; also known as Block 27-N, Lot 53.

66. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-5), described in an Action in Condemnation filed in the Court of Common Pleas of Allegheny County, Pennsylvania, as Docket No. 3295, January Term, 1964, against James H. Matthews and Company, dated October 1,

1963, and recorded December 27, 1963, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4115, Page 106; also known as Block 28-C, Lot 124.

67. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-5), described in a Deed from the University of Pittsburgh, dated November 30, 1965, and recorded December 15, 1965, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4307, Page 689; also known as Block 28-C, Lot 131.

68. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-5), described in a Deed from the University of Pittsburgh, dated May 14, 1965, and recorded June 27, 1966, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4344, Page 273; also known as Block 28-C, Lot 212.

69. The property situate in the Fourth Ward of the City of Pittsburgh at the University of Pittsburgh (Projects 1103-6 and 7), described in a Deed from the University of Pittsburgh, dated January 14, 1964, and recorded March 12, 1965, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4225, Page 541; also known as Block 28-A, Lot 250.

70. The property situate in the Fifth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-8), described in a Deed from the University of Pittsburgh, dated June 4, 1963, and recorded June 12, 1963, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4075, Page 473; also known as Block 27-J, Lot 202.

71. The property situate in the Fifth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-8), described in a Deed from The First Trinity Evangelical Lutheran Church in the City of Pittsburgh, dated March 12, 1963, and recorded June 12, 1963, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 3998, Page 479; also known as Block 27-J, Lot 202.

72. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-9), described in a Deed from The Commonwealth of Pennsylvania, dated October 13, 1965, and recorded December 6, 1965, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4172, Page 402; also known as Block 27-P, Lot 30.

73. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-10), described in a Deed from the University of Pittsburgh, dated January 19, 1970, and recorded January 22, 1970, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4814, Page 5; also known as Block 27-K, Lot 200, and Block 27-L, Lot 302.

74. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-10), described in a Deed from the University of Pittsburgh, dated June 5, 1969, and recorded June 10, 1969, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4740, Page 545; also known as Block 27-L, Lot 300.

75. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-10), described in a Deed from the University of Pittsburgh, dated March 11, 1966, and recorded March 18, 1966, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4183, Page 372; also known as Block 27-L, Lot 78.

76. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-13), described in a Deed from the University of Pittsburgh-of the Commonwealth System of Higher Education, dated December 16, 1969, and recorded December 22, 1969, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4806, Page 565; also known as Block 28-C, Lot 260; LESS and EXCEPTING 1.678 acres, more or less, conveyed to the University of Pittsburgh of the Commonwealth System of Higher Education, by Deed dated March 26, 1982, and bounded and described as follows: Beginning at the point of intersection of the southeasterly side of Roberto Clemente Drive (56 feet wide) and the northeasterly side of South Bouquet Street (50.06 feet wide); thence, along the southeasterly side of Roberto Clemente Drive the following three (3) courses and distances: Northeastwardly on the arc of a circle curving to the right with a radius of 209 feet, and an arc distance of 114.99 feet to a point of tangency, North 71 Degrees 25 Minutes 43 Seconds East, 193.23 feet to a point of curve, thence northeastwardly on the arc of a circle curving to the left with a radius of 238 feet, the arc distance of 89.83 feet to a point, a corner of land of the City of Pittsburgh, known as Schenley Park; thence, along said park land South 18 Degrees 33 Minutes 17 Seconds East, 286.80 feet to an iron pin on the northerly side of Joncaire Street (50.06 feet wide); thence, along the northerly side of Joncaire Street North 89 Degrees 06 Minutes 57 Seconds West, 313.48 feet to the point of intersection with South Bouquet Street; thence, along the northeasterly side of South Bouquet Street, North 53 Degrees 37 Minutes 17 Seconds West, 164.65 feet to the point of intersection with Roberto Clemente Drive, the point and place of beginning.

77. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-13), described in a Deed from Agnes Cronin, single, dated July 21, 1970, and recorded July 22, 1970, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4859, Page 154; also known as Block 28-C, Lot 308.

78. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-13), described in an Action in Condemnation filed in the Court of Common Pleas of Allegheny County, Pennsylvania, as Docket No. 1322, January Term, 1970, against Pittsburgh National Bank, individually, and Pittsburgh National Bank, Trustee of the Estate of Leita B. Gammon, dated November 12, 1969, and recorded November 14, 1969, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4798, Page 493; also known as Block 28-C, Lot 204.

79. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-13), described in a Deed from Charles Orsini and Elvira Orsini, husband and wife, dated August 3, 1970, and recorded August 3, 1970, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4864, Page 704; also known as Block 28-C, Lot 310.

80. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-13), described in a Deed from Jennie Cronin, single, and Julia Cronin, single, dated July 21, 1970, and recorded July 22, 1970, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4859, Page 173; also known as Block 28-C, Lot 309.

81. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-13), described in a Deed from Clarence C. Street and Josephine Street, husband and wife, dated June 1, 1970, and recorded June 11, 1970, in

✓ the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4846, Page 45; also known as Block 28-C, Lot 198.

✓ 82. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-13), described in a Deed from Florence Evans, widow, dated September 8, 1971, and recorded September 8, 1971, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4637, Page 462; also known as Block 28-G, Lot 305.

✓ 83. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-13), described in an Action in Condemnation filed in the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division, as Docket No. 330, July Term, 1970, against Humble Oil and Refining Co., formerly Esso Standard Oil Company; Dorothy Eisaman, Executrix of the Estate of Carl S. Cuda, and Mary T. Savas; Pittsburgh National Bank, (Successor to Potter Title and Trust Co.), Nathan Schwartz and Dorothy S. Levine, Trustees under the Will of Louis Schwartz, Deceased, and Patrick J. Coyne, Margaret C. Laffey, Eugene J. Coyne, Katherine P. Coyne, Eleanor C. Gallagher, Grace U. Coyne, Thomas A. Coyne, James J. Coyne, Jr. and Anne C. Holbach, devisees of James J. Coyne, Deceased; Speros Saratsis and Pota Saratsis, husband and wife, George Shorall and Marie Shorall, husband and wife, and John Shorall and Jane Shorall, husband and wife; Roy Y. Shew and Yund C. Shew, husband and wife; John J. Evans, Helen E. Sophos and Thomas J. Evans; Ernest Quinque; and Sophie Economos, dated April 10, 1970, and recorded April 15, 1970, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 4829, Page 488; also known as Block 28-C, Lots 143, 154, 157, 159, 197, 208, 304, and 306.

✓ 84. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-18), described in a Deed from the University of Pittsburgh, dated June 29, 1972, and recorded September 28, 1972, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 5139, Page 719; also known as Block 27-M, Lots 75 and 78.

? 85. The property situate in the Fourth Ward of the City of Pittsburgh, at the University of Pittsburgh (Project 1103-23), described in a Deed from the Public Parking Authority of Pittsburgh, dated May 23, 1973, and recorded June 5, 1973, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 5236, Page 5; also known as Block 28-B, Lots 21, 23, 25, 41, 43, 53, 54, 65 and 294, and now known as Block 28-B, Lot 23 A.R.

? 86. The property situate in the Second Ward of the City of Pittsburgh, at the Pittsburgh Convention-Exposition Center (Project 1201-1), described in a Deed from Robert W. Blanchette, Richard C. Bond and John H. McArthur, solely in their capacity as Trustees of the property of Penn Central Transportation Company, Debtor, a railroad in reorganization under Section 77 of the Bankruptcy Act, Robert W. Valimont, solely in his capacity as Trustee of the property of Pittsburgh, Fort Wayne and Chicago Railway Company, Secondary Debtor, a railroad in reorganization under Section 77 of the Bankruptcy Act, and George W. Betz, Jr., solely in his capacity as Trustee of the property of the Cleveland and Pittsburgh Railroad Company, Secondary Debtor, a railroad in reorganization under Section 77 of the Bankruptcy Act, dated July 1, 1975, and recorded July 25, 1975, in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania, in Deed Book 75, Page 13; also known as Block 9-K, Lot 250.

THIS DEED IS A CORRECTION OF AN INDENTURE DATED JUNE 16, 1989,  
AND RECORDED APRIL 6, 1990, IN THE OFFICE OF THE RECORDER OF DEEDS IN  
AND FOR ALLEGHENY COUNTY, PENNSYLVANIA, IN DEED BOOK 8221, PAGE 531,  
IN WHICH SEVERAL PARCELS WERE INADVERTANTLY EXCLUDED FROM THE  
CONVEYANCE.

I hereby certify, that the precise residence of the Grantee,  
Department of General Services herein is as follows:  
18th and Herr Street, Harrisburg, PA 17125.

*Rebecca W. Philpotts, Legal Assistant*  
Agent for Grantee

THIS CONVEYANCE IS MADE UNDER AND SUBJECT, NEVERTHELESS, to all easements, servitudes, and rights of others, including but not confined to streets, roadways, and rights of any telephone, telegraph, electric, gas or pipeline companies, AS WELL AS UNDER AND SUBJECT, NEVERTHELESS, to any estates or tenancies vested in third persons, whether or not appearing of record, for any portion of the said land and improvements thereon.

TOGETHER WITH all and singular the rights, liberties, privileges, hereditaments and appurtenances whatsoever thereto belonging, and the reversions and remainders, rents, issues and profits thereof; and also all the estate and interest whatsoever of the Grantor, in law or equity, of, in, to or out of the same.

TO HAVE AND TO HOLD, the premises hereby granted, and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, to the use of the Grantee, its successors and assigns forever.

AND the said Grantor and its assigns does by these presents warrants and agrees to and with the said Grantee, its successors and assigns, that the said Grantor has not suffered and permitted any claims against, and has not had to defend, the premises together with the hereditaments contained therein and with the appurtenances annexed thereto, against any person or persons whomsoever, lawfully claiming or to claim the same or any part thereof.

This conveyance to the Commonwealth of Pennsylvania is made under and by virtue of a Resolution of the Board of The Authority, duly passed at a regular meeting thereof held on the 18th day of July, A.D., 1978, or of a Resolution of the Board of The Authority duly passed at a regular meeting thereof held on the 2nd day of October, A.D., 1984, authorizing and directing the same to be made and done.

IN WITNESS WHEREOF, The Governor of the Commonwealth of Pennsylvania having indicated his approval, The General State Authority, a public corporation and governmental instrumentality has caused this Indenture to be signed in its corporate name by its President and caused to be affixed hereunto the common and corporate seal of said corporation, attested by its Assistant Secretary the day and year first above written.

APPROVED FOR FORM AND LEGALITY

By [Signature]  
General Counsel *mgh 4/26/91*

(SEAL)

Attest:

Thomas F. Brin  
Assistant Secretary

THE GENERAL STATE AUTHORITY

By David Jannetta  
President

APPROVED

David Jannetta  
Governor

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF DAUPHIN :



On this, the 30 day of April, 1991, before me David Jannetta, the undersigned officer, personally appeared David Jannetta, President of The General State Authority, known to me to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Floris Hoopman  
Notary Public

My commission expires 3/22/92  
NOTARIAL SEAL  
DAVID JANNETTA, NOTARY PUBLIC  
HARRISBURG, DAUPHIN COUNTY  
MY COMMISSION EXPIRES MARCH 22, 1992  
Member, Pennsylvania Association of Notaries

RECORDER OF DEEDS  
ALLEGHENY COUNTY, PA

Dec 30 12 01 PM '91

DEED OF CORRECTION

Dec 30 91 1 58 763  
Hud for 12/29/91  
1st vol 12/29/91  
de Fayette Sp 1 210

FROM:  
THE GENERAL STATE AUTHORITY  
DEED  
REGISTRY  
Dec 29 5 55 PM '91  
COUNTY OF ALLEGHENY

TO:  
THE COMMONWEALTH OF PENNSYLVANIA

**AFFIDAVIT**

**MAKE NOTE**

MAIL TO:  
ATTN: REBECCA W. PHILPOTTS  
DEPARTMENT OF GENERAL SERVICES  
ROOM 603  
NORTH OFFICE BUILDING  
HARRISBURG, PENNSYLVANIA 17125

STATE OF PENNSYLVANIA ) SS  
COUNTY OF ALLEGHENY )

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE SAID COUNTY, ON THE 30th DAY OF December A.D., 1991 IN Deed BOOK VOL. 8630 PAGE 499 WITNESS MY HAND AND SEAL OF SAID OFFICE, THE DAY AND YEAR AFORESAID.

*Michael A. Della Vecchia* RECORDER



VOL. 8630 PAGE 513



**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

*distro 15876.3*

| RECORDER'S USE ONLY |          |
|---------------------|----------|
| State Tax Paid      |          |
| Book Number         | 8630     |
| Page Number         | 499      |
| Date Recorded       | 12/30/91 |

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

**A CORRESPONDENT - All inquiries may be directed to the following person:**

Name: Rebecca W. Philpotts, Legal Assistant Telephone Number: \_\_\_\_\_  
 Street Address: 603 North Office Building, Harrisburg, PA 17125 Area Code ( 717 ) 787-3121  
 City: Harrisburg State: PA Zip Code: 17125

**B TRANSFER DATA**

|  |           |              |   |           |              |
|--|-----------|--------------|---|-----------|--------------|
| Grantor(s)/Lessor(s)<br><u>General State Authority</u> |           |              | Date of Acceptance of Document  |           |              |
| Street Address<br><u>18th and Herr Streets</u>         |           |              | Grantee(s)/Lessee(s)<br><u>Commonwealth of Pennsylvania,<br/>Department of General Services</u> |           |              |
| City   | State     | Zip Code     | City  | State     | Zip Code     |
| <u>Harrisburg</u>                                      | <u>PA</u> | <u>17105</u> | <u>Harrisburg</u>   | <u>PA</u> | <u>17105</u> |

**C PROPERTY LOCATION**

Street Address: \_\_\_\_\_  
 City, Township, Borough: Various locations within the County

|                            |                 |                   |
|----------------------------|-----------------|-------------------|
| County<br><u>Allegheny</u> | School District | Tax Parcel Number |
|----------------------------|-----------------|-------------------|

**D VALUATION DATA**

|   |  |   |
|---|--|---|
| 1. Actual Cash Consideration<br><u>\$1.00</u> | 2. Other Consideration<br><u>+ None</u>  | 3. Total Consideration<br><u>= \$1.00</u> |
| 4. County Assessed Value<br><u>Unknown</u>    | 5. Common Level Ratio Factor<br><u>x</u> | 6. Fair Market Value<br><u>= Unknown</u>  |

**E EXEMPTION DATA**

|  |   |
|--|---|
| 1a. Amount of Exemption Claimed<br><u>100%</u> | 1b. Percentage of Interest Conveyed<br><u>Fee</u> |
|--|---|

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
- Corrective deed (Attach copy of the prior deed).
- Statutory corporate consolidation, merger or division. (Attach copy of articles).
- Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

|   |                            |
|---|----------------------------|
| Signature of Correspondent or Responsible Party<br><u>Rebecca W. Philpotts, Legal Assistant</u> | Date<br><u>May 1, 1991</u> |
|---|----------------------------|

OCT 15 1975

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PAGE 1

CONTRACT FOR SALE OF LAND FOR  
REDEVELOPMENT BY A PUBLIC BODY  
BY AND BETWEEN  
THE URBAN REDEVELOPMENT AUTHORITY  
OF PITTSBURGH  
AND  
THE GENERAL STATE APPROPRIATE

*4250*  
*PLAN 10*  
*5250*  
*PG*

MAIL TO:  
URBAN-REDEVELOPMENT  
AUTHORITY OF PITTSBURGH  
200 Ross Street  
Pittsburgh, Pa. 15219  
Attn: Joseph Gariti, III,  
Attorney  
*27*

OCT 15 1975

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VOL. 5543

PAGE 2

CONTRACT FOR SALE OF LAND FOR  
REDEVELOPMENT BY A PUBLIC BODY  
BY AND BETWEEN  
THE URBAN REDEVELOPMENT AUTHORITY  
OF PITTSBURGH  
AND  
THE GENERAL STATE AUTHORITY

AGREEMENT (hereinafter called "Agreement") made on or  
as of the 25<sup>th</sup>, day of September, 1975, by and  
between the URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, a public  
body corporate and politic of the Commonwealth of Pennsylvania  
(hereinafter called "Agency"), having its office at 200 Ross Street,  
in the City of Pittsburgh, Commonwealth of Pennsylvania, and THE  
GENERAL STATE AUTHORITY, of the Commonwealth of Pennsylvania, (here-  
inafter called "Redeveloper") having its offices at 18th and Herr  
Streets, in the City of Harrisburg, Commonwealth of Pennsylvania;  
WITNESSETH:

WHEREAS, in furtherance of the objectives of the Urban  
Redevelopment Law of Pennsylvania, Act of May 24, 1945, P.L. 991, as  
amended, the Agency has undertaken a program for the clearance and  
reconstruction or rehabilitation of slum and blighted areas in the  
City of Pittsburgh, and in this connection is engaged in carrying  
out an urban renewal project known as the "Woods Run Project"  
(hereinafter called "Project") in an area (hereinafter called  
"Project Area") located in the City; and

WHEREAS, as of the date of the Agreement there has been  
prepared and approved by the Agency an Urban Renewal Plan for the  
Project consisting of an Urban Renewal Plan, dated November, 1966,  
and approved by the City Council of the City on July 3, 1967, by

Ordinance No. 136, as amended, (which plan, as so amended, and as it may hereafter be further amended from time to time pursuant to law, as so constituted from time to time, is, unless otherwise indicated by the context, hereinafter called "Urban Renewal Plan"); and excerpts from the Urban Renewal Plan, as constituted on the date of the Agreement, have been recorded among the land records for the place in which the Project Area is situate, namely, the office of the Recorder of Deeds of Allegheny County, Pennsylvania in Deed Book Volume 4706, Page 254; and

WHEREAS, in order to enable the Agency to achieve the objectives of the Urban Renewal Plan, and particularly to make land in the Project Area available (after acquisition and clearance by the Agency) for redevelopment by a public entity for and in accordance with the uses specified in the Urban Renewal Plan, both the Federal Government and the City have undertaken to provide, and have provided substantial aid and assistance to the Agency through a Contract for Loan and Capital Grant dated March 13, 1968, as amended, in the case of the Federal Government, and a Cooperation Agreement, dated July 28, 1967, as amended, in the case of the City;

NOW, THEREFORE, each of the parties hereto, for and in consideration of the promises and the mutual obligations herein, does hereby covenant and agree with other, as follows:

ARTICLE I. GENERAL TERMS OF CONVEYANCE OF PROPERTY

Sec. 1. Sale and Purchase Price. Subject to all the terms, covenants, and conditions of the Agreement, the Agency will sell certain real property in the Project Area more particularly described in Schedule "A" annexed hereto and made a part hereof (which property, as so described, is hereinafter called "Property"), to the Redeveloper for, and the Redeveloper will purchase the Property and pay to the Agency therefore, the amount of TWO HUNDRED THIRTEEN THOUSAND SEVENTEEN and 36/100 DOLLARS (\$213,017.36) hereinafter called "Purchase Price". Such payment shall be in cash, or by such check as shall be satisfactory to the Agency, at the time and place provided herein.

Sec. 2. Conveyance. The Agency shall convey to the Redeveloper, upon payment in full of the Purchase Price by the Redeveloper, title to the Property by Special Warranty Deed (hereinafter called "Deed"). Such conveyance shall, in addition to all other conditions, covenants, and restrictions set forth or referred to elsewhere in the Agreement, be subject to:

- (a) The public easement in public streets and alleys abutting the property.
- (b) Easements as shown on Schedule "B".

Sec. 3. Delivery of Deed. The Agency shall deliver the Deed and possession of the Property to the Redeveloper within three (3) months of the date of this Agreement, or on such earlier date as the parties hereto may mutually agree in writing. Conveyance shall be made at the office of the Agency and the Redeveloper shall accept such

conveyance and pay to the Agency at such time and place the Purchase Price.

ARTICLE II. PREPARATION OF PROPERTY FOR REDEVELOPMENT

Sec. 1. Preparation of Property. The Agency shall, prior to conveyance of the Property and without expense to the Redeveloper, prepare the Property for redevelopment, which preparation shall consist of the following:

- (a) The demolition and removal to adjacent grade of all buildings and structures presently located on the property; and,
- (b) The vacating of present streets, alleys and rights-of-way and the abandonment of utilities located therein in accordance with the Plan, provided that the Redeveloper will upon request by the Agency subscribe to and join with the Agency in any petitions and proceedings required for such vacations.

ARTICLE III. CONSTRUCTION OF IMPROVEMENTS

Sec. 1. Construction Required. The Redeveloper will redevelop the Property by construction thereon of a heating facility and landscaped area (hereinafter collectively called the "Improvements") and all plans and specifications and all work by the Redeveloper with respect to such redevelopment of the Property and the construction or the making of other improvements thereon, if any, shall be in conformity with the Urban Renewal Plan, the Agreement, and all applicable State and local laws. Upon written request of the Agency

from time to time, the Redeveloper will deliver to the Agency, to be retained by the Agency, plans with respect to the Improvements to be constructed or otherwise made by the Redeveloper on the Property, in sufficient completeness and detail to show that the Improvements and construction thereof will be in accordance with the provisions of the Urban Renewal Plan and the Agreement.

Sec. 2. Time for Construction. The Redeveloper agrees for itself, its successors and assigns, and every successor in interest to the Property, or any part thereof, and the Deed shall contain covenants on the part of the Redeveloper for itself and such successors and assigns, that the Redeveloper shall begin the redevelopment of the Property through the construction of the Improvements thereon, within one (1) month from the date of the Deed, and diligently proceed to complete such construction within twelve (12) months from such date. It is intended and agreed, and the Deed shall so expressly provide, that the agreements and covenants of the Agreement pertaining to the Improvements shall be covenants running with the land and that they shall, in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise specifically provided in the Agreement, be, to the fullest extent permitted by law and equity, binding for the benefit of the community and the Agency and enforceable by the Agency against the Redeveloper, its successors and assigns, and every successor in interest to the Property, or any part thereof or any interest therein.

Sec. 3. Report on Progress. Subsequent to conveyance of the Property or any part thereof to the Redeveloper and until construction of the Improvements has been completed, the Redeveloper shall, upon written request of the Agency, make, in such detail as may reasonably be required by the Agency, and forward to the Agency a report in writing as to the actual progress of the Redeveloper with respect to such construction. During such period, the work of the Redeveloper shall be subject to inspection by the Agency.

Sec. 4. Access to Property. Prior to delivery of possession of the Property to the Redeveloper, the Agency shall permit the Redeveloper access thereto, whenever and to the extent necessary to carry out the purposes of this and other sections or provisions of the Agreement; and, subsequent to such delivery, the Redeveloper shall permit access to the Property by the Agency whenever and to the extent necessary to carry out the purposes of this and other sections or provisions of the Agreement.

Sec. 5. Certificate of Completion. Promptly after completion of the Improvements in accordance with the provisions of the Agreement, the Agency shall furnish the Redeveloper with an appropriate instrument so certifying. Such certification by the Agency shall be (and it shall be so provided in the Deed and in the certification itself) a conclusive determination of satisfaction and termination of the agreements and covenants in the Agreement and in the Deed with respect to the obligations of the Redeveloper, its successors and assigns, and every successor in interest to the Property, to construct the Improvements and the dates for the beginning and completion thereof. All certifications provided for in this Section shall be in such form as will enable them to be recorded with the Recorder of Deeds of Allegheny County, Pennsylvania.

ARTICLE IV. LAND USES

Sec. 1. Restrictions on Land Use. The Redeveloper agrees for itself, its successors and assigns, and every successor in interest to the Property, or any part thereof, and the Deed shall contain covenants on the part of the Redeveloper for itself, and such successors and assigns, that the Redeveloper and such successors and assigns, shall:

- (a) Devote the Property to, and only to and in accordance with the uses specified in the Urban Renewal Plan, as the same may hereafter be amended from time to time; and
- (b) Not discriminate upon the basis of race, color, religion, sex or national origin in the sale, lease, or rental or in the use or occupancy of the Property or any improvements erected or to be erected thereon, or any part thereof.
- (c) Comply with the regulations issued by the Secretary of Housing and Urban Development set forth in 37 F.R. 22732-3, and all applicable rules and orders issued thereunder which prohibit the use of lead-based paint in residential structures undergoing federally assisted construction or rehabilitation and require the elimination of lead-based paint hazards.

Sec. 2. Effect of Covenants; Period of Duration. It is intended and agreed, and the Deed shall so expressly provide, that the agreement and covenants provided in this Article IV shall be covenants running with the land and that they shall, in any event, and without regard to technical classification or designation, legal or otherwise, and except only as otherwise specifically provided in the Agreement, be, to the fullest extent permitted by law and equity, binding for the benefit and in favor of, and enforceable by, the Agency, its successors and assigns and the United States (in the case of the covenant provided in subdivision (b) of Section 1 of this Article IV ), against the Redeveloper, its

successors and assigns, and every successor in interest to the Property or any part thereof or any interest therein, and any party in possession or occupancy of the Property or any part thereof. It is further intended and agreed that the agreement and covenant provided (a) in subdivision (a) of Section 1 of this Article IV shall remain in effect until July 3, 2007, ( at which time such agreement and covenant shall terminate), and (b) in subdivision (b) of Section 1 shall remain in effect without limitation as to time.

Sec. 3. Maintenance of Parcel. The redeveloper, for itself, its successors, and assigns, agrees that during the period referred to in Section 2 hereof, the Project Parcel and the improvements developed thereon will be maintained in such manner and in such condition as to assure its continuance as a desirable Project Area for the contemplated improvements and other improvements as set forth in the Urban Renewal Plan and will remove and keep out the elements of blight, lack of adequate planning, defective designs and arrangements of buildings, and economically and socially undesirable land uses, and will provide and enforce adequate safeguards to assure such maintenance.

Sec. 4. Enforceability by Agency and United States. In amplification and not in restriction, of the provisions of Section 2 of this Article IV, it is intended and agreed that the Agency shall be deemed a beneficiary of the agreements and covenants provided in Section 1 of this Article IV and the United States shall be deemed a beneficiary of the covenant provided in subdivision (b) of such Section 1, both for and in their or its own right and also for the purpose of protecting the interests of the community and other parties, public or private, in whose favor or for whose benefit such agreements and covenants have been provided. Such agreements and covenants shall ( and the Deed shall so state ) run in favor of the Agency and the United States for the entire period during

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which such agreements and covenants shall be in force, without regard to whether the Agency or the United States is or has been an owner of any land or interest therein to, or in favor of, which such agreements and covenants relate. The Agency shall have the right, in the event of any breach of any such agreement or covenant, and the United States shall have the right, in the event of any breach of the covenant provided in subdivision (b) Section 1 of this Article IV, to exercise all the rights and remedies, and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breach of agreement or covenant, to which it or any other beneficiaries of such agreement or covenant may be entitled.

ARTICLE V. PROHIBITIONS AGAINST ASSIGNMENT AND TRANSFER

Sec. 1. Representation as to Redevelopment. The Redeveloper represents and agrees that its purchase of the Property shall be for the purpose of redevelopment of the Property in accordance with the Urban Renewal Plan and the Agreement.

Sec. 2. Prohibition Against Transfer of Property and Assignment. The Redeveloper has not made or created, and will not, prior to the proper completion of the Improvements, as certified by the Agency, make or create, or suffer to be made or created, (a) any total or partial sale, conveyance, or lease of the property, or any part thereof or interest therein, or (b) any assignment of the Agreement, or any part thereof, or (c) any agreement to do any of the foregoing, without the prior written approval of the Agency. Such approval shall be on such condition as the Agency may in its exclusive discretion determine, including, but not limited to, the assumption by the proposed transferee, by instrument in writing, for itself and its successors and assigns, and for the benefit of the Agency, of all obligations of the Redeveloper under the Agreement.

ARTICLE VI. REMEDIES

Sec. 1. Notice of Default. In the event of any default under or breach of any of the terms or conditions of the Agreement by either party hereto, or any successor or assign of, or successor in interest to, the Property, such party or successor shall upon written notice from the other proceed to remedy or cure such default or breach within sixty (60) days after receipt of such notice. In case such action is not taken or diligently pursued or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach or to obtain damages therefor, including but not limited to proceedings to compel specific performance by the party in default or breach of its obligations.

Sec. 2. Termination by Public Body. In the event that the Agency does not tender conveyance of the Property or possession thereof in the manner and condition, and by the date, provided in the Agreement and any such failure shall not be cured within sixty (60) days after written demand by the Redeveloper, then the Agreement shall at the option of the Redeveloper be terminated, and neither the Agency nor the Redeveloper shall have any further rights against or liability to the other under the Agreement.

Sec. 3. Termination By Agency. In the event that prior to conveyance of the Property to the Redeveloper and in violation of the Agreement the Redeveloper (and any successor in interest) assigns or

attempts to assign the Agreement or any rights herein or in the Property, or the Redeveloper does not pay the Purchase Price for and take title to the Property upon proper tender of conveyance by the Agency pursuant to the Agreement, then the Agreement and any rights of the Redeveloper or any successor or assign of the Redeveloper or transferee of the Property under the Agreement or arising therefrom, with respect to the Agency or the Property, shall at the option of the Agency be terminated by the Agency. In such event, except for the right of the Agency to damages for such breach afforded by law, neither the Redeveloper (or assignee or transferee) nor the Agency shall have any further rights against or liability to the other under the Agreement.

Sec. 4. Delays Beyond Control of Parties. For the purposes of the Agreement, neither the Agency nor the Redeveloper, as the case may be, nor any successor of either of them shall be considered in breach of or in default under its obligations with respect to the preparation of the Property for redevelopment, or the beginning and completion of construction of the Improvements, or progress in respect thereto, in the event of enforced delay in the performance of such obligations due to unforeseeable causes beyond its control and without its fault or negligence, including, but not restricted to, acts of God, acts of the public enemy, acts of the Government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather, or delays of subcontractors due to such causes; it being the purpose and intent of this provision that, in the event of the

occurrence of any such enforced delay, the time or times for performance of the obligations of the Agency with respect to construction of the Improvements, as the case may be, shall be extended for the period of the enforced delay; provided, that the party seeking the benefit of the provisions of this Section shall, within thirty (30) days after the beginning of any such enforced delay, have first notified the other party thereof in writing, and of the cause or causes thereof and requested an extension for the period of the enforced delay.

Sec. 5. Rights and Remedies Cumulative. The rights and remedies of the parties to the Agreement, whether provided by law or by the Agreement, shall be cumulative, and the exercise by either party of any one or more of such remedies shall not preclude the exercise by it, at the same or different times, of any other such remedies for the same default or breach, or of any of its remedies for any other default or breach by the other party. No waiver made by either party with respect to the performance, or manner or time thereof, or any obligation of the other party or any condition to its own obligation under the Agreement shall be considered a waiver of any rights of the party making the waiver with respect to the particular obligation of the other party or condition to its own obligation beyond those expressly waived and to the extent thereof, or a waiver in any respect in regard to any other rights of the party making the waiver or any other obligations of the other party. No such waiver shall be valid unless it is in writing duly signed by the party waiving the right or rights.

ARTICLE VII. MISCELLANEOUS PROVISIONS

Sec. 1. Conflict of Interest. No member, official, or employee of the Agency shall have any personal interest, direct or indirect, in the Agreement, nor shall any such member, official, or employee participate in any decision relating to the Agreement which affects his personal interests or the interests of any corporation, partnership, or association in which he is, directly or indirectly, interested. No member, official, or employee of the Agency shall be personally liable to the Redeveloper or any successor in interest in the event of any default or breach by the Agency or for any amount which may become due to the Redeveloper or successor or for any obligations under the terms of the Agreement.

Sec. 2. Equal Employment Opportunity. The Redeveloper, for itself and its successors and assigns, agrees that it will include the following provisions of this Section 2 in every contract or purchase order which may hereafter be entered into between the Redeveloper and any party (hereinafter in this Section called "Contractor") for or in connection with the construction of the Improvements, or any part thereof, provided for in the Agreement unless such contract or purchase order is exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965:

"Equal Employment Opportunity"

During the performance of this contract, the Contractor agrees with the Agency as follows:

- (a) The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Agency setting forth the provisions of this nondiscrimination clause.
- (b) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color religion, sex or national origin.

- (c) The Contractor will send to each labor union or representative of workers with which the Contractor has a collective bargaining agreement or other contract or understanding, a notice, to be provided, advising the labor union or worker's representative of the Contractor's commitments under Section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (d) The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- (e) The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor or the Secretary of Housing and Urban Development pursuant thereto, and will permit access to the Contractor's books, records, and accounts by the Agency, the Secretary of Housing and Urban Development, and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (f) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts or federally assisted construction

contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

- (g) The Contractor will include the provisions of Paragraphs (a) through (e) of this Section in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any construction contract, subcontract, or purchase order as the Agency or the Department of Housing and Urban Development may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Agency or the Department of Housing and Urban Development, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

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For the purpose of including such provisions in any construction contract or purchase order, as required by this Section 2, the term "Redeveloper" and the term "Contractor" may be changed to reflect appropriately the name or designation of the parties to such contract or purchase order.

Sec. 3. Notice. A notice or communication under the Agreement by either party to the other shall be sufficiently given or delivered if dispatched by registered mail, postage prepaid, return receipt requested; and

- (a) in the case of a notice or communication to the Redeveloper, is addressed as follows: The General State Authority, 18th and Herr Streets, Harrisburg, Pennsylvania 17120, and
- (b) in the case of a notice or communication to the Agency, is addressed as follows: Urban Redevelopment Authority of Pittsburgh, 200 Ross Street, Pittsburgh, Pennsylvania 15219, or is addressed in such other way in respect to either party as that party may, from time to time, designate in writing dispatched as provided in this Section.

Sec. 4. Agreement Survives Conveyance. None of the provisions of the Agreement is intended to or shall be merged by reasons of any deed transferring title to the Property from the Agency to the Redeveloper or any successor in interest, and any such deed shall not be deemed to affect or impair the provisions and covenants of the Agreement.

Sec. 5. Counterparts. The Agreement is executed in five (5) counterparts, each of which shall be deemed, to be an original, and such counterparts shall constitute one and the same instrument.

Sec. 6. Coal Clause. Pursuant to the Act of Assembly, approved September 10, 1965, known as Act No. 255, the following paragraph is made a part hereof:

NOTICE -- THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957, P.L. 984, AS AMENDED.)

Sec. 7. Employment Opportunities for Project Area Residents

(a) The work to be performed under this Agreement is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in or owned in substantial part by persons residing in the area of the project.

(b) The parties to this Agreement will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR -----, and all applicable rules and orders of the Department issued thereunder prior to the execution of this Agreement. The parties to this Agreement certify and agree that they are under no contractual or other disability which would prevent them from complying with these requirements.

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(c) The contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

(d) The contractor will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR----. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR---- and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

Sec. 8. Redeveloper's Right of First Refusal.

(a) Provided that the Redeveloper is not in default under the terms and conditions of this agreement, the Agency hereby gives the right of first refusal to the Redeveloper to purchase Disposition Parcel 4A containing 24,147.98 square feet. The description of Disposition Parcel 4A is attached hereto as Schedule "C" annexed hereto and made a part hereof.

(b) The Agency agrees to notify the Redeveloper, in writing, when it intends to sell the aforementioned property and upon written notification by the Agency, the Redeveloper will have 120 days to submit an acceptable proposal for the purchase and reuse of said property.

(c) The consideration to be paid for Disposition Parcel 4A will be determined in accordance with HUD regulations at the time of the notification stipulated in Section 8, subdivision (b).

THIS AGREEMENT is authorized on the part of the Urban Redevelopment Authority of Pittsburgh, by Resolution No. 253, adopted at a Regular Meeting of its Board on October 6, 1972, and on the part of the City of Pittsburgh by Resolution No. 19, approved February 11, 1974.

IN WITNESS WHEREOF, the Agency has caused the Agreement to be duly executed in its behalf and its seal to be hereunto affixed and attested and the Redeveloper has caused the same to be duly executed in its behalf, on or as of the day and year first above written.

URBAN REDEVELOPMENT AUTHORITY  
OF PITTSBURGH

By *R. J. Gully*  
Chairman

THE GENERAL STATE AUTHORITY

By *Walter J. Hage*  
*Wm* President

*[Signature]*  
Assistant Secretary

*[Signature]*  
Secretary

ATTEST  
CORPORATE SECRETARY  
1974

ATTEST  
ORGANIZED  
1949  
THE GENERAL STATE AUTHORITY

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COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF ALLEGHENY

SS:

On this, the 25<sup>th</sup> day of September, 1975,  
before me, a Notary Public, the undersigned officer, personally  
appeared BRUCE D. CAMPBELL, who acknowledged himself to be the  
Chairman of Urban Redevelopment Authority of Pittsburgh, a body  
corporate and politic (hereinafter called the "Corporation"), and  
that he as such Chairman, being authorized to do so, executed the  
foregoing instrument for the purposes therein contained by signing  
the name of the Corporation by himself as Chairman.

Jean C. Gerdes  
Notary Public

My Commission Expires:

JEAN C. GERDES, Notary Public  
PITTSBURGH, ALLEGHENY COUNTY, PA  
MY COMMISSION EXPIRES  
June 30, 1976  
NOTARY PUBLIC  
C. GERDES

COMMONWEALTH OF PENNSYLVANIA )  
DAUPHIN ) SS:  
COUNTY OF ALLEGHENY )

On this, the 8<sup>th</sup> day of September,  
19 75, before me, a Notary Public, the undersigned officer,  
personally appeared Milton J. Shapp, who acknowledged  
himself to be the President of THE GENERAL STATE AUTHORITY,  
and that he as such President, being authorized to do so,  
executed the foregoing instrument for the purposes therein contained  
by signing the same as the act and deed of said GENERAL STATE  
AUTHORITY.

IN WITNESS WHEREOF, I hereunto set my hand and official  
seal.

William L. Middelton  
Notary Public



My Commission Expires:

WILLIAM L. MIDDLETON, NOTARY PUBLIC  
SWATARA TOWNSHIP, DAUPHIN COUNTY  
MY COMMISSION EXPIRES SEPT. 16 1978  
Member, Pennsylvania Association of Notaries

LEGAL DESCRIPTION  
WOODS RUN PROJECT  
Disposition Parcels 4, 5 and 6

(Based on Survey by Lorenzi, Dodds & Gunnill, Inc. dated October, 1968, with revisions April, 1974 and October 4, 1974).

ALL those certain parcels of land situate in the Twenty Seventh (27th) Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania bounded and described as follows:

DISPOSITION PARCEL 4

BEGINNING at a point on the southerly line of Westhall Street, said point being North  $87^{\circ} 49' 01''$  East, a distance of 88.853 feet from the intersection of the southerly line of Westhall Street and the former westerly line of Refuge Street (vacated by City of Pittsburgh Ordinance No. 277 of 1974); thence southwardly along a line of property now or formerly Commonwealth of Pennsylvania, South  $15^{\circ} 13' 53''$  East, a distance of 157.713 feet to a point on the former northerly line of Eckert Street (vacated by City of Pittsburgh Ordinance No. 277 of 1974), said point being the true place of beginning for Disposition Parcel No. 4; thence eastwardly along said former northerly line of Eckert Street (vacated by City of Pittsburgh Ordinance No. 277 of 1974), North  $87^{\circ} 40' 31''$  East, a distance of 132.192 feet to a point on the westerly line of New Beaver Avenue; thence southwardly along said westerly line of New Beaver Avenue by an arc of a circle deflecting to the left having a radius of 722.879 feet and a central angle of  $6^{\circ} 23' 55''$  for an arc distance of 80.729' to a point; thence westwardly along the northerly line of Urban Redevelopment Authority of Pittsburgh Parcel No. 5, South  $74^{\circ} 49' 10''$  West, a distance of 91.278 feet to a point on the former centerline of Monhagen Street (vacated

by City of Pittsburgh Ordinance No. 277 of 1974); thence northwardly along the former centerline of Monhagen Street (vacated by City of Pittsburgh Ordinance No. 277 of 1974) North  $13^{\circ} 58' 14''$  West, a distance of 85.620 feet to its intersection with the former centerline of Eckert Street (vacated by City of Pittsburgh Ordinance No. 277 of 1974); thence westwardly along the former centerline of Eckert Street (vacated by City of Pittsburgh Ordinance No. 277 of 1974) South  $87^{\circ} 40' 31''$  West a distance of 39.458 feet to a point; thence northwardly at a right angle to the former centerline of Eckert Street (vacated by City of Pittsburgh Ordinance No. 277 of 1974), North  $2^{\circ} 19' 29''$  West a distance of 16.00 feet to a point on the former northerly line of Eckert Street, said point being the PLACE OF BEGINNING.

Containing 9,015.86 square feet.

#### DISPOSITION PARCEL 5

BEGINNING at a point on the northerly line of Doerr Street, said point being North  $76^{\circ} 00' 15''$  East, 174.034 feet from the intersection of the northerly line of Doerr Street and the former westerly line of Refuge Street (vacated by City of Pittsburgh Ordinance No. 277 of 1974); thence northwardly along the line having a bearing of North  $28^{\circ} 10' 59''$  West, 301.547 feet to a point; thence eastwardly along the line parallel to and one foot north of the former northerly line of Ketchum Street (vacated by City of Pittsburgh Ordinance No. 277 of 1974), North  $75^{\circ} 52' 46''$  East, 25.000 feet to its intersection with the former centerline of Monhagen Street (vacated by City of Pittsburgh Ordinance No. 277 of 1974); thence northwardly along the former centerline of Monhagen Street (vacated by City of Pittsburgh Ordinance 277 of 1974) North  $13^{\circ} 58' 14''$  West, 450.554 feet to its intersection with the

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dividing line between Urban Redevelopment Authority Parcel 4 and Urban Redevelopment Authority Parcel 5; thence eastwardly along said dividing line North  $74^{\circ} 49' 01''$  East, 91.278 feet to its intersection with the westerly line of New Beaver Avenue; thence southwardly along the westerly line of New Beaver Avenue by an arc of a circle deflecting to the left, having a radius of 1035.000 feet and a central angle of  $13^{\circ} 00' 00''$  for an arc distance of 234.834 feet to a point of tangent; thence continuing along the westerly line of New Beaver Avenue South  $28^{\circ} 10' 59''$  East, 496.645 feet to a point of curve; thence by an arc of a circle deflecting to the right having a radius of 25.000 feet and a central angle of  $104^{\circ} 11' 14''$  for an arc distance of 45.460 feet to a point of tangent on the northerly line of Doerr Street; thence westwardly along the northerly line of Doerr Street South  $76^{\circ} 00' 15''$  West, 171.381 feet to its intersection with the dividing line between Urban Redevelopment Authority Parcel 5 and Urban Redevelopment Authority Parcel 6, the point of BEGINNING.

Containing 116,145.60 square feet = 2.6663 acres.

#### DISPOSITION PARCEL 6

BEGINNING at the point of intersection of the northerly line of Doerr Street and the former westerly line of Refuge Street (vacated by City of Pittsburgh Ordinance No. 277 of 1974); thence northwardly along the former westerly line of Refuge Street (vacated by City of Pittsburgh Ordinance No. 277 of 1974) North  $13^{\circ} 58' 14''$  West 292.131 feet to a point; thence eastwardly along a line parallel to and 1.00 foot north of the former northerly line of Ketchum Street (vacated by City of Pittsburgh Ordinance No. 277 of 1974), North  $75^{\circ} 52' 46''$  East 100.000 feet to a point; thence southeastwardly South  $28^{\circ} 10' 59''$  East, 301.547 feet to its intersection with the northerly line of

Doerr Street; thence westwardly along said northerly line of Doerr Street South  $76^{\circ} 00' 15''$  West, 174.034 feet to a point, the PLACE OF BEGINNING.

Containing 40,045.75 square feet = 0.919 acres.

SUBJECT to an easement for the 6 inch water line in vacated Refuge Street between Ketchum Street (as vacated) and Doerr Street (as vacated) as shown on the survey of Disposition Parcel 6, dated October, 1968, with revisions of April, 1974 and October 4, 1974, prepared by Lorenzi, Dodds, and Gunnill, Inc.

WOODS RUN

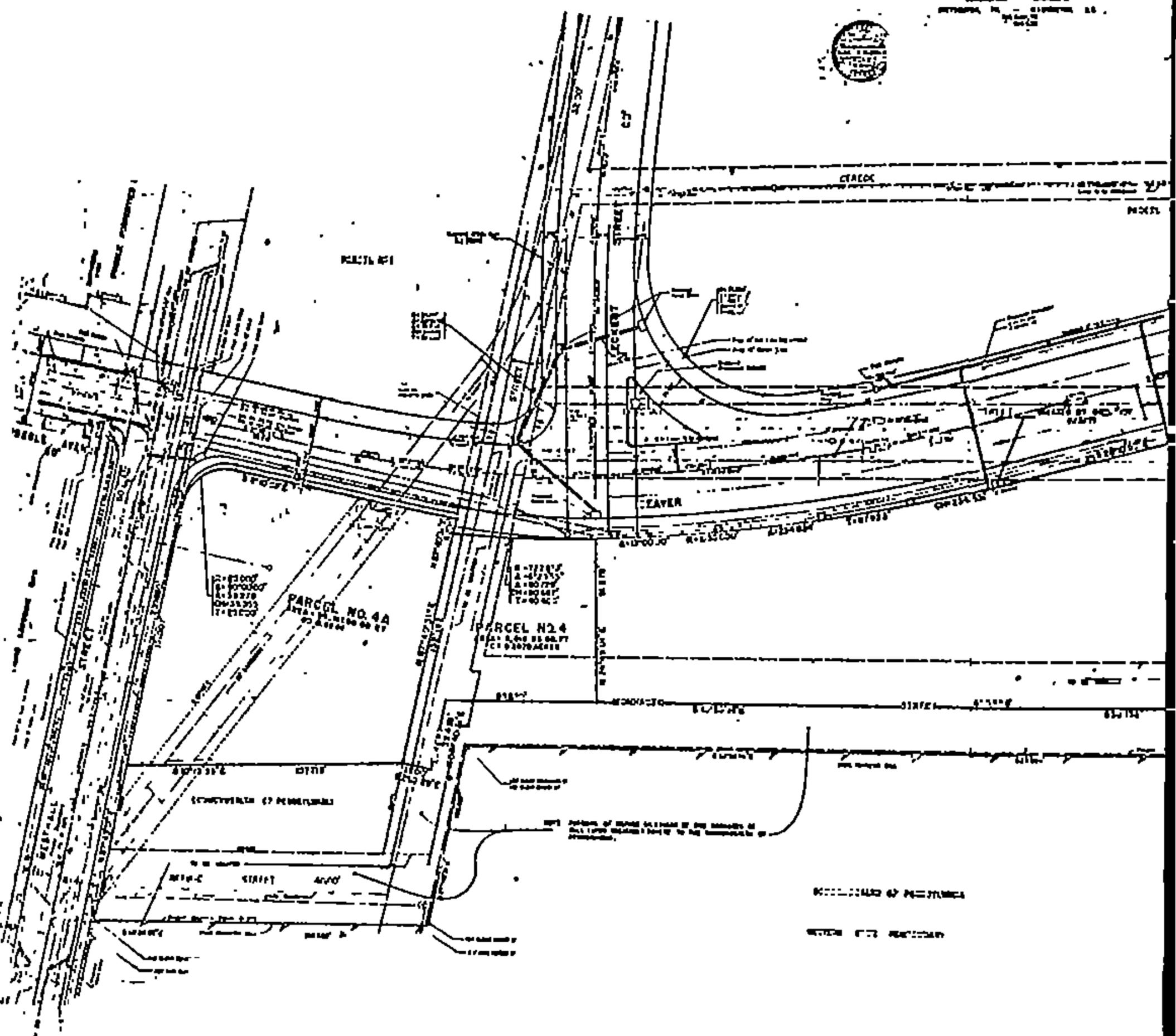
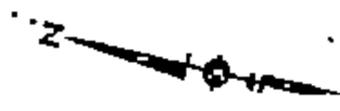
REDEVELOPMENT PROJECT AREA NO. 10  
(A PART OF REDEVELOPMENT AREA NO. 10)

PLAT NO. 10  
CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PENNSYLVANIA

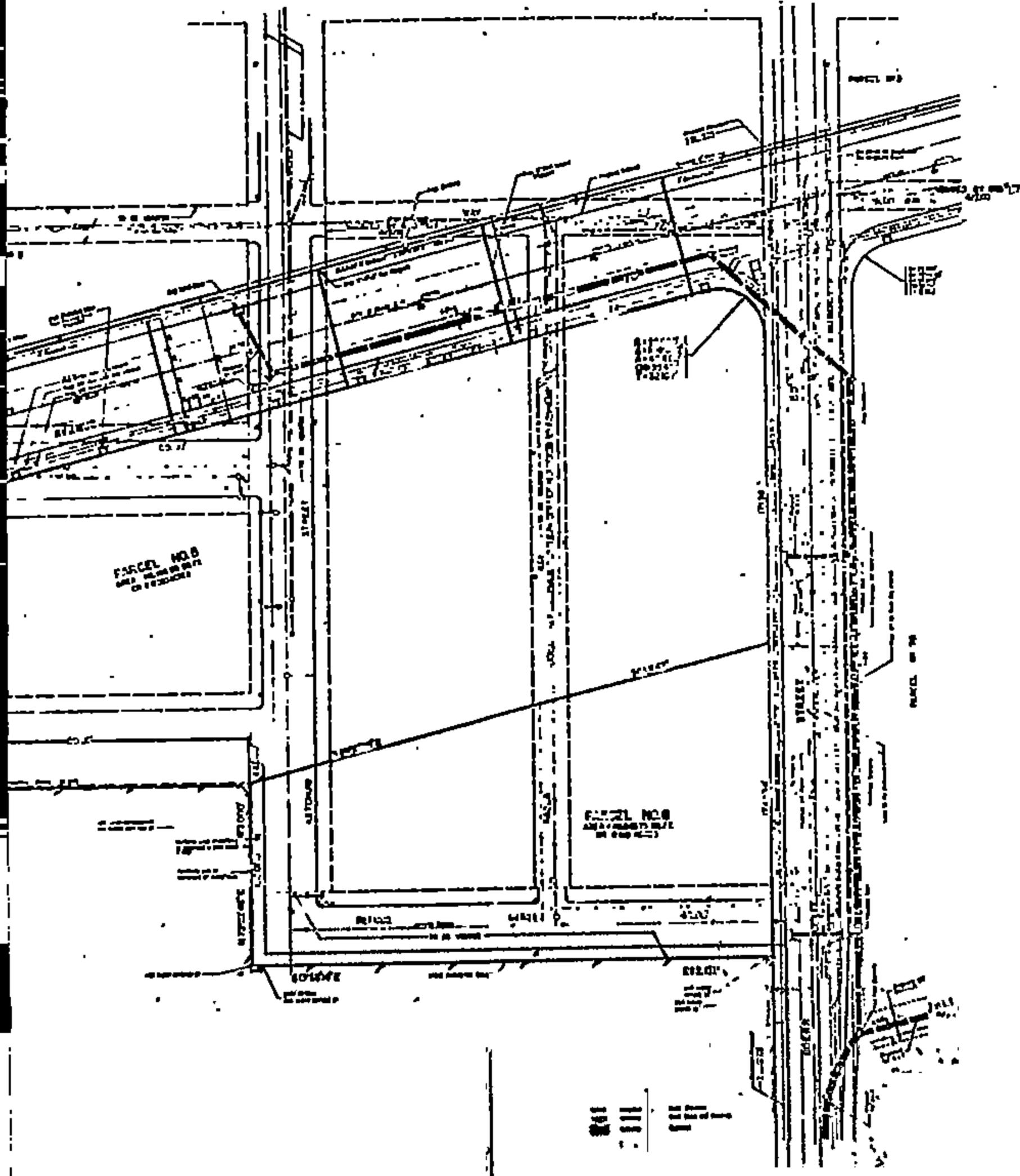
DISPOSITION PARCELS  
NO. 4, 4A, 6 & 66

SCALE 1" = 20' 100' = 2000'

LEONARD BROWN & SONS  
ENGINEERS  
PITTSBURGH, PA.



Schedule "B"



LEGAL DESCRIPTION  
WOODS RUN PROJECT  
Disposition Parcel 4A

ALL that certain parcel of ground situate in the Twenty-Seventh (27th) Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania being bounded and described as follows:

BEGINNING at a point on the southerly line of Westhall Street, said point being North  $87^{\circ} 49' 01''$  East a distance of 88.853 feet from the interesection of the southerly line of Westhall Street and the former westerly line of Refuge Street (vacated by City of Pittsburgh Ordinance No. 277 of 1974); thence southwardly along a line of property now or formerly of the Commonwealth of Pennsylvania, South  $15^{\circ} 13' 53''$  East a distance of 157.713 feet to a point on the former northerly line of Eckert Street (vacated by City of Pittsburgh Ordinance No. 277 of 1974); thence eastwardly along said line North  $87^{\circ} 40' 31''$  East a distance of 140.400 feet to a point on the westerly line of New Beaver Avenue; thence northwardly along said westerly line of New Beaver Avenue North  $2^{\circ} 10' 59''$  West a distance of 128.292 feet to a point of curve; thence by an arc of a circle deflecting to the left, having a radius of 25.000 feet and a central angle of  $90^{\circ} 00' 00''$  for an arc distance of 39.270 feet to a point of tangent on the southerly line of Westhall Street; thence westwardly along said southerly line of Westhall Street South  $87^{\circ} 49' 01''$  West a distance of 151.007 feet to a point, said point being the PLACE OF BEGINNING.

CONTAINING 24,147.98 square feet.

BEING designated in the Deed Registry Office of Allegheny County as Block 44 C, Lot No. 122.

Schedule "C"

STATE OF PENNSYLVANIA  
COUNTY OF ALLEGHENY S.S.

RECORDED IN THE OFFICE FOR THE RECORDING OF  
DEEDS, ETC. IN AND FOR THE SAID COUNTY, ON THE 15th DAY  
OF October A. D. 19 75 IN Deed  
BOOK VOL. 5543 PAGE 1 WITNESS MY HAND AND SEAL  
OF SAID OFFICE, THIS DAY AND YEAR ABOVE SAID.

*John J. [Signature]*

RECORDER



44-C-122

BLOCK & LOT NUMBER  
DEFD REGISTRY

DATE: 2-13-96

INT:

*John J. ...*

44-C-122 ✓

THIS INDENTURE

MADE the 5<sup>th</sup> day of FEBRUARY, 1996,

BETWEEN

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, a  
Redevelopment Authority established and existing under the Urban  
Redevelopment Law of the Commonwealth of Pennsylvania, Act of May 24,  
1945, P.L. 991, as amended, for the City of Pittsburgh, County of  
Allegheny, Pennsylvania (hereinafter called the "Grantor"),

AND

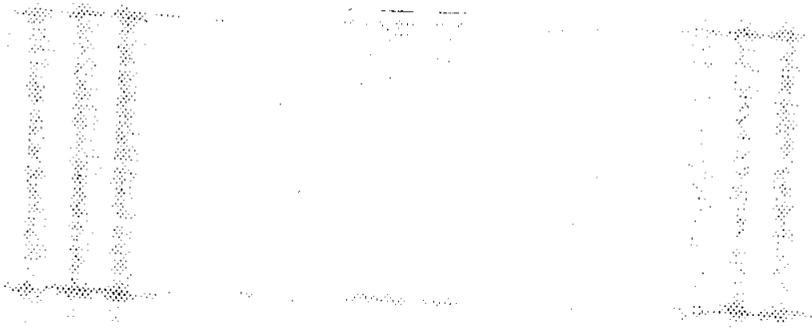
COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF GENERAL  
SERVICES, a Commonwealth Agency organized and existing under the laws  
of the Commonwealth of Pennsylvania, having its principal place of  
business at 515 N. Office Building, Harrisburg, PA., (hereinafter  
called the "Grantee"),

WITNESSETH, That the said Grantor in consideration of the  
sum of THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00), lawful money  
of the United States of America, to it paid by the Grantee, at or  
before the sealing and delivery of these presents, the receipt  
whereof is hereby acknowledged, does grant, bargain, sell and convey  
unto the said Grantee, its successors and assigns, the following  
described property (hereinafter referred to as the "Property"),

DESCRIPTION

ALL THAT CERTAIN PARCEL OF GROUND situate in the Twenty-Seventh  
(27th) Ward of the City of Pittsburgh, County of Allegheny and  
Commonwealth of Pennsylvania being bounded and described as follows:

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**BEGINNING** at a point on the southerly line of Westhall Street, said point being North 87° 49' 01" East a distance of 88.853 feet from the intersection of the southerly line of Westhall Street and the former westerly line of Refuge Street (vacated by City of Pittsburgh Ordinance No. 277 of 1974); thence southwardly along a line of property now or formerly of the Commonwealth of Pennsylvania, South 15° 13' 53" East a distance of 157.713 feet to a point on the former northerly line of Eckert Street (vacated by City of Pittsburgh Ordinance No. 277 of 1974); thence eastwardly along said line North 87° 40' 31" East a distance of 140.400 feet to a point on the westerly line of New Beaver Avenue; thence northwardly along said westerly line of New Beaver Avenue North 2° 10' 59" West a distance of 128.292 feet to a point of curve; thence by an arc of a circle deflecting to the left, having a radius of 25.000 feet and a central angle of 90° 00' 00" for an arc distance of 39.270 feet to a point of tangent on the southerly line of Westhall Street; thence westwardly along said southerly line of Westhall Street South 87° 49' 01" West a distance of 151.007 feet to a point, said point being the **PLACE OF BEGINNING**.

**SUBJECT TO** a twenty five foot easement as shown on a survey prepared by Lorenzi, Dodds & Gunnill, dated October, 1968, revised October 4, 1974.

**CONTAINING** 24,147.98 square feet.

**BEING** designated in the Deed Registry Office of Allegheny County as ~~Block 44C, Lot No. 122.~~

**BEING** part of the same premises which the City of Pittsburgh conveyed to the Urban Redevelopment Authority of Pittsburgh by Deed dated September 16, 1969, and recorded in the Recorder of Deeds Office of Allegheny County, Pennsylvania, on February 10, 1970, in Deed Book Volume 4512, Page 256.

THIS CONVEYANCE is made under and subject to:

- A. Any state of facts an inspection or accurate survey might show.
- B. All laws, ordinances, resolutions, regulations, and orders of all municipal, county, state, federal or other governmental bodies, boards, agencies, or other authority now or hereafter having jurisdiction, except as exempted by State legislation.
- C. The public easement in public streets and alleys abutting the Property.

- D. The following easements:  
As shown in the above Legal Description of the Property.
- E. The following covenants:
1. That the Grantee, for itself and its successors and assigns, to or of the Property or any part thereof, shall:
    - (a) Devote the Property to, and only to and in accordance with the uses specified in, and comply with the controls and restrictions, with respect to the Property, contained in the Redevelopment Area Plan, (including the Urban Renewal Plan), as amended (referred to hereinafter as the "Plan"), which Plan and Modifications thereof have been recorded in the Office of the Recorder of Deeds of Allegheny County in Deed Book Volume 4706, page 254, Deed Book Volume 5167, page 98, Deed Book Volume 7641, page 397, Deed Book Volume 7641, page 401, and the Disposition Contract between the parties hereto, dated November 21, 1995, which is on file at the office of the Grantor (referred to hereinafter as the "Disposition Contract");
    - (b) Not effect or execute any agreement, lease, conveyance, or other instrument whereby the Property or any part thereof is restricted upon the basis of race, color, religion, creed, handicap (including visually and hearing impaired), national origin, age, or sex in the sale, lease, or occupancy thereof;
    - (c) Not discriminate in the use, sale or lease of any or all of the Property or buildings or structures thereon against any person because of race, color, religion, creed, handicap, (including visually and hearing impaired), national origin, age, or sex; nor shall any person be deprived of the right to live on the Property or use any of the facilities therein by reason of race, color, religion, creed, handicap (including visually and hearing impaired), national

origin, age, or sex;

- (d) Comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, color, religion, creed, handicap (including visually and hearing impaired), national origin, age, or sex in the sale, lease, or occupancy of the Property;
  - (e) Be without power to sell, lease or otherwise transfer the Property or any part thereof without the prior written consent of the Grantor until the Grantor shall certify in writing that the Improvements, as provided in the Disposition Contract, have been completed;
  - (f) Make no changes in the Improvements after the completion of the construction thereof which would constitute a major change in said Improvements or in the utilization of the Property except with the written approval of the Grantor; and
  - (g) Commence and complete the construction of the Improvements to the Property within the period of time provided in the Disposition Contract.
2. The Grantee, for itself and its successors and assigns, further covenants and agrees that the aforesaid covenants shall be covenants running with the land and shall be in effect until July 3, 2007, except for the covenants provided in paragraphs 1(b), 1(c), and 1(d) hereof, which shall remain in effect without limitation as to time and shall be enforceable in law, equity or other proper proceedings by the Grantor, its successors and assigns, the City of Pittsburgh, the United States of America (in case of covenants provided in subdivisions (b) and (c) of Section E. 1 hereof) or any successor in title to the Grantor of any of the Property or by any party interested in any of the other real property or any part thereof covered by said Plan against the Grantee, its successors and assigns of the Property or any part thereof or

any interest therein, and any party in possession or occupancy of the Property or any part thereof; and the Grantee, for itself and its successors and assigns further agrees that said covenants shall be enforceable by the Grantor for said entire period of time without regard to whether the Grantor is or remains an owner of any land or interest therein to which said covenants relate.

F. The following express conditions:

1. That the Grantee, its successors and assigns, shall commence and complete the construction of the Improvements to the Property in accordance with the Disposition Contract, and the Grantor, or its successors or assigns, shall have a right of re-entry, and the estate hereby conveyed shall be forfeited by reason of the failure of the Grantee, its successors or assigns, so to do, and the title to said estate shall revert to and be revested in the said Grantor or its successors or assigns;
2. That prior to completion of the Improvements as certified by the Grantor pursuant to said Disposition Contract, the Grantee, its successors and assigns, shall not sell, lease, or otherwise transfer the Property or any part thereof, without the approval of the Grantor, its successors or assigns, in accordance with the terms of the aforesaid Disposition Contract, for breach of which condition the Grantor, or its successors or assigns, shall have a right of re-entry and the estate hereby conveyed shall be forfeited and the title to said estate shall revert to and be revested in the said Grantor or its successors or assigns;
3. That prior to completion of the Improvements as certified by the Grantor pursuant to the Disposition Contract, the Grantee, its successors and assigns, shall pay the real estate taxes and any special assessments on the Property, if any, when due and shall not place or permit any lien or other encumbrance to be placed on the Property except as authorized by the said Disposition Contract and shall not

suffer any levy or attachment to be made upon the Property or to be or remain a charge or encumbrance on or against the Property and, for any neglect or failure to have such encumbrance or lien removed or discharged as provided in said Disposition Contract, the estate hereby conveyed shall be forfeited by reason of the failure of the Grantee, its successors or assigns, so to do, and the title to said estate shall revert to and be revested in the said Grantor or its successors or assigns, and the Grantor, or its successors or assigns, shall have a right of re-entry.

Provided, however, that the rights of forfeiture, re-entry, and reverter of title reserved by the Grantor for a breach of any of the foregoing conditions shall be subject to and shall not impair the lien of any mortgage or trust deed authorized by the aforesaid Disposition Contract in existence at the time of the said breach, and any rights or interests provided in said Disposition Contract for the protection of the holders of any evidence of indebtedness secured by any such mortgage or trust deed;

Provided, further, that said rights of forfeiture, re-entry, and reverter of title hereby reserved by the Grantor for a breach of any of the foregoing conditions shall not apply to parts or parcels of the Property on which the Improvements to be constructed thereon have been completed and which have, pursuant to authorization contained in the Disposition Contract, been sold, conveyed, or leased to other parties.

G. The Grantor, for itself and its successors and assigns, covenants and agrees that after completion of the Improvements by the Grantee on any individual parts or parcels of said Property, as shown by a Certificate of Completion of the Grantor, which is to be recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, any party purchasing individual parts or parcels of the said Property from the Grantee, which the Grantee is authorized by the terms of said Disposition Contract to sell, convey, or lease to other parties, shall not (because of such purchase or lease) incur any obligation with respect to the construction of the Improvements on such parts or parcels or to other parts or parcels of the Property.

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With the appurtenances: TO HAVE AND TO HOLD the same subject as aforesaid unto and for the use of the said Grantee, its successors and assigns FOREVER.

AND the Grantor, for itself and its successors and assigns, covenants with the Grantee, its successors and assigns, against all lawful claimants claiming by, through, or under Grantor, the same and every part thereof, to SPECIALLY WARRANT AND DEFEND.

This Deed is made by virtue and in pursuance of a resolution duly adopted at a Regular Meeting of the Members of the Grantor, duly called and held on December 8, 1994, a full quorum being present, authorizing and directing the same to be made and done.

NOTICE -- THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING, OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (THIS NOTICE IS SET FORTH IN THE MANNER PROVIDED IN SECTION 1 OF THE ACT OF JULY 17, 1957, P.L. 984, AS AMENDED.)

IN WITNESS WHEREOF, the said Grantor has caused its common and corporate seal to be affixed to these presents by the hand of its Executive Director, and the same to be duly attested by its Assistant Secretary. Dated the day and year first above written.

ATTEST:

URBAN REDEVELOPMENT AUTHORITY  
OF PITTSBURGH

*Frank M. Shaul*  
Assistant Secretary

By *Mulugetta Birru*  
Mulugetta Birru  
Executive Director

**NOTICE** THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE (S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

WITNESS:

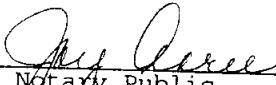
*Kevin L. Dinkelberger*

*Catherine A. Foley*  
*Attorney for Grantor*

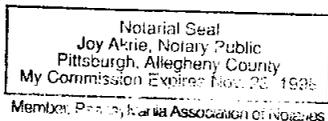
COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF ALLEGHENY )

On this, the 5th day of FEBRUARY, 1996, before me, a Notary Public, the undersigned officer, personally appeared Mulugetta Birru who acknowledged himself to be the Executive Director of Urban Redevelopment Authority of Pittsburgh, a body corporate and politic (hereinafter called the "Agency"), and that he as such Executive Director being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Agency by himself as Executive Director.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:



CERTIFICATE AS TO ADDRESS

The undersigned hereby certifies that the precise address of the Grantee herein named is 515 N. Office Building, Harrisburg, PA 17125

  
\_\_\_\_\_

DB09632PG132

FEB 9 96 016682

RECORDER OF DEEDS  
ALLEGHENY COUNTY, PA  
FEB 9 3 12 11 PM '96

*D-10*  
*34.5*  
*11.00*

I N D E N T U R E

From

URBAN REDEVELOPMENT AUTHORITY  
OF PITTSBURGH

To

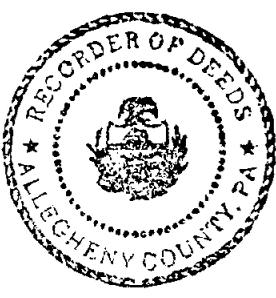
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF GENERAL SERVICES

Recorder of Deeds, Mail to:

Commonwealth of Pennsylvania  
Department of General Services  
515 N. Office Building  
Harrisburg, PA 17125

REC'D  
ALLEGHENY COUNTY  
FEB 9 1996

I hereby CERTIFY that this document is recorded in a Book Volume in the Recorder's Office of Allegheny County, Pennsylvania



*Michael A. Della Vecchia*  
MICHAEL A. DELLA VECCHIA  
RECORDER OF DEEDS

DB09632 PG 133



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
POST OFFICE BOX 8910  
HARRISBURG, PA 17105-8910

*Just # 016682*

**REALTY TRANSFER TAX STATEMENT OF VALUE**

See Reverse for Instructions

| RECORDER'S USE ONLY |        |
|---------------------|--------|
| State Tax Paid      | 0      |
| Book Number         | 9632   |
| Page Number         | 124    |
| Date Recorded       | 2-9-96 |

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

**A CORRESPONDENT - All inquiries may be directed to the following person:**

Name: Patricia A. Huckestein Telephone Number: \_\_\_\_\_  
 Urban Redevelopment Authority of Pittsburgh Area Code (412) 255-6660  
 Street Address: 200 Ross Street City: Pittsburgh State: PA Zip Code: 15219

**B TRANSFER DATA**

| Grantor(s)/Lessor(s)   | Grantee(s)/Lessee(s)   |
|--|--|
| Urban Redevelopment Authority of Pittsburgh<br>Street Address: 200 Ross Street<br>City: Pittsburgh State: PA Zip Code: 15219 | Commonwealth of Pennsylvania<br>Department of General Services<br>Street Address: 515 N. Office Building<br>City: Harrisburg State: PA Zip Code: 17125 |

**C PROPERTY LOCATION**

Street Address: 102-A Westhall Street City, Township, Borough: Pittsburgh - 27th Ward  
 County: Allegheny School District: Pittsburgh Tax Parcel Number: Block 44C Lot 122

**D VALUATION DATA**

|   |                                       |   |
|---|---------------------------------------|---|
| 1. Actual Cash Consideration<br>\$30,000.00 | 2. Other Consideration<br>+ -0-       | 3. Total Consideration<br>= \$30,000.00 |
| 4. County Assessed Value<br>\$34,830.00     | 5. Common Level Ratio Factor<br>X 4.7 | 6. Fair Market Value<br>= \$163,701.00  |

**E EXEMPTION DATA**

|   |   |
|---|---|
| 1a. Amount of Exemption Claimed<br>100% | 1b. Percentage of Interest Conveyed<br>100% |
|---|---|

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession (Name of Decedent) \_\_\_\_\_ (Estate File Number) \_\_\_\_\_
- Transfer to Industrial Development Agency.
- Transfer to Agent or Straw Party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
- Corrective deed (Attach copy of the prior deed).
- Statutory Corporate Consolidation, Merger or Division. (Attach copy of articles).
- Other (Please explain exemption claimed, if other than listed above.) This conveyance is between two tax exempt entities and consequently the transaction is wholly exempt in accordance with the Realty Transfer Act

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

|  |                |
|--|----------------|
| Signature of Correspondent or Responsible Party<br><i>Patricia A. Huckestein</i> | Date<br>2-5-96 |
|--|----------------|

DB 09632 PG 134

(SEE REVERSE)



Samuel A Thompson assignee } This indenture made the thirtieth  
 to } day of August Anno Domini  
 Commonwealth of Penna } one thousand and Eight hundred and  
 } seventy nine between Samuel R.  
 Thompson of the City of Allegheny County of Allegheny and  
 state of Pennsylvania assignee of the estate of James Ship-  
 man a Bankrupt party of the first part and the Com-  
 monwealth of Pennsylvania party of the second part Whereas  
 James Shipman of the County and state aforesaid being  
 Inter alia lawfully seized in his demesne as of fee of  
 in and to all those two certain lots of ground lying  
 and being in the ninth ward City County and state aforesaid  
 numbered respectively forty three and forty four  
 (No 43 & 44) in the plan of lots laid out by the Pennsylvania

Reform School said lots being hereinafter more fully described did on the 26th day of April A.D. 1876 file his petition in the District Court of the United States for the Western District of Pennsylvania for the adjudication of himself as a bankrupt under and in pursuance of an Act of Congress entitled "An Act to establish a uniform system of Bankruptcy throughout the United States" approved March 2<sup>d</sup> A.D. 1867. And whereas on the 27th day of April A.D. 1876 in said District Court the said James Shipman was duly adjudicated a bankrupt by the said Court. And whereas on the 17th day of May A.D. 1876 Alexander Thompson of the City County and State of said was duly chosen assignee of the estate of said bankrupt. And whereas on the 13th day of May A.D. 1877 on the suggestion of Noah W. Shaffer one of the Registers of Bankruptcy in and for said District the said Court appointed Samuel R. Thompson party of the first part hereto to succeed the said Alexander Thompson then deceased as assignee of the estate of said bankrupt. And whereas the said Noah W. Shaffer Register as aforesaid under and by virtue of the authority vested in him by the 14th Section of the said Act of Congress did by assignment in writing under his hand and seal bearing date the 11th day of June A.D. 1877 and duly attested by the signature of the Clerk and seal of said Court assign transfer and convey all the estate real personal and mixed of the said James Shipman bankrupt unto the said Samuel R. Thompson as by reference to the said in part recited assignment recorded in the Recorder's office for Allegheny County in Deed Book Vol 491 page 21 doth more fully appear. And whereas the said Samuel R. Thompson assignee as aforesaid did on the 21st day of August A.D. 1879 present his petition to said District Court asking for leave to sell the said two lots at private sale to the Commonwealth of Pennsylvania party of the second part hereto for the sum of Seven hundred and fifty dollars (\$750) and the Court having heard and considered the said petition granted the prayer thereof and authorized and directed the said assignee to make execute and deliver a deed for the said two lots to said Commonwealth of Pennsylvania upon the terms set forth in said petition to wit for the sum of Seven hundred and fifty dollars (\$750) subject to the payment by said Commonwealth of Pennsylvania of all incumbrances and liens thereon (except taxes). Now this Indenture witness that the said Samuel R. Thompson assignee as aforesaid for and in consideration of the said sum of Seven hundred and fifty dollars (\$750) lawful money of the

DBV406

United States of America unto him well and truly paid by the said Commonwealth of Pennsylvania at or before the sealing and delivery hereof the receipt whereof he doth hereby acknowledge and thereof acquit and forever discharge the said Commonwealth of Pennsylvania its successors and assigns by these presents fully granted bargained sold released and confirmed and by these presents by virtue of the power and authority to him given by the aforesaid order of District Court and pursuant to the directions thereof doth grant bargain sell release and confirm unto the said Commonwealth of Pennsylvania party of the second part its successors and assigns. All these two certain lots of ground situate in the Ninth ward City of Allegheny County of Allegheny and state of Pennsylvania numbered respectively forty three and forty four (Nos 43 and 44) in the plan of lots laid out by the Pennsylvania Reform School said lots lying adjacent to each other and being bounded and described as follows Beginning on the South east corner of Wilkins and Refuge Streets and running thence along the southerly side of said Wilkins Street Easterly forty eight feet (48) to the corner of other property formerly belong to said Bankrupt thence along the line of the same Southerly one hundred and fifty seven feet (157) to Hanover Street thence along the north side of said Hanover Street and parallel with said Wilkins Street westerly fifty one feet Eight inches (51 ft 8 in) more or less to the north east corner of said Hanover and Refuge Streets and thence along the east side of said Refuge Street one hundred and fifty seven feet (157) northerly to said Wilkins Street at the place of beginning hereby the same two lots of ground which were conveyed to said Bankrupt by the Pennsylvania Reform School by deed dated June twelfth A.D. 1843 and recorded in the Recorder's office for Allegheny County Pennsylvania in Deed Book Vol 401 page 26. Together with all and singular the improvements ways waters water courses rights liberties privileges hereditaments and appurtenances whatsoever hereunto belonging or in any wise appertaining and the reversions and remainders rents issues and profits thereof and all the right title property estate interest claim and demand whatsoever of the said James Shipman in law equity or otherwise howsoever at and immediately before the time of filing his petition and his adjudication in Bankruptcy of in to or out of the same and every part thereof To have and to hold the said two lots of ground hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances unto the said Commonwealth of Pennsylvania its successors and assigns to and for the only proper use and behoof of the said Commonwealth.

of Pennsylvania its successors and assigns forever sub-  
 ject however to all liens and incumbrances thereon  
 (except taxes) as set forth in said order of court And  
 the said Samuel R. Thompson assigns doth covenant  
 promise and agree to and with the said Commonwealth  
 of Pennsylvania its successor and assigns by these presents  
 that he the said Samuel R. Thompson assignee hath  
 not done committed or wiltingly or willingly suffered to  
 be committed any matter act or thing whatsoever whereby  
 the premises aforesaid or any part thereof is or shall  
 or may be impeached charged or encumbered in title  
 charged or estate or otherwise In witness whereof the  
 said party of the first part hath to these presents set  
 his hand and seal the day and year first above written  
 sealed and delivered in presence of Samuel R. Thompson  
William C. Erskine Assignee of James Shipman  
Wm McClelland Bankrupt

Received by date of the above inden-  
 ture of the said Commonwealth of Pennsylvania the sum  
 of seven hundred and fifty dollars \$750 lawful money  
 of the United States being the consideration money above  
 mentioned in full

Witness  
W C Erskine  
Wm McClelland  
Samuel R. Thompson  
 Assignee of James Shipman  
 Bankrupt

State of Pennsylvania }  
 County of Allegheny } so } On the thirteenth day of August  
 Anno Domini 1879 before me a  
 Notary Public in and for said County came the  
 above named Samuel R. Thompson assignee of James  
 Shipman Bankrupt and acknowledged the above  
 indenture to be his act and deed and desirous that  
 the same might be recorded as such Witness my hand  
 and official seal the day and year aforesaid  
West McMurray (not Publ Seal)

Recorded December 28th 1880

The Commonwealth of Pa., Etc.  
 TO  
 The General State Authority

) Deed Registrar  
 ) Blk 44G Lot No. 1  
 ) Dec. 28 2:11 P.M.  
 ) Certified by:  
 ) A. E. Prosser  
 ) Custodian

**CERTIFIED**  
 FROM THE RECORD  
 ALLEGHENY COUNTY  
 DEPT. OF REAL ESTATE

AUG 1 2022

THIS INDENTURE

MADE the 21st day of September, A. D., one thousand nine hundred and fifty-four BETWEEN THE COMMONWEALTH OF PENNSYLVANIA, acting by and through the DEPARTMENT OF PROPERTY AND SUPPLIES, an Administrative Department of the Commonwealth of Pennsylvania, pursuant to the authority of the Act of May 18, 1949, P. L. 1450, with the approval of the Governor of the Commonwealth of Pennsylvania, which approval is appended at the end of this indenture, hereinafter called the Grantor, AND THE GENERAL STATE AUTHORITY, a body corporate and politic, constituting a public corporation and governmental instrumentality, organized and existing under and by virtue of the Act of March 31, 1949, P. L. 372, of the General Assembly of the Commonwealth of Pennsylvania, known as The General State Authority Act of one thousand nine hundred forty-nine, having its principal place of business in the City of Harrisburg, Dauphin County, Pennsylvania, hereinafter called the Grantee:

WITNESSETH,

THAT the Grantor, for and in consideration of the sum of One and 00/100 Dollars (\$1.00) lawful money of the United States of America, and other good and valuable considerations, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the Grantee and to its successors and assigns,

ALL that certain piece or parcel of land situate in the 27th Ward City of Pittsburgh, County of Allegheny and the Commonwealth of Pennsylvania, and more particularly bounded and described as follows, to wit:

PROJECT NO. G. S. A. 570-1

ISOLATION CELLS

BASEMENT OF BUILDING NO. 5

WESTERN STATE PENITENTIARY

PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

BEGINNING at a point along the north side of Doerr Street, said point being sixty feet west of the north-west corner of Doerr Street and Refuge Street; thence west along the north side of Doerr Street, 153 feet to a point; thence north and at right angles to Doerr Street along other lands of the Commonwealth of Pennsylvania 105 feet to a point; thence east and parallel with Doerr Street 153 feet to a point; thence continuing along lands of the Commonwealth of Pennsylvania, south and parallel with Refuge Street, 105 feet to a point, the place of beginning.

CONTAINING 0.368 acres, more or less.

HAVING thereon erected a cell block known as the "Home Block" Building #5.

A copy of the plot plan covering the within project, Project No. G. S. A. 570-1 entitled "Isolation Cells, Basement of Building No. 5", Western State Penitentiary, Pittsburgh, Allegheny County, Pennsylvania, dated March 16, 1954, by E. W. Cowden, Registered Engineer, Harrisburg, Pennsylvania, is attached hereto and made a part hereof.

THIS Conveyance is made under and subject, nevertheless, to all easements, servitudes, and rights of others, including but not confined to streets, roadways, and rights of any telephone, telegraph, electric, gas or pipe line companies, AS WELL AS UNDER AND SUBJECT, NEVERTHELESS, to any estates or tenancies vested in third persons, whether or not appearing of record, for any portion of the said land and improvements thereon.

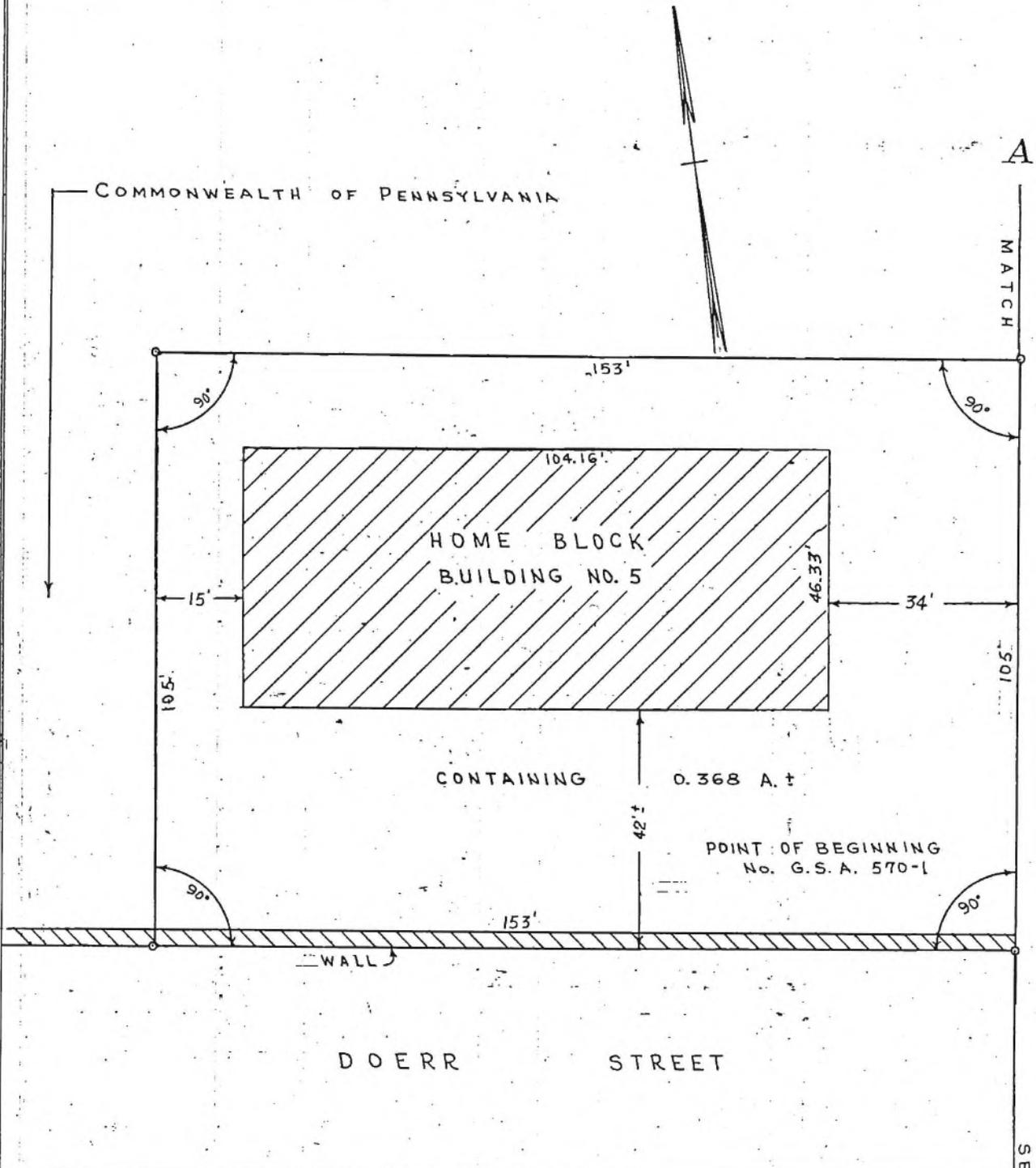
BEING a part of and wholly contained within the confines of those tracts of land originally conveyed by deeds to the House of Refuge of Western Pennsylvania and recorded in Allegheny County as follows: (1) One tract from Harvey Childs et al., dated September 20, 1851, Deed Book 101, page 313; (2) Two tracts from Josiah Hannah et. ux., dated January 4, 1866 and March 14, 1872, Deed Books 210, page 313, and 287 Page 147; and within the confines of the land authorized to be purchased by the Commonwealth of Pennsylvania for the Western State Penitentiary under Act of June 6, 1893, P. L. 335, and find that the tract of land is presently properly vested in the Commonwealth of Pennsylvania.

TOGETHER with all and singular the rights, liberties, privileges, hereditaments and appurtenances whatsoever thereto belonging, and the reversions and remainders, rents, issues and profits thereof; and also all the estate and interest whatsoever of the Grantor, in law or equity, of, in, to or out of the same.

TO HAVE AND TO HOLD the premises hereby granted, and intended so to be, with the appurtenances, unto the Grantee, its successors and assigns, to the use of the Grantee, its successors and assigns forever;

AND the said Grantor and its assigns does by these presents covenant, promise, and agree to and with the said Grantee, its successors and assigns, that the said Grantor and its assigns shall and will forever warrant and defend by these presents all and singular the premises together with the hereditaments contained therein and with the appurtenances annexed thereto herein above described and granted, or mentioned, and intended so to be thereunto the said Grantee, its successors and assigns, against the said Grantor and its assigns and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof;

AND the Grantor for itself, and its assigns does hereby covenant and agree with the Grantee, that it, its successors and assigns, shall at all times be entitled to



ISOLATION CELLS  
BASEMENT BUILDING No. 5  
SCALE 1" = 20'

SEE PAGE 51  
B

|  |  |                       |
|--|--|-----------------------|
| PROJECT No. G. S. A. - 570 - 1   |  |                       |
| WESTERN STATE PENITENTIARY<br>PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA   |  |                       |
| LEASE BOUNDARY<br>ISOLATION CELLS<br>BASEMENT - BUILDING No. 5<br>E. W. COWDEN REGISTERED ENGINEER<br>HARRISBURG, PENNSYLVANIA |  |                       |
| DATE<br>3-16-54  | THE GENERAL STATE AUTHORITY<br>JOHN S. FINE PRESIDENT<br>JOHN H. FORKER EXEC. DIRECTOR<br>HARRISBURG, PENNSYLVANIA | SHEET No.<br><b>1</b> |
| SCALE<br>1" = 20'  | CHECKED FOR G. S. A.   |                       |
| SUPV. ARCH.<br>E.A.R. 3/17/54  | ARCH.  | STRUCT. MECH. ELEC.   |



COMMONWEALTH OF Pennsylvania

A

MATCH

150'

60'

WALL

REFUGE STREET

SEE PAGE 50

LINE

B



full rights of ingress and egress to the said property over the property of the Grantor adjacent thereto and that the Grantor, and its assigns will, without cost to the Grantee, its successors and assigns, furnish complete and adequate utility services, including but without limitation, steam, water, sewage disposal, heat and electricity to any and all buildings and facilities erected or to be erected upon the above described premises until either none of the Bonds issued or hereafter issued by the Authority remain outstanding, or the above described premises are lawfully sold by the Grantee in accordance with any Resolution authorizing the issuance of Bonds, whichever event shall occur the sooner.

IN WITNESS WHEREOF, The Governor of the Commonwealth of Pennsylvania having first indicated his approval of this conveyance by executing the appended form of approval, the said Grantor has executed this conveyance by the Secretary of the Department of Property and Supplies of the Commonwealth of Pennsylvania.

WITNESS:  
Margaret E. Martin

DEPARTMENT OF PROPERTY AND SUPPLIES (COMM. SEAL)  
By Frank C. Hilton  
Secretary

The foregoing conveyance is approved

WITNESS:  
R. C. Miller

DEPARTMENT OF JUSTICE  
By Frank F. Truscott  
Attorney General

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF DAUPHIN )SS

On this, the 21st day of September, 1954, before me, a Notary Public, the undersigned officer, personally

appeared FRANK C. HILTON, Secretary of the Department of Property and Supplies of the Commonwealth of Pennsylvania, known to me to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.  
L. L. Dunkle Notary Public (N. P. SEAL)  
My commission expires Jan. 15, 1955  
Commissioned for Dauphin County

Approved as to legality of form:  
Raymond C. Miller  
Deputy Attorney General

APPROVAL OF THE GOVERNOR

I, John S. Fine, Governor of the Commonwealth of Pennsylvania, by virtue of, and under the authority of the Act of the General Assembly of the Commonwealth of Pennsylvania, approved March 31, 1949, (Act No. 34) known as The General State Authority Act of one thousand nine hundred forty-nine, approve the foregoing conveyance of lands owned by the Commonwealth of Pennsylvania to The General State Authority:

GIVEN under my hand and the Great Seal of the Commonwealth in the City of Harrisburg, this 7th day of October, 1954, and of the Commonwealth the one hundred and seventy-ninth.

JAM John S. Fine (COMM. OF PA. SEAL)  
WL Governor of the Commonwealth of Pennsylvania

By the Governor:  
Richard R. Samuel  
Deputy Secretary of the Commonwealth

I hereby certify that the precise residence address of the Grantee, in the within deed is 18th & Herr Sts., Harrisburg, Pennsylvania.

James T. Philpott  
Attorney for Grantee

Registered in Allegheny County Dec. 31, 1954

No. 79811, Recorded Dec. 27, 1954 Time: 11:41 A. M.

WRITTEN BY LIMPERT COMPARED BY Lichtinger & Rohrer

\*\*\*\*\*

**CONVEYANCE - COMMONWEALTH PROPERTY IN MULTIPLE COUNTIES AND  
REPEALS**

**Act of Jun. 10, 2022, P.L. , No. 24**

**Cl. 85**

An Act

Authorizing the Department of General Services, with the approval of the Department of Military and Veterans Affairs and the Governor, to grant and convey to the Borough of West Pittston certain lands, buildings and improvements situate in the Borough of West Pittston, Luzerne County; authorizing the Department of General Services, with the approval of the Governor, to quitclaim and release to the Waymart Area Historical Society any right, title or interest it may have with respect to certain historical use restrictions and a related reversionary interest affecting certain real property situate in the Township of Canaan, Wayne County; authorizing the Department of General Services, with the approval of the Pennsylvania Historical and Museum Commission and the Governor, to grant and convey to The Grist at Mather Mill, Ltd., certain lands, buildings and improvements situate in Whitemarsh Township, Montgomery County; authorizing the Department of General Services, with the approval of the Governor, to issue a corrective deed to the Potter County Housing Authority, and to quitclaim and release to the Potter County Housing Authority any right, title or interest it may have with respect to a certain use restriction and a related reversionary interest in each case related to certain real property situate in the Borough of Coudersport, Potter County; authorizing the Department of General Services, with the approval of the Governor, to grant and convey certain lands, buildings and improvements situate in the City of Pittsburgh, Allegheny County, through a competitive solicitation for proposals process; authorizing the Department of General Services, with the approval of the Department of Corrections and the Governor, to lease to the County of Wayne a portion of the lands of the Commonwealth of Pennsylvania at the State Correctional Institution - Waymart, situate in the Township of Canaan and Borough of Waymart, Wayne County; authorizing the Department of General Services, with the approval of the Pennsylvania State Police and the Governor, to grant and convey to Robert Swingle certain lands and improvements situate in the Township of Richmond, Tioga County; authorizing the Department of General Services, with the approval of the Department of Military and Veterans Affairs and the Governor, to grant and convey, at a price to be determined through a competitive bid process, certain lands, buildings and improvements situate in Coraopolis

Borough, Allegheny County; authorizing the Department of General Services, with the approval of the Governor, to grant and convey to the Borough of Wyoming certain lands, buildings and improvements situate in the Borough of Wyoming, Luzerne County; authorizing the Department of General Services, with the approval of the State Fire Commissioner and the Governor, to relocate a permanent easement previously granted to Mifflin County from certain lands of the Commonwealth of Pennsylvania at the State Fire Academy situate in the Borough of Lewistown, Mifflin County, for the benefit of the general public; authorizing the Department of General Services, with the approval of the Governor, to grant and convey to Harry E. Frey, Jr. and Jeffrey L. Frey, a permanent easement over certain lands of the Commonwealth of Pennsylvania at Muncy State Correctional Institution situate in Clinton Township, Lycoming County, for the purpose of ingress and egress to lands which Harry E. Frey, Jr. and Jeffrey L. Frey propose to acquire from Harold James Carpenter and Carlene M. Carpenter; authorizing the Department of General Services, with the approval of the Governor, to grant and convey certain lands and improvements situate in the Township of Brenner, County of Centre, to The Centre County Industrial Development Corporation; and making related repeals.

The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

Section 1. Conveyance in the Borough of West Pittston, Luzerne County.

(a) Authorization.--The Department of General Services, with the approval of the Department of Military and Veterans Affairs and the Governor, is hereby authorized on behalf of the Commonwealth of Pennsylvania to grant and convey, to the Borough of West Pittston, the following tract of land together with any buildings, structures or improvements thereon, situate in the Borough of West Pittston, Luzerne County for \$35,000, under terms and conditions to be established in an agreement of sale.

(b) Property description.--The property to be conveyed under subsection (a) consists of a tract of land totaling approximately 3.33 acres, including all buildings, structures and improvements located thereon, more particularly described as follows:

ALL THAT CERTAIN piece or parcel of land situate in the Borough of West Pittston, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the southeasterly side of Second Street, said corner being 200.00 feet south 58 degrees 00

minutes west from the southwesterly intersection of Second and Atlantic Streets; thence south 32 degrees 00 minutes east, 406.00 feet, more or less, to the westerly line of Susquehanna Avenue to an iron pipe; thence along the westerly line of Susquehanna Avenue south 70 degrees 07 minutes west 409.12 feet to a corner; thence north 32 degrees 00 minutes west, 320.13 feet, more or less, to the southerly line of Second Street; thence along the southerly line of Second Street, north 58 degrees 00 minutes east, 400.00 feet, to the point of beginning. Containing: 3.33 acres of land, more or less.

BEING Tax Parcel No. 65-E11NE4-013-006-0.

BEING the same parcel of land conveyed by the Borough of West Pittston to the Commonwealth of Pennsylvania, by deed dated September 17, 1955 and recorded September 27, 1955, in the Office of the Recorder of Deeds of Luzerne County, Pennsylvania, in Deed Book Volume 1289, Page 291.

(c) Existing encumbrances.--The conveyance shall be made under and subject to all lawful and enforceable easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, gas or pipeline companies, as well as under and subject to any lawful and enforceable estates or tenancies vested in third persons appearing of record, for any portion of the land or improvements erected thereon.

(d) Conditions.--The conveyance authorized under this section shall be made under and subject to the condition, which shall be contained in the deed of conveyance, that no portion of the property conveyed shall be used as a licensed facility, as defined in 4 Pa.C.S. § 1103 (relating to definitions), or any other similar type of facility authorized under State law. The condition shall be a covenant running with the land and shall be binding upon the grantee and its successors and assigns. Should the grantee, its successors or assigns permit any portion of the property authorized to be conveyed in this section to be used in violation of this subsection, the title shall immediately revert to and revest in the grantor.

(e) Deed of conveyance.--The conveyance shall be by special warranty deed to be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(f) Costs and fees.--Costs and fees incidental to this conveyance shall be borne by the grantee.

(g) Alternate disposition.--If the conveyance is not effectuated within 18 months after the effective date of this section, the property may be disposed of in accordance with section 2405-A of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929.

(h) Proceeds.--The proceeds from the sale shall be deposited into the State Treasury Armory Fund.

Section 2. Authorization for quitclaim and release in the Township of Canaan, Wayne County.

(a) Authorization.--The Department of General Services, with the approval of the Governor, is hereby authorized on behalf of the Commonwealth of Pennsylvania to quitclaim and release to the Waymart Area Historical Society any right, title or interest it may have with respect to the "Declaration of Covenant," containing historical use restrictions and a related reversionary interest as required by section 1(e) of the act of September 18, 2009 (P.L.392, No.43), entitled "An act authorizing the Department of General Services, with the approval of the Governor, to grant and convey to the Waymart Area Historical Society, or its assigns, certain land, buildings and improvements situate in the Township of Canaan, Wayne County; and authorizing and directing the Department of General Services, with the approval of the Governor, to grant and convey to Altoona Regional Health System certain lands situate in the City of Altoona, Blair County," set forth in that certain deed from the Commonwealth of Pennsylvania to the Waymart Area Historical Society, dated February 5, 2010, and recorded at the Office of the Recorder of Deeds of Wayne County at Record Book 5502, Page 0239, to enable the Waymart Area Historical Society to convey such property free of such Declaration of Covenant. Such quitclaim and release shall be made on such terms, conditions and for such consideration as is acceptable to the Secretary of General Services.

(b) Property description.--The Declaration of Covenant referenced in subsection (a) affects the following:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, together with improvements thereon, situate in the Township of Canaan, County of Wayne and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point or corner, located in the center of the right of way of Route 6/State Route 0006, at the intersection, with a certain entrance/exit roadway, leading south, into and through, lands of the Commonwealth of Pennsylvania (D.B. 97, P. 988- The First (Parcel) Thereof:); thence, along the center of the right of way of the aforesaid Route 6/State Route 0006, the following two, curvilinear and/or chord, courses and distances: Along the arc of a curve to the right, in a northwesterly direction, having a central angle of 11 degrees 35 minutes 51 seconds, with a radius of 1432.69 feet, a distance or arc length of 290.00 feet to a point or corner and North 61 degrees 29 minutes 09 seconds West 85.01 feet to a point or corner; thence, departing from said public highway and through

lands formerly of the Commonwealth of Pennsylvania (D.B. 97, P. 98- The First (Parcel) Thereof:); the following four courses and distances: North 27 degrees 36 minutes 54 seconds East 403.77 feet to an iron pin corner set; located southwesterly of a certain private roadway; thence, South 62 degrees 23 minutes 06 seconds East 100.00 feet to an iron pin corner set, located southwesterly of the aforesaid private roadway; thence, South 24 degrees 43 minutes 05 seconds East 344.28 feet to an iron pin corner set, located southwesterly of the aforesaid private roadway and; thence, South 27 degrees 18 minutes 14 seconds West (crossing a certain private driveway, at 40 feet (more or less), which extends northwesterly from its intersection with the aforesaid private roadway referenced herein) 170.00 feet to the place of BEGINNING.

Containing 2.76 acres, more or less.

BEING Tax Parcel No. 04-0-0251-0085.0007.

(c) Legal instruments.--The quitclaim deed and any other legal instruments necessary to effectuate the quitclaim and release of any right, title or interest the Commonwealth of Pennsylvania may have with respect to the Declaration of Covenant referenced in subsection (a) shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(d) Costs and fees.--Any costs and fees incidental to the release hereby authorized shall be borne by the Waymart Area Historical Society.

(e) Proceeds.--Money received by the Department of General Services for the quitclaim and release hereby authorized shall be deposited into the General Fund.

Section 3. Conveyance in Whitemarsh Township, Montgomery County.

(a) Authorization.--The Department of General Services, with the approval of the Pennsylvania Historical and Museum Commission and the Governor, is hereby authorized on behalf of the Commonwealth of Pennsylvania to grant and convey to The Grist at Mather Mill, Ltd., the following tract of land together with any buildings, structures and improvements thereon, known as the historic Mather Mill, situate in Whitemarsh Township, Montgomery County, for \$1, under terms and conditions to be established in an agreement of sale.

(b) Property description.--The property to be conveyed pursuant to subsection (a) consists of a tract of land totaling approximately 3.185 acres, including all buildings, structures and improvements located thereon, more particularly described as follows:

ALL THAT CERTAIN piece or parcel of land situate in Whitemarsh Township, Montgomery County, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the point formed by the intersection of the center line of Mathers Lane (45 feet wide) and the title line in the bed of Skippack Pike (50 feet wide); thence extending along the title line in the bed of Skippack Pike north 44 degrees 30 minutes west crossing the Wissahickon Creek 262.54 feet to a point; thence extending north 24 degrees 24 minutes east recrossing said Creek 270.27 feet to an iron pin; thence extending south 87 degrees 20 minutes east 325.56 feet to a point in the bed of said Creek; thence extending along land now or late of Edward W. Heller the following four (4) courses and distances: (1) through the bed of said Creek south 17 degrees 08 minutes 30 seconds west 180.89 feet to a point; (2) through the bed of said Creek south 32 degrees 37 minutes west 20.63 feet to a point; (3) partly through the bed of said Creek south 23 degrees 01 minute east crossing the southerly bank of said Creek 80.90 feet to a stake; and (4) south 13 degrees 05 minutes 30 seconds east 112.78 feet to a point in the center line of Mathers Lane aforesaid; thence extending along the center line of Mathers Lane south 79 degrees 55 minutes west 249.32 feet to the first mentioned point and place of BEGINNING.

CONTAINING 3.185-acres of land, more or less.

UNDER AND SUBJECT, NEVERTHELESS, to certain utility rights as recorded in Deed Book 2600, Page 61, together with certain water rights recorded in Deed Book 646, Page 89.

BEING Tax Parcel No. 65-00-10618-009.

BEING the same premises C. Jared Ingersoll and Agnes C. Ingersoll, husband and wife, conveyed to the Commonwealth of Pennsylvania by deed dated April 12, 1966, and recorded April 13, 1966, in Montgomery County Deed Book 3422, Page 407.

(c) Existing encumbrances.--The conveyance shall be made under and subject to all lawful and enforceable easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, gas or pipeline companies, as well as under and subject to any lawful and enforceable estates or tenancies vested in third persons appearing of record, for any portion of the land or improvements erected thereon.

(d) Conditions.--Any conveyance authorized under this section shall be made under and subject to the condition, which shall be contained in the deed of conveyance, that no portion of the property conveyed shall be used as a licensed facility, as that term is defined in 4 Pa.C.S. § 1103 (relating to definitions), or any other similar type of facility authorized under State law. The condition shall be a covenant running with

the land and shall be binding upon the grantee and its successors and assigns. Should the grantee, its successors or assigns permit any portion of the property authorized to be conveyed in this section to be used in violation of this subsection, the title shall immediately revert to and revest in the grantor.

(e) Historic preservation covenants.--The conveyance shall be made under and subject to historic preservation covenants, which covenants shall be determined by the Pennsylvania Historical and Museum Commission and may include a reversionary interest.

(f) Deed.--The conveyance shall be made by special warranty deed to be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(g) Costs and fees.--Costs and fees incidental to this conveyance shall be borne by the grantee.

(h) Sunset.--If the conveyance is not effectuated within 18 months after the effective date of this section, the authority under this section shall expire.

Section 4. Authorization for corrective deed and for quitclaim and release in Borough of Coudersport, Potter County.

(a) Authorization for corrective deed.--The Department of General Services is authorized to issue a corrective deed to the Potter County Housing Authority to correct the name of the grantee with respect to that certain property previously conveyed by the Commonwealth of Pennsylvania to the Potter County Housing and Redevelopment Authority, by deed dated March 7, 1996, and recorded at the Office of the Recorder of Deeds of Potter County at Record Book 258, Page 641-644, pursuant to authority provided by the act of December 7, 1994 (P.L.677, No.103), entitled "An act authorizing and directing the Department of General Services, with the approval of the Governor, to convey to East Pikeland Township a tract of land situate in East Pikeland Township, Chester County, Pennsylvania; authorizing the conveyance of a permanent right-of-way over certain State land to the Middletown Fire Company No. 1, Delaware County, Pennsylvania; authorizing and directing the Department of General Services, with the approval of the Governor and the Department of Corrections, to convey a tract of land in Mount Joy Township, Lancaster County; authorizing the Department of General Services, with the approval of the Governor, to convey a tract of land situate in Frenchcreek Township, Venango County; authorizing and directing the Department of General Services, with the approval of the Governor, to convey to Glade Township Volunteer Fire Department, Inc., a tract of land situate in Glade Township, Warren County; authorizing and directing the Department of General Services,

with the approval of the Governor, the Department of Agriculture, the Department of Public Welfare and the Department of Transportation, to convey to Upper St. Clair Township a tract of land situate in Upper St. Clair Township, Allegheny County, Pennsylvania; authorizing and directing the Department of General Services, with the approval of the Governor, to grant and convey to the Potter County Housing and Redevelopment Authority, land situate in the Borough of Coudersport, Potter County, Pennsylvania; authorizing the Department of General Services, with the approval of the Governor, to sell and convey a tract of land situate in East Allen Township, Northampton County, Pennsylvania, to East Allen Township; authorizing the Department of General Services, with the approval of the Governor, to convey to Northampton County a tract of land situate in both East Allen Township and Allen Township, Northampton County, Pennsylvania; and making a repeal."

(b) Authorization for quitclaim and release.--The Department of General Services, with the approval of the Governor, is hereby authorized on behalf of the Commonwealth of Pennsylvania to quitclaim and release to the Potter County Housing Authority any right, title or interest it may have with respect to the "Declaration of Covenant," containing a use restriction and a related reversionary interest as required by section 7(c) of the act of December 7, 1994 (P.L.677, No.103), set forth in that certain deed from the Commonwealth of Pennsylvania to the Potter County Housing and Redevelopment Authority, dated March 7, 1996, and recorded at the Office of the Recorder of Deeds of Potter County at Record Book 258, Page 641-644, and any corrective deed, to enable the Potter County Housing Authority to convey such property free of such Declaration of Covenant. Such quitclaim and release shall be made on such terms, conditions and for such consideration as are acceptable to the Secretary of General Services.

(c) Property description.--The corrective deed referenced under subsection (a) and the Declaration of Covenant referenced under subsection (b) affect the following:

ALL that certain piece, parcel or tract of land situate, lying and being in the First Ward, Borough of Coudersport, County of Potter and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a stake corner, said corner is the NORTHEAST corner of the parcel of land herein described, said corner is the intersection of the SOUTH right-of-way line of Seventh Street with the WEST easement line of the Coudersport Flood Control Project on the Allegheny River, THENCE along the WEST easement line of the Coudersport Flood Control Project, said easement line being ten (10) feet from the top inside edge of

the WEST concrete retaining wall on the bank of the Allegheny River, SOUTH 01 degrees 07 minutes WEST, one hundred and six tenths (100.6) feet to a stake corner, said corner being a common corner with that of land belonging to Harold Bradley; THENCE along the line of Harold Bradley, of which this parcel is a part, NORTH 82 degrees 30 minutes WEST, one hundred forty-one and one tenth (141.1) feet to a stake corner, said corner being on the line of land belonging to Mrs. Kathryn Ives; THENCE along the land of Mrs. Kathryn Ives, NORTH 07 degrees 30 minutes EAST, one hundred (100.0) feet to a stake corner, said corner is a common corner with that of land belonging to Mrs. Kathryn Ives, said corner is on the SOUTH right-of-way line of Seventh Street, said right -of-way line being thirty-three (33) feet from the centerline thereof; THENCE along the SOUTH right-of-way line of Seventh Street, SOUTH 82 degrees 30 minutes EAST, one hundred twenty-nine and nine tenths (129.9) feet to the place of BEGINNING.

CONTAINING 0.31-acres, more or less.

BEING Tax Parcel No. 061-005-097.

(d) Legal instruments.--The corrective deed referenced under subsection (a) and any legal instruments necessary to effectuate the quitclaim and release of any right, title or interest the Commonwealth of Pennsylvania may have with respect to the Declaration of Covenant referenced under subsection (b) shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(e) Costs and fees.--Any costs and fees incidental to the release hereby authorized shall be borne by the Potter County Housing Authority.

(f) Proceeds.--Any proceeds received by the Department of General Services for the quitclaim and release hereby authorized shall be deposited into the General Fund.

#### Section 5. Conveyance in City of Pittsburgh, Allegheny County.

(a) Authorization.--The Department of General Services, with the approval of the Governor, is hereby authorized on behalf of the Commonwealth of Pennsylvania to grant and convey the following tracts of land, together with the buildings and improvements thereon, known as the former State Correctional Institution - Pittsburgh, situate in the City of Pittsburgh, Allegheny County, to the buyer that submits the proposal through a competitive solicitation for proposals process that the Department of General Services determines offers the best value and return on investment. In making the determination, the Department of General Services may consider, in addition to price, the proposed use of the property, job creation, return to the property tax rolls and other criteria specified in the solicitation documents. A competitive solicitation committee

shall be established to review proposals and recommend a buyer. The competitive solicitation committee shall be comprised of the Secretary of General Services or a designee, the member of the Senate in whose district the majority of the property is located or a designee, the member of the House of Representatives in whose district the majority of the property is located or a designee and an official representative of the municipality in which the property is located.

(b) Property description.--The property to be conveyed under subsection (a) consists of two tracts of land totaling approximately 20.2736 acres, including all improvements located thereon, bounded and more particularly described as follows:

ALL THOSE CERTAIN parcels of land, with improvements thereon, situate in the City of Pittsburgh, Allegheny County Pennsylvania, within the area bounded by Westhall Street, New Beaver Avenue, Doer Street and the low waterline of the Ohio River, more particularly described as follows (such descriptions not constituting a consolidation of lots):

Tract 1

BEING the lands within Tax Parcel No. 44-B-100 east of Tax Parcel No. 44-B-125, a section of the former CSX Transportation System and the following Tax Parcels: 44-B-20, 44-B-25, 44-B-26, 44-B-50, 44-B-60, 44-B-70, 44-C-60, 44-C-68, 44-C-90, 44-C-122, 44-C-124, 44-C-402, 44-G-01, 44-G-02, 44-G-20, and 44-G-298.

BEGINNING at a point located at Pennsylvania State Plane South Coordinates: N 423084.50, E 1330519.44, being S 85° 05' 23" W a distance of 67.13 feet from a City of Pittsburgh monument in the sidewalk on the south side of Westhall Street, said point also being on the southern right-of-way line of Westhall Street, having a width of 50 feet, and being the northeastern most corner of the line of lands now or formerly of the City of Pittsburgh, Tax ID No. 44-B-125 and previously a portion of the CSX Transportation System, and being the northwestern most corner of the lands herein described, and being the point of beginning; thence along the southern right-of-way of Westhall Street the following three courses and distances:

N 89° 14' 55" E a distance of 671.46 feet to a point;

N 89° 14' 55" E a distance of 48.62 feet along the northern line of Tax Parcel 44-C-124 to a point;

N 89° 14' 55" E a distance of 139.20 feet along the northern line of Tax Parcel 44-C-122 to a point;

Thence by a curve to the right following the right-of-way transition between Westhall Street and New Beaver Avenue, having a radius of 25.00 feet, an arc length of 40.76 feet, and a chord bearing S 44° 02' 30" E a distance of 36.39 feet to a point;

Thence along the right-of-way of New Beaver Avenue, having a variable width, the following five courses and distances:

By a curve to the left along the eastern line of Tax Parcel 44-C-122 having a radius of 722.88 feet, an arc length of 126.15 feet, and a chord bearing S 02° 19' 53" E a distance of 125.99 feet to a point;

By a curve to the left along the eastern line of Tax Parcel 44-C-60 having a radius of 722.88 feet, an arc length of 82.56 feet, and a chord bearing S 10° 36' 08" E a distance of 82.52 feet to a point;

By a curve to the left along the eastern line of Tax Parcel 44-C-90 having a radius of 1035.00 feet, an arc length of 234.83 feet, and a chord bearing S 20° 23' 10" E a distance of 234.33 feet to a point;

Continuing along the eastern line of Tax Parcel 44-C-90, S 26° 53' 10" E a distance of 227.22 feet to a point;

S 26° 53' 10" E along the eastern line of Tax Parcel 44-G-20 a distance of 266.20 feet to a point;

Thence by a curve to the right following the right-of-way transition between New Beaver Avenue and Doerr Street, having a radius of 25.00 feet, an arc length of 45.52 feet, and a chord bearing S 25° 16' 24" W a distance of 39.49 feet to a point;

Thence along the northern right of way of Doerr Street, having a width of 50 feet, the following five courses:

S 77° 25' 57" W a distance of 171.42 feet along the southern line of Tax Parcel 44-G-20 to a point;

S 77° 25' 57" W a distance of 173.45 feet along the southern line of Tax Parcel 44-G-298 to a point;

S 77° 25' 57" W a distance of 59.31 feet along the southern line of Tax Parcel 44-B-100 to a point;

S 77° 25' 57" W a distance of 153.00 feet along the southern line of Tax Parcel 44-G-1 to a point;

S 77° 25' 57" W a distance of 285.88 feet along the southern line of Tax Parcel 44-B-100 to a point;

Thence along the line of lands now or formerly of the City of Pittsburgh, Tax Parcel No. 44-B-125, formerly a part of the CSX Transportation System and now functioning as a walking trail, the following three courses and distances:

Thence by a curve to the right having a radius of 1117.56 feet, an arc length of 256.41 feet, and a chord bearing N 31° 29' 36" W a distance of 255.85 feet to a point;

Thence by a curve to the right having a radius of 1516.99 feet, an arc length of 300.34 feet, and a chord bearing N 20° 05' 33" W a distance of 299.85 feet to a point;

N 12° 29' 42" W a distance of 615.58 feet to a point being the Point of Beginning.

Containing: 923,257 S.F. or 21.1951 Acres

EXCEPTING out from this description Tax Parcel No. 44-C-122, presently owned by the Commonwealth of Pennsylvania Department of Transportation, bounded and described as follows:

BEGINNING at a point being the northwestern corner of the lands described here, and the northeastern corner of lands now or formerly of the Commonwealth of Pennsylvania, Tax Parcel 44-C-124, and being a point of the southern right-of-way of Westhall Street, having a width of 50 feet, and being shown as 'POB 11' on the plan SCI Pittsburgh Boundary Survey of 2017; thence continuing along the Westhall Street right-of-way N 89° 14' 55" E a distance of 139.20 feet to a point; thence by a curve to the right following the right-of-way transition between Westhall Street and New Beaver Avenue, having a radius of 25.00 feet, an arc length of 40.76 feet, and a chord bearing S 44° 02' 30" E a distance of 36.39 feet to a point; thence along the right-of-way of New Beaver Avenue, having a variable width by a curve to the left having a radius of 722.88 feet, an arc length of 126.15 feet, and a chord bearing S 02° 19' 53" E a distance of 125.99 feet to a point; thence following the northern line of Tax Parcel 44-C-60, S 89° 03' 40" W a distance of 132.73 feet to a point; thence along the eastern line of Tax Parcel 44-C-122, N 13° 36' 47" W a distance of 156.80 feet to the point of beginning.

Containing 22,254 S.F. or 0.5109 Acres.

ALSO EXCEPTING out Tax Parcel No. 44-G-298, presently owned by the Allegheny County Industrial Development Authority, bounded and described as follows:

BEGINNING at a point being the southwestern corner of the lands described here, and the southeastern corner of lands now or formerly of the Commonwealth of Pennsylvania, Tax Parcel 44-B-100, and being a point on the northern right-of-way line of Doerr Street feet, and being shown as 'POB 17' on the plan SCI Pittsburgh Boundary Survey of 2017: thence along the eastern line of Tax Parcel 44-B-100 N 12° 40' 25" W a distance of 288.20 feet to a point; thence along the southern line of Tax Parcel 44-C-68, N 77° 10' 34" E a distance of 100.00 feet to a point; thence along the southern line of Tax Parcel 44-B-100, N 77° 10' 34" E a distance of 0.30 feet to a point; thence along the western line of Tax Parcel No. 44-G-20, S 26° 53' 10" E a distance of 297.91 feet to a point; thence along the northern line of Doerr Street S 77° 25' 57" W a distance of 173.45 feet to the point of beginning.

Containing: 39,486 S.F. or 0.9065 Acres.

Tract 2

BEING the lands within Tax Parcel No. 44-B-100 bounded on the east by Tax Parcel No. 44-B-125, a section of the former CSX

Transportation System, bounded on the south by the southern right-of-way line of Doerr Street having a width of 50 feet, bounded on the west by the low water line of the Ohio River, and bounded on the north by the southern right-of-way line of Westhall Street having a width of 50 feet, and more particularly described as follows:

BEGINNING at a point, being the point of beginning for Tract 1 above, located at Pennsylvania State Plane South Coordinates: N 423084.50, E 1330519.44, being S 85° 05' 23" W a distance of 67.13 feet from a City of Pittsburgh monument in the sidewalk on the south side of Westhall Street, thence from the Tract 1 point of beginning, S 89° 14' 55" W a distance of 15.32 feet to the true point of beginning for Tract 2, also being located at Pennsylvania State Plane South Coordinates: N 423084.30, E 1330504.12, and being the northeastern most corner of the lands herein described, and being a point on the southern right-of-way line of Westhall Street, having a width of 50 feet, and being the northwestern most corner of the line of lands now or formerly of the City of Pittsburgh, Tax ID No. 44-B-125 previously a portion of the CSX Transportation System; thence from said True Point of Beginning along the western line of Tax Parcel No. 44-B-125 the following three courses and distances:

S 12° 29' 42" E a distance of 617.49 feet to a point;  
By a curve to the left having a radius of 1525.63 feet, an arc length of 304.93 feet, and a chord bearing S 20° 02' 59" E a distance of 304.43 feet to a point;  
By a curve to the left having a radius of 1132.93 feet, an arc length of 308.48 feet, and a chord bearing S 32° 43' 45" E a distance of 307.52 feet to a point;

Thence along the southern right-of-way line of Doerr Street, having a width of 50 feet, S 77° 25' 57" W a distance of 27.99 feet to a point;

Thence along the low water line of the Ohio River the following four courses and distances:

By a curve to the right having a radius of 1806.62 feet, an arc length of 561.64 feet, and a chord bearing N 26° 06' 33" W a distance of 559.38 feet to a point;  
N 12° 23' 51" W a distance of 265.87 feet to a point;  
N 14° 11' 44" W a distance of 265.28 feet to a point;  
By a curve to the left having a radius of 356.28, an arc length of 153.59 feet, and a chord bearing N 28° 44' 29" W a distance of 152.41 feet to a point;

Thence along the southern right-of-way line of Westhall Street, having a width of 50 feet, N 89° 14' 55" E a distance of 64.69 feet to a point being the true point of beginning

Containing: 21,603 S.F. or 0.4959 Acres.

Total of Tract 1 and Tract 2 is 944,860 S.F. or 21.6910 Acres.

Total of Tract 1 and Tract 2  
(Less 44-C-122 and 44-G-298) is 883,120 S.F. or 20.2736 Acres.

Bearings based on the Pennsylvania State Plane South Coordinate System. This description prepared by Paul J. Neff, PLS of Pedersen & Pedersen, Inc., based on the 2017 survey for DGS SCI as shown on the plan SCI Pittsburgh Boundary Survey of 2017. These descriptions do not constitute a Lot Consolidation of the Commonwealth's properties.

(c) Conditions.--The following apply:

(1) The conveyance authorized under this section shall be made under and subject to the condition, which shall be contained in the deed of conveyance, that no portion of the property conveyed shall be used as a licensed facility, as defined in 4 Pa.C.S. § 1103 (relating to definitions), or any other similar type of facility authorized under State law. The condition shall be a covenant running with the land and shall be binding upon the grantee, its successors and assigns. Should the grantee, its successors or assigns permit any portion of the property authorized to be conveyed by this section to be used in violation of this subsection, the title shall immediately revert to and revest in the grantor.

(2) The conveyance shall be made under and subject to all lawful and enforceable easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, gas or pipeline companies, as well as under and subject to any lawful and enforceable estates or tenancies vested in third persons appearing of record, for any portion of the land or improvements erected thereon.

(d) Deed of conveyance.--The conveyance shall be by special warranty deed executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(e) Restrictions.--The Secretary of General Services may impose any covenants, conditions or restrictions on the property described under subsection (b) at settlement as determined to be in the best interests of the Commonwealth.

(f) Costs and fees.--Costs and fees incidental to this conveyance shall be borne by the grantee.

(g) Proceeds.--The proceeds from the sale shall be deposited into the General Fund.

Section 6. Lease of lands at State Correctional Institution -  
Waymart in Township of Canaan and Borough of Waymart,  
Wayne County.

(a) Authorization.--The Department of General Services, with the approval of the Department of Corrections and the Governor, is hereby authorized on behalf of the Commonwealth of Pennsylvania to lease to the County of Wayne a portion of the

lands, and any improvements located thereon, of the Commonwealth of Pennsylvania at the State Correctional Institution - Waymart, situate in the Township of Canaan and Borough of Waymart, County of Wayne, for the purpose of establishing, utilizing and maintaining a drug rehabilitation facility under terms, conditions and for consideration to be established in a lease agreement.

(b) Property description.--The property to be leased pursuant to subsection (a) shall consist of an area totaling approximately 69.43 acres of land, and any improvements located thereon, being bounded and described with the basis of bearing as the Pennsylvania North Zone State Plane Coordinate System as follows:

BEGINNING at a point in the centerline of State Route 3030 also known as "Carbondale Road", said point being N 84°13'55" W 1634.83 feet from the intersection of said road and Township Road 466 also known as "Canaan Road";

THENCE in and along the centerline of Carbondale Road the following courses:

1. Along a curve to the left with a radius of 333.10 feet and an arc length of 129.66 feet whose chord bears S 84°31'23" E and has a length of 128.84 feet to a point;
2. N 86°15'59" E 453.76 feet to a point;
3. N 88°16'45" E 388.52 feet to a point of curvature;
4. Along a curve to the right with a radius of 425.00 feet and an arc length of 69.32 feet whose chord bears S 87°02'54" E and has a length of 69.24 feet to a point;

THENCE leaving said roadway S 6°27'50" E along the lands N/F of McCormick and passing over an iron pipe found on-line at 47.97 feet, 338.50 feet to a #5 rebar found for a corner and on the line of lands N/F of Bellas;

THENCE along said lands the following courses:

1. S 88°32'43" W 865.25 feet to a #4 rebar found for a corner;
2. S 35°45'18" W 83.66 feet to a #6 rebar found for a corner;
3. N 88°29'51" E, passing over an iron pipe found on-line at 1441.46 feet, 1453.86 feet to a point on the westerly side of the aforementioned Canaan Road;

THENCE S 6°29'07" E along said road, 15.82 feet to a point;

THENCE S 89°02'59" W along lands N/F Henshaw, 422.40 feet to an iron pipe found for a corner on the south side of an old spring house;

THENCE S 6°40'18" E along the same, 101.12 feet to an iron pin found in a 14" ash tree;

THENCE S 5°18'15" E along other lands of Henshaw, 331.09 feet to a #5 rebar found for a corner;

THENCE S 2°55'01" E along the lands N/F Canaan Township, 241.60 feet to a #5 rebar found for a corner;

THENCE N 84°48'59" E along the same, 282.18 feet to a #5 rebar found for a corner of the lands N/F Salak;

THENCE S 5°22'01" E 149.00 feet to a #5 rebar set for a corner;

THENCE N 84°48'59" E 174.00 feet to a point in the centerline of Canaan Road;

THENCE in and along said road centerline the following courses:

1. S 5°35'58" E 156.06 feet to a point;
2. Along a curve to the right with a radius of 1400.00 feet and an arc length of 196.53 feet whose chord bears S 1°34'40" E and has a length of 196.37 feet to a point;
3. S 2°26'37" W 351.17 feet to a point;
4. S 7°43'58" W 107.24 feet to a point;

THENCE N 68°03'53" W through the lands of the lessors herein and running 25 feet distant and parallel to the centerline of an access road, 500.15 feet to a point;

THENCE generally along the centerline of an access road and along the lands N/F The U.S.A. and its Assigns as found in Map Book 92 Page 65 but being described by this survey as the following courses:

1. S 16°34'46" W 130.43 feet to a point of curvature;
2. Along a curve to the left with a radius of 500.00 feet and an arc length of 134.91 feet whose chord bears S 9°42'37" W and has a length of 134.50 feet to a point;
3. S 1°58'50" W 70.28 feet to a point;
4. S 6°19'04" W 302.55 feet to a point of curvature;
5. Along a curve to the right with a radius of 906.00 feet and an arc length of 151.05 feet whose chord bears S 11°05'39" W and has a length of 150.88 feet, to a point;
6. S 15°52'14" W 264.77 feet to a point of curvature;
7. Along a curve to the right with a radius of 1080.00 feet and an arc length of 137.16 feet whose chord bears S 19°30'32" W and has a length of 137.07 feet, to a point;
8. S 23°08'49" W 214.19 feet to a point;

THENCE N 23°28'12" W leaving said access road, 2021.48 feet to a #5 rebar set for a corner, said corner being 25 feet southwesterly of the centerline of an access road leading from Canaan Road to Carbondale road;

THENCE N 20°12'50" W, continuing parallel to and generally 25 feet distant of said centerline, 315.40 feet to a #5 rebar set for a corner and point of curvature;

THENCE along curve to the right with a radius of 450.00 feet and an arc length of 241.89 feet whose chord bears N 4°48'52" W and has a length of 238.99 feet, to a #5 rebar set for a corner;

THENCE N 10°35'05" E 149.29 feet to a #5 rebar set for a corner and point of curvature;

THENCE along a curve to the left with a radius of 175.00 feet with an arc length of 49.22 feet whose chord bears N 2°31'37" E and has a length of 49.06 feet, to a #5 rebar set for a corner;

THENCE N 05°31'51" W 216.89 feet to a #5 rebar set for a corner;

THENCE N 1°06'52" E 343.36 feet to the point and place of BEGINNING.

CONTAINING +/- 69.43 acres inclusive of any right of ways.

BEING the same parcel of land as shown on a map titled "Survey of the lands to be leased by - Wayne County Commissioners - SCI Waymart Site" as surveyed by J. M. Hennings Land Surveying, LLC, said plan being on file with the Department of General Services.

(c) Lease agreement.--The lease agreement shall provide for an initial term not to exceed 20 years, plus two additional renewal terms not to exceed 20 years each, to be exercised at the sole discretion of the Secretary of General Services. The lease agreement and any other documents necessary to effectuate the leasehold conveyance under this section shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(d) Right to terminate.--The lease agreement shall contain a provision that the lease may be terminated by the Department of General Services, its successors or assigns, without liability to the lessee, its successors or assigns, should the property at the State Correctional Institution - Waymart cease to be operated by the Department of Corrections and declared surplus to its needs.

(e) Costs and fees.--Costs and fees incidental to the lease described under this section shall be borne by the lessee.

(f) Expiration.--In the event that the parties have not entered into a lease agreement within two years after the effective date of this section, the authorization contained under this section shall expire.

Section 7. Conveyance in the Township of Richmond, Tioga County.

(a) Authorization.--The Department of General Services, with the approval of the Pennsylvania State Police and the Governor, is hereby authorized on behalf of the Commonwealth to grant and convey to Robert Swingle certain lands, together with any buildings, structures and improvements thereon, described under subsection (b), for \$12,000.

(b) Property description.--The property to be conveyed under subsection (a) consists of one tract of approximately 4.132

acres of land and improvements located thereon, bounded and more particularly bounded and described as follows:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND in the Township of Richmond, County of Tioga, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe being the northwest corner of the hereby conveyed premises; thence North eighty-seven degrees, thirteen minutes, seven and four tenths seconds ( $87^{\circ}13' 7.4''$ ) East, a distance of three hundred feet (300') to an iron pipe; thence South two degrees, forty-six minutes, fifty-two and six tenths seconds ( $2^{\circ}46' 52.6''$ ) East, a distance of six hundred feet (600'); thence South eighty-seven degrees, thirteen minutes, seven and four tenths seconds ( $87^{\circ}13' 7.4''$ ) West, a distance of three hundred feet (300') to an iron pipe; thence North two degrees, forty-six minutes, fifty-two and six tenths seconds ( $2^{\circ}46' 52.6''$ ) West, a distance of six hundred feet (600') to the point and place of beginning.

CONTAINING four and one hundred thirty-two one-thousandths (4.132) acres, more or less, and HAVING ERECTED THEREON, a one-story building.

BEING Tax Parcel No. 29-05.00-059.

TOGETHER WITH the free and common use, right, liberty and privilege for the Grantee and its successors and assigns forever, of a certain eight (8) feet wide right of way across adjoining lands, as and for a passageway or driveway, extending from the land herein described to a Township Road, as more particularly described in the deed dated October 29, 1946 and recorded November 1, 1946 in the Office of the Recorder of Deeds of Tioga County at Deed Book Volume 241, Page 523.

BEING the same premises The Bell Telephone Company of Pennsylvania conveyed to the Commonwealth of Pennsylvania by deed dated May 14, 1962 and recorded June 21, 1962 in Tioga County in Deed Book Volume 312, Page 706.

(c) Requirement for conveyance.--The conveyance shall be made under and subject to all lawful and enforceable easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, gas or pipeline companies, as well as under and subject to any lawful and enforceable estates or tenancies vested in third persons appearing of record, for any portion of the land or improvements erected thereon.

(d) Deed.--The conveyance shall be by special warranty deed and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(e) Conditions.--Any conveyance authorized under this section shall be made under and subject to the condition, which shall be contained in the deed of conveyance, that no portion of

the property conveyed shall be used as a licensed facility, as that term is defined in 4 Pa.C.S. § 1103 (relating to definitions), or any other similar type of facility authorized under State law. The condition shall be a covenant running with the land and shall be binding upon the grantee and its successors and assigns. Should the grantee, or its successors or assigns permit any portion of the property authorized to be conveyed in this section to be used in violation of this subsection, the title shall immediately revert to and revest in the grantor.

(f) Covenants, conditions and restrictions.--The Secretary of General Services may impose any covenants, conditions or restrictions on the property described under subsection (b) at settlement as determined to be in the best interests of the Commonwealth.

(g) Alternate disposition.--In the event that the conveyance authorized under this section is not completed within one year after the effective date of this section, the authority to convey the property to Robert Swingle, as provided under subsection (a), shall expire, and the property may be disposed of in accordance with section 2405-A of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929.

(h) Proceeds.--The proceeds from the sale shall be deposited into the General Fund.

#### Section 8. Conveyance in Coraopolis Borough, Allegheny County.

(a) Authorization.--The Department of General Services, with the approval of the Department of Military and Veterans Affairs and the Governor, is hereby authorized on behalf of the Commonwealth of Pennsylvania to grant and convey, at a price to be determined through competitive bidding, the following tract of land described under subsection (b) together with any buildings, structures or improvements thereon, situate in Coraopolis Borough, Allegheny County.

(b) Property description.--The property to be conveyed under subsection (a) consists of a tract of approximately 2.09 acres of land and improvements located thereon, bounded and described as follows:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, with improvements thereon, situate in the Borough of Coraopolis, County of Allegheny, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the northerly side of Fifth Avenue at a point distant one hundred five (105) feet Westwardly from the Westerly line of Kendall Street and at the dividing line between Lot Numbers Two Hundred Fifty and Two Hundred Fifty-one (#250 and #251) in the plan hereinafter mentioned; thence along the Northerly side of Fifth Avenue North 59° 36' West three hundred

(300) feet to the dividing line between Lot Numbers Two Hundred Fifty-six and Two Hundred Fifty-seven (#256 and #257) in said plan; thence along said dividing line and said dividing line produced North 30° 24' East two hundred ninety-nine and four hundred eighty-five thousandths (299.485) feet to the Southerly side of Fourth Avenue; thence along said side of Fourth Avenue South 60° 52' East three hundred and seven hundredths (300.07) feet to a point on said Avenue distant measured along said side thereof one hundred eight and sixty-two hundredths (108.62) feet Westwardly from the Southwesterly corner of Fourth Avenue and Kendall Street; thence South 30° 24' West, being along the extension of the dividing line between Lot Numbers Two Hundred Fifty and Two Hundred Fifty-one (#250 and #251) in said plan and the said dividing line, three hundred six and twelve hundredths (306.12) feet to the Northerly side of Fifth Avenue at the place of beginning.

BEING all of Lot Numbers Two Hundred Fifty-one to Two Hundred Fifty-six (#251 to #256) inclusive, Lot Numbers Two Hundred Sixty-four to Two Hundred Sixty-eight (#264 to #268) inclusive and parts of Lot Numbers Two Hundred Sixty-three and Two Hundred Sixty-nine (#263 and #269) in the plan of lots laid out by Samuel N. Riter and recorded in the Office for the recording of Deeds, etc. in and for said County of Allegheny in Plan Book Vol. 15, Page 108, and all of the ground included within the lines of that part of the twenty (20) foot alley, vacated as hereinafter recited, formerly extending from Kendall Street to Watt Street, between Fourth Avenue and fifth Avenue, as shown on the plan of the said Borough of Coraopolis, adopted April 1st, 1889 and recorded in the Office for the recording of deeds, etc. in and for said Allegheny County on September 10th, 1889, in Plan Book Vol. 9, Page 86. The aforesaid plan of Samuel N. Riter was laid out to conform with the lines of said alley as adopted by the said Borough, and that portion of said alley running through the premises above described was duly vacated by Ordinance Number Five Hundred Thirteen (#513) of the said Borough, approved April 1st, 1912, a full and correct copy of the ordinance of said Borough vacating said alley having been duly recorded on the Twenty-fourth day of May, A.D. 1912 in the Office for the recording of Deeds, etc. in and for said County of Allegheny in Deed Book Vol. 1737 Page 355, in accordance with the provisions of the Act of Assembly approved May 23rd, 1907, P.L. 223. Being the same premises conveyed to the Borough of Coraopolis by Samuel N. Riter by deed dated December 20th, 1911 and recorded May 24th, A.D. 1912 in the Office for the recording of Deeds, etc. in and for said Allegheny County in Deed Book Vol. 1737 Page 357.

(c) Conditions.--The conveyance shall be made under and subject to all lawful and enforceable easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, gas or pipeline companies, as well as under and subject to any lawful and enforceable estates or tenancies vested in third persons appearing of record, for any portion of the land or improvements erected thereon.

(d) Deed of conveyance.--The conveyance shall be by special warranty deed executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(e) Restrictions.--The Secretary of General Services may impose any covenants, conditions or restrictions on the property described under subsection (b) at settlement as determined to be in the best interests of the Commonwealth.

(f) Proceeds.--The proceeds from the sale shall be deposited into the State Treasury Armory Fund.

#### Section 9. Conveyance in Borough of Wyoming, Luzerne County.

(a) Authorization.--The Department of General Services, with the approval of the Governor, is hereby authorized on behalf of the Commonwealth of Pennsylvania to grant and convey to the Borough of Wyoming the tracts of land described under subsection (b), together with any buildings, structures or improvements thereon, situate in the Borough of Wyoming, Luzerne County, for \$500,000, under terms and conditions to be established in an agreement of sale.

(b) Property description.--The property to be conveyed under subsection (a) consists of four tracts of land totaling approximately 3.91 acres, including all buildings, structures and improvements located thereon, more particularly described as follows:

##### Tract 1

ALL THAT CERTAIN surface or right of soil of that certain tract of land situated in the Borough of Wyoming, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of land, late of Sarah Henry on Wyoming Avenue, the main road leading through Wyoming Borough; thence along Wyoming Avenue south forty nine and three-quarters ( $49 \frac{3}{4}$ ) degrees west, one hundred twenty one (121) feet to a corner; thence north forty one and a half ( $41 \frac{1}{2}$ ) degrees west two hundred eight and one half ( $208 \frac{1}{2}$ ) feet to a corner; thence south forty nine and three quarters ( $49 \frac{3}{4}$ ) degrees west sixteen and one half ( $16 \frac{1}{2}$ ) feet more or less to a corner of land late of Payne Pettebone; thence north forty one and one half ( $41 \frac{1}{2}$ ) degrees west three hundred twenty six and nine tenths ( $326 \frac{9}{10}$ ) feet more or less to a corner of land late of J. P. Atherton;

thence north twenty five and one half (25 ½) degrees east sixty eight and one half (68 ½) feet; thence north thirty eight and one half (38 ½) degrees east seventy seven (77) feet to the corner of land, late of Sarah Henry; thence along the lands late of said Sarah Henry south forty one and one half (41 ½) degrees east five hundred seventy five and six tenths (575.6) feet more or less to the place of beginning.

CONTAINING one acre, one hundred ten and fifteen one hundredths (110.15) rods of land more or less.

EXCEPTING and RESERVING all the coal and other minerals in the same manner and to the same extent as the same are excepted in several deeds in the chain of title to said land, in particular in Deed of William and Isabella Hancock to Mount Look Coal Company, dated February 27, 1893 and recorded in Deed Book No. 314, Page 505, Luzerne County, Pennsylvania.

BEING the same tract of land conveyed by the Wyoming Realty Company to the Commonwealth of Pennsylvania, by deed dated November 4, 1946, and recorded November 21, 1946, in the Office of the Recorder Deeds of Luzerne County, Pennsylvania, in Deed Book 879, Page 417.

#### Tract 2

ALL THAT CERTAIN tract of land located in the Borough of Wyoming, County of Luzerne, and Commonwealth of Pennsylvania, described as follows:

BEGINNING at a corner in the Northwesterly side of Wyoming Avenue, said corner being the divided line between lands now or formerly of Grace M. Shoemaker and lands of now or formerly of Gomer W. Morgan and Mary S. Morgan, his wife; thence by lands of now or formerly Grace M. Shoemaker, North 41° 30' West, a distance of five hundred thirty-eight feet (538.0) to a point across Abram's Creek; thence by lands now or formerly of the Pennsylvania Coal Company, South 87° 15' East, a distance of thirty one feet (31.0) to a point; thence by same, North 28° 45' East, a distance of sixteen and five tenths feet (16.5) to a point; thence by same, North 25° 30' East, a distance of thirty-three and five tenths feet (33.5) to a point; thence, recrossing Abram's Creek and lands of the Commonwealth of Pennsylvania, South 41° 30' East, a distance of three hundred twenty-nine feet (329.0) to a point; thence by same, North 49° 00' East, a distance of seventeen feet (17.0) to a point; thence by same, South 41° 30' East, a distance of two hundred eight and fifty one hundredths feet (208.50) to a point; thence along Wyoming Avenue, South 49° 00' West, a distance of eighty eight feet (88.0) to the place of beginning.

CONTAINING .9 acres, more or less.

BEING the same tract of land conveyed by Gomer W. Morgan and Mary S. Morgan, his wife, to the General State Authority, by

deed dated February 18, 1955, and recorded February 18, 1955, in the Office of the Recorder Deeds of Luzerne County, Pennsylvania, in Deed Book 1264, Page 497.

Tract 3

ALL THAT CERTAIN tract of land located in the Borough of Wyoming, County of Luzerne, and Commonwealth of Pennsylvania, described as follows:

BEGINNING at a point in the dividing line between lands now or formerly of Grace M. Shoemaker, widow, and Jemina Grey, said point being one hundred eighty-five feet (185.0) North-westerly from Wyoming Avenue; thence by lands now or formerly of Jemima Gray, North 41° 30' West, a distance of one hundred two feet (102.0) to a point in a wire fence; thence by lands now or formerly of Mae Cooper VanHorn and crossing Abram's Creek, North 34° 00' West, a distance of two hundred ninety one feet (291.0) to a point; thence by lands now or formerly of the Pennsylvania Coal Company, South 87° 20' East, a distance of sixty and five tenths feet (60.5) to a point; thence by lands of now or formerly Gomer W. Morgan, et ux, South 41° 30' East, a distance of three hundred fifty two feet (352.0) to a point; thence by other lands now or formerly of Grace M. Shoemaker, South 49° 00' West, a distance of eighty five and three tenths feet (85.3) to the place of beginning.

CONTAINING .7 acres, more or less.

BEING the same tract of land conveyed by Grace M. Shoemaker, widow, to the General State Authority, by deed dated February 17, 1955, and recorded February 18, 1955, in the Office of the Recorder Deeds of Luzerne County, Pennsylvania, in Deed Book 1264, Page 500.

The Department of General Services is the successor to the General State Authority pursuant to Act 45 of 1975.

Tract 1, Tract 2 and Tract 3 are collectively known as Tax Parcel No. 67-E10SE4-001-003-000.

Tract 4

ALL THAT CERTAIN surface or right of soil of all that piece or parcel of land located in the Borough of Wyoming, County of Luzerne, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Wyoming Avenue, in the dividing line of land now or formerly of Grace M. Shoemaker, widow, and land now or formerly of Jemina Grey;

THENCE along Wyoming Avenue in a Northeasterly direction, 85.3 feet to a corner of land of the General State Authority, formerly of Mrs. William H. Shoemaker;

THENCE North 41 degrees 30 minutes West, 186.87 feet, more or less, to a point in line of lands conveyed by Grace M. Shoemaker, widow, to the General State Authority;

THENCE along said line South 49 degrees 00 minutes West, 85.3 feet, more or less, to a point;

THENCE South 41 degrees 30 minutes East, 185 feet, more or less, to the place of beginning.

TOGETHER with and subject to all easements, covenants, appurtenances, reservations and conditions, including the sidewalk and bed of Wyoming Avenue as far as the title will extend.

BEING the same piece or parcel of land acquired by the General State Authority pursuant to Declaration of Taking, filed in the Office of the Prothonotary of the Court of Common Pleas of Luzerne County on January 4, 1973, at Docket No. 61 of 1973, with a notice of the Declaration of Taking recorded at the Office of the Recorder of Deeds of Luzerne County at Deed Book 1770, Page 631.

ALSO, BEING the same premises the General State Authority conveyed to the Commonwealth of Pennsylvania, acting by and through the Department of General Services, by deed dated June 19, 1989 (tract 131 only) and recorded March 25, 1991, in Deed Book 2373, Page 1, at the Office of the Recorder of Deeds of Luzerne County.

Tract 4 is known as Tax Parcel No. 67-E10SE4-001-013-000

(c) Existing encumbrances.--The conveyance shall be made under and subject to all lawful and enforceable easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, gas or pipeline companies, as well as under and subject to any lawful and enforceable estates or tenancies vested in third persons appearing of record, for any portion of the land or improvements erected thereon.

(d) Gaming restriction.--Any conveyance authorized under this section shall be made under and subject to the condition, which shall be contained in the deed of conveyance, that no portion of the property conveyed shall be used as a licensed facility, as defined in 4 Pa.C.S. § 1103 (relating to definitions), or any other similar type of facility authorized under State law. The condition shall be a covenant running with the land and shall be binding upon the grantee and its successors and assigns. Should the grantee, its successors or assigns permit any portion of the property authorized to be conveyed under this section used in violation of this subsection, the title shall immediately revert to and revest in the grantor.

(e) Use restriction.--The following use restriction shall be included in the deed:

Under and subject to the condition that the grantee, its successors and assigns shall utilize the property solely for

the operation of a municipal/regional police department and for no other purpose. Should the grantee, its successors or assigns utilize the property for any other purpose, the grantee, by its acceptance of this deed, on behalf of itself and its successors and assigns, agrees to pay \$425,000 to the grantor within 90 days after the change in use. Should the grantee fail to pay such sum within such time frame, the property shall, at the grantor's election, revert and revest in the grantor. This provision is intended to create a fee simple subject to a condition subsequent. This condition shall terminate on the 10th anniversary of the date of this deed and thereafter be of no further force or effect.

(f) Deed.--The conveyance shall be made by a special warranty deed to be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(g) Costs and fees.--Costs and fees incidental to this conveyance shall be borne by the grantee.

(h) Alternate disposition.--If the conveyance is not effectuated within two years after the effective date of this section, the property may be disposed of in accordance with section 2405-A of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929.

(i) Proceeds.--The proceeds from the sale shall be deposited into the General Fund.

Section 10. Relocation of a permanent easement previously granted in Borough of Lewistown, Mifflin County.

(a) Authorization.--The Department of General Services, with the approval of the State Fire Commissioner and the Governor, is hereby authorized on behalf of the Commonwealth of Pennsylvania to relocate a permanent easement previously granted to Mifflin County from lands of the Commonwealth of Pennsylvania at the State Fire Academy situate in the Borough of Lewistown, Mifflin County, for the purpose of establishing and maintaining a recreational hiking trail and appurtenant parking for the benefit of the general public, for \$1 and under terms and condition to be established by an easement agreement.

(b) Property description.--The permanent easement to be conveyed pursuant to subsection (a) consists of approximately 1.11 acres bounded and more particularly described as follows:

All that certain tract of land located in Lewistown Borough, Mifflin County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point along Riverside Drive, THENCE North 57 degrees 46 minutes 38 seconds East, 210.75 feet to a point of non-tangency;

THENCE South 32 degrees 26 minutes 42 seconds East, 26.59 feet to a point of non-tangency;

THENCE South 57 degrees 34 minutes 37 seconds West, 93.59 feet to a point of non-tangency;

THENCE South 73 degrees 43 minutes 57 seconds East, 11.97 feet to the beginning of a curve concave northerly, said curve to the right has a radius of 90.00 feet;

THENCE easterly along chord bearing of South 89 degrees 39 minutes 25 seconds East for a distance of 49.39 feet with an arc length of 50.03 feet to a point of tangency;

THENCE North 74 degrees 25 minutes 06 seconds East, 74.19 feet to a point of non-tangency;

THENCE North 78 degrees 30 minutes 09 seconds East, 134.23 feet to the beginning of a curve concave southerly, said curve to the left has a radius of 100.00 feet;

THENCE easterly along said curve chord bearing of South 80 degrees 01 minutes 26 seconds East for a distance of 73.21 feet with an arc length of 74.96 feet to a point of tangency;

THENCE North 57 degrees 16 minutes 04 seconds East, 43.08 feet to a point of non-tangency, to a shared boundary with now or formerly Mifflin Concrete, Inc.;

THENCE South 46 degrees 20 minutes 50 seconds East, 95.53 feet to a point of non-tangency;

THENCE South 51 degrees 11 minutes 22 seconds West, 105.75 feet to a point of non-tangency;

THENCE South 39 degrees 32 minutes 51 seconds West, 369.54 feet to the beginning of a non-tangent curve concave southeasterly, said curve to the right has a radius of 90.00 feet;

THENCE southwesterly along said curve chord bearing of South 32 degrees 33 minutes 08 seconds West for a distance of 22.31 feet with an arc distance of 22.37 feet to a point of tangency;

THENCE South 25 degrees 25 minutes 56 seconds West, 432.30 feet to a point of non-tangency; to a shared boundary with now or formerly Lowes Home Center, Inc.;

THENCE North 75 degrees 20 minutes 26 seconds West, 30.54 feet to a point of non-tangency;

THENCE North 25 degrees 25 minutes 56 seconds East, 438.00 feet to the beginning of a curve concave southeasterly, said curve to the left has a radius of 120.00 feet;

THENCE northeasterly along said curve chord bearing of North 32 degrees 33 minutes 08 seconds East for a distance of 29.75 feet with an arc distance of 29.82 feet to a point of tangency;

THENCE North 39 degrees 40 minutes 20 seconds East, 357.54 feet to the beginning of a non-tangent curve to the left concave southwesterly, said curve has a radius of 53.30 feet;

THENCE northeasterly along said curve chord bearing of North 35 degrees 26 minutes 35 seconds West for a distance of 101.65 feet with an arc distance of 134.85 feet to a point of tangency;

THENCE South 78 degrees 30 minutes 09 seconds West, 133.16 feet to a point of non-tangency;

THENCE South 74 degrees 25 minutes 06 seconds West, 73.12 feet to the beginning of a curve concave northerly and has a radius of 120.00 feet;

THENCE westerly along said curve chord bearing of North 89 degrees 39 minutes 25 seconds West for a distance of 65.85 feet with an arc distance of 66.70 feet to a point of tangency;

THENCE North 73 degrees 43 minutes 57 seconds West, 54.44 feet to a point of non-tangency;

THENCE South 57 degrees 46 minutes 38 seconds West, 66.65 feet to a point of non-tangency;

THENCE (28) North 32 degrees 13 minutes 22 seconds West, 15.00 feet, to the point of beginning.

CONTAINING 1.11\_-acres, more or less.

(c) Easements.--The conveyance shall be made under and subject to all lawful and enforceable easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, gas or pipeline companies, as well as under and subject to any lawful and enforceable estates or tenancies vested in third persons appearing of record, for any portion of the land or improvements erected thereon.

(d) Easement agreement.--The conveyance shall be made by easement agreement executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(e) Costs and fees.--Costs and fees incidental to this conveyance shall be borne by the grantee.

(f) Expiration of authority.--In the event that this conveyance is not executed within 18 months after the effective date of this section, the authority granted by this section shall terminate.

Section 11. Conveyance in Clinton Township, Lycoming County.

(a) Authorization.--The Department of General Services, with the approval of the Governor, is hereby authorized on behalf of the Commonwealth of Pennsylvania to grant and convey to Harry E. Frey, Jr., and Jeffrey L. Frey a permanent easement across lands of the Commonwealth of Pennsylvania situate in Clinton Township, Lycoming County, for \$2,670, for the purpose of ingress and egress to lands which Harry E. Frey, Jr., and Jeffrey L. Frey propose to acquire from Harold James Carpenter and Carlene M. Carpenter, such easement to be granted under terms and conditions to be established in an easement agreement with the Department of General Services.

(b) Property description.--The easement to be conveyed, pursuant to subsection (a), consists of approximately 1.77 acres of land located upon the grounds of the Department of

Corrections' Muncy State Correctional Institution situate in Clinton Township, Lycoming County, such easement area being more particularly bounded and described as follows:

ALL THAT CERTAIN PARCEL OF LAND, situated in the Township of Clinton, Lycoming County, Pennsylvania, being more fully shown on a plan prepared by Herbert, Rowland & Grubic, Inc. titled, Land Exchange & Right of Way Plan for Harry & Jeffrey Frey, Harold & Carlene Carpenter & the Commonwealth of PA Dept. of Corrections Muncy State Correctional Institution, drawing number SB1, sheet 5 of 5, dated 02/03/2022, and recorded at the Lycoming County Recorder of Deeds Office on May 2, 2022 in Map Book 65, Page 77, Instrument #202200005575, bounded and described as follows:

BEGINNING at a found  $\frac{3}{4}$ " diameter rebar w\cap in a stone pile at the Southeast corner of lands now or formerly Harold James Carpenter and Carlene M. Carpenter (DB 1017 PG 0367 Parcel No. 3), said point being a corner along the Westerly property line of lands now or formerly Commonwealth of Pennsylvania Department of Corrections Muncy State Correctional Institution and the Northeasterly corner of herein described 24' wide access right of way;

THENCE through lands of Commonwealth of Pennsylvania Department of Corrections Muncy State Correctional Institution the following four (4) courses:

S 12°40'21" E a distance of 1843.37 feet to a point;  
S 45°17'40" E a distance of 905.83 feet to a point;  
N 61°58'28" E a distance of 146.32 feet to a point;  
S 25°42'48" E a distance of 314.13 feet to a point on a curve along the Northerly right of way line of State Home Road (T-425) being the Southeasterly corner of lands herein described.

THENCE along the Northerly right of way line of State Home Road (T-425), on a curve to the left having a radius of 340.00 feet, an arc length of 24.26 feet, a chord bearing of S 72°35'49" W and a distance of 24.25 feet to a found  $\frac{3}{4}$ " diameter rebar w\cap being the Southeasterly corner of lands now or formerly Robert L. Keeblert (DB 552 PG 411) and the Southwesterly corner of lands of Commonwealth of Pennsylvania Department of Corrections Muncy State Correctional Institution;

THENCE along lands now or formerly Robert L. Keeblert and along the Westerly property line of Commonwealth of Pennsylvania Department of Corrections Muncy State Correctional Institution, N 25°42'48" W a distance of 285.56 feet to a found  $\frac{3}{4}$ " diameter rebar w\cap;

THENCE continuing along lands of Robert L. Keeblert and along the Westerly property line of Commonwealth of Pennsylvania Department of Corrections Muncy State Correctional Institution,

S 61°58'28" W a distance of 139.01 feet to a found  $\frac{3}{4}$ " diameter rebar w\cap;

THENCE through lands of Commonwealth of Pennsylvania Department of Corrections Muncy State Correctional Institution the following two (2) courses:

N 45°17'40" W a distance of 930.52 feet to a point;  
N 12°40'21" W a distance of 1855.29 feet to a point  
on line of lands now or formerly Harold James Carpenter  
and Carlene M. Carpenter (DB 1017 PG 0367 Parcel No. 3)  
and a point on Westerly property line of Commonwealth of  
Pennsylvania Department of Corrections Muncy State  
Correctional Institution;

THENCE along lands of Harold James Carpenter and Carlene M. Carpenter, N 88°51'53" E, a distance of 24.50 feet to the point and place of BEGINNING.

CONTAINING 1.77 acres of land more or less.

UNDER AND SUBJECT, NEVERTHELESS, to all existing easements, conditions, restrictions, and covenants of record.

(c) Easement agreement.--The easement agreement shall contain such terms and conditions as shall be acceptable to the Department of General Services and shall be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(d) Restrictive covenants.--The easement agreement shall contain a provision that the easement shall be utilized by the grantees, their heirs and assigns solely for the purpose of ingress and egress to property of the grantees and for no other purpose. Should the easement be utilized for purposes other than ingress and egress, the easement shall automatically extinguish.

(e) Costs and fees.--All costs and fees incidental to the conveyance authorized under this section shall be borne by the grantees.

(f) Proceeds.--The proceeds from the conveyance shall be deposited into the General Fund.

(g) Expiration.--If the conveyance authorized under this section is not effectuated within 18 months after the effective date of this section, the authority provided under this section shall expire.

Section 12. Conveyance in Benner Township, Centre County.

(a) Authorization.--The Department of General Services, with the approval of the Governor, is hereby authorized and directed on behalf of the Commonwealth of Pennsylvania to grant and convey the following tract of land together with any improvements thereon, being the former superintendent's residence at SCI-Rockview, situate in the Township of Benner, County of Centre, to The Centre County Industrial Development

Corporation for \$350,000, under terms and conditions to be established in an agreement of sale.

(b) Property description.--The property to be conveyed pursuant to this section consists of the following:

All that certain tract or parcel of land, with improvements thereon, situate, lying and being in the Township of Benner, County of Centre and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a  $\frac{3}{4}$  inch rebar which is located along the line of Benner Pike, SR0150, a public right-of-way, co-located at the intersection with Paradise Road, SR3004, a public right-of-way, and marking the northeasterly most corner of the within described tract; thence along the line of Benner Pike, SR0150, a public right-of-way, South  $05^{\circ} 39' 50''$  East, a distance of 262.91 feet to a  $\frac{3}{4}$  inch rebar the southeasterly most corner of the within described tract and common with other lands of the Commonwealth of Pennsylvania; thence along other lands of the Commonwealth of Pennsylvania, North  $71^{\circ} 03' 30''$  West, 369.77 feet to a  $\frac{3}{4}$  inch rebar and the southwesterly most corner of the within described parcel; thence continuing along other lands of the Commonwealth of Pennsylvania, North  $16^{\circ} 43' 28''$  East, 228.70 feet to a  $\frac{3}{4}$  inch rebar and the northwesterly most corner of the within described parcel and a point in common with the right-of-way line of Paradise Road, SR3004; thence along the right-of-way line of Paradise Road, SR3004, South  $73^{\circ} 17' 38''$  East, 269.36 feet to a  $\frac{3}{4}$  inch rebar and the point and place of BEGINNING.

CONTAINING 1.72160-acres gross. Said area subject to the rights-of-ways for SR0150 and SR3004.

BEING identified as "Parcel DGS\DOC D" on a plan prepared by Sweetland Engineering & Associates, Inc., and titled "Final Plan for Disposition of Commonwealth Real Property at the State Correctional Institution at Rockview," dated February 3, 2011, and recorded June 29, 2012, in Centre County Plat Book 86, Page 36.

ALSO BEING Centre County Tax Parcel Identifier Number 12-003-160A,0000-.

(c) Existing encumbrances.--The conveyance shall be made under and subject to all lawful and enforceable easements, servitudes and rights of others, including, but not confined to, streets, roadways and rights of any telephone, telegraph, water, electric, gas or pipeline companies, as well as under and subject to any lawful and enforceable estates or tenancies vested in third persons appearing of record, for any portion of the land or improvements erected thereon.

(d) Gaming restriction.--Any conveyance authorized under this section shall be made under and subject to the condition, which shall be contained in the deed of conveyance, that no

portion of the property conveyed shall be used as a licensed facility, as defined in 4 Pa.C.S. § 1103 (relating to definitions), or any other similar type of facility authorized under State law. The condition shall be a covenant running with the land and shall be binding upon the grantee, its successors and assigns. Should the grantee, its successors or assigns permit any portion of the property authorized to be conveyed in this section to be used in violation of this subsection, the title shall immediately revert to and re-vest in the grantor.

(e) Easements.--The Department of General Services may reserve any easements in, over and across the lands to be conveyed as it deems necessary, convenient or appropriate for the continued operation of SCI-Rockview and/or SCI-Benner.

(f) Deed.--The conveyance shall be made by special warranty deed to be executed by the Secretary of General Services in the name of the Commonwealth of Pennsylvania.

(g) Alternate disposition.--In the event that the conveyance authorized in this section is not completed within two years of the effective date of this section, the authority to convey the property as set forth in subsection (a) shall expire and the property may be disposed of in accordance with Article 2405-A of the act of April 9, 1929 (P.L.177, No.175), known as The Administrative Code of 1929.

(h) Proceeds.--The proceeds from the sale shall be deposited into the General Fund.

### Section 13. Repeals.

Repeals are as follows:

(1) The General Assembly finds that the repeal under paragraph (2) is necessary to effectuate section 1 of this act.

(2) Section 10 of the act of November 25, 2020 (P.L.1272, No.135), known as "An act authorizing the Department of General Services, with the approval of the Department of Corrections and the Governor, to grant and convey to the Schuylkill County Municipal Authority an easement from lands of the Commonwealth of Pennsylvania at the State Correctional Institution Mahanoy, situate in Mahanoy Township, County of Schuylkill, for the purpose of establishing, utilizing and maintaining water wells and appurtenances thereto related to potable water production and distribution for the benefit of customers within the authority's service territory; authorizing the Department of General Services, with the approval of the Governor and the Department of Military and Veterans Affairs, to grant and convey, at a price to be determined through a competitive bid process, certain lands, buildings and improvements situate in Allegheny Township, Blair County; authorizing the Department

of General Services, with the approval of the Governor and the Department of Military and Veterans Affairs, to grant and convey, at a price to be determined through a competitive bid process, certain lands, buildings and improvements situate in Allegheny Township, Blair County; authorizing the Department of General Services, with the approval of the Governor and the Department of Environmental Protection, to take such action with respect to the Commonwealth's real property interests in the site commonly known as Penn's Landing to facilitate the further development plans for the real property; authorizing the Department of General Services, with the approval of the Governor and the Pennsylvania Historical and Museum Commission, to grant and convey to the Highlands Historical Society, certain lands situate in Whitemarsh Township, Montgomery County; authorizing the Department of General Services, with the approval of the Department of Human Services and the Governor, to grant and convey to Bollinger Enterprises, Inc., certain lands situate in Conewango Township, Warren County; authorizing the Department of General Services, with the concurrence of the Department of Environmental Protection, to lease to L-A Battery, QOZ, LLC land within the bed of the Delaware River within the City of Philadelphia; authorizing the Department of General Services, with the approval of the Department of Transportation and the Governor, to grant and convey to the Washington Health System, or its assignee, certain lands and improvements situate partially in the 6th Ward of the City of Washington and partially in South Strabane Township, Washington County; authorizing the Department of General Services, with the approval of the Governor, to grant and convey to Harry E. Frey, Jr., and Jeffrey L. Frey, a permanent easement over certain lands of the Commonwealth of Pennsylvania at Muncy State Correctional Institution situate in Clinton Township, Lycoming County, for the purpose of ingress and egress to lands which Harry E. Frey, Jr., and Jeffrey L. Frey propose to acquire from Harold James Carpenter and Carlene M. Carpenter; authorizing the Department of General Services, with the approval of the Department of Military and Veterans Affairs and the Governor, to grant and convey, at a price to be determined through a competitive bid process, certain lands, buildings and improvements situate in the Borough of West Pittston, Luzerne County; authorizing the release of Project 70 restrictions on certain lands owned by Glen Rock Borough, York County, in return for the development of park and open space lands owned by Glen Rock Borough, York County; authorizing the Department of General Services, with the approval of the Governor, to

grant and convey to Human Services, Inc., certain lands and improvements situate in the Borough of West Chester, Chester County; and making a repeal" is repealed.

(3) The General Assembly finds that the repeal under paragraph (4) is necessary to effectuate section 11 of this act.

(4) Section 9 of the act of November 25, 2020 (P.L.1272, No.135), is repealed.

Section 14. Effective date.

This act shall take effect immediately.

**FINAL  
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**STATE CORRECTIONAL INSTITUTION – PITTSBURGH  
LAND USE FEASIBILITY STUDY  
3001 BEAVER AVENUE  
PITTSBURGH, PENNSYLVANIA 15233**



**Project No. 2390**

**September 19, 2022**

**Prepared for:**



Pennsylvania Department of General  
Services – Bureau of Real Estate  
505 North Office Building  
Harrisburg, Pennsylvania 17125

**Prepared by:**



Rhea Engineers and Consultants, Inc.  
333 Rouser Road, Suite 301  
Moon Township, Pennsylvania 15108

## EXECUTIVE SUMMARY

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Rhea Engineers & Consultants, Inc. (Rhea) completed a Phase I Environmental Site Assessment (ESA) for the former State Correctional Institution – Pittsburgh (SCIP) property located at 3001 Beaver Avenue, Pittsburgh, Pennsylvania (PA) 15233, which includes Allegheny County Parcel IDs 44-B-100, 44-B-25, 44-B-26, 44-B-50, 44-B-60, 44-B-20, 44-B-70, 44-G-01, 44-G-02, 44-G-20, 44-C-90, 44-C-68, 44-C-60, 44-C-122, 44-C-124, 44-G-298, and 44-C-402 (henceforth referred to as the “subject property”) (Figures 1 and 2).

The subject property contains the former SCIP facility, which includes approximately 43 structures across 17 parcels totaling approximately 20 acres adjacent to the eastern bank of the Ohio River northwest of downtown Pittsburgh (Figures 1 and 2). The former SCIP facility operated as a medium-security prison since its original construction in the late 1800’s until it was temporarily closed by the PA Department of Corrections (PADOC) in approximately 2005. The SCIP facility reopened in 2007 and operated until it was permanently closed by the PADOC in June 2017 and has been vacant since. The SCIP facility includes prison wards, auditorium, dining hall, gymnasium, hospital, library, power plant, industrial shops, administrative buildings, former warden’s residence, enclosed courtyards, and various support and maintenance buildings. Concrete, asphalt, and grassy access roads, walkways, parking areas, and recreational areas are dispersed between the buildings. Storm drains are present in the concrete- and asphalt-paved areas throughout the subject property.

The secure area of the subject property is contained by the Main Penitentiary Building to the west and an approximately 25-foot-high sandstone block and cast concrete wall to the north, east, and south. Construction of the SCIP facility began in 1878 with the construction of the main prison ward with the final permanent structures added in 1994. Additional temporary buildings were added in 2007 when the SCIP facility was reopened. The subject property is bound to the north by Westhall Street, followed by industrial and commercial properties; to the south by Doerr Street, followed by industrial and commercial properties; to the east by Beaver Avenue, followed by commercial properties and railroad tracks; and to the west by the Three Rivers Heritage Trail, followed by the Ohio River. Ownership records indicate that, of the 17 parcels that comprise the subject property, 13 parcels are owned by the Commonwealth of PA. According to the SCIP property boundary survey completed by Pedersen & Pedersen, Inc. (P&P) in 2017, parcels 44-C-122, 44-C-68, 44-G-298, and 44-C-402 are owned by the PA Department of Transportation (PennDOT), the PA Department of Property and Supplies, the Allegheny County Industrial Development Authority, and the General State Authority, respectively; however, at the direction of the PA Department of General

Services (PADGS), Rhea assumes that these parcels are currently owned by the Commonwealth of PA. According to the City of Pittsburgh Department of City Planning zoning map, the subject property is located in the Riverfront-General Industrial (RIV-GI) zoning district, which is designated for general industrial uses, as well as heavier industrial uses that may produce external impacts.

This Phase I ESA was performed in accordance with the practices described in American Society for Testing and Materials (ASTM) E1527-13 and the United States Environmental Protection Agency's (USEPA's) Standards and Practices for All Appropriate Inquiries (AAI) (40 Code of Federal Regulations [CFR] Part 312) for PADGS to support the determination of the highest and best use of the subject property for future use. The objective of this Phase I ESA is to identify Recognized Environmental Conditions (RECs), historical RECs (HRECs), controlled RECs (CRECs), and business environmental risks (BERs) from on-site sources as well as to identify potential RECs from off-site sources that may adversely affect the determination of the highest and best use of the subject property. According to ASTM E1527-13, a REC is defined as *the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.*

Based on Rhea's historical and environmental records review, interviews, and visual observations made during the site reconnaissance, no CRECs were identified in connection with the subject property; however, four RECs, one HREC, two BERs, and six *de minimis* conditions were identified, which are discussed below.

Based on Rhea's historical and environmental records review, interviews, and visual observations made during the site reconnaissance, the following four RECs were identified on the subject property:

- + Based on our review of historical use information, the subject property has been used as a correctional facility since at least the mid 1880's along with various support facilities, including hospitals, dining facilities, power plants, laundry facilities, industrial manufacturing facilities, and machine shops, among others. Operations at these facilities likely included the use of hazardous substances. As a result, the historic site use is considered a REC.

- + Based on a review of the available historic documentation, historic adjoining and surrounding property use is considered a REC due to the former presence of aboveground storage tanks (ASTs) containing solvents and electroplating operations to the north and south of the subject property, respectively, which have the potential to adversely impact the subject property.
- + According to Rhea's Final Phase II ESA (Rhea, 2019) for the subject property, lead and manganese (soil) and tetrachloroethylene (PCE), arsenic, iron, and manganese (groundwater) concentrations were present above the applicable Pennsylvania Department of Environmental Protection (PADEP) Land Recycling Program Statewide Health Standards (Act 2) for a non-residential, used aquifer with less than or equal to 2,500 parts per million (ppm) total dissolved solids (TDS). Lead and manganese were detected in soils above the applicable Act 2 standard at four locations. PCE was detected in groundwater above the applicable Act 2 standard in one location while metals were detected above Act 2 standards in all eight sample locations. The known soil and groundwater concentrations above applicable Act 2 standards on the subject property is considered a REC.
- + A large coal storage area was observed along the eastern exterior of Buildings 27 and 27A (Figure 2). The coal is no longer used and has likely been in this location since at least 2005, when the SCIP power plant was converted from coal to natural gas. Leachate emanating from coal storage areas can impact soil and groundwater; therefore, the coal storage area is considered a REC.

The subject property is listed in the leaking underground storage tank (LUST) database for a release that occurred in November 1997. According to the database listing, the LUST case has a "Cleanup Completed" status as of October 19, 2011, indicating that it has been addressed to the satisfaction of the applicable regulatory authority (PADEP). Because the LUST case has been addressed to the satisfaction of the PADEP without subjecting the property to any required controls, as evidenced by the lack of Activity and Use Limitations (AULs), it is considered a HREC.

Based on Rhea's historical and environmental records review, interviews, and visual observations made during the site reconnaissance, the following two BERs were identified on the subject property:

- + Based on a review of the available supplemental physical setting resources, the subject property is located in the 100-year and 500-year

floodplain. The location of the subject property within the 100-year and 500-year floodplain is considered a BER as the presence of the floodplains may require additional development and building costs.

- + Rhea observed one 2,500-gallon diesel underground storage tank (UST), one 6,000-gallon gasoline UST, and one 8,000-gallon diesel UST on the subject property. According to Justin Moore, PADO's Safety Manager, the USTs have been emptied and currently have a "temporarily out of use" status as of February 2020. The USTs are set to be closed and removed in November 2022 (Interview). The USTs are considered a BER as any potential contamination discovered during the removal of the tanks could lead to additional investigation and/or cleanup costs.

Based on Rhea's historical and environmental records review, interviews, and visual observations made during the site reconnaissance, the following six *de minimis* conditions were identified on the subject property. According to ASTM E1527-13, *de minimis* environmental conditions are conditions that "generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

- + Rhea observed empty drums in Buildings 29 and 43, drums containing soap concentrate in Buildings 11 and 18, and a drum containing an oily-water mixture in Building 35. The drums located within the buildings on the subject property are unlikely to have adversely impacted the subject property and are considered a *de minimis* condition.
- + Minor oil staining was observed on the interior of Buildings 11, 12, 24, 26, 28, 29, 32, and 35. The oil staining is generally limited to discrete areas within the buildings. The minor oil staining is unlikely to have adversely impacted the subject property and is considered a *de minimis* condition.
- + Rhea observed furniture, equipment, machinery, tools, maintenance supplies, and various surplus items and debris throughout the buildings on the subject property that were abandoned when the SCIP closed in 2017. The solid waste and debris observed within the buildings on the subject property is unlikely to have adversely impacted the subject property and is considered a *de minimis* condition.
- + Rhea observed additional abandoned equipment throughout the subject property, including diesel generators, shoe repair equipment, industrial ovens, industrial sheet metal cutting equipment, grease trap, forklift, x-ray machine, machine shop equipment, and portable pumps and

generators. The abandoned equipment observed within the buildings on the subject property is unlikely to have adversely impacted the subject property is considered a *de minimis* condition.

- + Rhea observed several empty 55-gallon rusted metal drums on the exterior of Buildings 23, 24, and 36. The rusted metal drums are unlikely to have adversely impacted the subject property and are considered a *de minimis* condition.
- + An area of solid waste debris, including metal and plastic fencing, tires, pallets, and maintenance equipment was observed to the east of Building 24 (Figure 2). The solid waste debris located west of Building 24 is unlikely to have adversely impacted the subject property and is considered a *de minimis* condition.

Based on these findings, Rhea believes that a Phase II ESA is warranted to conclusively determine the subsurface environmental conditions of the subject property. Rhea recommends that the Phase II ESA include onsite intrusive sampling activities to properly characterize the surface/subsurface soil and groundwater conditions. Intrusive sampling activities should include the advancement of soil borings and groundwater monitoring wells throughout the subject property. According to the previous Phase II ESA completed for the subject property (Rhea, 2019), semi-volatile organic compounds (SVOCs), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and dioxins and furans were not detected in soil or groundwater above Act 2 standards; however, metals were detected above Act 2 standards in both soil and groundwater and volatile organic compounds (VOCs) were detected above Act 2 standards in groundwater. As a result, soil and groundwater samples should be submitted for laboratory analysis of VOCs and metals.

Relevant services beyond the scope of ASTM Standard E1527-13 such as asbestos-containing materials (ACM), lead-based paint (LBP), radon, and mold were not evaluated by Rhea as part of this Phase I ESA. However, it should be noted that Michael Baker International (MBI) and Rhea will be conducting an ACM survey of the buildings on the subject property as part of a separate project task. A discussion of the work performed and results of the ACM survey will be provided to PADGS under separate cover. Additionally, Rhea observed evidence of mold and LBP in several buildings during the site reconnaissance. Based on the observations made during the site reconnaissance and the age of the subject property, it is likely that mold and LBP are present within the buildings and structures on the subject property. Rhea recommends that the Phase II ESA include a mold and LBP investigation.

Rhea recommends the following regarding the identified *de minimis* conditions:

- + The areas of oil staining on the interior of Buildings 11, 12, 24, 26, 28, 29, 32, and 35 should be located and addressed prior to any demolition or construction activities.
- + All drums, furniture, equipment, machinery, tools, maintenance supplies, surplus items, and debris should be removed and disposed of in accordance with applicable federal, state, and local regulations.

**FINAL  
PHASE II ENVIRONMENTAL SITE ASSESSMENT**

**STATE CORRECTIONAL INSTITUTION – PITTSBURGH  
LAND USE FEASIBILITY STUDY  
3001 BEAVER AVENUE  
PITTSBURGH, PENNSYLVANIA 15233**



**Project No. 2390**

**February 17, 2023**

**Prepared for:**



Pennsylvania Department of General  
Services – Bureau of Real Estate  
505 North Office Building  
Harrisburg, Pennsylvania 17125

**Prepared by:**



Rhea Engineers and Consultants, Inc.  
333 Rouser Road, Suite 301  
Moon Township, Pennsylvania 15108

## EXECUTIVE SUMMARY

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Rhea Engineers & Consultants, Inc. (Rhea) completed a Phase II Environmental Site Assessment (ESA) at the State Correctional Institution (SCI) – Pittsburgh facility (henceforth referred to as “subject property”) located at 3001 Beaver Avenue in Pittsburgh, Pennsylvania (PA) in support of potential future development activities. The subject property currently contains the vacant SCI – Pittsburgh facility, which contains approximately 43 structures and comprises 17 parcels across approximately 20 acres along the eastern bank of the Ohio River, northwest of downtown Pittsburgh.

A Phase I ESA was completed at the subject property in September 2022 by Rhea. The Phase I ESA identified Recognized Environmental Conditions (RECs) on and in proximity to the subject property. Based on these RECs, a Phase II ESA involving surface/subsurface soil sampling and groundwater sampling was recommended to characterize the environmental conditions present at the subject property.

This Phase II ESA was performed in accordance with American Society for Testing and Materials (ASTM) E1903-19 for the Pennsylvania Department of General Services (PADGS) to support the determination of the highest and best use of the subject property. Between January 11 and January 16, 2023, Rhea conducted a subsurface investigation which included the advancement of 12 soil borings (SB-01 through SB-12) and 12 temporary monitoring wells (MW-01 through MW-12).

### ***Soil Media***

Two soil samples were collected at each soil boring location and analyzed for volatile organic compounds (VOCs), Target Analyte List (TAL) metals, trivalent chromium, and hexavalent chromium.

One soil sample (SB-11-0-2) contained manganese (2,850 micrograms per liter [ $\mu\text{g/L}$ ]) at a concentration above the Pennsylvania Department of Environmental Protection (PADEP) Land Recycling Program Non-Residential Statewide Health Standard (Act 2) standard (2,000  $\mu\text{g/L}$ ). The presence of manganese is likely a result of natural processes as manganese is naturally occurring in rock and soil. The remaining soil samples collected during the subsurface investigation did not contain metals, including trivalent or hexavalent chromium, above their respective Act 2 standards. Additionally, none of the soil samples collected during the subsurface investigation contained VOCs above their respective Act 2 standard.

### ***Groundwater Media***

Groundwater samples were collected from twelve temporary monitoring wells and analyzed for VOCs, TAL metals, trivalent chromium, and hexavalent chromium.

Laboratory results indicate five VOCs (cis-1,2-dichloroethene [DCE], methyl acetate, tetrachloroethene [PCE], toluene, and trichloroethene [TCE]) were detected in groundwater. PCE was detected in seven wells (MW-01, -02, -03, -04, -05, -06, and -07), and exceeded the applicable Act 2 standard (5 µg/L) in wells MW-04 (63.7 µg/L), -05 (26.3 µg/L), and -06 (21 µg/L) located in the central portion of the subject property and well MW-03 (207 µg/L) located in the north/northeastern portion of the subject property. PCE impacts are often associated with dry-cleaning and metal degreasing activities, both of which have been documented at the subject property. PCE daughter products cis-1,2-DCE (26.3 µg/L) and TCE (10.9 µg/L) were detected in well MW-03, with TCE exceeding the applicable Act 2 standard (5 µg/L). Methyl acetate, toluene, and TCE were detected at other wells throughout the site, but at concentrations below their respective Act 2 standards.

Three metals (arsenic, iron, and manganese) were detected in groundwater samples at concentrations above their respective Act 2 standards. Arsenic exceeded the applicable Act 2 standard (10 µg/L) in MW-10 (39 µg/L) and MW-11 (13 µg/L), located in the western portion of the subject property. Iron and manganese concentrations exceeded the applicable Act 2 standard in four and six locations, respectively. The presence of arsenic in the groundwater may be related to naturally occurring conditions or may be related to the historic use of the coal fired power plant at the subject property as arsenic is a by-product of coal ash. Manganese and iron are naturally occurring in groundwater and concentrations may not be indicative of environmental contamination. No other metals, including trivalent and hexavalent chromium, were detected above Act 2 standards in the groundwater samples collected during the subsurface investigation.

### ***Indoor Air Quality***

The concentration of PCE in groundwater at MW-03, MW-04, MW-05, and MW-06, and TCE in groundwater at MW-03, exceeds the Medium Specific Concentrations ( $MSC_{gw}$ ) for Regulated Substances in Groundwater under the Act 2 standard of 5 µg/L for both constituents. Since the groundwater concentration of PCE and TCE is greater than the  $MSC_{gw}$ , there is potential for vapor intrusion into buildings on the subject property.

### ***Recommendations***

It is Rhea's professional opinion that the previous industrial activities have not impacted site soils to an extent that would adversely affect future earth-disturbing activities at the subject property. Due to the level of manganese above the Act 2 standard for soil at SB-11, Rhea recommends that a Health and Safety Plan (HASP) and a Soil Management Plan (SMP) be prepared in order to develop procedures to limit potential exposure to impacted soil during future earth-disturbing site preparation and construction activities. No additional actions or investigations are recommended at this time for site soils.

The HASP should include appropriate health and safety procedures for site workers working within potentially impacted areas. The HASP should also provide procedures to avoid exposure to subsurface contamination. If potentially contaminated soils are planned to be transported, disposed of, or otherwise remediated, the site must abide by the provisions set forth in the PADEP Residual Waste Management regulations (25 Pa. Code Chapters 287 to 299).

The purpose of the SMP is to protect human health and the environment during the handling and/or excavation of soil as part of the redevelopment of the subject property. The SMP shall detail procedures to be followed to ensure that manganese in soil is managed at the subject property to limit exposure to workers and other receptors during earth-disturbing activities. The SMP would also address proper handling, stockpiling and disposal of any soils in proposed construction areas, maintenance of subject property grades, site surface water drainage/management and documentation.

Previous industrial activities have likely impacted groundwater on the subject property. Furthermore, screening of VOC groundwater data indicates potential for vapor intrusion in any buildings located on the subject property. To address the groundwater (VOCs and metals) and potential indoor air quality (IAQ) impacts (VOCs), Rhea recommends:

- + Additional groundwater samples be collected and analyzed from areas surrounding MW-03 to confirm the presence of PCE and TCE, further delineate the contamination plume, and to potentially identify its source. It should be noted that Rhea has submitted a proposal for recommended supplemental sampling activities to Michael Baker International (MBI) for approval by PADGS;
- + Evaluation of the vapor intrusion pathway may be warranted in the future for any existing buildings that are not planned for demolition. An evaluation of the vapor intrusion pathway was not included in Rhea's proposal for supplemental sampling at this time since the plans for retention or demolition of buildings has not been decided.
- + Future site development plans will likely need to incorporate both Institutional (deed restrictions on groundwater use) and Engineering Controls (i.e., active or passive vapor mitigation systems) to mitigate impacts from groundwater contamination.

**DRAFT**  
**HAZARDOUS MATERIALS SURVEY**

**STATE CORRECTIONAL INSTITUTION – PITTSBURGH**  
**LAND USE FEASIBILITY STUDY**  
**3001 BEAVER AVENUE**  
**PITTSBURGH, PENNSYLVANIA 15233**



**Project No. 2390**

**February 28, 2023**

**Prepared for:**



Pennsylvania Department of General  
Services – Bureau of Real Estate  
505 North Office Building  
Harrisburg, Pennsylvania 17125

**Prepared by:**



Rhea Engineers and Consultants, Inc.  
333 Rouser Road, Suite 301  
Moon Township, Pennsylvania 15108

# EXECUTIVE SUMMARY

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## Introduction

The Pennsylvania Department of General Services (PADGS) contracted Rhea Engineers & Consultants, Inc. (Rhea) and Michael Baker International, Inc. (MBI) to perform an environmental and hazardous material survey of the 43 structures at the former State Correctional Institution – Pittsburgh (SCIP) property located at 3001 Beaver Avenue, Pittsburgh, PA 15233 (henceforth referred to as “subject property”). Environmental inspections were conducted throughout each structure located at the subject property. This report documents the surveys of each structure by a certified inspector for asbestos-containing material (ACM), suspected lead-containing paint (LCP), and other potentially hazardous materials and/or universal wastes (UW).

The survey was conducted from November 15, 2022 through December 7, 2022 by Rhea and MBI personnel. Laboratory analysis of the bulk material (for asbestos) was completed by EMSL Analytical, Inc. (EMSL) of Westmont, New Jersey.

## Regulatory Background

The United States Environmental Protection Agency (USEPA) and Commonwealth of Pennsylvania define ACM as any material that contains greater than one percent asbestos. Title 40 of the Code of Federal Regulations (CFR), Part 61 (40 CFR 61), Subpart M (USEPA National Emission Standards for Hazardous Air Pollutants [NESHAP]) requires that an asbestos inspection be conducted prior to renovation/demolition activities. The Commonwealth of Pennsylvania also requires that asbestos inspections be conducted prior to renovation/demolition activities.

The Occupational Safety and Health Administration (OSHA) Lead Standard (29 CFR 1926.62) is applicable where paints that contain any amount of lead will be disturbed. OSHA considers all paint (since all paint has some level of lead within it) as LCP. Thus, all of the paint within the 43 structures surveyed at SCIP is considered LCP.

## Summary of Findings and Recommendations

The purpose of this environmental study was to identify hazardous materials prior to the determination of the highest and best use of multiple structures at the subject property so that proper procedures can be utilized to prevent potential hazards during future site development activities. It is assumed that all hazardous

materials identified in this survey must be removed prior to future site development activities.

The following table summarizes the identified hazardous materials within each structure:

| <b>Building Numbers</b> | <b>ACM Concern</b> | <b>LCP Concern</b> | <b>Other Hazards Concern</b> |
|-------------------------|--------------------|--------------------|------------------------------|
| 1                       | Yes                | Yes                | Yes                          |
| 2                       | No                 | Yes                | Yes                          |
| 3                       | No                 | Yes                | Yes                          |
| 4                       | Yes                | Yes                | Yes                          |
| 5                       | No                 | Yes                | Yes                          |
| 6                       | No                 | Yes                | Yes                          |
| 7                       | No                 | Yes                | Yes                          |
| 8                       | Yes                | Yes                | Yes                          |
| 8A                      | Yes                | Yes                | Yes                          |
| 9                       | No                 | Yes                | Yes                          |
| 10                      | Yes                | Yes                | Yes                          |
| 11                      | Yes                | Yes                | Yes                          |
| 12                      | Yes                | Yes                | Yes                          |
| 13                      | Yes                | Yes                | Yes                          |
| 14                      | Yes                | Yes                | Yes                          |
| 15                      | Yes                | Yes                | Yes                          |
| 16                      | Yes                | Yes                | Yes                          |
| 17                      | No                 | Yes                | Yes                          |
| 18                      | Yes                | Yes                | Yes                          |
| 19                      | No                 | Yes                | Yes                          |
| 21                      | No                 | Yes                | Yes                          |
| 22                      | No                 | Yes                | Yes                          |
| 23                      | Yes                | Yes                | Yes                          |
| 24                      | No                 | Yes                | Yes                          |
| 25                      | No                 | Yes                | Yes                          |
| 26                      | No                 | Yes                | Yes                          |
| 27                      | Yes                | Yes                | Yes                          |

| <b>Building Numbers</b> | <b>ACM Concern</b> | <b>LCP Concern</b> | <b>Other Hazards Concern</b> |
|-------------------------|--------------------|--------------------|------------------------------|
| 27A                     | Yes                | Yes                | Yes                          |
| 28                      | No                 | Yes                | Yes                          |
| 29                      | No                 | Yes                | Yes                          |
| 31                      | Yes                | Yes                | Yes                          |
| 32                      | Yes                | Yes                | Yes                          |
| 35                      | No                 | Yes                | Yes                          |
| 36                      | No                 | Yes                | Yes                          |
| 37                      | Yes                | Yes                | Yes                          |
| 38                      | No                 | Yes                | Yes                          |
| 39                      | No                 | Yes                | Yes                          |
| 42                      | No                 | Yes                | Yes                          |
| 43                      | No                 | Yes                | Yes                          |

The term “other hazards” refers to light bulbs and fixtures, thermostats, exit signs, smoke detectors, mold, and air conditioning units that may contain hazardous materials requiring various controls for proper handling or disposal.

It should be noted that an abandoned tunnel system is located throughout the subject property. Rhea and MBI personnel were not granted access to these tunnels due to health and safety concerns related to their dilapidated condition. As a conservative approach, it should be assumed that ACM, LCP, and other hazards are present within these areas.

## **Asbestos**

ACM was identified in 17 structures throughout the subject property and a total of 235 homogeneous suspect materials were identified, sampled, and submitted for analysis by EMSL. Thirty of the suspected materials were confirmed to be ACM by laboratory analysis and seven were assumed to be ACM due to previous documentation and labeling. All identified ACM should be properly handled when removed and disposed of according to federal, state, and local regulations. The development of hazardous material abatement drawings and specifications would be warranted for the safe removal of the positively identified and presumed ACM listed in Table 1.

It is also important to note that the “positive stop approach” was requested and implemented during this project. Using this approach, when laboratory identifies a

material as asbestos-containing, all other samples of the same material are not analyzed, under the assumption that those materials are also asbestos-containing.

### **Lead-Containing Paint (LCP)**

Based upon the age of the structures and the OSHA definition of LCP, all painted materials should be classified as LCP. No bulk paint samples were collected; however, general observations of the condition of the paint were documented to assist with the potential project. Table 2 presents the specific information for the lead paint. Numerous painted building components were observed to be damaged and deteriorated. While there is no abatement of paint planned, the contractor should be aware of the LCP during the renovation activities, so that proper worker safety procedures can be implemented. The requirements of the OSHA Construction Standards need to be invoked if any metal content is present in the paint that may be affected by renovation activities. OSHA does not provide a minimum concentration criteria level for these metals; however, it requires precautions and protection for workers and the working environment be taken at any workplace where exposure to airborne metals may occur. The contractor shall be responsible for performing work according to all applicable federal, state, and local laws.

### **Other Hazards**

Based upon the results of this investigation, the subject property contains other potentially hazardous materials and UW. Table 3 presents a summary of other hazards identified by Rhea and MBI during the investigation, further described below:

- + Water damage and/or mold problems were observed within all structures located at the subject property. It should be noted that the potential for mold is present in each building, primarily related to the deterioration of roofing material causing water damage, which leads to mold.
- + Approximately 7,300 light bulbs were noted during the inspection. Though the buildings appeared to have many newer lights, it is likely that older light bulbs exist in the buildings. The original lighting systems have an elevated potential for mercury-containing florescent light bulbs and should be disposed of in accordance with the USEPA UW Regulations 40 CFR 273.
- + Approximately 3,650 light fixtures were noted during the inspection. Though the buildings appeared to have many newer lights, there is a possibility that PCB-containing light ballasts exist in the buildings. Ballasts not specifically marked as “non-PCB containing” encountered

during future site development activities should be managed and disposed of in accordance with the Toxic Substances Control Act (TSCA) Storage and Disposal Requirements for Fluorescent Light Ballasts.

- + Approximately 100 thermostats were noted during the inspection. The thermostats are likely to contain mercury and should be disposed of in accordance with the EPA UW Regulations 40 CFR 273.
- + Approximately 123 Exit signs were noted during inspection. Self-luminous Exit signs containing the radioactive gas, tritium, were historically used in a variety of facilities across the United States. Intact tritium Exit signs pose little or no threat to public health and safety and do not constitute a security risk. However, the Nuclear Regulatory Commission (NRC) requires proper accounting and disposal of all radioactive materials. Proper handling and accounting are important, because a damaged or broken sign could cause minor radioactive contamination of the immediate vicinity, requiring a potentially expensive clean up. It is recommended that all Exit signs be collected intact and disposed of at a licensed recycling facility.
- + Approximately 45 smoke detectors were noted during the inspection. The fire protection systems have an elevated potential to contain ionization type smoke and fire detectors that are typically constructed with an Americium-241 radioactive source. If impacted by renovation / demolition activities, the detectors should be segregated and disposed of properly in accordance with federal, state, and local regulations.

## Disclaimer

The information presented in this report reflects the conditions that were observed in all structures located at the subject property during Rhea and MBI's November/December 2022 inspection. Although every effort was made to identify all potential suspect building materials and/or paint, there is no guarantee that additional materials are not present. Conditions may exist such that inaccessible materials may only become apparent during future renovation or demolition activities.

**TABLE 4****COST ESTIMATE FOR REMOVAL OF ASBESTOS-CONTAINING MATERIALS**

| <b>Building</b> | <b>Homogeneous Material Number</b> | <b>Material Type</b>                 | <b>Material Description</b>                               | <b>Category of ACM</b>      | <b>Approximate Quantity of Asbestos</b> | <b>Estimated Cost of Abatement</b> |
|-----------------|------------------------------------|--------------------------------------|---|-----------------------------|---|------------------------------------|
| 1               | 216                                | Wall and Ceiling Plaster             | White Top Coat and Tan Bottom Coat                        | Category I, Non-Friable ACM | 40,000 Square Feet                      | \$400,000.00                       |
| 4               | 175                                | Vinyl Floor Tile with Floor Adhesive | 9" x 9" White Vinyl Floor Tile with Yellow Adhesive       | Category I, Non-Friable ACM | 20 Square Feet                          | \$100.00                           |
| 4               | 176                                | Vinyl Floor Tile with Floor Adhesive | 9" x 9" Brown Vinyl Floor Tile with Yellow Adhesive       | Category I, Non-Friable ACM | 20 Square Feet                          | \$100.00                           |
| 8               | 94                                 | Wall and Ceiling Plaster             | White Top Coat and Tan Base Coat                          | Category I, Non-Friable ACM | 6,288 Square Feet                       | \$62,880.00                        |
| 8               | 100                                | Thermal Pipe Insulation              | 2" Pipe Insulation on 3" Line                             | Friable                     | 50 Linear Feet                          | \$1,250.00                         |
| 8A              | 103                                | Thermal Pipe Insulation              | 2" White Pipe Insulation on 12" Pipe                      | Friable                     | 76 Linear Feet                          | \$1,900.00                         |
| 10              | 108                                | Window Caulk                         | Beige   | Category I, Non-Friable ACM | 20 Windows Approx 800 Linear Feet       | \$5,000.00                         |
| 10              | 112                                | Asphaltic Roofing Material           | Silver Painted Black Roofing Material                     | Category I, Non-Friable ACM | 7,000 Square Feet                       | \$14,000.00                        |
| 11              | 113                                | Vinyl Floor Tile with Floor Adhesive | 12" x 12" Brown Vinyl Floor Tile with Adhesive            | Category I, Non-Friable ACM | 382 Square Feet                         | \$1,910.00                         |
| 11              | 116                                | Thermal Pipe Insulation              | 3" White Thermal Pipe Insulation on 8" Line               | Friable                     | 24 Linear Feet                          | \$600.00                           |
| 11              | 117                                | Thermal Pipe Insulation              | 1" Air Cell on 1" Line                                    | Friable                     | 150 Linear Feet                         | \$3,750.00                         |
| 11              | 119                                | Asphaltic Roofing Material           | Silver Painted Black Roofing Material                     | Category I, Non-Friable ACM | 60,000 Square Feet                      | \$120,000.00                       |
| 12              | 121                                | Vinyl Floor Tile with Floor Adhesive | 9" x 9" Brown Vinyl Floor Tile with Adhesive              | Category I, Non-Friable ACM | 893 Square Feet                         | \$4,465.00                         |
| 12              | 123                                | Thermal Pipe Insulation              | Aircell on 3" Line  | Friable                     | 141 Linear Feet                         | \$3,525.00                         |
| 12              | 124                                | Asphaltic Roofing Material           | Silver Painted Black Roofing Material                     | Category I, Non-Friable ACM | 60,000 Square Feet                      | \$120,000.00                       |
| 13              | 127                                | Thermal Pipe Insulation              | 1" Aircell on Various Pipe                                | Friable                     | 417 Linear Feet                         | \$10,425.00                        |
| 13              | 128                                | Asphaltic Roofing Material           | Silver Painted Black Roofing Material                     | Category I, Non-Friable ACM | 60,000 Square Feet                      | \$120,000.00                       |
| 14              | 153                                | Vinyl Floor Tile with Floor Adhesive | 9" x 9" Tan Vinyl Floor Tile with Black Adhesive          | Category I, Non-Friable ACM | 288 Square Feet                         | \$1,440.00                         |
| 14              | 154                                | Vinyl Floor Tile with Floor Adhesive | 9" x 9" Red Vinyl Floor Tile with Black Adhesive          | Category I, Non-Friable ACM | 288 Square Feet                         | \$1,440.00                         |
| 15              | 48                                 | Vinyl Floor Tile with Floor Adhesive | 12" x 12" Gray Vinyl Floor Tile with Black Floor Adhesive | Category I, Non-Friable ACM | 157 Square Feet                         | \$785.00                           |
| 15              | 56                                 | Ceiling Tile Adhesive                | Black Hockey Pucks  | Category I, Non-Friable ACM | 2,276 Square Feet                       | \$6,828.00                         |

**TABLE 4**

**COST ESTIMATE FOR REMOVAL OF ASBESTOS-CONTAINING MATERIALS**

| Building                    | Homogeneous Material Number | Material Type                            | Material Description   | Category of ACM             | Approximate Quantity of Asbestos  | Estimated Cost of Abatement |
|-----------------------------|-----------------------------|--|--|-----------------------------|-----------------------------------|-----------------------------|
| 15                          | 58                          | Thermal Pipe Fitting Insulation          | 1" Mag Insulation on Various Pipe Sizes                          | Friable                     | 75 Linear Feet                    | \$1,875.00                  |
| 16                          | 44                          | Thermal Pipe Insulation                  | 1" Mag Insulation on Various Diameter Pipe                       | Friable                     | 425 Linear Feet                   | \$10,625.00                 |
| 18                          | 20                          | Vinyl Floor Tile with Floor Adhesive     | 12" x 12" Gray Mottle Vinyl Floor Tile with Black Floor Adhesive | Category I, Non-Friable ACM | 4,026 Square Feet                 | \$20,130.00                 |
| 18                          | 28                          | Window Caulk                             | Gray, on Metal Window  | Category I, Non-Friable ACM | 21 Windows Approx 840 Linear Feet | \$5,250.00                  |
| 18                          | 31                          | Cement Pads                              | 2" x 2" Gray Pads on Elevator Equipment                          | Category I, Non-Friable ACM | 40 Each                           | \$400.00                    |
| 18                          | 35                          | Vinyl Floor Tile with Floor Adhesive     | 9" x 9" Gray Vinyl Floor Tile with Black Floor Adhesive          | Category I, Non-Friable ACM | 5,146 Square Feet                 | \$25,730.00                 |
| 23                          | 144                         | Vinyl Floor Tile with Floor Adhesive     | 12" x 12" Tan Mottle Vinyl Floor Tile with Tan Floor Adhesive    | Category I, Non-Friable ACM | 340 Square Feet                   | \$1,700.00                  |
| 27/27A                      | 199                         | Thermal Pipe Insulation                  | Cal Mag  | Friable                     | 420 Linear Ft                     | \$10,500.00                 |
| 27/27A                      | 200                         | Thermal Pipe Insulation                  | Boiler Insulation  | Friable                     | 144 Square Feet                   | \$3,600.00                  |
| 27/27A                      | 201                         | Thermal Pipe Insulation                  | Breacher Insulation  | Friable                     | 1650 Square Feet                  | \$41,250.00                 |
| 27/27A                      | 202                         | Thermal Pipe Insulation                  | Aircell Insulation   | Friable                     | 95 Linear Feet                    | \$2,375.00                  |
| 27/27A                      | 203                         | Thermal Pipe Insulation                  | Cal Mag  | Friable                     | 35 Linear Feet                    | \$875.00                    |
| 27/27A                      | 204                         | Thermal Pipe Insulation                  | Cal Mag  | Friable                     | 496 Linear Feet                   | \$12,400.00                 |
| 27/27A                      | 205                         | Thermal Pipe Insulation                  | Aircell Insulation   | Friable                     | 142 Linear Feet                   | \$3,550.00                  |
| 31                          | 231                         | Thermal Pipe Insulation                  | 1" White Insulation on 2" Pipe                                   | Friable                     | 125 Linear Feet                   | \$3,125.00                  |
| 32                          | 207                         | Window Caulk                             | White  | Category I, Non-Friable ACM | 18 Windows Approx 540 Linear Feet | \$4,500.00                  |
| 37                          | 233                         | Vinyl Floor Sheeting with Floor Adhesive | Yellow Vinyl Floor Sheeting with Tan Floor Adhesive              | Category I, Non-Friable ACM | 812 Square Feet                   | \$4,060.00                  |
| <b>TOTAL ESTIMATED COST</b> |                             |  |  |                             |                                   | <b>\$1,032,343.00</b>       |

**SCI Pittsburgh Land Use Feasibility Study  
Phase I Environmental Site Assessment  
Opinion of Probable Construction Cost – Clarifications & Assumptions**

|  |                            |
|--|----------------------------|
| <b>Total Estimated Construction Cost (Base):</b> | <b>\$43,756,446</b>        |
| <b><i>Add Alternate 01:</i></b>                  | <b><i>\$ 3,899,161</i></b> |
| <b><i>Possible Salvage Value:</i></b>            | <b><i>\$ (846,866)</i></b> |

**Project Description**

The scope of work consists of demolishing 42 structures, along with outbuilding, fencing, perimeter walls and towers, site lighting and all site utilities on the 21-acre property currently housing the abandoned State Correctional Institution Pittsburgh. The intent is to abate, clear, and grade the site to provide a construction ready property.

An alternate has also been provided to include raising the elevation of the Industrial Use portion of the site above the flood plain.

**Basis of Design**

This opinion of probable construction cost has been developed based on information provided in the 2003 Biennial Survey, various hard copy As-Built drawings, and site observations made during Michael Baker's September 12, 2022, site walk. Any areas that were not accessible and/or not shown on existing drawings have been estimated using assumptions and the estimator's best professional judgement.

**Estimating Methodology**

This estimate has been prepared as a Class 4 estimate per the AACE International guidelines and based on the current level of design. Accuracy of the estimate can be expected to be within -15% to -30% on the low end and +20% to +50% given the complexities and unknowns associated with the project.

Pricing and productivity are based on the RS Means 2023 published Cost Data for the Pittsburgh area, along with historic pricing from similar past projects. Non-standard line items included as 'Lump Sum' have been estimated with an assumed crew and duration rather than applying a unit cost. All work is assumed to utilize union labor forces, and/or prevailing rates. Wage rates are based on the latest Davis-Bacon wage determination for Allegheny County, PA.

The project is assumed to be competitively bid to a single prime contractor. It is assumed that all work will take place during standard daylight hours. Contractor General Conditions are included as a percentage of construction. The project is assumed to have a construction duration of approximately 450 calendar days with a July 2025 start date.

**Project Mark-Ups**

1. Sales Tax 7%
2. Escalation is included at 18.15% with an assumed mid-point of March 2026.
3. Owner SIOH is EXCLUDED
4. Force Account is EXCLUDED

5. A/E Design Fees have been included at 4%
6. CM Fees have been included at 5%

### **Contractor Mark-Ups**

1. Mobilization is included at 2% direct total.
2. Contractor Overhead is included at 5%
3. General Conditions are included at 7%
4. Permitting is included at \$5 per \$1,000 or construction/demolition
5. Bonding is included at 1.5%
6. Prime Contractor Profit is included at 5%
7. Design/Estimating Contingency is included at 20%

### **Clarifications & Assumptions**

1. Michael Baker has no control over the cost of labor, materials, equipment, market escalation or deflation, contractors' or subcontractors' methods of determining prices, competitive bidding or market conditions. Opinions of probable construction cost contained herein are made on the basis of Michael Baker's qualifications and experience. These opinions represent best judgments made on the basis of familiarity with the construction industry and experience as professional construction consultants. However, Michael Baker cannot and does not guarantee that bids, proposals, or construction cost will not vary from estimated costs.
2. At the time of this report the Hazardous Materials Abatement survey has not been completed. All abatement pricing and assumptions have been included based on the 2003 site survey and visual field observations. The report is to be updated once the survey results are published.
3. Demolition methodology assumes a crew will work in each building prior to demolition to remove any salvageable materials and equipment. Once the structure is razed, any remaining structural steel or misc. metals will be sorted from the debris.
4. For this report the project has been sequenced so that demolition will start near Beaver Ave and progress towards the river. The existing perimeter wall will remain in place as long as possible to serve as a wind break and provide site security. Once all facilities have been demolished, the final phase will consist of removing pavements, site utilities, infilling tunnels and basements, and site grading. Actual means and methods are to be determined by the contractor of record.
5. All imported fill is assumed to be clean, common earth.
6. Salvage pricing has been included in this opinion of probable cost. Unit costs are based on current local market conditions. Given the volatility of the scrap market this pricing is to serve as a general guide with the understanding that pricing at the time of bidding may vary greatly.

7. Alternate 01 includes pricing to import an average of 24" of clean fill across the 16.5 acres of the site designated for industrial use. The intent is to bring the area above the flood plain.
8. Assumes the fuel island and underground storage tanks at the Northwest corner of the property will be removed and backfilled by others prior to starting demolition activities.
9. At the time of the site walk access was not available for various structures, most notably were the Front House, Power Plant, Sewage Pump House, and Guard Towers. Access was also not available to the substation located in Building 12.
10. Assumes the substation will be removed by others prior to demolition of the facility.
11. Scrap Steel, cell/security equipment, and other salvage tonnages have been calculated using assumed weights per unit depending on the item. These tonnages are conceptual and are meant to provide the user an idea of potential salvage value. Actual tonnages may vary depending on what the bidding contractor determines to be salvageable.

911.02. - Use Table.

|  |                               |     |    |    |    |                  |     |     |     |    |    |    |                |   |     |           |    |            |    |    |     |  |
|--|-------------------------------|-----|----|----|----|------------------|-----|-----|-----|----|----|----|----------------|---|-----|-----------|----|------------|----|----|-----|--|
| Use Classification<br>The Pittsburgh Urban Zoning Code<br>P = Permitted By Right<br>A = Administrator Exception<br>S = Special Exception<br>C = Conditional Use  | <b>Base Zoning Districts*</b> |     |    |    |    |                  |     |     |     |    |    |    |                |   |     |           |    |            |    |    |     |  |
|  | <b>Residential</b>            |     |    |    |    | <b>Mixed Use</b> |     |     |     |    |    |    | <b>Special</b> |   |     | <b>DT</b> |    | <b>RIV</b> |    |    |     |  |
| * As Base Zoning District Regulations, all uses may be subject to additional regulations imposed by applicable Overlay Zoning Districts.   | R1D                           | R1A | R2 | R3 | RM | NDO              | LNC | NDI | UNC | HC | GI | UI | P              | H | EMI | GT        | RM | MU         | NS | GI | IMU |  |
| <b>Residential Uses</b>  |                               |     |    |    |    |                  |     |     |     |    |    |    |                |   |     |           |    |            |    |    |     |  |
| <b>Single-Unit Detached Residential</b> means the use of a zoning lot for one detached housing unit.   | P                             | P   | P  | P  | P  | P                | P   | P   | P   |    |    |    | P              | A | P   |           |    |            |    |    |     |  |
| <b>Single-Unit Attached Residential</b> means the use of a zoning lot for one dwelling unit that is attached to one or more dwelling units by a party wall or separate abutting wall and that is located on its own separate lot. <i>(Ord. 32/November 23, 2005)</i> |                               | P   | P  | P  | P  | P                | P   | P   | P   |    |    |    |                | S |     |           | P  | P          |    |    |     |  |
| <b>Two-Unit Residential</b> means the use of a zoning lot for two dwelling units that are contained within a single building. <i>(Ord. 32/November 23, 2005)</i>   |                               |     | P  | P  | P  | P                | P   | P   | P   |    |    |    |                |   |     | P         | P  | P          |    |    | P   |  |



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| <p><b>Community Home</b> is a group of more than eight unrelated disabled persons living together as a single housekeeping unit with shared common facilities. If required, staff persons may reside on the premises. A Community Home may not be a Multi-Suite Residential use or an Assisted Living use as defined in <u>Section 911.02</u>. For the purposes of this definition, "disabled" means "handicapped" as defined according to the Fair Housing Act Amendments of 1988, 42 U.S.C.S. 3602(h), and any amendments thereto. This use does not include Custodial Care Facilities. This use includes halfway houses where persons are aided in readjusting to society following a period of hospitalization or institutionalized treatment for a medical, psychiatric, developmental, emotional, or other disability or handicap. This does not include halfway houses for people leaving a correctional facility.</p> | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|



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| <p><b>Housing for the Elderly (General)</b> means a Housing for the Elderly use with 30 or more units.</p> |  |  |  | S | S | A | S | S | S | S |  | S |  |  | A |  |  | S | S | S |  | S |
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**Multi-Suite Residential** means a building or portion thereof, containing rooms rented as sleeping or living quarters, without private kitchens and without private bathrooms. Lodging or meals or both are provided for compensation on a weekly or monthly basis. Multi-Suite Residential uses shall include Dormitory and Fraternity/Sorority.

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| <p><b>Multi-Suite Residential (Limited)</b> means a Multi-Suite Residential use with less than 8 sleeping rooms. (Ord. 32/November 23, 2005)</p> |  |  |  |  | C |  | A | P | P |  |  | P |  |  | S | P |  | A | P | P |  | P |
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| <p><b>Multi-Suite Residential (General)</b> means a Multi-Suite Residential use with 8 or more sleeping rooms. (Ord. 32/November 23, 2005)</p> |  |  |  |  |  |  | S | A | A |  |  | A |  |  | S | P |  | S | A | P |  | A |
|--|--|--|--|--|--|--|---|---|---|--|--|---|--|--|---|---|--|---|---|---|--|---|

**Personal Care Residence** is a building where food, shelter and personal assistance or supervision are provided for at least one full day for three or more adults who are not relatives of the operator and who may require assistance or supervision in the matters as dressing, bathing, diet, or medication prescribed for self administration but do not require hospitalization or care in a Nursing Home.

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| <p><b>Personal Care Residence (Large)</b> is a personal care residence that is limited to no more than nineteen (19) persons including clients, operator (any person responsible for the day-today operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than seventeen (17) Persons.</p> |  |  |  | S | S | S | S | S | S | S | S | S |  |  | A | S |  | S | S | S |  | S |
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| <p><b>Personal Care Residence (Small)</b> is a personal care residence that is limited to no more than ten (10) persons and no fewer than three (3) persons including clients, operator (any person responsible for the day-to-day operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than eight (8) persons.</p> | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |
| <p><b>Non-Residential Uses</b></p>   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| <p><b>Adult Entertainment</b> means Adult Bookstore, Adult Cabaret, Adult Mini-Theater, Adult Theater, Massage Establishment, Model Studio, or Sexual Encounter or Meditation Center. See Chapter 926 for definitions. (<i>Ord. 28/November 17, 2000/A. U-25</i>)</p>  |   |   |   |   |   |   |   |   |   | S | C |   |   | C |   |   |   | S |
| <p><b>Agriculture (General)</b> means the growing of crops and raising of livestock and domestic small farm animals for domestic and commercial uses. The minimum lot size required is two (2) acres.</p>  | P | P | P | P | P |   | P |   | P | P | P | P | P |   | P |   |   | P |

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| <p><b>Agriculture (Limited) With Beekeeping</b><br/>means the growing of crops and raising honey bees for domestic and commercial uses.</p>   | P | P | P | P | P | P |   | P |   | P | P | P | P | P |   |   | P | P |   | P | P |   |
| <p><b>Agriculture (Limited)</b><br/>means the growing of crops for commercial use. No minimum lot size is required.</p>   | P | P | P | P | P | P | P | P |   | P | P | P | P | P |   |   | P | P |   | P | P |   |
| <p><b>Amusement Arcade</b><br/>means any establishment displaying seven or more amusement devices including but not limited to pool tables, foosball tables, air hockey, "pong" games, mechanical rides for children, electronic games, and shooting gallery types games. See Chapter 926 for additional definitions.</p> |   |   |   |   |   |   |   |   | S | S |   | S |   |   | A |   | S | A |   | S |   |   |
| <p><b>Animal Care (Limited)</b><br/>means a use providing small animal (household pets) boarding or veterinary services with no outside runs, not including lab animals.</p>  |   |   |   |   |   | P | P | P | P | P |   | P |   |   | A | A |   | P | P |   | P |   |
| <p><b>Animal Care (General)</b><br/>means a use providing animal care, veterinary services or boarding.</p>   |   |   |   |   |   |   |   |   |   | P | P | P |   |   |   |   |   | P |   |   |   | P |
| <p><b>Art or Music Studio</b><br/>means an art studio, music studio or photographer's studio.</p>   |   |   |   |   |   | P | P | P | P | P |   | P |   |   | P | P |   | P | P |   | P |   |

**Public Assembly** means open, partially enclosed or fully enclosed structure used or intended to be used primarily for spectator sports, entertainment events, expositions and other public gatherings.  
Typical uses include convention and exhibit halls, sports arena and amphitheaters.

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| <p><b>Public Assembly (Limited)</b> means a Public Assembly use with a capacity of less than 500 persons. <i>(Ord. 32/November 23, 2005)</i></p>   |  |  |  |  |  |  |  | S | S | S |   | S | C |   | S | P |   |  | S | P |   | S |   |   |
| <p><b>Public Assembly (General)</b> means a Public Assembly use with a capacity of 500 or more persons. <i>(Ord. 32/November 23, 2005)</i></p>   |  |  |  |  |  |  |  |   |   | C |   | C | C |   | S | P |   |  | S | P |   | S |   |   |
| <p><b>Bank or Financial Institution</b> means an establishment engaged in deposit banking. Typical uses include commercial banks, savings institutions and unions.</p>                   |  |  |  |  |  |  |  |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |
| <p><b>Bank or Financial Institution (Limited)</b> means a Bank or Financial Institution use with a gross floor area or less than 3,500 square feet.</p>                                  |  |  |  |  |  |  |  | P | P | P | P |   |   |   |   | A | P |  |   | P | P |   | P |   |
| <p><b>Bank or Financial Institution (General)</b> means a Bank or Financial Institution use with a gross floor area of 3,500 square feet or more. <i>(Ord. 32/November 23, 2005)</i></p> |  |  |  |  |  |  |  | P | P | P | P |   |   |   |   | A | P |  |   | P | P |   | P |   |
| <p><b>Basic Industry</b> means an establishment engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials.</p>            |  |  |  |  |  |  |  |   |   |   |   |   |   | P | S |   |   |  |   |   |   |   | P | S |
| <p><b>Bed and Breakfast</b> means an occupied dwelling unit in which rooms are let on an overnight basis as the temporary abiding place of persons who h residences elsewhere.</p>       |  |  |  |  |  |  |  |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |   |

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| <p><b>Bed and Breakfast (Limited)</b> means a Bed and Breakfast use containing one to three guest rooms.</p>   | S | S | S | S | S | P | P | P | P | P | P | P | P | A | P | S | P | P | P |
| <p><b>Cemetery</b> means land used or intended to be used for the burial of the dead and dedicated to cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries, when operated in conjunction with and within the boundary of such cemetery.</p>  |   |   |   |   |   |   |   |   |   |   |   | A |   |   |   |   |   |   |   |
| <p><b>Bed and Breakfast (General)</b> means a Bed and Breakfast use containing four to ten guest rooms.</p>  |   |   | C | C | C | P | P | P | P | P | P | P |   | S | P | S | P | P | P |
| <p><b>Car Wash</b> means an establishment primarily engaged in cleaning or detailing motor vehicles, whether self-service, automatic or by hand.</p>   |   |   |   |   |   |   | A | A | P | P | A |   |   |   |   |   |   | P | A |
| <p><b>Check Cashing</b> means an establishment engaged in some or all of a variety of financial services including cashing of checks, warrants, drafts, money orders or other commercial paper securing the same purpose; deferred deposit of personal checks whereby the check casher refrains from depositing a personal check written by a customer until a</p> |   |   |   |   |   |   | S |   | S | S | S |   |   |   |   |   |   |   |   |

specific date; money transfers, payday advances; issuance of money orders; distribution of governmental checks and food stamps; payment of utility bills; issuance of bus passes and tokens; sale of phone cards and similar uses. This use shall not include a state or federally chartered bank, savings association, credit union, industrial loan association, or rental-purchase company and shall not include a retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers that cashes checks or issues money orders for a minimum flat fee not exceeding two dollars (\$2.00) as a service to its customers incidental to the main use of the establishment.

**Child Care** means an establishment that provides care, protection and supervision for children on a regular basis away from their primary residence less than 24 hours per day. The term does not include the following: public or private elementary or secondary schools or facilities operated in conjunction with an employment use, shopping center or other principal activity, where children are cared for while parents or custodians are occupied on the premises or in the immediate vicinity.

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| <p><b>Child Care (Limited)</b><br/>means a Child Care center that provides care, protection and supervision for 4 to 6 children at any one time, including those under the supervision or custody of the child care provider and those under the supervision or custody of employees. The term includes but is not limited to "Family Child Day Care Home" as defined by Title 55 of the Pennsylvania Code.</p>    | S | S | P | P | P | P | P | P | P | P | P | A | A |  |   | P | P |   | P |   |
| <p><b>Child Care (General)</b><br/>means a Child Care center that provides care, protection and supervision for 7 or more children at any one time, including those under the supervision or custody of the child care provider and those under the supervision or custody of employees. The term includes but is not limited to "Family Child Day Care Home" as defined by Title 55 of the Pennsylvania Code.</p> |   |   |   | P | P | P | P | P | P | P | A | A |   |  | A | P |   | P | P | P |

**Club:** Social, Fraternal, Athletic, Business or Professional  
(Ord. 28/Nov. 17, 2000/A. U-25)

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
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| <p><b>Club (Limited)</b> means a club that does not provide, sell or allow the consumption of intoxicating beverages on the premises and is not more than 2400 square feet in net floor area. (Ord. 28/Nov. 17, 2000/A. U-25)</p>   |   |   |   |   |   |   |   | P | P | P | P | P |   |   |   |   | P |   |   | P | P |   | P |
| <p><b>Club (General) other than the limited type described above.</b> (Ord. 28/Nov. 17, 2000/A. U-25)</p>   |   |   |   |   |   |   | S | S | S | P | P | P |   |   |   |   | P |   |   | P | P |   | P |
| <p><b>College or University Campus</b> means a college, community college, or other post secondary educational complex, or any elements thereof not in an EMI District, which shall include one (1) or more of the following uses: teaching and research facilities; educational classroom space; public assembly; child care facilities, student center; food service facilities; laundry services; library; administrative offices; parking lots and structures; and recreation facilities.</p> |   |   |   |   | C |   | C |   | C | C |   | C |   |   |   |   |   |   |   |   |   |   | C |
| <p><b>Communication Tower</b> means a structure on which radio frequency transmitting and/or receiving antennae are located or which serves as such an antenna itself, including accessory buildings and equipment. Radio frequency is that portion of the electromagnetic spectrum that contains AM, FM, VHF, UHF, microwave, and millimeter wave transmissions.</p>   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| <p><b>Communication Tower, Class A</b> means a Communication Tower that is not more than 80 feet in height.</p>   | S | S | S | S | S | S | S | A | S | S | A | A | S | S | S | S | S | S | S | S | S | S | S |

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| <p><b>Communication Tower, Class B</b> means a Communication Tower which is between 81 and 180 feet in height.</p> | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |
| <p><b>Communication Tower, Class C</b> means a Communication Tower which is more than 180 feet in height.</p>      | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |

**Community Center** means a facility used for social or recreational programs generally open to the public and intended to accommodate and serve significant segments of the community.

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| <p><b>Community Center (Limited)</b> means a Community Center which primarily serves the community in which it exists, and with a gross floor area of less than 5,000 square feet and for which fewer than 10 off-street parking spaces are provided.</p> | C | S | S | S | S | A | P | P | P | P |  | A | P |  | A | P |  | S | P | P |  | A |
| <p><b>Community Center (General)</b> means a Community Center with a gross floor area of 5,000 square feet or more, or one for which 10 or more off-street parking spaces are provided.</p>   |   |   |   |   |   | S | P | P | P | P |  | A | S |  | A | P |  |   | P | P |  | A |

**Construction Contractor** means an establishment primarily engaged in construction, building maintenance and building repair activities, including and electrical businesses, building maintenance and building movers.

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| <p><b>Construction Contractor (Limited)</b> means a Construction Contractor with a gross floor area of less than 3,500 square feet.</p> |  |  |  |  |  |  | A | A | A | P | P | P |  |  |  |  |  |  |  | A |  | P | A |
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| <b>Educational Classroom Space</b> means classroom space associated with a college, community college, university, or other institution of higher learn  |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |   |   |   |
| <b>Educational Classroom Space (Limited)</b> means an Educational Classroom Space use with a gross floor area of less than 20,000 square feet.   |   |   |   |   |   |   | S | S | S | P |   | P |   |   | A | P |  |   | S | P | P |   |
| <b>Educational Classroom Space (General)</b> means an Educational Classroom Space use with a gross floor area of 20,000 square feet or more.   |   |   |   |   |   |   |   |   | S | P |   | P |   |   | A | P |  |   |   |   | P |   |
| <b>Excavation/Grading/Fill, Major</b> means any operation, other than in connection with the construction of a foundation for a structure, involving:<br>1: Strip of other mining of coal or other minerals, excavating of sand or rock and the crushing of rock, sanitary and other fills, recovery of metal or other natural resources and similar operations;<br>or<br>2. A volume of earth movement exceeding 16,000 cubic yards; or | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |  | C | C | C | C | C |

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| <p><b>Firearms Business Establishment</b> means any business establishment, duly licensed by the appropriate agencies of the United States of America and the Commonwealth of Pennsylvania, that engages in the sale of firearms ("firearms" as defined by Section 607.01 of the City Code), either by wholesale or retail, mail order or any other manner.</p> |  |  |  |  |  |  |  | S | S | S | S | S |  |  |  |  |  |  |  | S | S |
| <p><b>Firearms Business Establishment</b> means any business establishment, duly licensed by the appropriate agencies of the United States of America and the Commonwealth of Pennsylvania, that engages in the sale of firearms ("firearms" as defined by Section 607.01 of the City Code), either by wholesale or retail, mail order or any other manner.</p> |  |  |  |  |  |  |  | S | S | S | S | S |  |  |  |  |  |  |  | S | S |

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| <p><b>Forestry Activities:</b> The management, cultivation, maintenance, and harvesting of timber from a site of one-quarter acre (10,890 square feet; approximately 104.35 feet by one hundred 104.35 feet) or more, or a linear extent in any direction exceeding 200 feet. Does not include the production or processing of lumber or similar activities whether grown on site or off site. <i>(Ord. 39/December 30, 2005)</i></p> | S | S | S | S | S | S | S | S | S | S | S | S | S | S | S |   |  |   |   |
| <p><b>Freight Terminal</b> means a facility designed for the moving and storage of goods, including railroad and trucking terminals and railroad repair shops.</p>  |   |   |   |   |   |   |   |   | S | P | S |   |   |   |   |   |  | P | S |
| <p><b>Funeral Home</b> means an establishment engaged in undertaking services such as preparing the human deceased for burial, and arranging and managing funerals, including mortuaries and crematoria.</p>  |   |   |   |   |   | S | S | S | A | P | P |   | S |   |   | S |  | P | P |





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| <p><b>Hospital</b> means an institution that:</p> <ol style="list-style-type: none"> <li>Offers services beyond those required for room, board, personal services and general nursing care; and</li> <li>Offers facilities and beds for use beyond 24 hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease, or pregnancy; and</li> <li>Regularly makes available clinical laboratory services, diagnostic x-ray services, and treatment facilities for surgery or obstetrical treatment of similar extent.</li> </ol> <p>Hospitals may include offices for medical and dental personnel, central facilities such as pharmacies, medical laboratories and other related uses.</p> |  |  |  |  | C |  | C |   | C | C |  |  | C |  | A | P |  |  |  | S |   | S |
| <p><b>Hotel/Motel</b> means an establishment used, maintained or advertised as a place where sleeping accommodations are supplied for short-term rent tenants, in which rooms are furnished for accommodation of such guests and which exclude individual kitchen facilities.</p>  |  |  |  |  |   |  |   |   |   |   |  |  |   |  |   |   |  |  |  |   |   |   |
| <p><b>Hotel/Motel (Limited)</b> means a Hotel/Motel use with less than 40 guest rooms.</p>   |  |  |  |  |   |  | A | A | A | P |  |  | P |  | A | P |  |  |  | A | P | P |
| <p><b>Hotel/Motel (General)</b> means a Hotel/Motel use with 40 or more guest rooms. (Ord. 32/November 23, 2005)</p>   |  |  |  |  |   |  | S | S | S | P |  |  | P |  | A | P |  |  |  | S | P | P |





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| <p><b>Medical Office/Clinic (General)</b> means a Medical Office/Clinic use with a gross floor area of 5,000 square feet or more.</p>  |  |  |  |  |  | S | A | A | P | P | P | P |   |   |  | A | P |  |  | A | P |  |  | P |   |   |   |   |   |
| <p><b>Nursery, Retail</b> means the use of a zoning lot for the retail sale of plants and planting materials.</p>  |  |  |  |  |  |   |   |   |   |   |   |   |   |   |  |   |   |  |  |   |   |  |  |   |   |   |   |   |   |
| <p><b>Nursery, Retail (Limited)</b> means a Retail Nursery with less than 10 parking spaces and with a lot area of less than half an acre.</p>   |  |  |  |  |  |   | A | A | P | P | P | P | P | A |  |   |   |  |  |   |   |  |  | P |   |   | P |   |   |
| <p><b>Nursery, Retail (General)</b> means a Retail Nursery with 10 or more parking spaces or with a lot area of half an acre or more.</p>  |  |  |  |  |  |   |   |   | A | P | P | A | P |   |  |   |   |  |  |   |   |  |  |   |   | P |   |   | P |
| <p><b>Office</b> means an establishment providing executive, management, administrative or professional services, but not involving medical or dental services, the sale of merchandise, except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, government, design, engineering, accounting and similar offices.</p> |  |  |  |  |  |   |   |   |   |   |   |   |   |   |  |   |   |  |  |   |   |  |  |   |   |   |   |   |   |
| <p><b>Office (Limited)</b> means an Office with a gross floor area of less than 10,000 square feet.</p>  |  |  |  |  |  |   | A | P | P | P | P | P | P |   |  | A | P |  |  |   |   |  |  |   | P | P | P | P |   |
| <p><b>Office (General)</b> means an Office with a gross floor area of 10,000 square feet or more.</p>  |  |  |  |  |  |   | S | S | A | P | P | A | P |   |  | A | P |  |  |   |   |  |  |   | P | P |   | P |   |



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| <p><b>Parking Structure (Limited)</b> means a Parking Structure with less than 50 spaces.<br/><i>(Ord. 32/November 23, 2005)</i></p>   |  |  |  |  |  | S | S | S | A | A | A | A |  |  | S | A |  |  | S | A | A |
| <p><b>Parking Structure (General)</b> means a Parking Structure with 50 or more spaces.<br/><i>(Ord. 32/November 23, 2005)</i><br/><i>(Ord. 28/Nov. 17, 2000/A.U-25)</i><br/><i>(Ord. 19/July 8, 1999/A.U-9)</i></p> |  |  |  |  |  | S | S | S | S | S | A | S |  |  | S | A |  |  | S | A | A |

**Parks and Recreation** means park, playground or other facility or open space area providing active or passive recreational opportunities for the general public.

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| <p><b>Parks and Recreation (Limited)</b> means a Parks and recreation use that does not have spectator seating, concession, lighted playing courts or fields or more than 19 parking spaces.</p> | S | A | A | A | A | P | P | P | P | P | A | P | P | A | P | P |  | P | P | P | P | P |
| <p><b>Parks and Recreation (General)</b> means a Parks and recreation use with spectator seating, concession, lighted playing courts or fields or 20 or more parking spaces.</p>                 |   |   |   |   |   |   |   |   |   | P | A | P | P |   | A | P |  | P | P | P | P | P |
| <p><b>Pawn Shop</b> means an establishment engaged in retail sales of new or secondhand merchandise and offering loans secured by personal property.<br/><i>(Ord. 42/December 30, 2005)</i></p>  |   |   |   |   |   |   |   |   |   | S | S | S |   |   |   |   |  |   |   |   |   | S |

**Recreation and Entertainment, Indoor** means an establishment offering recreation and entertainment to the general public within an enclosed building. Typical uses include movie theaters, bowling alleys, skating rinks, fitness centers, dance studios, court sports and swimming pools.

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| <p><b>Recreation and Entertainment, Indoor (Limited)</b> means an Indoor Recreation and Entertainment use for which fewer than 20 parking spaces are provided.</p>   |  |  |  |  |  |  | P | P | P | P |   | P | A |  | A | P |  |  | P | P |  | P |  |
| <p><b>Recreation and Entertainment, Indoor (General)</b> means an Indoor Recreation and Entertainment use for which 20 or more parking spaces are provided. <i>(Ord. 32/November 23, 2005)</i></p>   |  |  |  |  |  |  | S | S | A | P |   | P | A |  | S | P |  |  | P | P |  | P |  |
| <p><b>Recreation and Entertainment, Outdoor</b> means an establishment offering recreation, entertainment or games of skill to the general public for a fee charge wherein any portion of the activity takes place in the open. Typical uses include archery range, golf driving ranges and miniature golf course other types of recreation and entertainment not otherwise defined.</p> |  |  |  |  |  |  |   |   |   |   |   |   |   |  |   |   |  |  |   |   |  |   |  |
| <p><b>Recreation and Entertainment, Outdoor (Limited)</b> means an Outdoor Recreation and Entertainment use for which fewer than 25 parking spaces are provided.</p>   |  |  |  |  |  |  | S | S | S | P |   | P | A |  | A | P |  |  | S | P |  | P |  |
| <p><b>Recreation and Entertainment, Outdoor (General)</b> means an Outdoor Recreation and Entertainment use for which 25 or more parking spaces are provided. <i>(Ord. 32/November 23, 2005)</i><br/><i>(Ord. 19/July 8, 1999/A.U-9)</i></p>   |  |  |  |  |  |  |   | A |   | P | S | P | A |  | S | P |  |  | S | P |  | P |  |

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| <p><b>Recycling Collection Station</b> means freestanding containers not occupying an area of greater than 800 square feet (exclusive of area designed for vehicular access), which are designed to receive and store pre-sorted recyclable materials not intended for disposal and which are made available to the general public.</p> |   |   |   |   |   |   | A | A | A | P | P | P | A |  | A | P |  |   | A | P | P | P |
| <p><b>Recycling Processing Center</b> means a building or land in excess of 800 square feet devoted to the receipt, separation, storage, bailing, conversion and/or processing of recycle materials. <i>(Ord. 19/July 8, 1999/A.U-9)</i></p>  |   |   |   |   |   |   |   |   |   | S | P | S |   |  |   |   |  |   |   |   |   | P |
| <p><b>Religious Assembly</b> means an establishment operated by a religious organization for religious worship, religious training and related religious serv</p>   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |  |   |   |   |   |   |
| <p><b>Religious Assembly (Limited)</b> means a Religious Assembly use for which fewer than 20 parking spaces are required. <i>(Ord. 20/July 8, 1999/A.U-10)</i></p>   | S | S | S | S | S | A | P | P | P | P | S | P |   |  | A | P |  | S | P | P |   | P |
| <p><b>Religious Assembly (General)</b> means a Religious Assembly use for which 20 or more parking spaces are required. <i>(Ord. 20/July 8, 1999/A.U-10)</i></p>  | S | S | S | S | S | S | A | P | P | P | S | P |   |  | S | P |  | S | A | P |   | P |
| <p><b>Restaurant, Fast-Food</b> means an establishment where the principal business is the sale of food and beverage, and where the business includes a through window.</p>   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |  |   |   |   |   |   |
| <p><b>Restaurant, Fast-Food</b></p>   |   |   |   |   |   |   |   |   |   |   | A | S |   |  |   |   |  |   |   |   |   |   |

**Restaurant** means an establishment other than "Fast-Food Restaurant" where the principal business is the sale of food and beverage in a ready to consume state.

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| <p><b>Restaurant (Limited)</b><br/>means a Restaurant with a gross floor area of less than 2,400 square feet and that does not have live entertainment or dancing.</p>                           |  |  |  |  |  |  | P | P | P | P | A | P | C |  | A | P |  |  | P | P |  | P |
| <p><b>Restaurant (General)</b><br/>means a Restaurant with a gross floor area of 2,400 square feet or more or one that has live entertainment or dancing. <i>(Ord. 32/November 23, 2005)</i></p> |  |  |  |  |  |  | S | S | S | P |   | P | C |  | S | P |  |  | S | P |  | P |

**Retail Sales and Services** means an establishment engaged in the sale or rental of goods and services, excluding those uses defined more specifically in the Use Table.

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| <p><b>Retail Sales and Services (Limited)</b><br/>means a Retail Sales and Services use with a gross floor area of less than 10,000 square feet.</p>  |  |  |  |   |  |  | P | P | P | P | A | P |  |  | P | P |  |   | P | P |  | P |
| <p><b>Retail Sales and Services (General)</b><br/>means a Retail Sales and Services use with a gross floor area of 10,000 square feet or more.</p>  |  |  |  |   |  |  | A | A | A | P | A | P |  |  | A | P |  |   | A | P |  | P |
| <p><b>Retail Sales and Services, Residential Convenience</b> means a Retail Sales and Services use contained wholly within the ground-floor of a multi-unit residential building. <i>(Ord. 19/July 8, 1999/A.U-9)</i></p> |  |  |  | A |  |  |   | P |   |   |   | P |  |  | A |   |  | A |   |   |  |   |

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| <p><b>Safety Service</b> means a facility designed or used for the conduct of public safety and emergency services, including fire and police protection services and emergency medical and ambulance services.</p>  | S | S | S | S | S | S | A | A | A | P | P | P | S |  | S | P |  | S | A | P | P | P |  |
| <p><b>Salvage Yard</b> means a lot, land or structure, or part thereof, used primarily for the collecting, storage and sale of waste paper, rags, scrap metal or discard material; or for the collecting, dismantling, storage and salvaging of machinery or vehicles that are not in operating condition; or for the sale of parts thereof. Typical uses include automobile salvage yards and junk yards.</p> |   |   |   |   |   |   |   |   |   | A |   |   |   |  |   |   |  |   |   | A |   |   |  |
| <p><b>School, Elementary or Secondary</b> means the use of a site for instructional purposes on an elementary or secondary level, with a curriculum that conforms with state regulations.</p>  |   |   |   |   |   |   |   |   |   |   |   |   |   |  |   |   |  |   |   |   |   |   |  |
| <p><b>School, Elementary or Secondary (Limited)</b> means an Elementary or Secondary School with a maximum enrollment of less than 75 students.</p>  | S | S | S | S | S | S | S | S | A | A |   | S |   |  | A | P |  | S | S | P |   | S |  |
| <p><b>School, Elementary or Secondary (General)</b> means an Elementary or Secondary School with a maximum enrollment of 75 students or more.</p>  | C | C | C | C | C | C | C | S | A | A |   | S |   |  | C | P |  |   | S | A |   | S |  |

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| <p><b>Service Station</b> means an establishment primarily engaged in the retail sale of gasoline or other motor fuels, that may include accessory activities such as the sale of lubricants, automotive accessories or supplies; the lubrication or washing of motor vehicles; and the minor adjustment or repair of motor vehicles.</p> |   |   |   |   |   |   | S | S | S | P | P | A |   |   |   | A |  |   | S | A | A |   |
| <p><b>Sidewalk Cafe</b> means an establishment serving food and/or beverage on public sidewalk space.</p>   |   |   |   |   |   |   | A | A | A | A |   | A | A |   | A | A |  | P | P | P | P |   |
| <p><b>Transit Facility</b> means a facility used or intended to be used as an area for loading, unloading, and interchange transit passengers. Typical uses include bus terminals, rail stations, and passenger related mass transit facilities.</p>  | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C |  |   | S | S | S | S |
| <p><b>Utility (Limited)</b> means services and facilities of agencies that are under public franchise or ownership to provide services that are essential to support development and that involve only minor structures, such as but not limited to poles and lines.</p>  | A | A | A | A | A | A | A | A | A | P | P | P | A |   | S | P |  |   | C | C | P | C |

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| <p><b>Utility (General)</b> means generating plants; electrical switching facilities and primary substations; water and wastewater treatment plants; water tanks; and similar facilities that are under public franchise or ownership to provide the general public with electricity, gas, heat, steam, communication, water, sewage collection, rail lines or other similar service. The term "utility" shall not be construed to include corporate or general offices; gas or oil processing; manufacturing facilities; or other uses defined in this section.</p> |  |  |  |  |  | C | C | C | C | P | C | A |  | C | C |  | C | C | P | C |
|--|--|--|--|--|--|---|---|---|---|---|---|---|--|---|---|--|---|---|---|---|

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|---|--|--|--|--|--|--|---|---|---|---|---|---|--|--|--|---|---|--|--|--|---|---|---|---|
| <p><b>Vehicle/Equipment Repair (Limited)</b> means a use providing automobile and other equipment repair or maintenance services within completely enclosed buildings, but not including General Vehicle/Equipment Repair services. Typical uses include businesses engaged in the following activities:</p> <ol style="list-style-type: none"><li>1. Electronic tune-ups;</li><li>2. Brake repairs (including drum turning);</li><li>3. Air conditioning repairs;</li><li>4. Transmission and engine repairs;</li><li>5. Tire repairs;</li><li>6. Front end alignments;</li><li>7. Battery recharging;</li><li>8. Oil changes and lubrication; and</li><li>9. State Inspection stations.</li></ol> |  |  |  |  |  |  | S | S | S | P | P | P |  |  |  | C | A |  |  |  | S | A | P | P |
|---|--|--|--|--|--|--|---|---|---|---|---|---|--|--|--|---|---|--|--|--|---|---|---|---|



|  |  |  |  |  |  |  |   |   |   |   |   |   |   |  |   |   |  |  |   |   |   |   |   |
|--|--|--|--|--|--|--|---|---|---|---|---|---|---|--|---|---|--|--|---|---|---|---|---|
| <p><b>Vocational School (Limited)</b> means a Vocational School for which fewer than 25 parking spaces are required.</p>   |  |  |  |  |  |  | P | P | P | P | P | P |   |  | A | P |  |  | P | P | P | P |   |
| <p><b>Vocational School (General)</b> means a Vocational School for which 25 or more parking spaces are required.</p>  |  |  |  |  |  |  | A | S | A | P | P | P |   |  | A | P |  |  | S | P | P | P |   |
| <p><b>Warehouse</b> means an establishment that is engaged in the storage of materials, equipment or products that will be distributed to wholesalers or r</p>   |  |  |  |  |  |  |   |   |   |   |   |   |   |  |   |   |  |  |   |   |   |   |   |
| <p><b>Warehouse (Limited)</b> means a Warehouse use with fewer than five loading/unloading docks or bays.</p>  |  |  |  |  |  |  |   | A |   |   | P | P | P |  |   | S |  |  |   |   |   | P | P |
| <p><b>Warehouse (General)</b> means a Warehouse use with five or more loading/unloading docks or bays.</p>   |  |  |  |  |  |  |   |   |   |   | S | P | A |  |   |   |  |  |   |   |   | P | A |
| <p><b>Warehouse, Residential Storage</b> means an enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for dead storage of their household goods or personal property.</p> |  |  |  |  |  |  |   | S |   |   | P | P | P |  |   |   |  |  |   |   |   |   |   |
| <p><b>Welding or Machine Shop</b> means a workshop where machines, machine parts, or other metal products are fabricated. Typical uses include machine shops, welding shops and sheet metal shops.</p>   |  |  |  |  |  |  |   | S |   |   | S | P | A |  |   |   |  |  |   |   |   | P |   |



**United States Department of the Interior  
National Park Service**

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic name: Western State Penitentiary; Riverside Penitentiary

Other names/site number: State Correctional Institution—Pittsburgh; SCI—Pittsburgh

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: 3001 New Beaver Avenue

City or town: Pittsburgh State: Pennsylvania County: Allegheny

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national X statewide \_\_\_ local

Applicable National Register Criteria:

X A \_\_\_ B X C \_\_\_ D

|   |           |
|---|-----------|
|                          | 2/14/2022 |
| <hr/> <b>Signature of certifying official/Title:</b> Deputy State Historic Preservation Officer <b>Date</b> |           |
| <hr/> <b>State or Federal agency/bureau or Tribal Government</b>  |           |

|   |  |
|---|--|
| In my opinion, the property ___ meets ___ does not meet the National Register criteria. |  |
| <hr/> <b>Signature of commenting official:</b>  |  |
| <hr/> <b>Date</b>   |  |
| <hr/> <b>Title :</b>  | <hr/> <b>State or Federal agency/bureau or Tribal Government</b> |

#### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

---

Signature of the Keeper

Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

##### Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| 14           | 11              | buildings  |
| 0            | 0               | sites      |
| 9            | 7               | structures |
| 1            | 0               | objects    |
| <hr/>        |                 |            |
| 24           | 18              | Total      |

Number of contributing resources previously listed in the National Register: 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

|            |                       |                    |
|------------|-----------------------|--------------------|
| GOVERNMENT | Correctional Facility | State Penitentiary |
| DOMESTIC   | Institutional Housing | Inmate Housing     |
| DOMESTIC   | Single Dwelling       | Warden's Residence |

**Current Functions**

(Enter categories from instructions.)

VACANT/NOT IN USE

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

|                                     |             |
|-------------------------------------|-------------|
| LATE VICTORIAN                      | Romanesque  |
| LATE 19TH AND 20TH CENTURY REVIVALS | Chateausque |
| MODERN MOVEMENT                     | Art Deco    |
| NO STYLE                            |             |

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

|             |                |
|-------------|----------------|
| STONE       | Sandstone      |
| STONE       | Slate roofing  |
| BRICK       |                |
| TERRA COTTA |                |
| CONCRETE    | Cast concrete  |
| CONCRETE    | Concrete block |
| METAL       | Steel siding   |
| ASPHALT     | Roofing        |

## Western State Penitentiary



*Figure 1: West facade of the recently finished Western State Penitentiary, ca. 1893 (Carnegie Museum of Art).*

## Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Summary Paragraph

Western State Penitentiary is a former state prison that began operation in 1878. It is located on the east bank of the Ohio River in the Marshall-Shadeland neighborhood of Pittsburgh, approximately 2.5 miles downstream (or northwest) from "The Point," where the Allegheny and Monongahela Rivers meet to form the Ohio.

The facility contains approximately 22.5 acres of land and operated as a correctional facility until it was closed in 2004-2005. In 2007, it reopened for a decade before being permanently closed in 2017.

The former penitentiary contains a total of forty-two identified resources constructed between 1878 and ca. 2007. Of these, twenty-four buildings, structures and objects were built within the period of significance from 1878 to 1966 and contribute to the district's historic significance. Eighteen resources are non-contributing. Most of these were constructed after the period of significance, including eight small-scale modular units, trailers, and sheds installed upon the penitentiary's 2007 re-opening 2007 and have a provisional feel.

The largest and most significant building is the Main Penitentiary Building, which was constructed between 1878 and 1893 and extends for over one thousand feet along the bank of the Ohio River (Figures 1 and 2; Photo 1). The building consists of two wings with a central rotunda, clad in stone and brick in the Romanesque style. It housed all inmates until 1989 when a pair of cast concrete buildings known as Housing Units A and B were completed in the yard behind the south wing.

Other buildings that supported inmate and facilities needs include a dining hall, gymnasium, hospital, auditorium, library/chapel, power plant, correctional industries shops (where state license plates and other products were manufactured) and the Chateausque Warden's Residence outside the prison walls facing the Ohio River.

Despite alterations to individual buildings over more than a century of operation, Western State Penitentiary possesses integrity of location, setting, design, materials, workmanship, feeling, and association.

*Figure 2. View of the recently finished penitentiary from across the Ohio River, 1897.*





Photo 1. Western State Penitentiary, front facade, looking southeast, showing the close proximity to the Ohio River in the foreground and Downtown Pittsburgh in the background (Charles Rosenblum).

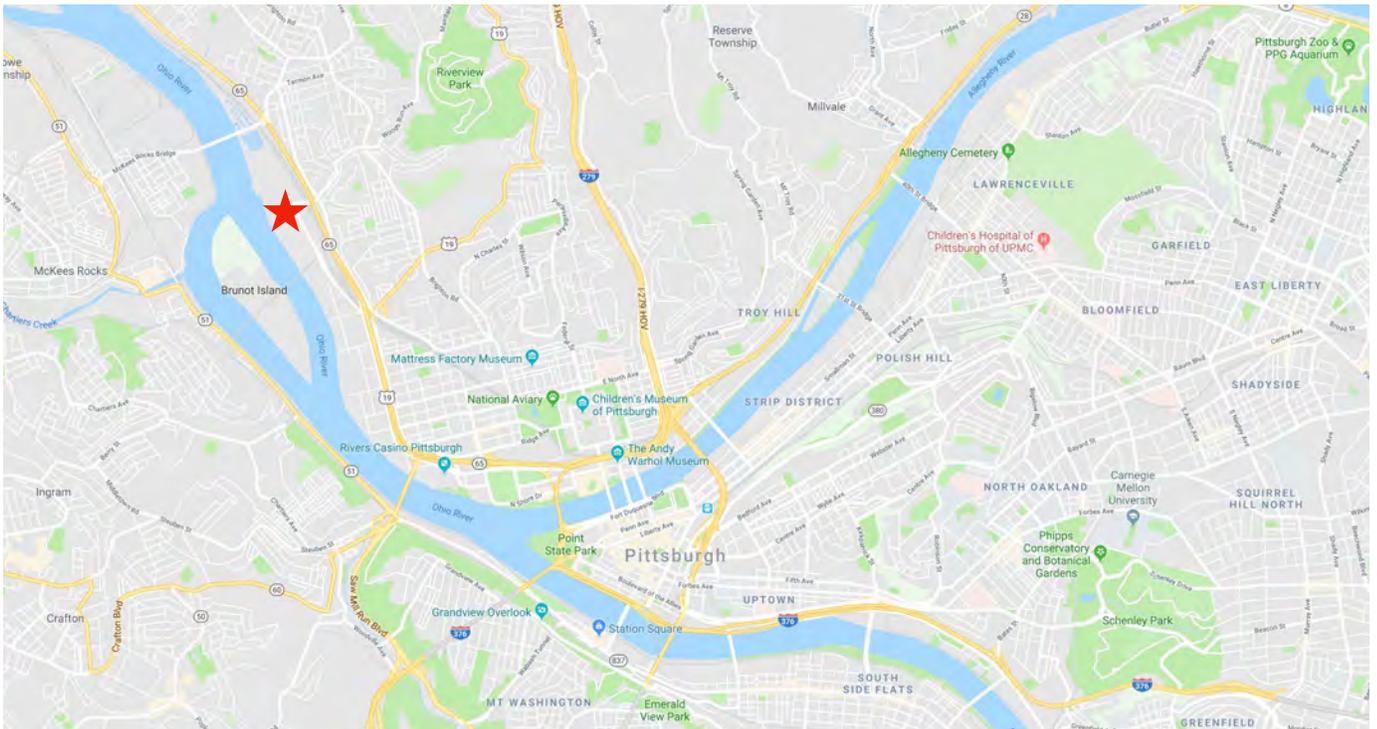


Figure 3. Vicinity map, showing the location of Western State Penitentiary on the east bank of the Ohio River 2.5 miles from Downtown Pittsburgh (Google).



# WESTERN STATE PENITENTIARY - PHOTO KEY

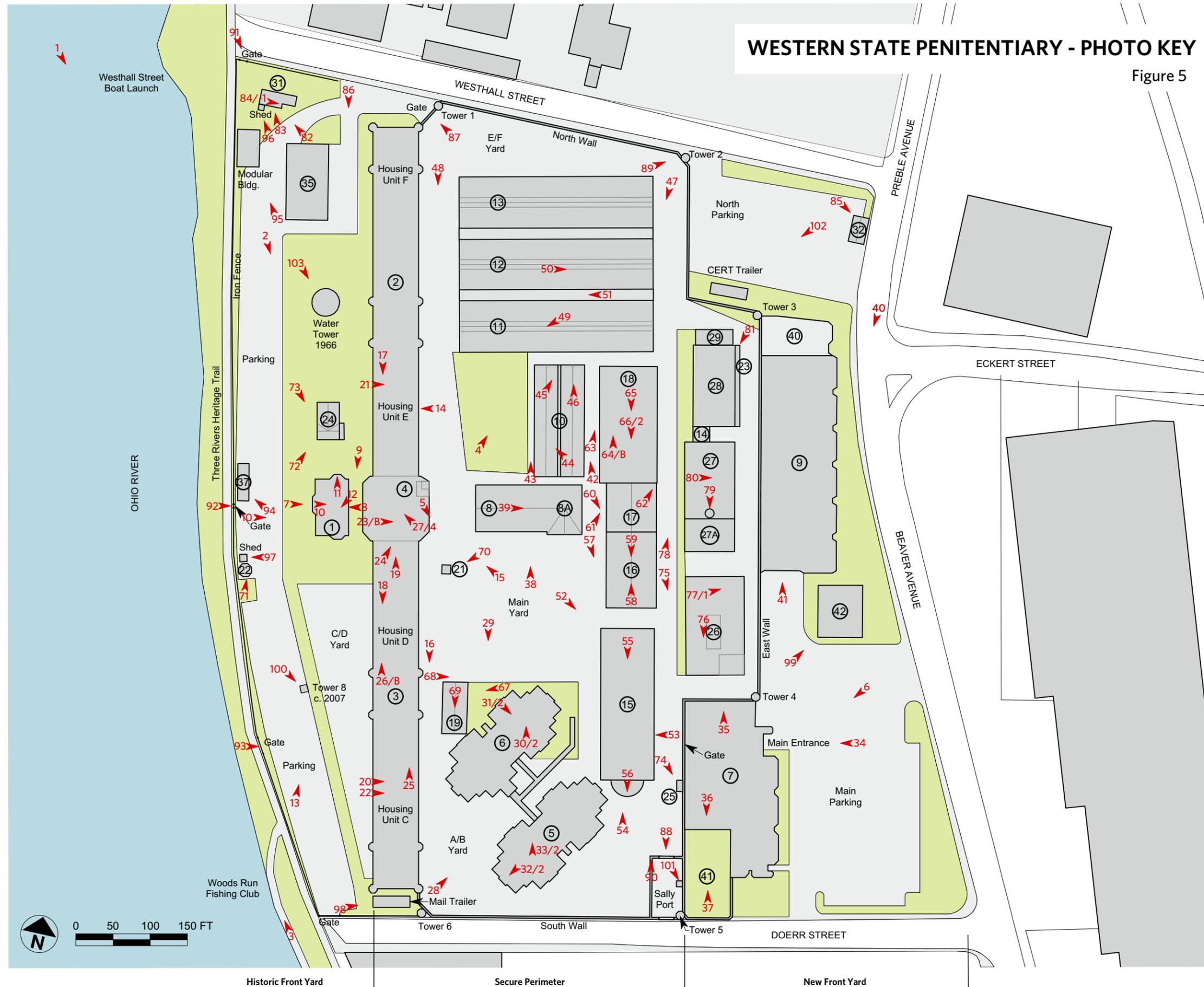
Figure 5

## Key Buildings

- (1) Front House
- (2) North Wing
- (3) Operations Building / Rotunda
- (4) South Wing
- (5) Housing Unit A
- (6) Housing Unit B
- (7) Administration and Visitors Complex
- (8) Auditorium
- (8A) Dietary Storage
- (9) Institution Warehouse
- (10) Services Building
- (11) Correctional Industries Tag Shop
- (12) Correctional Industries Metal Shop
- (13) Correctional Industries Welding Shop
- (14) Maintenance Office
- (15) Dining Hall
- (16) Gymnasium
- (17) Maintenance Building
- (18) Library, Chapel and Education Building
- (19) Exercise Pavilion
- (21) Inside Pump House
- (22) Guard Station
- (23) Maintenance Repair Shop
- (24) Storage Building
- (25) Scale House
- (26) Health Services Building
- (27) Boiler Plant
- (27A) Power House
- (28) Maintenance Shops
- (29) Maintenance Welding Shop
- (31) Sewage Pump House
- (32) Maintenance Storage Building
- (35) Vehicle Maintenance Building
- (37) Modular Building
- (40) Mechanical Electrical Equipment Yard
- (41) Visitors Courtyard

NOTE: All interior photos are of the primary floor of a given building unless indicated by a suffix following the photo number. For example:

- 23/B ➔ Photo 23 / Basement
- 84/-1 ➔ Photo 84 / First sub-floor
- 10 ➔ Photo 10 (No suffix) / First floor
- 77/2 ➔ Photo 77 / Second floor



## Site

### Building Names

Buildings are generally introduced by recent names used by SCI-Pittsburgh staff, followed by historic names.

### Building Numbers

Building numbers are those used by SCI and posted clearly on walls and roofs of most buildings to aid outsiders in identifying locations (e.g., if local emergency responders were called to the site).

Throughout the text, building numbers follow building names in parentheses.



Figure 6. Maintenance Storage Building (32), looking east, showing typical building designations used on walls and roofs (Google).

### Photographs

Unless noted otherwise, all photographs of existing conditions were created by Matthew Christopher of Abandoned America.

\* While the formal address for the facility is 3001 New Beaver Avenue, most maps (and local usage) omit "New." As a result, this nomination utilizes "Beaver Avenue" throughout the narrative sections.

Western State Penitentiary is located on the Ohio River in the Marshall-Shadeland neighborhood of Pittsburgh, approximately 2.5 miles downstream (or northwest) from "The Point," where the Allegheny and Monongahela Rivers meet to form the Ohio. The site is roughly rectangular and is bounded by Westhall Street to the north, Preble and Beaver\* Avenues to the east, Doerr Street to the south, and the Ohio River to the west. Adjacent blocks are dominated by large industrial, warehouse and office uses, mostly one story in height. The majority of the site not covered by buildings has been paved. Trees are located only at the river's edge, along Beaver Avenue and the eastern part of Doerr Street and in the Visitors Courtyard. From the river's edge to Beaver Avenue, the land slopes gradually up to the east, gaining approximately eight feet in altitude.

The site contains approximately 22.5 acres and is divided into three main areas:

### Historic Front Yard—6 Acres

Located on the western side of the site, the Historic Front Yard of the penitentiary contains roughly six acres of flat flood plain approximately eight feet above the water line. The yard extends from the river to the front façade of the Main Penitentiary Building (2, 3, 4), which was designed by Edward M. Butz and constructed between 1878 and 1893. Set back roughly two hundred feet from the river, the imposing ashlar-faced Romanesque façade measures over one thousand feet wide and over sixty feet high. Immediately in front, on the central axis, is the large, 4-1/2-story stone Front House, or historic Warden's Residence and Offices (1). It was completed in 1885 and also designed by Butz (in a more Chateausque style). For the first century of operation, prisoners arrived at the penitentiary via the Historic Front Yard and disembarked in a two-story porte cochere. On the ground level, prisoners would be transferred to the Operations Building, or historic Rotunda (4). The second floor served as a bridge that connected the Front House to the Rotunda.



Photo 2. Historic Front Yard, looking southeast, showing the expansive Main Penitentiary Building (left) with water tower in foreground. The Warden's Residence is visible to the right).

At the northwest corner of the Front Yard is the Westhall Street Launch—a public river access point for kayakers and canoers. At the southwest corner a ramp and stone steps lead down to a series of concrete pads at the river's edge designated by a stone marker as The Woods Run Fishing Club. Adjacent to the river is the Three Rivers Heritage Trail (originally the right-of-way of the Pittsburgh & Western Railroad), a paved recreation trail which affords views of Brunot's Island and the Borough of McKees Rocks to the west. Bordering the eastern edge of the trail is a historic iron fence (ca. 1893) that returns to enclose a paved parking lot with access from Westhall and Doerr Streets. On the north and west sides are historic wrought iron pedestrian gates supported on cast iron posts; a more modern vehicular gate provides access on the south side. Two sets of modern chain link gates provide vehicular access at the north end of the parking lot. A grass lawn abuts the north end of the Main Penitentiary Building (2, 3, 4), while a paved recreation yard for inmates of Housing Units C and D (ca. 2007) abuts the south end and is bounded by double rows of razor wire.

In the lawn to the north of the Front House is a single-story Storage Building (24), which was constructed of cast concrete around 1930 as the garage for the Warden's House; it was enlarged by a concrete block addition to the north in the around 1940. To its north is a bulb-shaped water tower constructed in 1966, which replaced the water tower inside the prison walls that was scaled by rioting prisoners in 1962.

North of the water tower is the single-story Vehicle Maintenance Building (35), designed by CRA-BKA-NHA (joint venture) and constructed in 1993. To its northwest, tucked inside the corner of the iron fence, is the Art Deco Sewage Pump House (31), designed by Morris Knowles Company and completed in 1941. It contains one story above grade and three that extend underground below the river level. To the southwest of the Front House, on the edge of the parking lot, is an octagonal one-story Guard Station (22), which was constructed ca. 1934 and originally served as the Outside Pump House.



*Photo 3. The Wood's Run Fishing Club's dock at the southwest corner of the property, looking north.*

A number of minor structures dating from ca. 2007 are scattered across the Front Yard and include Modular Building (37) across from the Front House, Tower 8 in the parking lot overlooking Recreation Yard C/D, a Mail Trailer at the south end of the Main Penitentiary Building, and small sheds adjacent to the Guard Station and Sewage Pump House.

#### **Secure Perimeter—11.5 Acres**

Located in the center of the site, the Secure Perimeter contains roughly 11.5 acres of densely packed buildings bounded on the west by (and including) the Main Penitentiary Building and bounded on the north, east and south by a perimeter wall of stone and concrete. The wall measures twenty-five feet high, three feet thick at its top, and four feet thick at its base (which extends approximately eight feet below ground level). Atop the wall is a railed walkway that connects to six observation towers at strategic corners. Butz designed the wall as part of his vision for the original facility. The north wall and northern end of the east wall are constructed of Massillon sandstone block and were finished by 1883. The south wall and southern end of the east wall, also of Massillon sandstone, were completed by 1893. The remainder of the east wall is cast concrete and was constructed in 1932 as part of an expansion of the penitentiary grounds.

The Auditorium/Dietary Storage Building (8/8A) is located on the center axis of the Main Penitentiary Building and essentially divides the Secure Perimeter in two. Constructed of brick, the Auditorium portion is one story in height, while the attached storeroom contains two floors. This building and most of the buildings to its north date from 1922 and are replacements for buildings destroyed by fires set by rioting prisoners in July of 1921. The largest building in this part of the campus is the Correctional Industries Shop Building (11, 12, 13) once used for inmate labor, which was originally constructed as three separate single-story sheds of steel plate sidewalls and clerestory roofs. They were joined in the 1950s to create one large inter-connected space.

Between the Correctional Industries Shop Building and the Auditorium/Dietary Storage Building is a large grass lawn for inmate recreation. The largest green space within the secure perimeter, the lawn is bounded on its east side by the one-story Services Building (10), which is also of brick and steel shed construction and also dates from 1922. Just east of the Services Building is the



*Photo 4. Grass yard north of the Auditorium, looking northeast, showing the Correctional Industries Shop Building (left) and the Services Building (right).*



*Photo 5. South end of the Secure Perimeter, looking southeast from the roof of the Rotunda, showing the Main Yard (center).*

two-story brick Library, Chapel and Education Building (18), designed by Charles M. & Edward Stotz, Jr., and constructed in 1954. In the northwest corner is a paved Recreation Yard for inmates in Housing Units E and F.

To the south is the Main Yard, the largest paved recreation area at the penitentiary. On its western edge is the small, one-story Inside Pump House (21) from 1934. Further south are the newest inmate housing buildings—the nearly identical, six-story, concrete block Housing Unit A (5) and Housing Unit B (6), both designed by Tasso Katselas Associates and Henningson, Durham & Richardson (joint venture, a.k.a. TKA/HDR) constructed in 1989. On the southwest side of the former is a Recreation Yard for inmates of Housing Units A and B; on the west side of the latter is an open Exercise Pavilion (19), ca. 2007.

The east side of the Main Yard is bounded by a series of buildings from the 1930s, that includes the single-story Dining Hall (15) designed by Harry Viehman and constructed in 1931 (with a south addition in 1957 designed by Charles M. and Edward Stotz, Jr.); one-story brick Gymnasium (16) built ca. 1900 and enlarged in 1939; and Maintenance Building (17), ca. 1900, with later modifications.

The eastern edge of the Secure Perimeter was expanded in the 1930s in order to place critical infrastructure as high above historic water levels as possible. Completed in 1939 were a new Boiler Plant/Power House (27/27A), Maintenance Shops/Offices (14, 23, 28, 29) and a hospital designed by Theodore Eichholz and Harry Viehman. The latter was subsequently replaced by the three-story, brick, Health Services Building (26) designed by Roach Walfish Lettrich, completed in 1994.

During recent operation of the facility, there were two main access points into the secure perimeter. Vehicular access was provided through the Sally Port (enlarged ca. 1951) in the southeast corner of the perimeter wall. Here, a vehicle would pass through the first gate and stop at a Guard Station (ca. 2007). After inspection by penitentiary staff, it would be allowed to proceed through the

second gate. Just north of the Sally Port is the Scale House, dating from ca. 1984. A second vehicular access point existed in the northwest corner of the perimeter wall adjacent to the Main Penitentiary Building. However, the opening has been filled with steel plates and masonry (which appears from photographs to have occurred as early as 1921). Primary pedestrian access during recent operations was via the Administration Building and Visitors Complex (7), which took on many of the inmate processing and visitation functions that originally occurred in the Warden's Residence and Office Building and Rotunda—effectively flipping the front façade of the facility from the river side to Beaver Avenue.

Throughout the Secure Perimeter, fences and gates of razor wire crisscross the site to create secure, manageable spaces and provide controlled access.

#### **New Front Yard—5 Acres**

Located on the eastern side of the site, the New Front Yard of the penitentiary contains roughly five acres of flat land that extends from the perimeter wall east to Preble and Beaver Avenues. This area contained blocks of dense residential buildings dating from the late-nineteenth and early-twentieth centuries that were largely razed and redeveloped as part of 1960s-70s urban redevelopment work and a 1984 master plan for the penitentiary. The current alignments of Preble and Beaver Avenues date from the time of this plan.

The Main Parking Lot on the corner of Beaver Avenue and Doerr Street dominates the New Front Yard and accommodates the re-orientation of the facility from its historic river side entrance. The parking lot provides visitor access to the two-story concrete block Administration Building and Visitors Complex (7) designed by TKA/HDR and completed in 1985. A Visitors Courtyard (41) on the south side of the building allowed for meetings in a secure, outdoor, landscaped space.



*Photo 6. The New Front Yard of the Penitentiary, created as part of the 1984 master plan, looking southwest, showing the Administration and Visitors Complex at center.*

The north side of the Main Parking Lot also provides access to the one-story concrete block Institution Warehouse (9), designed by TKA/HDR and completed in 1985. One of the goals of its construction was to provide loading and storage outside the secure perimeter so that the movement of supplies into the penitentiary could be better controlled. At its north end is a walled Mechanical/Electrical Equipment Yard (40).

Near the southwest corner of the Institution Warehouse is a modular building that served as Staff Lockers/Wellness Center (42), dating from ca. 2007.

In the northeast corner of the New Front Yard is the North Parking Lot, site of the former Roberta Lang Parklet and Swimming Pool. The pool was constructed in 1927 and closed sixty years later. On the eastern edge of the lot is the Maintenance Storage Building (32), ca. 1927—originally the filter house for the pool complex. On the south side of the lot, abutting the penitentiary wall is the Corrections Emergency Response Trailer (CERT), ca. 2007. The western edge of the lot once contained a house designated as the Warden's Chauffeur's Residence (demolished ca. 1960).

### Parcels

The site bounded by Westhall and Doerr Streets, Preble and Beaver Avenues and the Ohio River consists of sixteen tax parcels owned by the Commonwealth of Pennsylvania's Department of General Services. They are designated as follows:

|          |          |          |
|----------|----------|----------|
| 44-B-20  | 44-C-60  | 44-G-1   |
| 44-B-25  | 44-C-68  | 44-G-2   |
| 44-B-26  | 44-C-90  | 44-G-20  |
| 44-B-50  | 44-C-122 | 44-G-298 |
| 44-B-60  | 44-C-124 |          |
| 44-B-70  |          |          |
| 44-B-100 |          |          |

One additional parcel is owned by the City of Pittsburgh and is the location of the Three Rivers Heritage Trail:

44-B-125

*See Parcel Map, next page.*

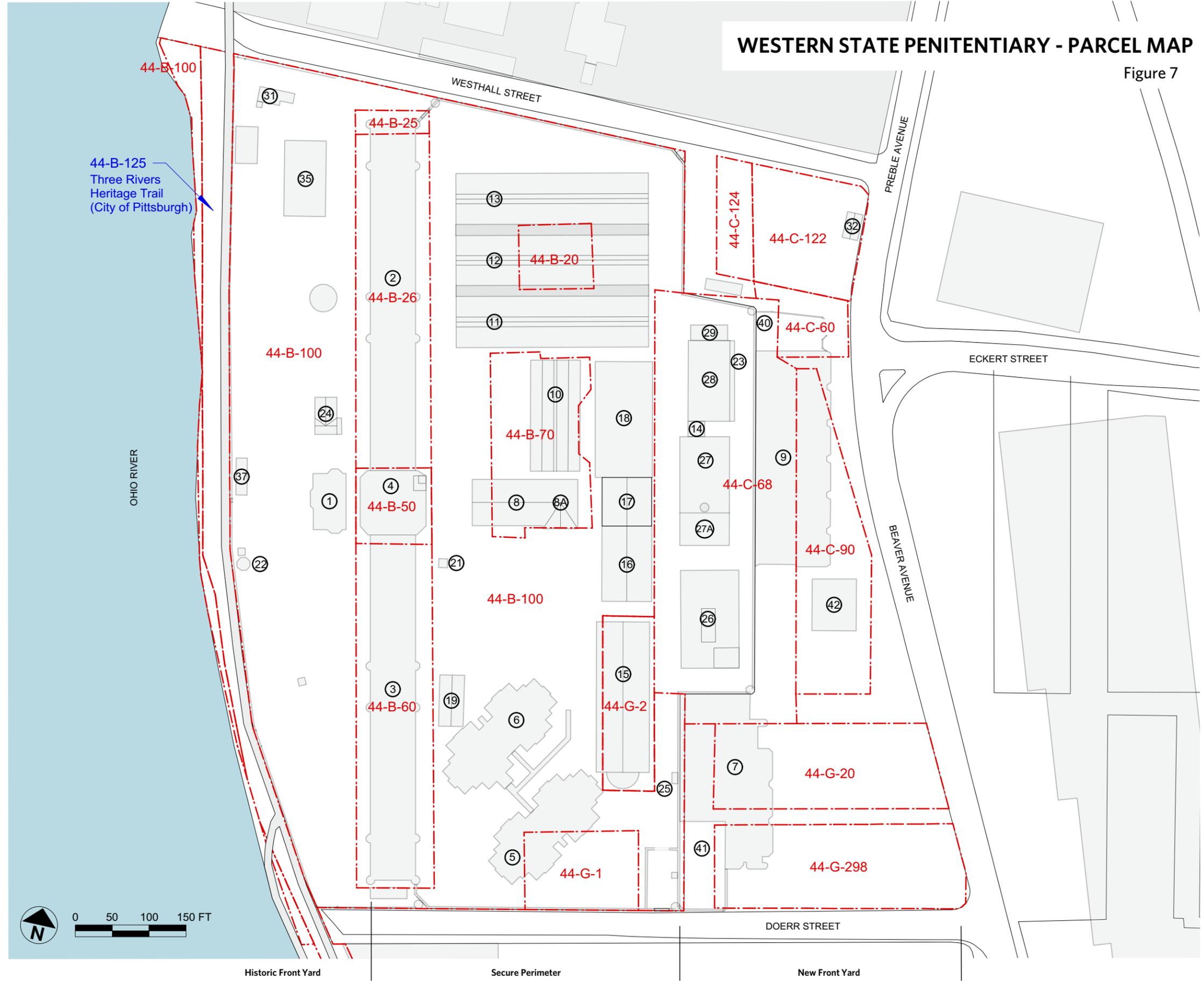
NOTE: Parcel lines and building footprints are approximations derived from GIS data and are for reference only. For more detailed and current information, a property survey should be obtained.

# WESTERN STATE PENITENTIARY - PARCEL MAP

Figure 7

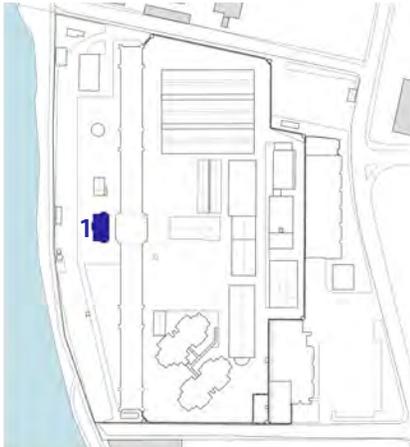
### Key Buildings

- (1) Front House
- (2) North Wing
- (3) Operations Building / Rotunda
- (4) South Wing
- (5) Housing Unit A
- (6) Housing Unit B
- (7) Administration and Visitors Complex
- (8) Auditorium
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- (28) Maintenance Shops
- (29) Maintenance Welding Shop
- (31) Sewage Pump House
- (32) Maintenance Storage Building
- (35) Vehicle Maintenance Building
- (37) Modular Building
- (40) Mechanical Electrical Equipment Yard
- (41) Visitors Courtyard



44-B-125  
Three Rivers  
Heritage Trail  
(City of Pittsburgh)

## ① Front House (Warden's Residence)



Location map



Photo 7. Front House, front facade, looking east, with the North and South Wings of the Main Penitentiary Building visible behind.

|                          |   |
|--------------------------|---|
| Constructed:             | 1885  |
| Architect:               | Edward M. Butz; Frederick C. Sauer, supervising architect |
| Contractor:              | John Schreiner  |
| Original function:       | Warden's Residence and Offices                            |
| Recent function:         | Staff lockers and storage, ca. 2005                       |
| Construction:            | Brick bearing walls (18" exterior walls)                  |
| Number of floors:        | 4.5 (ground, first, second, third, attic)                 |
| Approximate footprint:   | 3,670 SF <sup>1</sup>                                     |
| Approximate area:        | 10,530 SF <sup>2</sup>                                    |
| Historical Significance: | Contributing  |

### Exterior

The Front House is a 4-1/2-story building clad in ashlar Massillon sandstone that originally served as the Warden's residence and offices. Like the Main Penitentiary Building just a dozen feet behind it, the massing of the Front House is wide when viewed from the river, but rather narrow when viewed from the side. The building measures approximately 88-feet wide by 43-feet deep by 58-feet high. From any angle, the Front House has a strong sense of verticality resulting from what normally would be the basement having been designed at grade since the house is built in a flood plain. Verticality is further emphasized by the steeply pitched, hexagonal hipped slate roof with multiple cross gables and dormers and by prominent (though now foreshortened) end chimneys, which form part of octagonal bays on the north and south ends of each floor. Copper flashing remains on the roof as do parts of three decorative copper finials.

The front facade is three bays wide. In the center is an engaged octagonal tower. To its north on the first floor level is an enclosed one-story solarium with an open arcade below. The solarium is covered by a hipped standing seam metal roof. Above, a gabled wall dormer rises beyond the roof line. South of the tower

<sup>1</sup> Approximate footprint figures are generally derived from GIS/CAD data.

<sup>2</sup> Approximate area figures are generally derived from Department of Corrections documentation.

## ① Front House (Warden's Residence)



Figure 8. Warden's Residence, 1893, looking north, showing the porte cochere and bridge to the Rotunda.

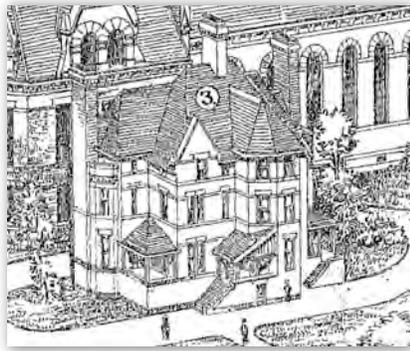


Figure 9. Warden's Residence looking southeast, showing the stair to the family quarters, center, and stair to the penitentiary offices, right, (from E.M. Butz Birdseye view), 1893



Photo 8. Warden's Residence, rear facade, looking west, showing where the porte cochere and bridge once existed.

is an open one-story porch (with temporary corrugated fiberglass panels inserted into the openings) also covered by a hipped standing seam metal roof. Above is a small gabled dormer with a wooden verge board decorated with trefoil patterns. Both of these structures were added in the mid-twentieth century.

On all facades, stone belt courses delineate floor levels. On the east facade, the shadow of the former porte cochere and bridge are clearly visible. This structure was removed sometime after 1983 and little patching was done to conceal its former presence. Photographs show that it contained a large stone arched opening on its north and south facades along with large ornate wrought iron gates that acted as a sally port.

Most window sashes throughout the building are missing or extremely damaged. Those that remain are wood, one-over-one, double-hung sashes. Historic photographs indicate that this one-over-one configuration was original. Window openings have stone lintels and sills.

There is currently no access to the building from the front facade. However, historic drawings and photographs show that there were originally two front entrances: one for guests to the residence via a small porch where the solarium is today; and one for staff and people having business at the penitentiary via a small porch where the large open porch is located.

### Building Style

While the the Front House is similar in style and materials to the Main Penitentiary Building and both were designed by Butz, the former lacks any of the round-arched details so prevalent on the latter and so common to the Romanesque style. In many ways the Front House is Chateausque, a style loosely based on monumental 16th-century chateaus of France, which combined earlier Gothic elements with that century's increasingly fashionable trend toward



Photo 9. Warden's Residence, north facade, looking south, showing the narrow gap between the house and the Main Penitentiary Building. Also visible is one of the three-story, octagonal bay windows with integral end chimney.

## ① Front House (Warden's Residence)



Figure 10. Porte cochere of the Warden's Residence and Offices, 1966, looking north, showing one of the ornate iron gates that originally created a secure sally porte. The porte cochere and gates were removed sometime after 1983 (Pittsburgh Press, 28 November 1966).

Renaissance detailing. The style was popularized in the United States by Richard Morris Hunt, the first American architect to study at France's prestigious Ecole des Beaux-Arts. Upon Hunt's return, he advocated similar buildings for his wealthy clients. Among these were the Vanderbilts, for whom he designed several Chateausque houses, culminating in Biltmore, George W. Vanderbilt's North Carolina country house completed in 1895.<sup>3</sup>

The Chateausque style was almost always architect-designed and was intended to impress. It typically featured massive masonry construction, steeply pitched roofs with many vertical elements (spires, finials, shaped chimneys), multiple dormers (especially wall dormers extending through the cornice line), towers, belt courses, and elaborate, expensive detailing.

Not surprisingly, a number of Chateausque style houses were built in Pittsburgh, with the most famous perhaps being Clayton, the home of industrialist Henry Clay Frick (remodeled in the Chateausque style by architect Andrew Peebles in 1881, with further alterations by Frederick J. Osterling in 1892). Another example is the Willock House at 705 Brighton Road in the Allegheny West neighborhood on the Northside; designed by William Ross Proctor and completed in 1891.

### Interior of the Warden's Residence

In plan, the building is roughly T-shaped, consisting of rooms in and adjacent to the projecting tower at the front, with a block of adjacent spaces running across the rear.

Audits of the penitentiary from 1908 along with the original first floor plan from Butz from 1883 help explain original uses of each floor:

**Ground floor:** Coachman's room; back cellar; breakfast room; ice room; kitchen and pantry; finished hall (providing access to the porte cochere and public stairs). All with tile floor, except for wood in the hall.

**First floor (shown on next page):** Parlor; hall (vestibules and stairs); library; reception room; dining room and pantry. The building was served by three staircases: one in the public hall; one in the private hall for family use, and one in the pantry for servants.

**Second floor:** Inspector's room; hall and store room; three bedrooms; and a bath room.

**Third floor:** Hallway; south bedroom; bath room; guest bedroom and bath; north bedroom and dressing room.

**Attic:** Maid's room; store room; hall.

While access to the house for the current study was limited, it appears that the plan of rooms remains largely the same. However, two noteworthy alterations have occurred. First, significant amounts of interior trim have been removed from the house (following the 2005 closing of the facility), including most fireplace mantels, balustrades, much of the window and door trim, and the entire U-shaped private staircase that originally served the the residence. Second, a number of large murals have been painted on walls throughout the building. Current staff indicate that these were created by inmates.

<sup>3</sup> Adapted from McAlester and McAlester, A Field Guide to American Houses, 373-4).

## ① Front House (Warden's Residence)

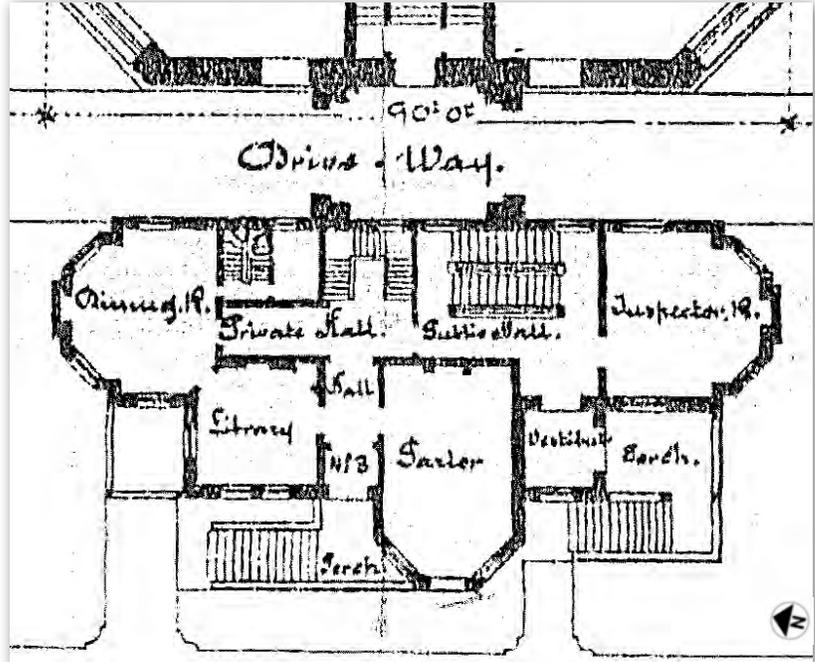


Figure 11. Proposed first floor plan of the Warden's Residence by E. M. Butz from 1883, showing the driveway/port cochere that separated the Front House from the Main Penitentiary Building as well as the original entrance stairs at the front. This iteration suggests that the Inspector's Room would have been on the first floor. However, the 1908 audit indicates that a reception room replaced this function by that time.



Figures 12 and 13. Interior views of the Warden's Residence, ca. 1900 (PA State Archives).



Photo 10. Warden's Residence interior, main hall, first floor, looking east, showing the former library on the left and former parlor on the right. Murals painted by inmates can be seen in all three rooms. A shadow of the former family staircase can be seen at the center rear beyond the archway.

## ① Front House (Warden's Residence)



Photo 11. Warden's Residence interior, dining room, looking north, showing the brick bearing wall construction (left), missing mantel with mural above (center) and remaining window trim throughout (including interior shutters).

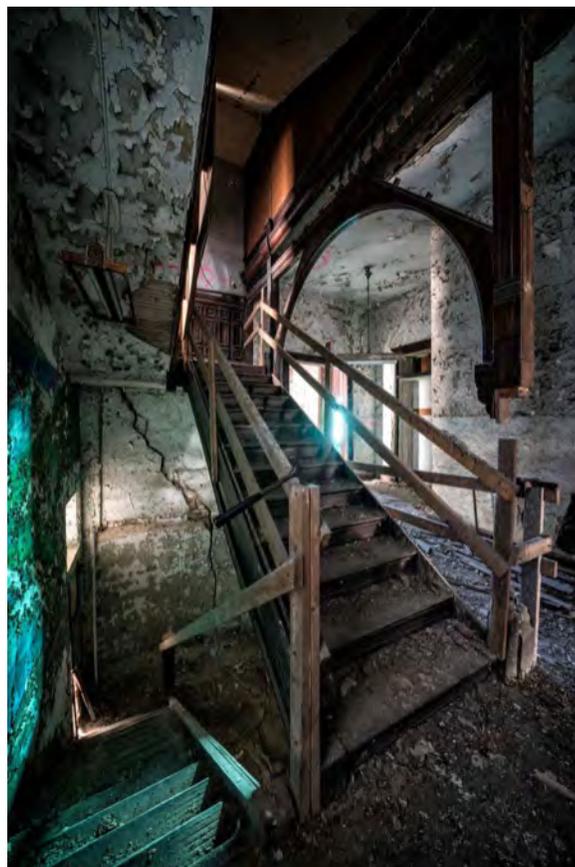


Photo 12. Warden's Residence interior, public staircase, looking southwest, showing the loss of many elements of historic wood trim. The flight of stairs at left led down to the finished ground floor level and the hall that would have welcomed visitors entering from the porte cochere. In the distance (through the wooden arch) can be seen what was originally the reception room.

## Edward M. Butz (ca. 1845-1916)



E. M. Butz was born in Allegheny City around 1845-46. However, all published obituaries erroneously list his age at time of death as fifty-seven (i.e., born around 1859). The 1859 birth year is implausible based on known milestones throughout his career. For example, there are articles that indicate his career was underway in the early 1870s (which would have made him about thirteen) and that he began designing the Penitentiary in 1876 (which would have made him seventeen). A more accurate date of birth can be derived from the 1870 US Census, which indicates that Butz was twenty-four years old then and working as an architect (i.e., born in either 1845 or 1846). This would place his age at time of death around seventy.

In addition to the Western Penitentiary, his noted designs include the the Tradesmen's Industrial Institute, the State Reform School at Morganza (successor to the House of Refuge), courthouses for Clarion and Westmoreland Counties, the Lawrence County Jail in New Castle, a Masonic Temple in Chicago, and a power station in New York City. It was his success with large commissions such as the Tradesmen's Industrial Institute and the buildings at Morganza that prompted the Board of Inspectors of the Penitentiary to hire him. In addition to being an architect, Butz was the founder of the Columbia Iron & Steel Company and was the holder of a number of patents for structural steel elements and fireproof construction. He married Mary Yeager of Allegheny City in 1876 and the couple had three children.



Figure 14. Rendering of the Clarion County Courthouse (1885). The ashlar masonry, belt courses and steeply pitched slate roof are reminiscent of the Main Penitentiary Building.

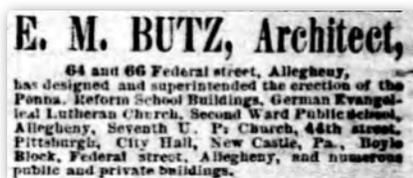


Figure 15. Advertisement for the architecture firm of E. M. Butz from the Pittsburgh Weekly Gazette, December 18, 1875.

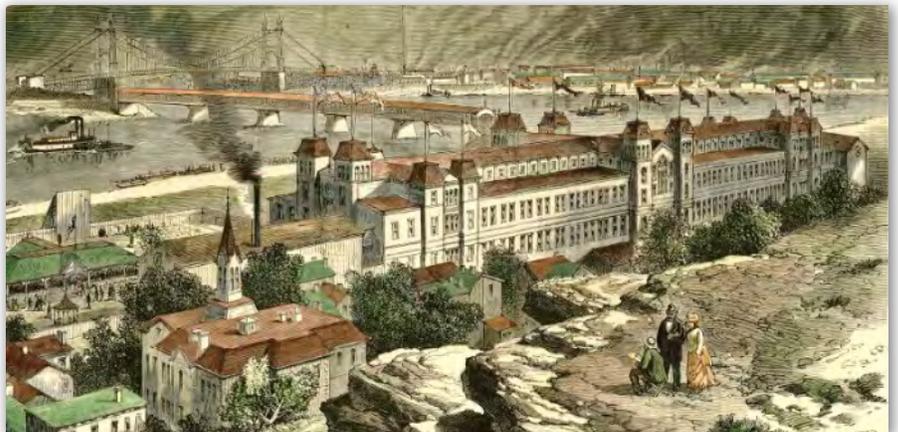


Figure 16. The Tradesmen's Industrial Institute in Allegheny City (right), looking southwest with Pittsburgh's "Point" in the background. Constructed 1875; destroyed by fire 1883. The building and Exhibition Ground were located in what is today the parking lot east of Heinz Field (Harper's Weekly, 1878).

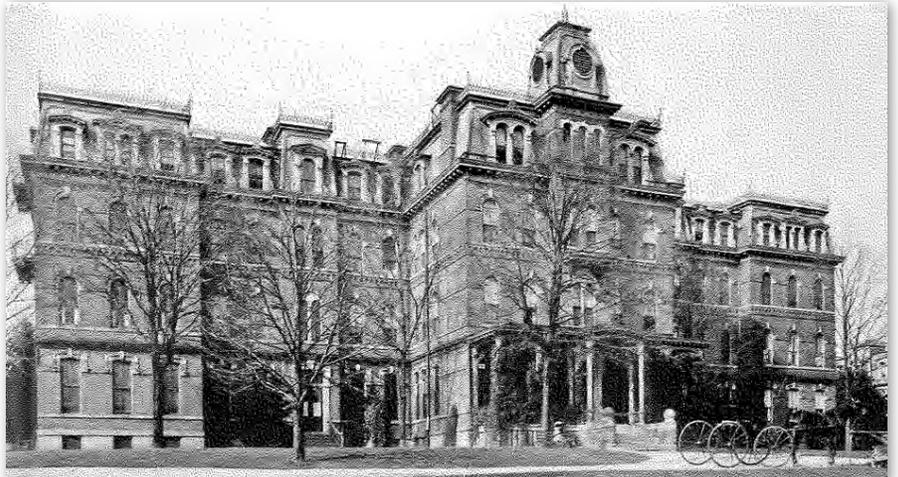
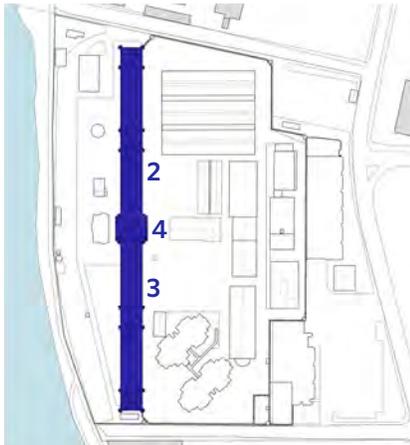


Figure 17 The Administration Building at the Pennsylvania Reform School at Morganza (1873-1927).

## ②③④ Main Penitentiary Building



Location map

### Main Penitentiary Building:

- (2) North Wing, Housing Units E & F
- (3) South Wing, Housing Units C & D
- (4) Operations Building (Rotunda)



Photo 13. Main Penitentiary Building, front facade, looking northeast, showing Recreation Yard C/D (behind the razor wire fence) and the Warden's Residence and water tower (far left).

|                          |   |
|--------------------------|---|
| Constructed:             | (2) North Wing: 1878-82; (4) Operations Building (Rotunda): 1883-85; (3) South Wing: 1887-93  |
| Architect:               | Original building: E. M. Butz; Frederick C. Sauer, supervising architect (for part); Additional floors in Rotunda: Charles M. and Edward Stotz, Jr., 1959 |
| Contractor:              | John Schreiner  |
| Original function:       | Cell blocks and administration  |
| Recent function:         | Cell blocks and administration, until ca. 2005  |
| Construction:            | Brick bearing walls, stone, steel beams   |
| Number of floors:        | Cell blocks: 5 tiers; Operations: 4 floors; basement underneath all   |
| Approximate footprint:   | 65,790 SF   |
| Approximate area:        | 127,000 SF  |
| Historical Significance: | Contributing  |

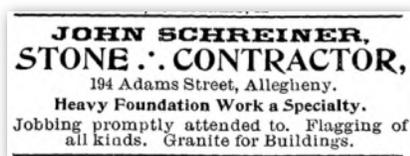


Figure 18. Advertisement for John Schreiner, the stone contractor for the original penitentiary buildings and walls.

### Exterior

The Main Penitentiary Building consists of three parts: The North Wing (2), which was the first major building to be completed under Butz (1882); the Operations Building (4), or historic Rotunda (1885) originally connected to the Front House; and the South Wing (3, completed in 1893). Constructed of brick with an ashlar sandstone face (except for the east facade of brick), the building measures 1,025 feet wide by 64 feet deep by approximately 60 feet high. The Rotunda is an octagon in the center measuring 90 feet square.

The building was designed by Butz in the Romanesque style and originally featured elaborate, steeply pitched roofs and turrets that visually divided the great width of the building into a series of pavilions—two for each wing—with the Rotunda rising in the middle to a height of over 120 feet. All features above the main cornice were removed in 1959 (due to inadequate maintenance and leaks)

## ②③④ Main Penitentiary Building



Photo 14. Main Penitentiary Building, North Wing, east facade of Housing Unit E, looking west, showing the battered stone base of the wall with arched windows and brick walls above topped by a cornice of stone modillions. Only the east facade is finished in brick; the others are clad in stone.

and were replaced with a flat roof of prestressed concrete slabs built by The Pittsburgh Flexicore Company (see advertisement on next page).

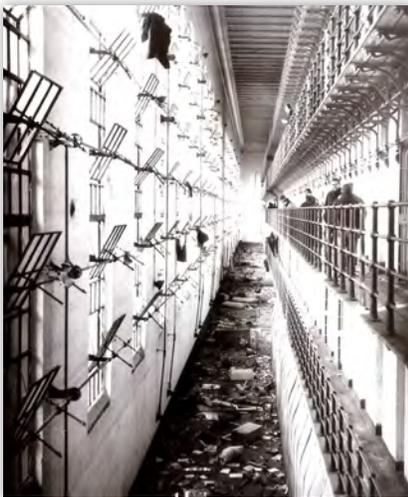


Figure 19. This photo, taken after riots in 1953, shows the mechanical operators that allowed multiple sashes to be opened and closed from the floor (Pittsburgh Sun Telegraph).

Today, the engaged octagonal bases of the turrets remain and divide the north and south wings into four bays on each side of the Rotunda. Each bay contains a series of tall arched windows covered with bars—three windows in each of the two smaller bays and eleven in each larger bay (for a total of fifty-six windows on each of the long facades). Window openings generally measure 6-1/2 feet wide by 35 feet tall and contain multi-lite industrial steel sash windows with six operable hopper windows per opening. The current windows date from ca. 1937 and originally contained mechanical openers that could be operated from the floor inside each wing. Those devices have been removed and windows are now opened or closed by a person suspended from an overhead hoist. Three similar windows are located on the north and south facades. The window openings are uninterrupted by interior floors, which are set back from the exterior walls. The chamfered walls of the Rotunda each contain two large, rectangular barred windows that start at the level of the first floor and rise to the same height as the adjacent arched windows.

The base of the exterior walls are battered for a height of approximately seven feet. At this height, the north, west and south walls are 42 inches thick. The east wall, which lacks the ashlar facing, is 28 inches thick. Ten feet above the first floor line is a stone belt course, which also acts as the sill for each window. A similar belt course is present about thirty feet above the first one. At the cornice, encircling the building, is a band of heavily carved modillions. Atop the Rotunda is a cast concrete parapet (ca. 1959) that rises to a height of approximately three feet.

## ②③④ Main Penitentiary Building

There are three entry points into the building on the west facade: A door at grade level at the Rotunda and a concrete ADA ramp and door (ca. 2007) providing emergency egress from Housing Units E and F. On the west facade there is a concrete ADA ramp and two doors and at the south end of Housing Unit C, at the north and south ends of Unit D, at the north and south end of Unit E, and at the north end of Unit F. Access at the Rotunda is via concrete stairs leading to a double door. There are no doors on the north and south facades.



Photo 15. Main Penitentiary Building, east facade, looking northwest from the Main Yard, showing the Rotunda (center) and Auditorium (8) to the right.



Photo 16. Main Penitentiary Building, east facade, looking south, showing a close up of the stone base of the building and one of the ADA ramps to the housing units.

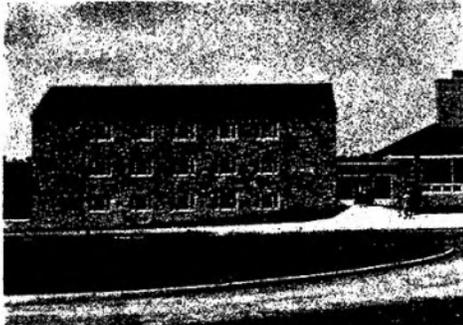
## ②③④ Main Penitentiary Building

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floor and roof slabs

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State Correctional Institute  
At Pittsburgh  
(Western Penitentiary)  
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Michael R. Cozza & Assoc.  
CONTRACTOR:  
Crump, Inc.  
Pittsburgh



Mens' Dormitory Group  
Moravian College  
Bethlehem, Pa.  
ARCHITECTS:  
Trautwein & Howard  
Philadelphia  
CONTRACTOR:  
E. C. Machin, Inc.  
Allentown



When the old roof on the State Correctional Institute at Pittsburgh had to be replaced, the Engineer and Contractor faced an unusual problem. Complete security had to be maintained during the installation of the new roof, and there could be no interruption to internal activities, no scaffolding, and no dirt. Speed was also vital. Flexicore solved the problem.

The new Flexicore roof slabs were completely installed under the old roof, creating a secure, weather-tight roof deck before removal of the old roof, and a finished ceiling inside. Flexicore again provided a fire safe, highly efficient, economical job, in minimum time.

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Figure 20. Advertisement for Flexicore proclaiming the benefits of the new flat roof at the Penitentiary (Charette Magazine, November 1960).

## ②③④ Main Penitentiary Building



Before

### New Roof For The Penitentiary

**P**UTTING a new roof on a building without exposing the residents to the elements is quite an engineering feat. That's particularly true when the building is a penitentiary, and the residents can't very well be moved.

But that job has now been finished at Western State Penitentiary at a cost of \$435,000, and not a prisoner is missing.

A new roof for the 1878 structure was

necessary because the slate on the old peaked roof with its foreboding spires and cupolas was loosened in heavy storms. The roof leaked and pieces of the parapet tumbled down without warning.

To meet the problems, engineers of Crump, Inc., placed structural steel and reinforced concrete supports at the tops of the cell blocks. Foundations for pre-cast concrete roof slabs

were built in the three-foot thick walls, and the roof slabs were installed. A temporary composition roof and drainage system was constructed to keep the penitentiary dry while the old roof was ripped off. Later, the permanent roofing was installed, and the structure now has a flat roof. With a new drainage system in operation, workmen then removed vertical drain pipes, another possible escape route.

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After

\*34 The Pittsburgh Press, Sunday, April 12, 1959

Figure 21. The removal of the ornate roof of the Penitentiary was covered by the local press. Here, an article in the Pittsburgh Press focuses on roof leaks and the fact that no prisoners escaped. There is no sense of cultural or architectural loss.



## ② ③ ④ Main Penitentiary Building

### Frederick C. Sauer (1860-1942)

Born in Heidelberg, Germany, Frederick C. Sauer worked as a stonemason, carpenter, and bricklayer for three years before studying architecture at the Stuttgart Technical School. After graduating in 1879, Sauer emigrated to Pittsburgh. Among his early employers was E.M. Butz who entrusted Sauer to supervise parts of the work at the new Western Penitentiary. By 1884 Sauer had established his own office from which he designed dozens of churches in the area. Among his notable works are St. Stanislaus Kostka Church (1891) in the Strip District, St. Mary of the Mount Church (1896) on Mount Washington, Saint Mary Magdalene Church in Homestead (1895), Latimer School (1898) in East Allegheny, and the St. Nicholas Croatian Church in Millvale (1922). In 1898, Sauer built a home for himself in Aspinwall and gradually transformed a wooded hillside into an architectural fantasy with a complex of castlesque buildings to which he progressively added until his death in 1942.



Photo 17. Main Penitentiary Building interior, Housing Unit E, North Wing, looking south, showing the five tiers of cells (left) set back from the exterior wall. The wire mesh ceiling (upper left) was installed to protect staff from thrown objects.

### Interior

In plan, the North and South Wings are nearly identical, consisting of five tiers of cells arranged back-to-back with a utility chase in between. As was typical in Auburn-style prisons, the cell blocks are set back from the exterior walls, which are constructed of brick. On the first floor, this set back area served as a narrow common area, or day room. On the east side, this area also contains guard stations with impact-resistant glass walls and ceilings and adjacent support and storage rooms of concrete block (ca. 1980).

Theories about cell block design were evolving in the early years of Western Penitentiary, leading to the construction of larger cells when the South Wing was completed a decade after the North Wing. Specifically, the north wing has 640 cells: 540 of which measure five feet by eight feet in plan and 100 of which measure seven feet by eight feet. The south wing has 500 cells all measuring seven feet by eight feet. In both wings, cell walls are brick, measuring eighteen inches thick, and painted. Cell floors are limestone, which is also the case for the common areas on the first floor—though large areas have been covered with a sealant and there are some areas of concrete patching. The balconies, or ranges, along the cell fronts are 37 inches deep with a four-pipe railing measuring 47 inches high. Each range is supported from below by decorative iron brackets. Extending about seven feet out from the lowest range is a ceiling of wire mesh intended to protect staff from objects thrown by prisoners from above.

A typical cell contains a steel bed frame, desk with attached stool, shelf, locking cabinet, sink and toilet—all bolted to the floor and/or walls. Some cells contain bunk beds. Larger cells originally contained a barred window looking out onto the range and the windows of the outer wall beyond. However, these were filled

## ②③④ Main Penitentiary Building

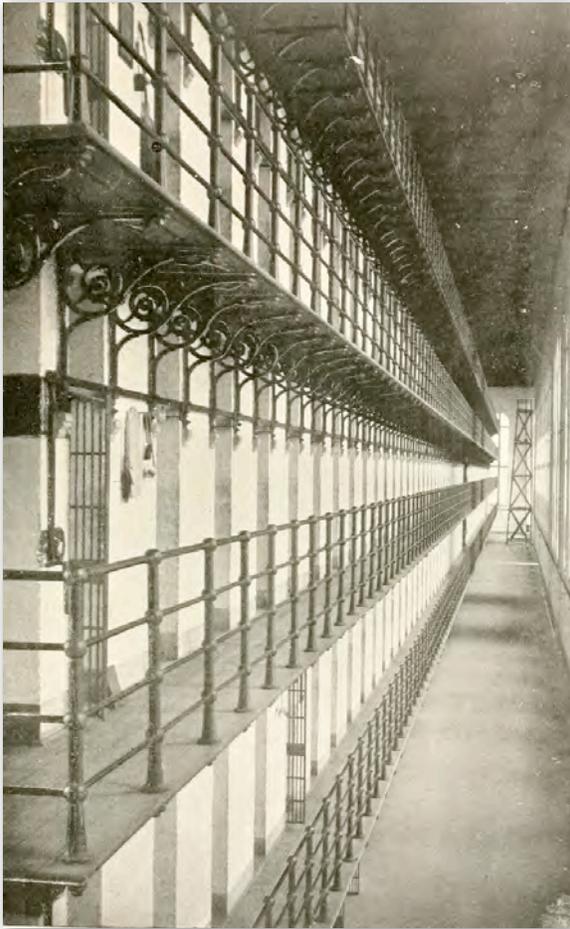


Figure 24. Cells in the South Wing in 1897. Note the original iron-barred door (left), the ladder/scaffold that was employed to open and close the original windows (right), and the uninterrupted length of the cell block (PA State Archives).

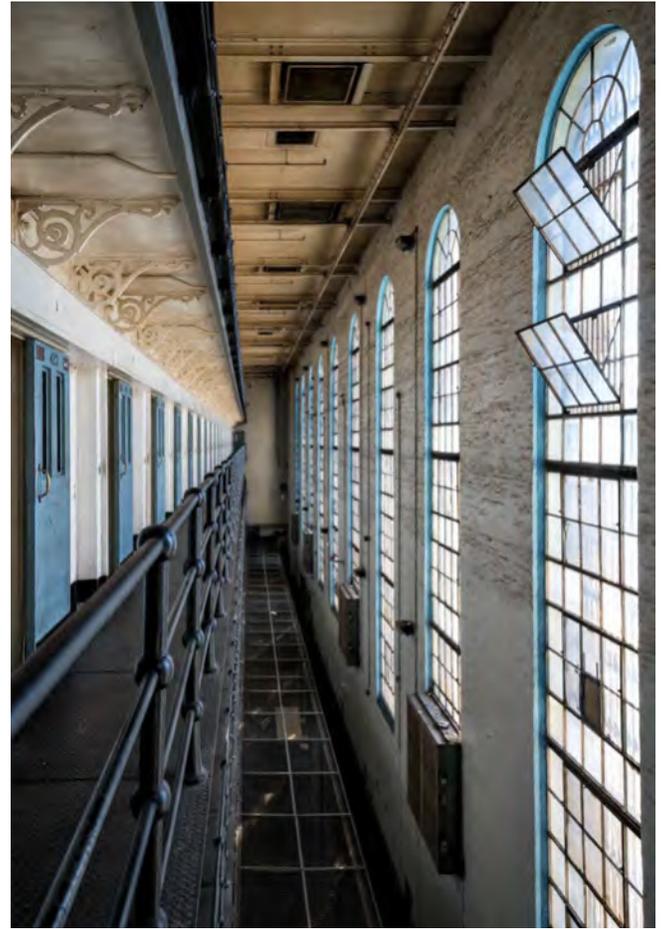


Photo 18. Main Penitentiary Building interior, Housing Unit D, looking south, showing the fourth tier of cells (left), decorative iron brackets supporting the fifth tier, and the setback of the cells from the outer wall. Above can be seen ventilators in the Flexicore ceiling and the trolley way that allows windows to be adjusted.

with concrete block ca. 1983 as part of HVAC improvements (new smoke extruders could not function properly with the window openings in place). At the same time, the cell doors, which were originally made of open iron bars were replaced by solid, steel-plated, automatic sliding doors with two small wire mesh openings that could be operated from a guard station in each housing unit.

During this same time period the single cell blocks in each wing (which measure over 450 feet in length) were partitioned into two more manageable housing units (i.e., C/D in the South Wing and E/F in the North Wing). Accompanying the latter change was the installation of stainless steel shower stalls (either at partitions or end walls) to accommodate hygiene needs within the now smaller housing units.

Vertical circulation to the five tiers within each cell block is provided by open steel stairs containing stringers marked "Carnegie," indicating they were provided by Pittsburgh's Carnegie Steel Company. Stairs are protected by single pipe rails that terminate into ornate cast iron newel posts.

② ③ ④ Main Penitentiary Building



Photo 19. Main Penitentiary Building interior, Housing Unit D, looking north, showing typical stainless steel shower units.



Photo 20. Main Penitentiary Building interior, Housing Unit C, looking east, showing a typical original window opening into a cell (center) that was filled with concrete block ca. 1983.

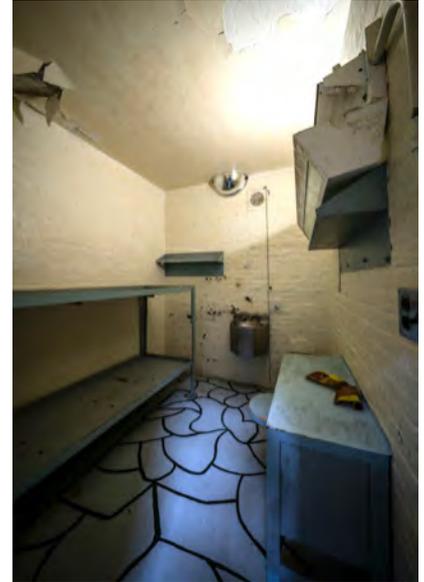


Photo 21. Main Penitentiary Building interior, Housing Unit E, looking east, showing the inside of a typical cell in the North Wing.



Photo 22. Main Penitentiary Building interior, Housing Unit C, looking east, showing the inside of a typical cell in the South Wing.



Photo 23. Main Penitentiary Building interior, basement of the Rotunda, looking east, showing the inside of one of the solitary confinement cells that was used into the early twentieth century.

## ②③④ Main Penitentiary Building

The interior of the Rotunda is supported on 16 cast iron columns that are 14 inches in diameter and sheathed in ornamental cast iron casings. When first designed, there were only two floors (above the basement). The first floor, which originally contained a reception area and mess room, has a ceiling height of 17 feet (now obscured throughout by lay-in ceiling tiles). The second floor, which originally served as the guard room, originally had a ceiling height of approximately 35 feet. The height of the guard room was the same as the height of the bridge to the Warden's Residence and Offices as well as the third tier of cells in the adjacent wings. Iron grating on the north and south ends of the guard room allowed the guards to survey all five tiers for the entire length of each cell block.

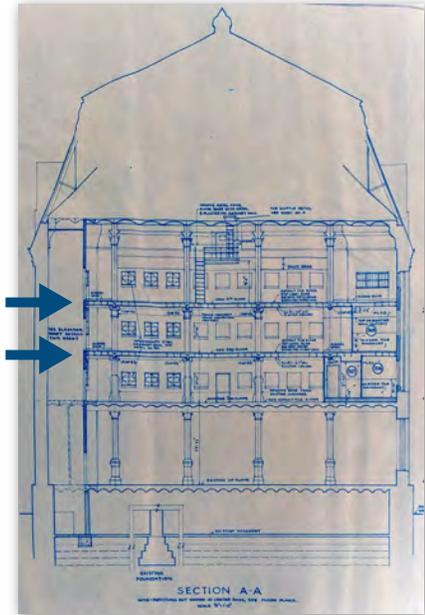


Figure 25. Section drawing showing the third and fourth floors to be inserted into the Rotunda, ca. 1959 (Facilities Archive, SCI Pittsburgh).

Following riots in 1953, prison reforms were enacted statewide. In 1959, the penitentiary formally became the State Correctional Institution at Pittsburgh and a diagnostic and classification center was mandated. To accommodate this new service, a third and fourth floor were added in the Rotunda (designed by the firm of Charles M. and Edward Stotz, Jr.). This was the first of a number of renovations that have left the Rotunda interior devoid of almost any visible historic features. Drywall partitions subdivide the first three floors into a warren of small spaces and corridors, all containing contemporary finishes. The fourth floor contains mechanical equipment set on a concrete floor. The cast iron columns and their ornate capitals remain (but they are hidden above drop ceilings or out of public view on the top floor).

A continuous basement extends beneath the Main Penitentiary Building and is used primarily to distribute utilities. In the North and South Wings, this takes the form of five long, parallel, brick-arched vaults. Beneath the Rotunda, a group of small solitary confinement cells remain. This was historically referred to as the "hole" or "dungeon," where prisoners were sent for extreme isolation before the former women's cell block took on this function. The smallest of these cells measures less than eight feet by four feet and consists of a concrete floor and arched concrete ceiling, painted stone walls, a steel door at one end and an open doorway at the other (that originally contained a wood door according to historic accounts).



Photo 24. Main Penitentiary Building interior, Housing Unit D, first floor, looking northeast showing a typical stairwell.

## ②③④ Main Penitentiary Building



Photo 25. Main Penitentiary Building interior, Housing Unit C, first floor, looking north, showing a typical guard station with its impact-resistant glass windows and ceiling. On the table in the center is a control panel that allowed guards to remotely operate all of the cell doors.

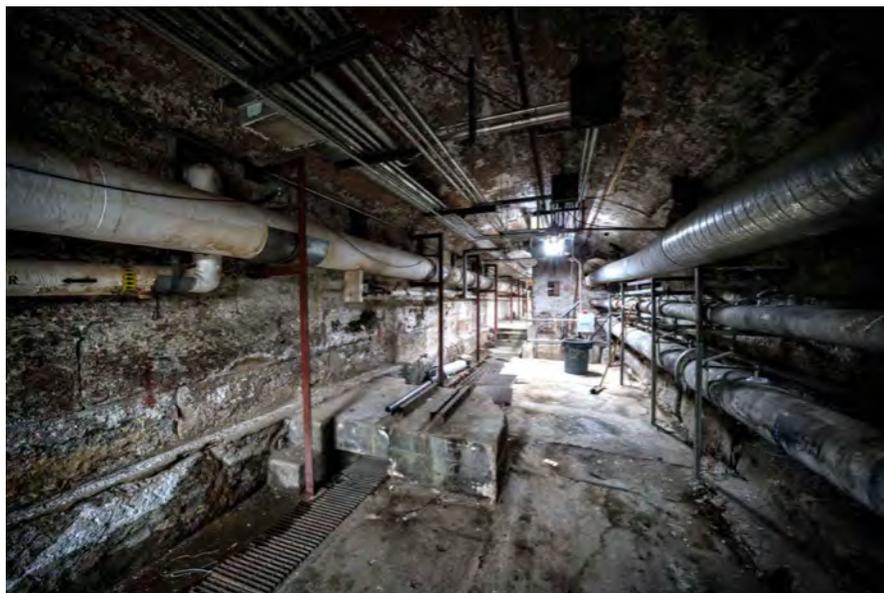


Photo 26. Main Penitentiary Building interior, basement under Housing Unit D, looking north, showing the distribution of mechanical, electrical and plumbing services, stone walls and floor, and arched brick ceiling

## ② ③ ④ Main Penitentiary Building



Figure 26, showing the escape route through the upper floor of the Rotunda taken by inmate Andrew Kaczynski in May 1951 (he was recaptured a month later). Note the clear ceiling height of over 35 feet—this was two years before the floors were inserted for the diagnostic and classification center (Pittsburgh Post-Gazette).



Photo 27. Main Penitentiary Building interior, fourth floor of Rotunda, looking northwest, showing the mechanical space with its floor slab that was inserted into the building in 1959 and the original cast iron columns with their decorative capitals. Similar capitals remain above the dropped ceiling on the first floor.

② ③ ④ Main Penitentiary Building

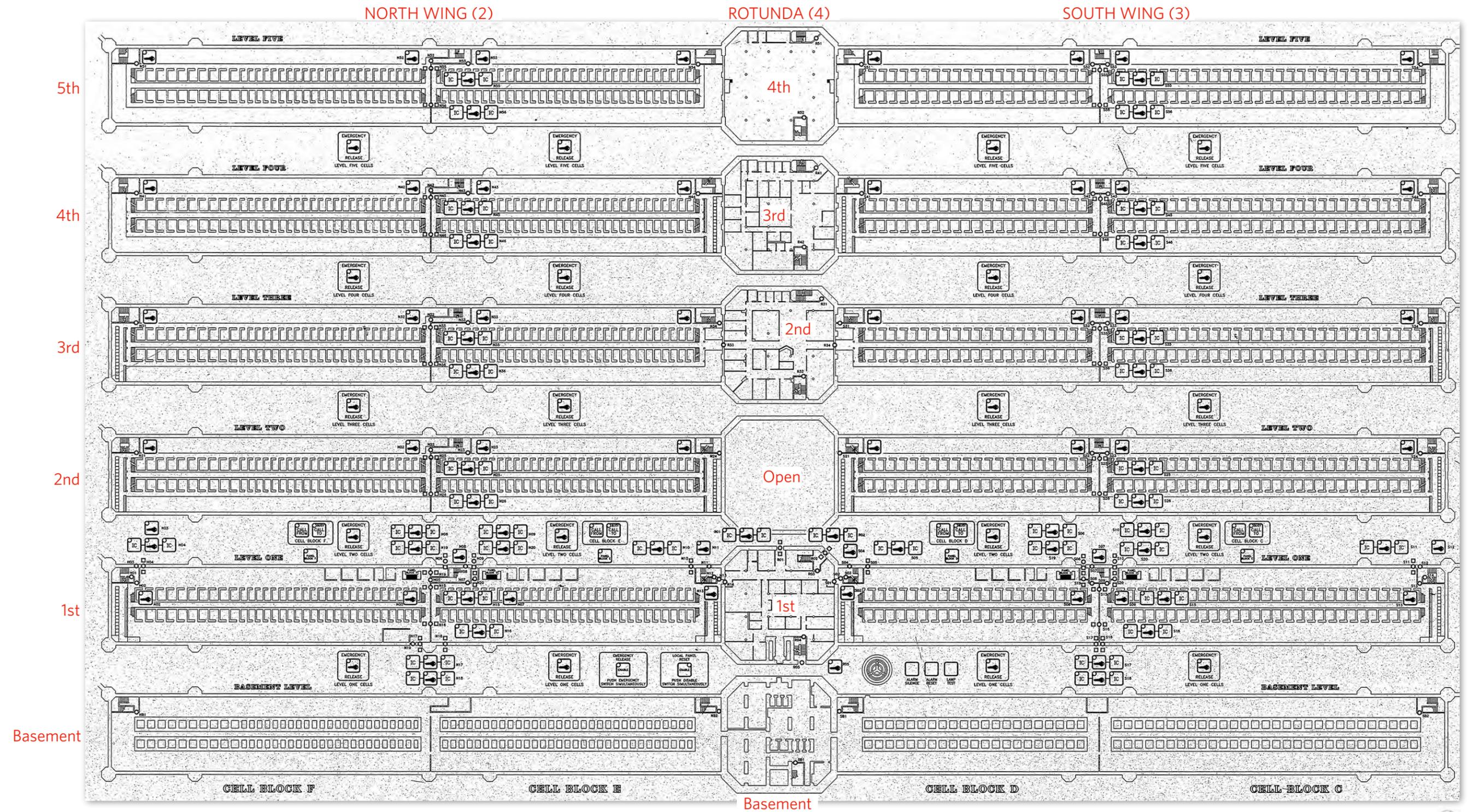


Figure 27. 1993 floor plans of Main Penitentiary Building—from the project that replaced the cell doors and provided centralized control of the doors (SCI-Pittsburgh Facilities Archive).

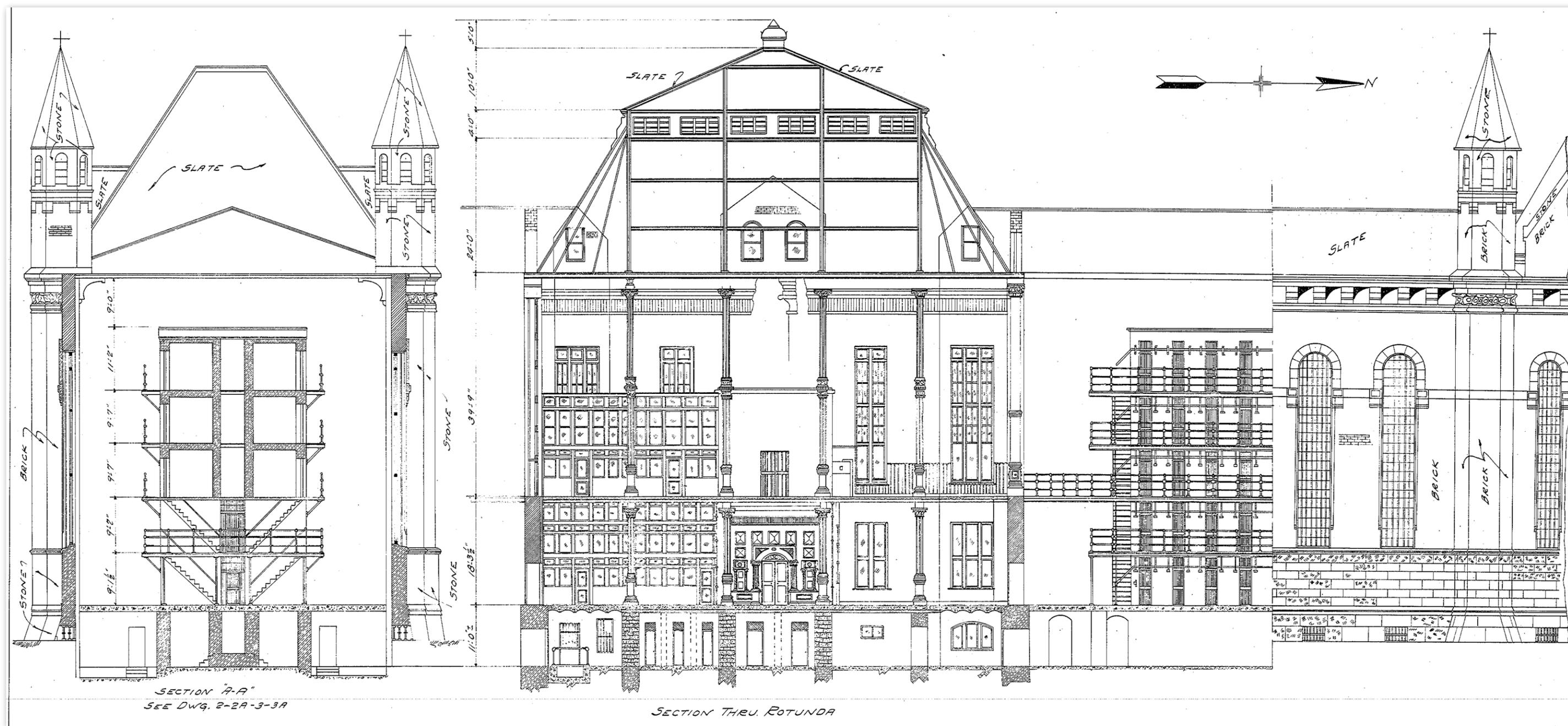


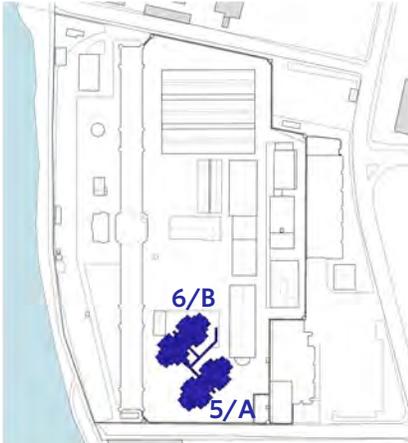
Figure 28. Sections through the Rotunda and cell block. This reference drawing is presumed to be a copy of an original architectural drawing by Edward M. Butz (SCI-Pittsburgh Facilities Archive).

Above left: A section through a cell block of the Main Penitentiary Building, looking south. The five tiers of cell blocks can be seen in the center, setback from the exterior walls. Also visible is the original roof plan with turrets.

Above center: A section through the Rotunda and North Wing, looking west, showing the two original floors of the Rotunda supported by elongated cast iron columns, doors on both floors at the center of the building leading to the porte cochere and bridge to the Warden's Residence, and the original gambrel roof.

Above right: A partial elevation of the east facade, looking west, showing the arched windows and full height of a typical turret.

## ⑤⑥ Housing Units A and B



Location map



Photo 28. Housing Unit A/Building 5 (right) and Housing Unit B/Building 6 (left), looking northeast from Tower 7, showing recreation yards in the foreground.

|                          |   |
|--------------------------|---|
| Constructed:             | 1989  |
| Architect:               | Tasso Katselas Associates and Henningson, Durham & Richardson (joint venture, a.k.a. TKA/HDR) |
| Original function:       | Inmate housing  |
| Recent function:         | Inmate housing  |
| Construction:            | Cast concrete, clad in concrete block   |
| Number of floors:        | 6 in each building (five tiers of cell blocks and one mechanical equipment floor)             |
| Approximate footprint:   | 12,300 SF each building   |
| Approximate area:        | 68,000 SF each building   |
| Historical Significance: | Non-contributing  |

### Exterior

One of the main outcomes of the 1984 master plan was construction of Housing Units A and B (or buildings 5 and 6). They were designed to remedy the problem with overcrowding that the penitentiary faced throughout the twentieth century. The original cells in the Main Penitentiary Building were designed to house one person, but were often cramped with multiple inmates. This overcrowding, inadequate staff-to-inmate ratio, and several riots contributed to major security concerns and calls for new thinking about inmate accommodations. As a result, Units A and B were designed to feature a vastly different cell block arrangement than the North and South Wings.

Units A and B are nearly identical from the exterior and sit at an angle to the original South Wing. They are clad in rough faced concrete masonry units (CMUs) with a vertical score on each block (also known as single score grid

## ⑤⑥ Housing Units A and B



Photo 29. Housing Unit B (6), looking south from the Main Yard.



### Tasso Katselas (b. 1927)

Tasso Katselas founded TKA in 1956 and has served as its principal architect and planner. The firm is known for its large-scale, mid-century residential work as well as for its planning and facility design. Among the firm's most notable works is the Pittsburgh International Airport, which opened in 1992. Other projects include the Carnegie Science Center, Allegheny Community College, and St. Vincent Monastery and College Buildings. The firm has won numerous design awards, most notable being a finalist in the national competition for the Franklin Delano Roosevelt Memorial in Washington, DC.

block)—a common design element in many buildings designed by Tasso Katselas. Each unit is 6 stories high and roughly shaped like a figure “8” or hour glass with numerous angular bays. Windows are narrow horizontal or vertical openings fortified with security bars fastened to the exterior. Flat EPDM roofs cover both buildings and are set behind low parapets.

An elaborate exterior stairway connects the two buildings in the middle. It is constructed of cast concrete sections supported on cast concrete posts. It is partially protected from the weather by an arched galvanized metal roof. Chain link fencing is attached to the sides to protect from falls.

### Interior

Unit B contains 240 cells in 48-cell and 24-cell clusters. In the center of a typical floor with 48-cell clusters is a central core for administration, vertical circulation and utilities. To each side, but separated from one another, is a large day room for inmates. Surrounding each day room are two tiers of 24 cells. Stairs on three sides of the day room provide access between the tiers. Floors with 24-cell clusters are similar in plan, but contain only one tier of cells on the same floor level as the day room. The resulting number of cells adjacent to one another in Unit B is much smaller than in the North and South Wings, even after the latter were subdivided in the 1980s, so that security threats could be contained within a smaller area.

Unit A has a somewhat similar plan. However, since it was designed to house high security inmates, clusters are smaller (sixteen cells in two tiers) and freedom of movement was designed to be more limited by additional locking doors and partitions of steel mesh. This is where inmates were sent for administrative segregation or disciplinary custody (i.e., segregation for the

## ⑤⑥ Housing Units A and B

safety of individual inmates or others). The Capital Case Unit was housed on the third floor, where prisoners on death row were confined.

Individual cells in Units A and B are larger than those in the Main Penitentiary Building with typical cells measuring 79 square feet compared to 56 square feet for the largest in the older building. Each cell has its own window and contains similar furnishings and equipment as in the Main Penitentiary Building, but with locking cabinets bolted to the floor rather than attached to the wall.

Day rooms in both buildings contain rectangular steel tables bolted to the floor with integral steel stools. Finishes throughout are simple, consisting of vinyl tile floors, painted walls, unfinished cast concrete columns and ceilings that are typically just the painted underside of the concrete deck above.

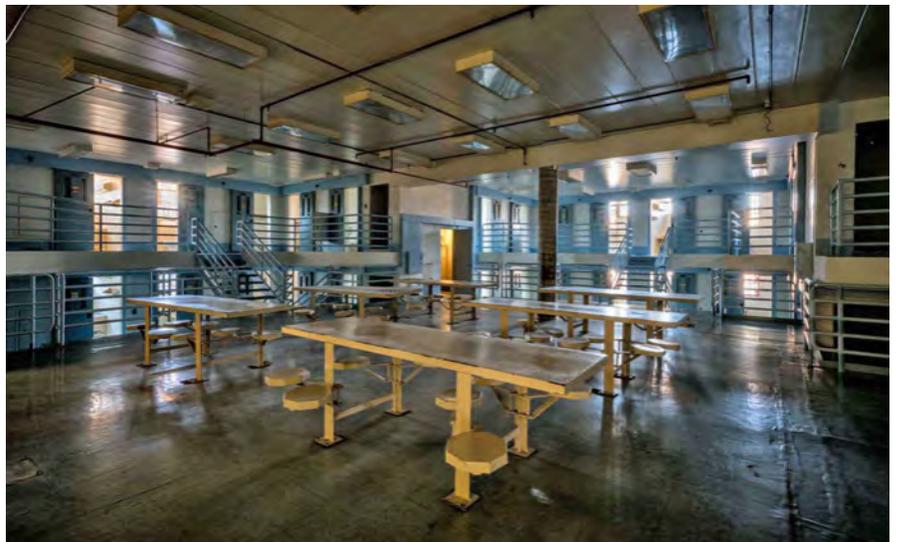


Photo 30. Housing Unit B/Building 6 interior, showing a second floor day room surrounded by two tiers of cells.

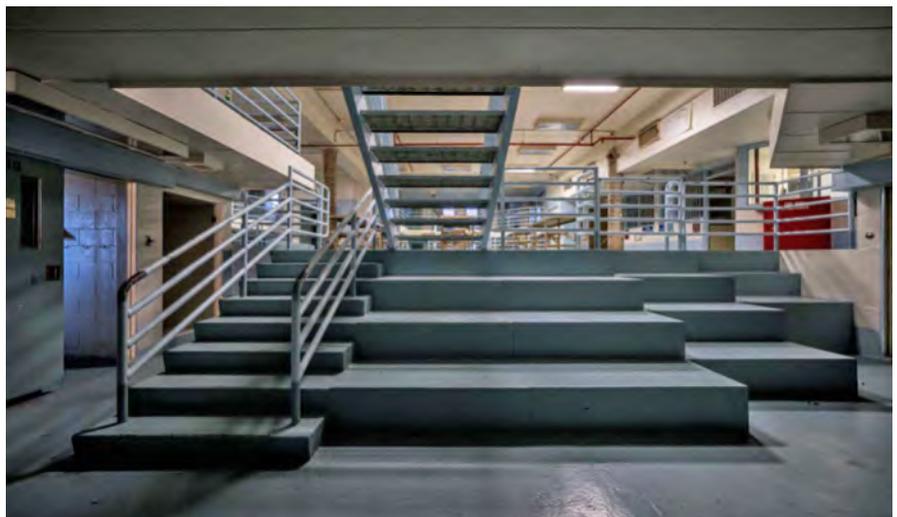


Photo 31. Housing Unit B/Building 6 interior, showing tiered seating integrated into the stairs adjacent to a second floor day room.

## ⑤⑥ Housing Units A and B



Photo 32. Housing Unit A/Building 5 interior, showing a typical second floor corridor with sliding doors and the inside of a typical cell. The fold-down panel in the center of the door was a safety feature. With the inmate inside the cell and the door locked, the inmate would place his arms through the opening. Guards could then safely attach handcuffs before opening the door. This particular unit retains considerable graffiti from its last inmate in 2017.



Photo 33. Housing Unit A/Building 5 interior, second floor, showing a smaller cluster of cells and a higher level of security (e.g., steel mesh-enclosed day room) than found in Housing Unit B.

# ⑤ ⑥ Housing Units A and B

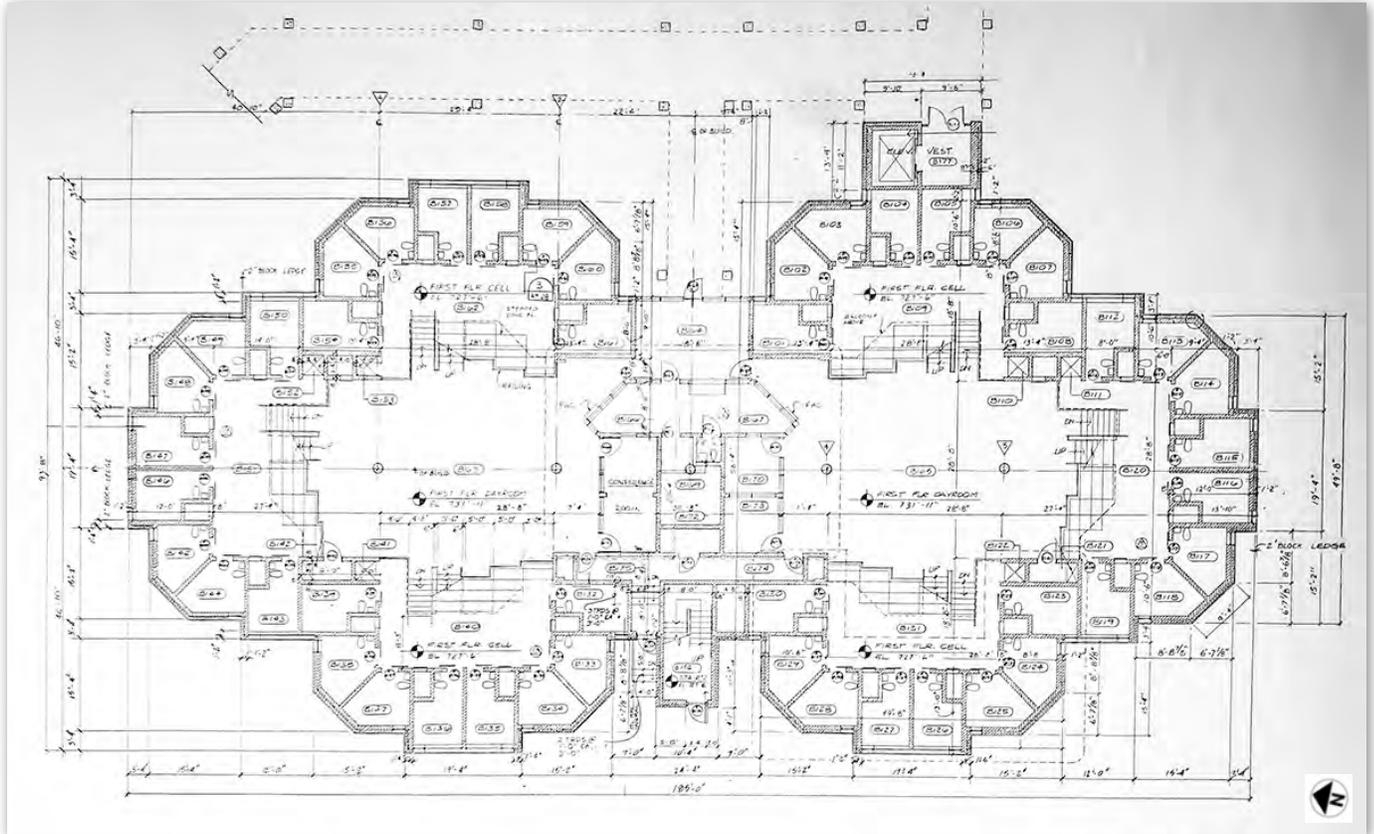
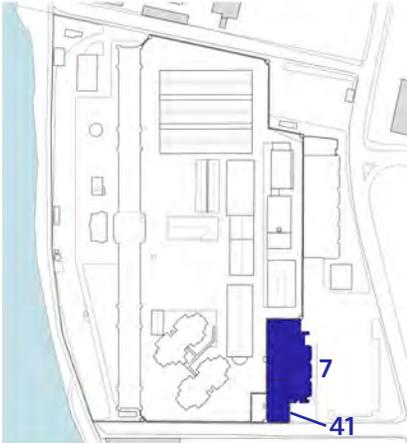


Figure 29. Housing Unit B/Building 6, showing two first floor day rooms each surrounded by 24 cells. An additional tier of cells directly above created a cluster of 48 cells served by each day room (SCI-Pittsburgh Facilities Archive).

## ⑦ Administration and Visitors Complex



Location map

### Administrative and Visitors Complex:

(7) Administration and Visitors Center

(41) Visitors Courtyard



Photo 34. Administrative and Visitors Complex, east facade, looking west, showing the vehicle access door (at right) where prisoners would enter the facility for processing.

|                          |   |
|--------------------------|---|
| Constructed:             | 1985  |
| Architect:               | Tasso Katselas Associates and Henningson, Durham & Richardson (joint venture, a.k.a. TKA/HDR) |
| Original function:       | Administrative offices, inmate processing, visiting area                                      |
| Recent function:         | Administrative offices, inmate processing, visiting area                                      |
| Construction:            | Cast concrete, clad in concrete block   |
| Number of floors:        | 2   |
| Approximate footprint:   | 23,700 SF building; 7,000 SF courtyard  |
| Approximate area:        | 39,000 SF   |
| Historical Significance: | Non-contributing  |

### Exterior

The Administration and Visitors Complex was designed as part of the 1984 master plan to provide an improved inmate processing center, main entrance and visitors experience. Prior to completion of this building, the primary entry to the penitentiary was through the porte cochere of the Warden's Residence on the river side of the facility.

The Administration and Visitors Complex is a two-story building with irregular footprint that abuts the penitentiary walls. It is clad in rough faced concrete masonry units (CMUs) with a vertical score on each block (also known as single score grid block)—a common design element in many buildings designed by Tasso Katselas. This gives the appearance of two squares per block. The majority of the main façade is comprised of three large bays with the primary entrance recessed to the north. Bays are three-sided and contain ribbon windows on both floors with black aluminum frames topped by concrete lintels. Between the bays are two vertical glass block openings. The main entrance consists of full height storefront windows and a central glass double door.

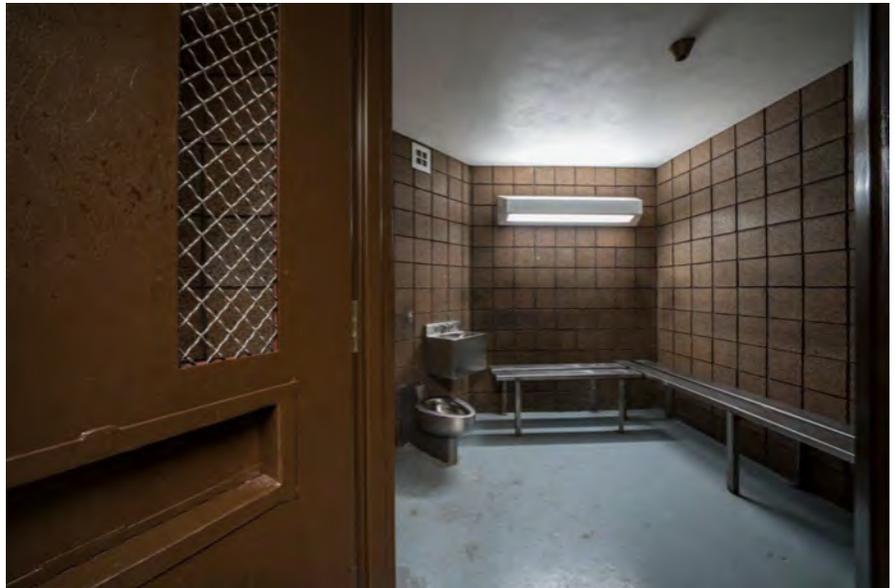
## ⑦ Administration and Visitors Complex

A tall, narrow stair tower containing three vertical glass block openings is located at the north and south ends of the front facade. Adjacent to the north tower is the vehicle entrance with metal overhead service door, where inmates would be brought into the penitentiary. In the southwest corner, a CMU wall encloses the visitors' courtyard to the south. The original south wall for the penitentiary serves as its west wall.

### Interior

The interior is constructed of the same rough faced CMUs as the exterior. In plan, the first floor is divided into four main sections. The central section contains the main entrance followed by a sally port and central control room, or guards station. To the southeast is an administrative suite with offices, meetings rooms and storerooms. To the southwest is the visitor day room and enclosed landscaped courtyard. To the north are inmate processing rooms, with direct access to the secure vehicle entrance. Adjacent to the north stair tower is an elevator. The second floor extends above only the east half of the building and contains staff training and locker space to the south and mechanical room to the north. The western portion of the second floor is uncovered rooftop space.

Finishes throughout are simple, consisting of vinyl tile floors, walls of CMU or painted drywall, and ceilings that are either painted drywall, lay-in tiles or the underside of the concrete deck above.



*Photo 35. Administration and Visitors Complex interior, looking north, showing a holding cell in the processing section.*

## ⑦ Administration and Visitors Complex

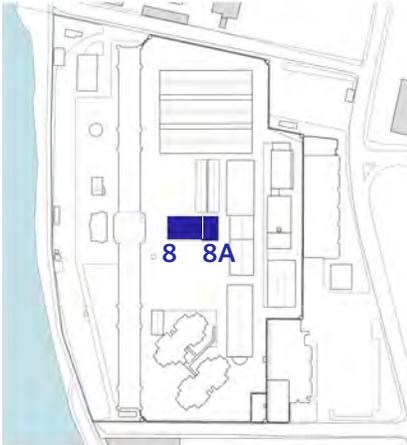


Photo 36. Administration and Visitors Complex interior, first floor, looking south, showing the visitor day room with courtyard beyond.



Photo 37. Administration and Visitors Complex, Visitors Courtyard, looking north, showing the original west wall of the penitentiary (left) and the visitor day room in the background.

## 8 8A Auditorium/Dietary Storage Building



Location map



Photo 38. Auditorium/Dietary Storage Building, looking north from the Main Yard.

|                          |  |
|--------------------------|--|
| Constructed:             | 1922   |
| Architect:               | Unknown  |
| Original function:       | Chapel and Kitchen                                       |
| Recent function:         | Auditorium and dietary supply storage                    |
| Construction:            | Brick with steel trusses                                 |
| Number of floors:        | 1 in Auditorium; 2 in Dietary Storage; basement under 8A |
| Approximate footprint:   | 9,200 SF total   |
| Approximate area:        | 14,400 SF  |
| Historical Significance: | Contributing   |



Figure 30. A view from the Main Yard in 1905 looking northeast, showing the L-shaped East Wing (at left), which housed the Kitchen, the Boiler House with its ten smokestacks, and the Bake House. To the right is the Hospital (PA State Archives).

### Exterior

The Auditorium/Dietary Supply Building consists of the remains of a once larger building. In the early days of the penitentiary, this was the site of the East Wing (originally part of the House of Refuge's east wing), which was connected to the Rotunda and housed the Chapel and Kitchen with a connecting ell containing the original Boiler House and Bake House. Most of this complex was burned to the ground in 1921 by rioting inmates.

The present building was rebuilt on the same footprint in 1922, and likely incorporated some surviving sections of the original building, especially where it joined the Rotunda (newspaper accounts indicate that the west end of this wing survived the fires). A Sanborn map from 1926 indicates that the reconstructed building housed the same functions as its predecessor. Subsequent maps and aerial photographs indicate that the south end of the ell that contained the Boiler House and Bake Shop was removed sometime between 1983 and 1993, leaving the truncated ell that extends just a few feet to the south. The western connection to the Rotunda, which historically housed the prison library and contained an arched passageway for pedestrian movement, was removed sometime between 1993 and 2007. What remains is a single-story auditorium with a gable roof (Building 8, west end) and a two-story storage area (Building 8A, east end) that are not connected on the interior.

## 8 8A Auditorium/Dietary Storage Building



Figure 31. Remains of the historic East Wing, looking east, after rioting inmates burned down most of the buildings in the north half of the Secure Perimeter in 1921. The current building was rebuilt on this site (PA State Archives).

The entire building is clad in brick. The south facade is ten bays wide plus the adjacent blank wall of the removed ell (concrete block first story with brick in the gable). Bays seven and nine (counting from west to east, as seen in the photo above) contain doors to the auditorium with large transoms above. The remaining bays contain large rectangular openings with stone sills and steel beam lintels. The transoms and windows are all infilled with glass block that surrounds two aluminum hopper windows, one stacked over the other. Extending across the middle of bays three, four and five is a shed roof, beneath which banks of telephones were once located for use by inmates. At the base of bay eight is a set of concrete stairs to the basement. This stairway, and two similar ones on the north facade, provide the only egress to the basement, which extends only beneath the auditorium part of the building.

The north facade is of similar design, but with fifteen bays that extend evenly across the entire facade. The first ten bays (again counting from west to east) mirror the door/window design of the ten bays on the south facade. Bays eleven and twelve have been filled with brick; bay thirteen contains mechanical equipment; and bays fourteen and fifteen contain original (or early) multi-lite, industrial, steel sash windows.

The east facade (the primary facade of Building 8A) is six bays wide. From south to north, the first, fifth and sixth bays each contain a six-lite, wood awning window. The second bay contains a pair of hinge-folded doors (one hinges off the other, rather than both hinged from the side jambs) with each leaf containing four glass lites. The third bay has been filled with concrete block. The fourth bay contains a pair of wood, two-lite casement windows. A steel stair provides access to the second floor via a steel door. This floor contains five window openings. The three to the south have been filled with concrete block; the two to the north contain single sheets of plexiglas. In the brick gable is a pair of wood two-over-two, double-hung sash windows. The west facade, facing the Rotunda, is brick and contains three pairs of narrow steel doors at grade. The brick gable above contains a pair of window openings that have been filled with plywood.

Figure 32. Western end of the Auditorium in 1962 when the building still connected to the Rotunda. Note the arched passageway that allowed inmates to be marched through the building to activities on the north end of the Secure Perimeter. In the foreground is the Inside Pump House (21) from 1934 (Pittsburgh Post-Gazette).



## ⑧ ⑧A Auditorium/Dietary Storage Building



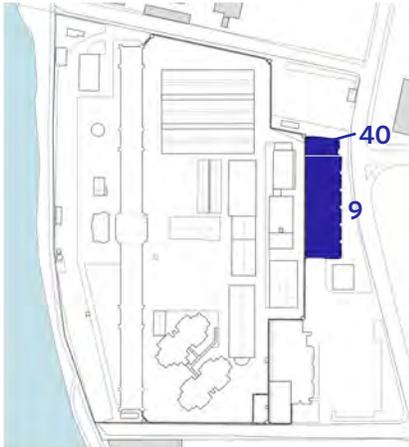
Photo 39. Auditorium interior, looking east, showing the raised stage (center) and control booth (right).

### Interior

The interior of the auditorium contains a large open area for seating and multi-purpose events. Walls are brick to the tops of the doors, with painted plaster above. The ceiling of lay-in tiles is 20 feet high and is suspended from the bottom chord of the steel trusses that support the roof. At the east end is a raised stage with two-story control booth on its south end (for controlling audiovisual effects as well as prisoners). The front of the stage and the control booth are faced in mint green glazed brick, which is also used to clad the 1931 Dining Hall (15)—suggesting a similar date for this interior alteration.

The ground floor of Dietary Storage (8A) contains two utilitarian storerooms with concrete floors, brick walls and arched concrete vaults overhead. The second floor contains two additional storerooms, also with concrete floors and brick walls. Overhead, the ceiling is open and the steel roof trusses and wood slat roof deck are visible.

9 Institution Warehouse



Location map

(9) Institution Warehouse  
 (40) Mechanical Electrical Equipment Yard



Photo 40. Institution Warehouse, looking southwest, showing the Beaver Avenue facade (left) and the entrance to the Mechanical Electrical Equipment Yard (right).

|                          |   |
|--------------------------|---|
| Constructed:             | 1985  |
| Architect:               | Tasso Katselas Associates and Henningson, Durham & Richardson (joint venture, a.k.a. TKA/HDR) |
| Original function:       | Warehouse; mechanical equipment   |
| Recent function:         | Warehouse; mechanical equipment   |
| Construction:            | Steel frame clad with concrete block  |
| Number of floors:        | 1   |
| Approximate footprint:   | 29,500 SF warehouse; 4,500 SF equipment yard  |
| Approximate area:        | 29,500 SF   |
| Historical Significance: | Non-contributing  |



Figure 33. Site of the present Institution Warehouse as seen in 1921, looking northwest from what was then Petrel Street (as a result of the 1984 master plan, this street no longer exists). The Woods Run Settlement House (ca. 1902-04) dominates the view. To the left can be seen the original east wall of the penitentiary and the roof of the North Wing behind it. The Settlement House served the community until being demolished ca. 1957-67 for neighborhood redevelopment plans (University of Pittsburgh).

**Exterior**

The Institution Warehouse was designed as part of the 1984 master plan. Located outside the Secure Perimeter on the eastern side of the site, the warehouse was constructed to better control the movement of goods into the secure area. The Warehouse is a one-story space, though it is the same height as the nearby two-story Administration and Visitors Complex and adjacent east wall of the penitentiary. Like all of TKA's buildings at the penitentiary, it is clad with rough faced concrete masonry units with a vertical score on the face. The east façade, which faces Beaver Avenue, is comprised of six bays, which are three-sided. Between the bays are two vertical glass block openings capped by concrete lintels. On the building's north end is the Mechanical Electrical Equipment Yard (40), which is enclosed by a one-story wall of the same cladding. One vehicle door and one pedestrian door provide access from the eastern side.

The main entrance to the Warehouse is through the building's south façade, which consists of a single pedestrian door reached by a short flight of concrete

## 9 Institution Warehouse

steps and three loading docks with overhead service doors. The building borders the Secure Perimeter on its western side and has no openings in that facade.



Photo 41. Institution Warehouse, looking north, showing the loading dock doors (center) and the east wall of the penitentiary (left)

### Interior

Access was not available. However, architectural plans indicate that the central space of the Warehouse is generally open in the center (except for a line of columns) with a series of store rooms along the south and west perimeters. The west end contains mechanical equipment rooms.

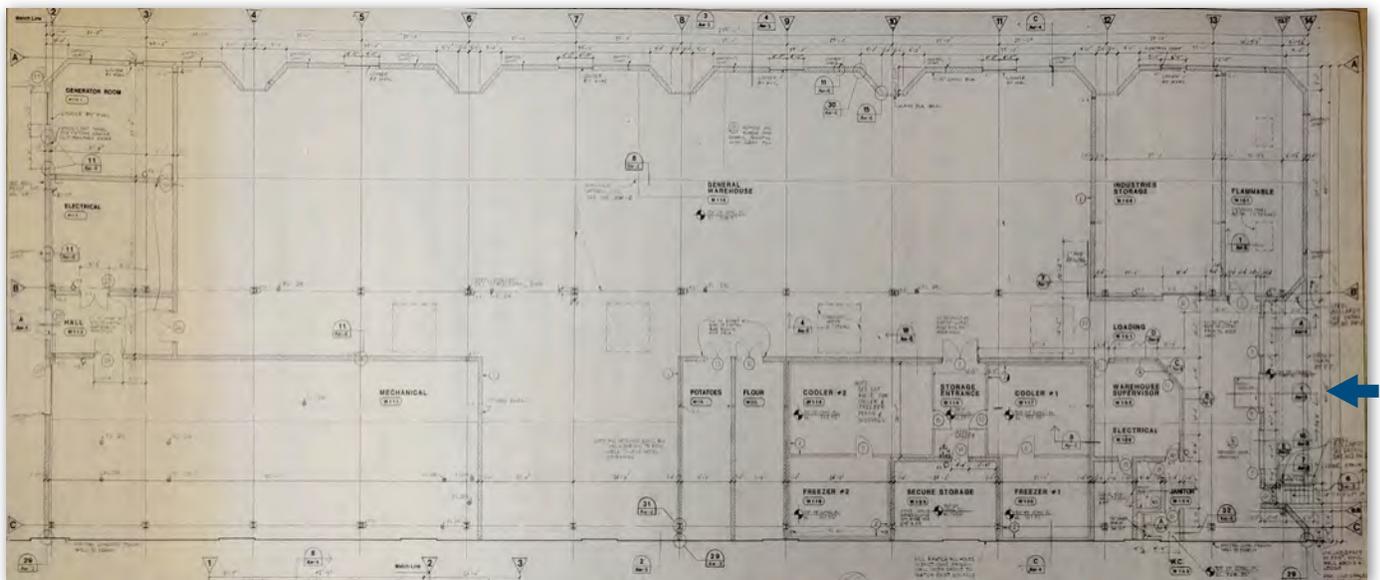
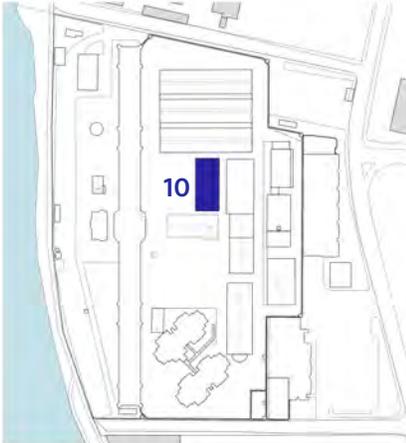


Figure 34. Institution Warehouse floor plan, showing the main entrance at right (SCI-Pittsburgh Facilities Archive).



## 10 Services Building



Location map



Photo 42. Services Building, east facade, looking northwest.



Photo 43. Services Building, west facade, looking north.

|                          |   |
|--------------------------|---|
| Constructed:             | 1922  |
| Architect:               | Blaw-Knox Company                                     |
| Original function:       | Dining Hall; later, Tailor Shop, Educational Building |
| Recent function:         | Inmate services, commissary, CAD lab                  |
| Construction:            | Steel frame, brick, terra cotta, steel siding         |
| Number of floors:        | 1   |
| Approximate footprint:   | 9,200 SF  |
| Historical Significance: | Contributing  |

### Exterior

The Services Building was rushed to completion shortly after the 1921 riot and fires that started in the dining hall that previously occupied the site. A report from 1925 indicated that "The mess hall is a one-story building with a steel roof. . . .The erection of this building was an emergency measure. While somewhat rough in construction, it is clean and well cared for, and both lighting and ventilation are good."<sup>4</sup>

The building is one story high, clad in brick and covered by a double-gable roof (i.e., the roof is composed of two parallel gables forming roughly the shape of the letter "M" at the end wall). The building is rectangular in plan and measures approximately 60 feet by 150 feet in plan.

Primary access is from the east facade, which contains four steel doors; the southernmost being accessible by a short concrete ramp. Two wide window openings are set high in the wall. At the south end the opening has been filled with concrete block and two ventilators. To the north, the opening contains steel, multi-lite industrial sash windows into which three ventilators have been inserted.

<sup>4</sup> Handbook of American Prisons. 506.

## 10 Services Building



Figure 35. An article from the *Philadelphia Inquirer* from September 6, 1921, indicates that the dining hall (present Services Building) would be the first building to be replaced after the 1921 riot.

The west facade contains three groups of steel, multi-lite industrial sash windows with an opening at the south end infilled with glass block.

The south facade contains one overhead service door at grade with four openings above containing glass block with inserted ventilators.

The north facade contains a pair of double wood doors on the central axis. To the west is a six-lite, steel, industrial sash window. To the east is a projecting metal awning. Above, each gable contains a ventilator.

Historic descriptions indicate that walls were originally pre-fabricated steel plate and not brick (designed for speedy installation and potential relocation). Today, the wall construction is a more permanent assembly of brick backed with structural terra cotta. While the date for this renovation has not been determined, it is interesting to note that the oversized red brick is the same as that used on the 1955 Library, Chapel and Education Building (18), suggesting that improvements at this time were widespread. The same more permanent upgrade was made to the Correctional Industries Shop Building (11, 12, 13). Similarly, when alterations were made to enlarge the Gymnasium, the same brick was used on the exterior (16). Even if these alterations were not all concurrent, they seem to reflect an acceptance on behalf of penitentiary management at this time that Western State was not going to be relocated.

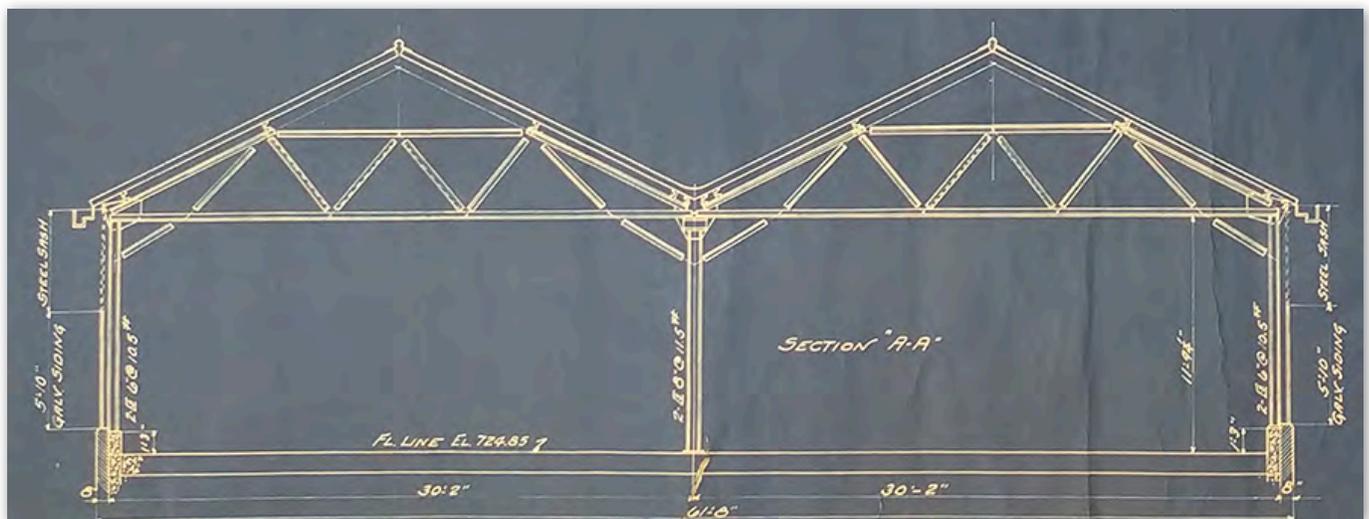


Figure 36. Section drawing through the Services Building, 1937, showing the double gable roof and steel trusses; excerpted from a set of blueprints for conversion of the building's function from dining hall to tailor shop. The notes on the left and right side indicate that the building was clad at that time in galvanized siding with steel sash windows above (SCI-Pittsburgh Facilities Archive).

## ⑩ Services Building

### Interior

Perimeter walls are constructed of brown structural glazed terra cotta tile (some of which has been painted white). A brick partition running east-west divides the interior into two main sections. The resulting southern third of the plan housed the commissary. The floor is vinyl tile on concrete. Overhead, the ceiling on the eastern half is open to roof deck and the western section has a finished plaster ceiling.

The northern two-thirds of the building is further subdivided by lightweight steel and glass partitions (ca. 1937) creating a series of shops and work spaces on the west side of the building for activities such as a sewing and shoe repair. The latter retains much of its equipment, some manufactured by the Chandler & Price Company. The floor is concrete. The ceiling is open in these areas allowing the trusses and underside of the metal roof deck to be seen. On the east side, a computer training area was created that contained two rooms finished with vinyl tile over concrete, drywall partitions and lay-in ceiling tiles.

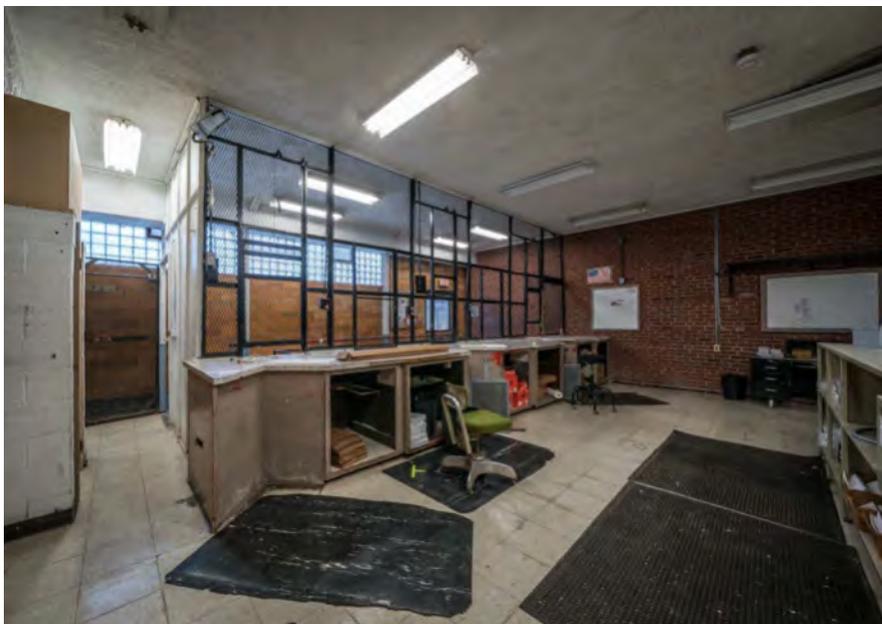


Photo 44. Services Building interior, south end, looking northwest, showing the Commissary area.

## 10 Services Building

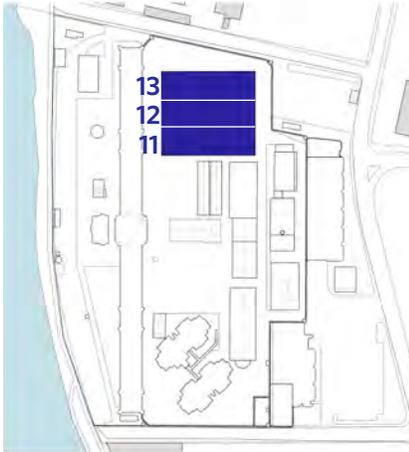


Photo 45. Services Building interior, north end, looking northeast, showing the shoe repair area.



Photo 46. Services Building interior, north end, looking north, showing the computer training area.

## ⑪ ⑫ ⑬ Correctional Industries Shop Building



Location map



Photo 47. Correctional Industries Shop Building, looking southwest, showing (from right to left) the Welding Shop (13), the Metal Shop (12) and the Tag Shop (11).

### Correctional Industries Shop Building:

- (11) Tag Shop
- (12) Metal Shop
- (13) Welding Shop

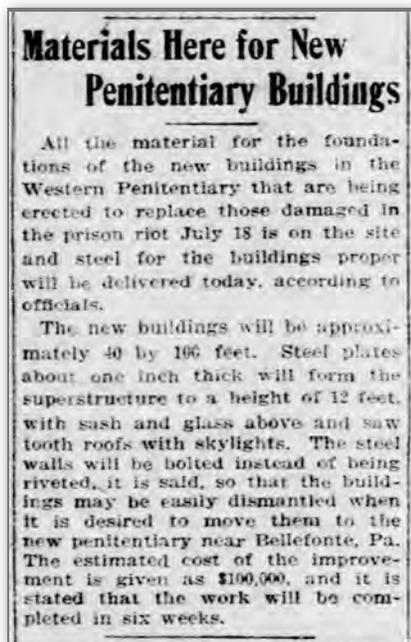


Figure 37. A Pittsburgh Post-Gazette article from October 11, 1921 discusses construction of the new buildings (albeit with inaccurate dimensions) and how they will be bolted together rather than riveted for future disassembly and relocation.

|                          |   |
|--------------------------|---|
| Constructed:             | 1922  |
| Architect/Contractor:    | Blaw-Knox Company   |
| Original function:       | (11) Tag Shop<br>(12) Tailoring, then Blacksmith and Construction Shops<br>(13) Weave Shop                |
| Recent function:         | (11) Tag Shop, (12) Metal Shop, (13) Welding Shop   |
| Construction:            | Steel frame, brick, terra cotta, steel siding   |
| Number of floors:        | 1   |
| Approximate footprint:   | 15,500 SF in each of the three large shops; 60,000 SF total footprint including the two infill connectors |
| Historical Significance: | Contributing  |

### Exterior

The Correctional Industries Shop Building was completed as three separate shops in 1922 following the 1921 riot and fires. At the same time, a small electrical substation was built between Buildings 11 and 12 to provide power. In the 1950s, single-story additions with long gable roofs behind stepped brick parapets were constructed in the roughly 22-foot gaps between the shops to create one sprawling interconnected building.

The first story of the building is brick with steel plate in the end gables. Similar to the Services Building (10) noted above, historic descriptions indicate that the exterior walls of the Correctional Industries Shop Building were originally pre-fabricated steel plate, but were upgraded to more permanent brick backed with structural terra cotta. As noted, this most likely occurred in the mid-1950s—a theory further supported by the construction date of the single-story additions (i.e., when the gaps between the original shops were filled in, the entire facade was reconstructed).

From the top of each shop, a nine-foot high gabled monitor with operable, steel, multi-lite, industrial sash windows provides natural light into the interior. Each

## ⑪ ⑫ ⑬ Correctional Industries Shop Building

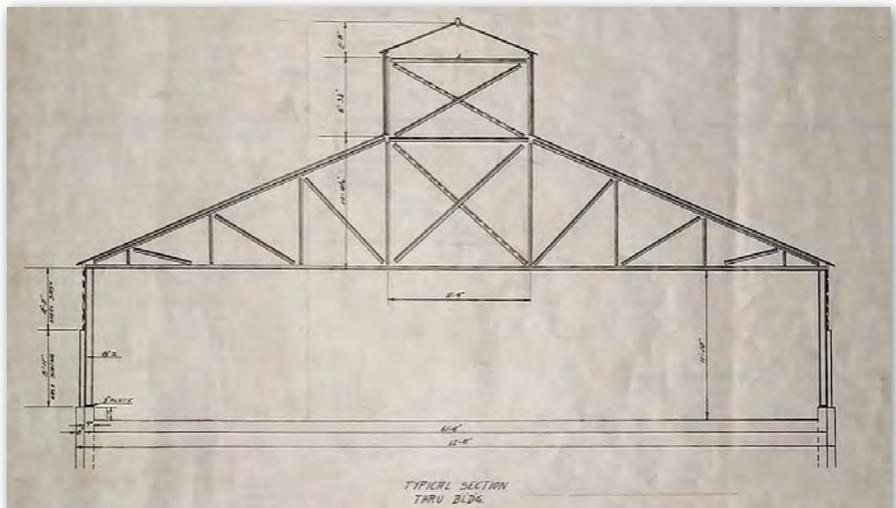


Photo 48. Correctional Industries Shop Building, looking south, showing the Tag Shop (11) at left.

shop measures approximately 62 feet by 261 feet, with an overall height of 31 feet. Primary access is via large overhead service doors in the east end of each shop as well as in the infill additions. The west facade contains one pedestrian door into Building 11 and rolling doors into Buildings 12 and 13. The latter are enclosed on the exterior by metal mesh panels.

Doors in the east end of the shop are flanked on each side by a pair of wide, steel, multi-lite, industrial sash windows set approximately six feet above grade. On the long sides of the shops, similar bands of industrial steel sash windows remain and are high enough that the roofs of the 1950s infill additions do not obscure the natural light. Throughout the building some of the industrial steel sashes have been replaced with glass block. In general, windows are covered on the exterior with wire mesh hoods that provide security, but still allow windows to open.

Figure 38. Section drawing through the Weave Shop, Building 13, showing the configuration of a typical steel truss, the 5'-11" height of side windows, and the 11'-10" clear interior height; excerpted from a 1936 drawing set for interior renovations (SCI-Pittsburgh Facilities Archive).



## ⑪ ⑫ ⑬ Correctional Industries Shop Building

### Interior

Perimeter walls are constructed of brown structural glazed terra cotta tile (some of which has been painted white). Floors are concrete throughout and ceilings are open to reveal the steel trusses and the underside of the steel roof decks. Newspaper accounts from 1921 indicate that portions of the concrete slab from the previous shop buildings were able to be reused as the floor for the new shops. In the three shops, 11'-10" of clear space exists from the floor to the underside of the trusses. Equipment and assembly lines remain throughout the building, which were in operation until 2017.

Building 11 contained the Tag Shop, where license plates were manufactured for the State of Pennsylvania. In plan, this space is divided into three sections by partitions made of speed tile (unglazed, structural terra cotta block). Additionally, the southeast corner contains the Tag Plant Office, constructed of structural glazed terra cotta tile. A steel mezzanine spans the west end of the space.

Building 12 contained the Metal Shop. In plan it consists of one large interior space with three rooms in the northeast corner constructed of structural glazed terra cotta. Stairs and an overhead hatch provide access to a storage mezzanine above these rooms. The mezzanine contains a wood floor set into the spaces between the trusses.

Building 13 contained the Welding Shop. In plan it is divided north-south by a brick partition containing a steel rolling door with glass lites. On the north side of the eastern section is a square office constructed of structural glazed terra cotta tile. It has an elevated wood floor and steel industrial sash windows.

As noted, the infill additions were constructed to sit below the windows of the shops. Like the shops, floors in these space are concrete. Walls are generally brick. There is no natural light.

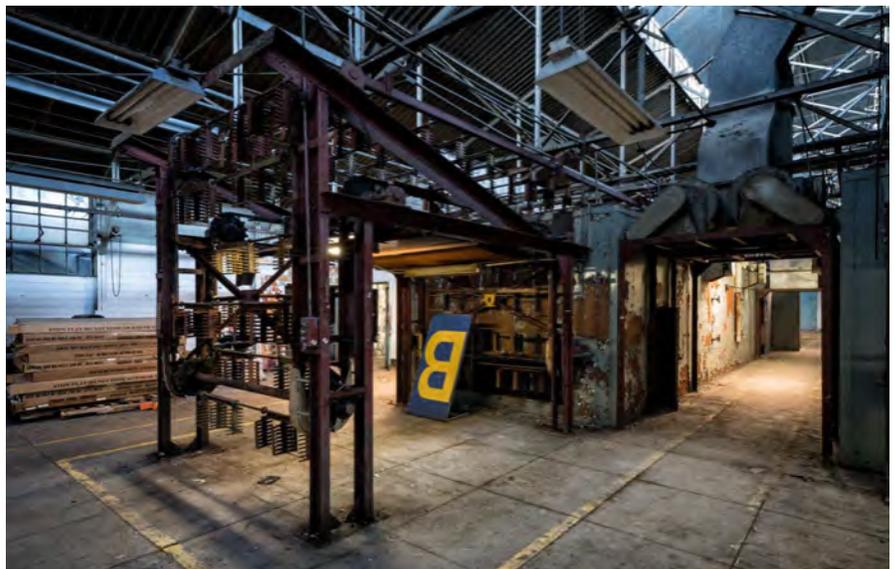


Photo 49. Correctional Industries Shop Building interior, Tag Shop (11), looking southwest, showing license plate-making equipment.

## ⑪ ⑫ ⑬ Correctional Industries Shop Building



Photo 50. Correctional Industries Shop Building interior, Metal Shop (12), looking east, showing more license plate-making equipment.



Photo 51. Correctional Industries Shop Building interior, infill connector between the Tag and Metal Shops, looking west. The electrical substation is beyond the end wall.

# ⑪ ⑫ ⑬ Correctional Industries Shop Building

## BLAW-KNOX STEEL BUILDINGS

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Blaw-Knox Multiple Unit Inspection Shed. Erected for the New York New Haven and Hartford Railroad Company at Stamford, Conn.

Handy Houses

Interior of building used as weaving department at Western Penitentiary

Interior of Blaw-Knox building erected for the Copper Clad Steel Company, Rankin, Pa.

### “All Purposes”

The Blaw-Knox Standard Steel Building is time saving, economical construction for the smallest handy house or the largest plant layout.

Standard design of proven worth and quantity production, together with the use of copper bearing galvanized steel sheets, is a combination of method and material that makes possible low first cost together with low up-keep and means *Lowest-Cost-Per-Year*.

Blaw-Knox steel buildings are easy to erect, coming to you from stock all ready for erection. They are designed in every detail for weatherproof stability. For example, there are no bolts or rivets through the roof sheets.

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Remember—Blaw-Knox buildings are not ordinary steel buildings. They are weathertight and always will be. Blaw-Knox buildings last long.

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Figure 39. 1926 advertisement for the Blaw-Knox Company of Pittsburgh highlighting the advantages of their economical and easy-to-erect steel buildings. The middle photo shows the interior of the recently completed Weaving Shop at Western Penitentiary (Nation's Business, June 1926).

## ⑪ ⑫ ⑬ Correctional Industries Shop Building

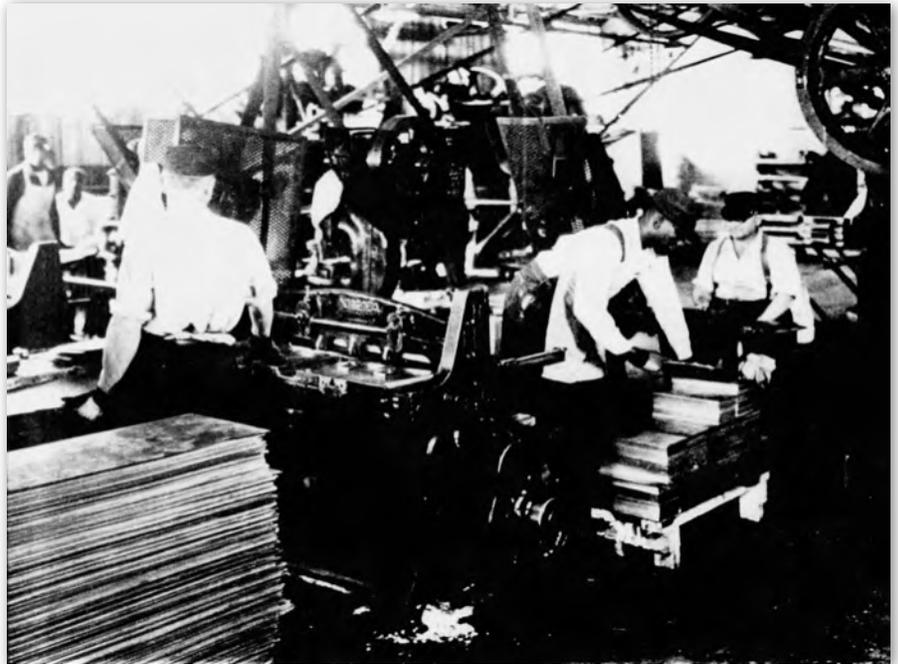


Figure 40. 1937 image of inmates in the Metal Shop shearing sheet steel to the proper size for license plates (Pittsburgh Press).



Figure 41. Press coverage of the 1921 riot and fire, showing the site of the present Correctional Industries Shop Building, looking east with the east wall of the penitentiary in the background.

## ⑭ Maintenance Office—See ⑳ Maintenance Shops

## ⑮ Dining Hall



Location map



Photo 52. Dining Hall, looking southeast, showing the primary entrances to the building (left).

|                          |  |
|--------------------------|--|
| Constructed:             | 1931   |
| Architect:               | Harry Viehman;<br>south addition by Charles M. & Edward Stotz, Jr., 1957 |
| Original function:       | Dining Hall  |
| Recent function:         | Dining Hall  |
| Construction:            | Cast concrete, brick, steel trusses                                      |
| Number of floors:        | 1  |
| Approximate footprint:   | 15,500 SF  |
| Historical Significance: | Contributing   |

### Exterior

The Dining Hall is a one story, rectangular building with a gable roof of gray slate. When originally constructed, the building was nine bays deep (on the east and west facades) and these bays were clad in mint green glazed brick, which remain today between rusticated cast concrete piers that have been painted white. The piers support steel trusses, which support the roof. Above the brick are wide glass block windows into which have been inserted a variety of ventilators, operable aluminum windows (typically two-lite sliding sashes) and glass block. The east facade contains two metal doors with projecting cast concrete roofs. The west facade contains two similar metal doors with roofs along with two recessed steel doors at the south end.

## 15 Dining Hall

### Harry W. Viehman (1887-1972)

Pittsburgh-born architect Harry Viehman earned his engineering degree from Carnegie Institute of Technology in 1910 and his architecture degree in 1912. In the early years of his career he was associated with architects E. B. Lee and Frederick Bigger before launching his own firm in 1915. Among his notable designs are the Brentwood High School, the bath house at the Dormant Municipal Pool, buildings at the Rockview State Penitentiary and a number of residences throughout Pittsburgh's South Hills. He was married to Alice M. Shiffman and the couple had three daughters and a son.

In 1957, the building was enlarged with a tenth bay to the south and the kitchen was moved from its original location at the north end of the building to the new larger south end. At this time, a small single-story, half-round bay with glass block windows was also constructed on the new south facade (it originally served as a dishwashing room and most recently as a vegetable preparation space). The main walls of the addition are clad in red brick, but the round wall of the south bay is clad in mint green glazed brick, matching that of the original building. The firm of Charles M. and Edward Stotz, Jr., designed the addition. In the 1950s, the firm also designed the present Library, Chapel and Education Building (18) as well as additional floors in the Rotunda (4).

The primary entrance to the Dining Hall is on the north facade, which is five bays wide and constructed primarily of cast concrete painted white that rises above the roofline to form a parapet. Bays one, three and five (counting from



Photo 53. Dining Hall, east facade, looking west, showing a side entrance and typical building materials, such as mint green glazed brick, painted concrete piers and glass block.



Figure 42. In 1938, long before the trend in residential downsizing and tiny houses, Viehman displayed a collection of forty, small, 5- and 6-room houses that he designed "for better living at lower cost." The exhibit was featured at the flagship Kaufmann's department store in Pittsburgh.



Photo 54. Dining Hall, south facade, looking northeast, showing the red brick south wall of the 1957 addition and the half-round dish washing room in mint green glazed brick and glass block.

## 15 Dining Hall

east to west) are recessed and contain glass block windows above mint green glazed brick (similar to the bays on the east and west sides). The other two bays each contain a single metal door.

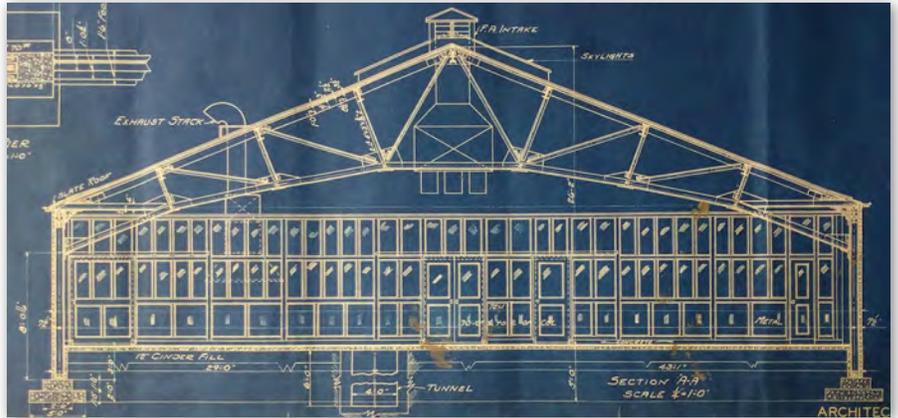


Figure 43. Section drawing through the Dining Hall, showing the configuration of a typical steel roof truss. Beyond is a glass partition design by Charles and Edward Stotz, Jr. (removed ca. 1984) (SCI-Pittsburgh Facilities Archive).

### Interior

Perimeter walls are constructed of light mint-colored structural glazed terra cotta tile with glass block above. The floor is vinyl tile on concrete. The ceiling is finished with plaster and follows the curve of the steel roof truss except at the perimeter, where the ceiling flattens out and the ends of the truss are visible where they anchor into the walls. Adhesive residue across the entirety of the ceiling presents a rough textured appearance and suggests that the ceiling was at one time covered with 12" x 12" acoustic tiles (a few tiles of this type remain above the north entrance).

In plan the building is divided into five primary areas. The northern two-thirds of the building contains the largest space—an open dining area with a lightweight aluminum and glass partition (ca. 1984) on the south end through which inmates were served their meals. Ten rectangular and seventy-one octagonal steel tables are anchored to the floor. They have white laminate tops with metal bases and attached red metal seats. Flanking the north entrance are two support spaces constructed of glazed brick. The northwest corner contains a small office; the northeast corner contains a food tray washing area.

Beyond the glass partition, from north to south are a series of spaces that generally have concrete floors and structural terra cotta tile walls: food serving (ceiling of lay-in tiles); kitchen (brick floor and plaster ceiling that follows the curve of the roof trusses); bake shop in the later tenth bay of the building (flat ceiling showing the adhesive residue of former tiles); and the half-round vegetable prep room. The latter has mint green glazed brick walls (matching that of the exterior) and a painted drywall ceiling.

## 15 Dining Hall

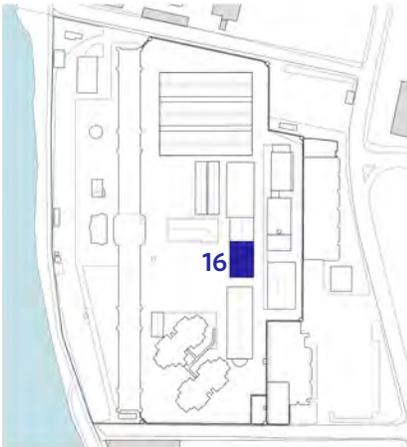


Photo 55. Dining Hall interior, looking south, showing the dining area. Above, the ceiling can be seen following the curved roof trusses (except at the perimeter where the ends of the roof trusses protrude).



Photo 56. Dining Hall interior, looking south, showing the interior of the 1957 dishwashing room that most recently served as a vegetable prep space.

**16** **Gymnasium**



Location map

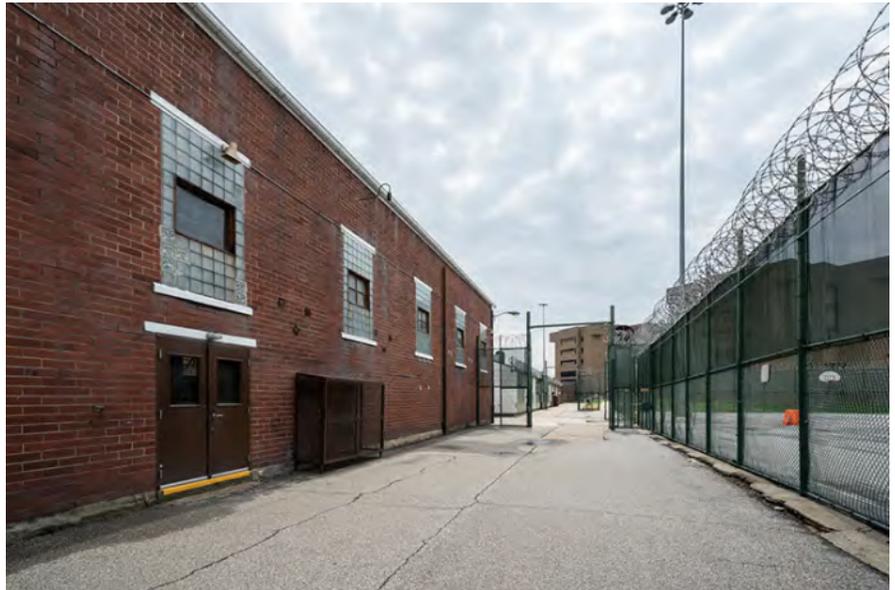


Photo 57. Gymnasium, west facade, looking southeast.

|                          |   |
|--------------------------|---|
| Constructed:             | Ca. 1900; enlarged and remodeled ca. 1939 |
| Architect:               | Unknown                                   |
| Original function:       | Electric plant, ca. 1900                  |
| Recent function:         | Gymnasium, since ca. 1939                 |
| Construction:            | Brick with steel trusses                  |
| Number of floors:        | 1, with mezzanine at north end            |
| Approximate footprint:   | 7,100 SF                                  |
| Approximate area:        | 7,400 SF                                  |
| Historical Significance: | Contributing                              |

**Exterior**

The Gymnasium began as the long-awaited electric plant for the penitentiary, which was completed sometime around 1900. With the completion of the new Power House (27A) in 1939, the old building was gutted, expanded to the south and fully renovated for its current use.

The Gymnasium is a one story, rectangular building clad in red brick with a gable roof. It measures 70 feet wide by 102 feet deep by 40 feet high. Primary access is via the south facade, which contains two pairs of metal doors. The east facade is seven bays wide with each bay measuring approximately 14 feet. The southernmost six bays contain large glass block windows, two of which have operable metal hopper windows inserted into them and four contain louvered ventilators. The sills for the windows are roughly nine feet above grade. The remaining bay to the north is solid brick, to account for the office and mezzanine spaces on the interior.

The west facade is similar, except that only windows are inset into the glass block (no ventilators) and the third bay from the north contains a pair of metal doors beneath the window.



Figure 44. February 1, 1898 request for proposals to build the penitentiary's new electric plant (Pittsburgh Press).

## 16 Gymnasium



Figure 45. Ca. 1938 image of the newly constructed second hospital at the penitentiary, looking northeast. At left can be seen the electric plant shortly before it was renovated into the gymnasium (PA State Archives).

The north facade is connected to the Maintenance Building (17). Since the gym is taller, some of its brick north facade is visible above the neighboring roof line.

### Interior

Perimeter walls are constructed of caramel colored structural glazed terra cotta tile that rises to the ceiling—a height of approximately 20 feet. The floor is concrete covered with rubberized tiles that demark boundaries for various games. The ceiling is finished plaster and is flat, but steel anchors connected to the steel trusses puncture the ceiling and extend to the side walls.

The north end of the first floor contains shallow, interconnected office space and a small dressing room. Above this is an open mezzanine with a wire mesh front wall, which is reached by a straight-run steel stair on the west side of the building.

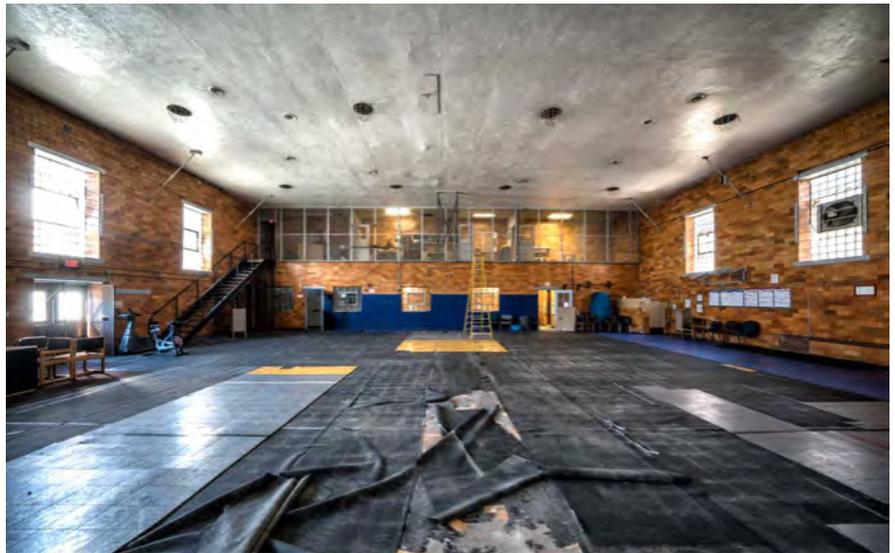


Photo 58. Gymnasium interior, looking north, showing the offices and mezzanine at rear.



Photo 59. Gymnasium interior, looking south, showing the playing surface and primary entrance doors.

# 16 Gymnasium



Figure 46. Detail from a ca. 1939 panoramic photo, looking west, showing the new south addition to the Gymnasium indicated by the lighter colored roofing material (University of Pittsburgh Archives).



Figure 47. Detail from a ca. photo, looking northwest, showing construction of the old hospital in the foreground and the new south addition to the Gymnasium. Note that the 127-foot chimney of the old electric plant has not yet been removed (University of Pittsburgh Archives).

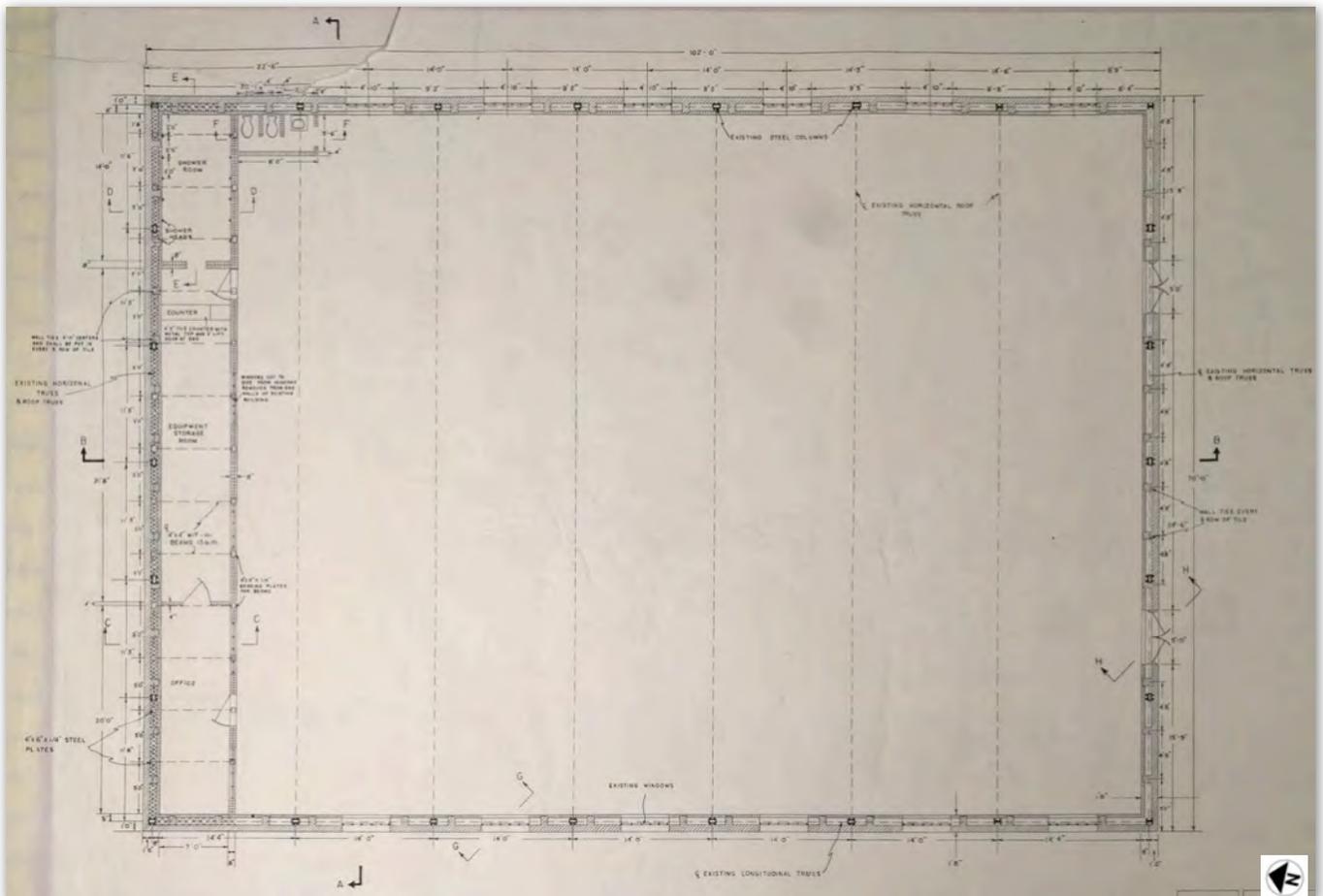


Figure 48. Plan of the Gymnasium from ca. 1960, showing alterations to the north end of the interior (left side of drawing). This drawing, combined with information from historic maps and site plans, suggests that the north bay was added and the building joined to Building 17 at this time (SCI-Pittsburgh Facilities Archive).

## 17 Maintenance Building



Location map



Photo 60. Maintenance Building, west facade, looking southeast, with the Gymnasium shown at the far right.

|                          |  |
|--------------------------|--|
| Constructed:             | Ca. 1900; remodeled ca. 1939                           |
| Architect:               | Unknown  |
| Original function:       | Electrical dynamo room, ca. 1900; pump house, ca. 1902 |
| Recent function:         | Maintenance Building                                   |
| Construction:            | Brick with steel trusses                               |
| Number of floors:        | 1 plus basement  |
| Approximate footprint:   | 4,000 SF   |
| Approximate area:        | 6,800 SF   |
| Historical Significance: | Contributing   |

### Exterior

Like the Gymnasium to its south, historic records suggest that the Maintenance Building began as part of the electric plant for the penitentiary, which was completed sometime around 1900. An analysis of historic maps indicates that the southern half of the Maintenance Building was completed around 1900 to house the electrical dynamo room and a northern addition was completed around 1910 to accommodate a pump house. With the completion of the new Power House (27A) in 1939, the old building was renovated for its current use.

The Maintenance Building is a one story, rectangular building clad in red brick with a gable roof. Its south side adjoins the Gymnasium (16); and its north side adjoins the Library, Chapel and Education Building (18). Primary access is from the west facade, where a wooden ramp (ca. 2007) leads to a steel pedestrian door and an wide overhead service door. This facade contains five glass block windows into which operable aluminum sash windows (with blue plexiglas lites) and/or window air conditioner units have been inserted along with a former service door that has been filled in with brick. The east facade contains four similar glass block windows, two similar but shorter windows located higher in the wall, and a former service door that has been infilled with brick along with a steel pedestrian door, which is reached via a concrete ramp.

## 17 Maintenance Building



Photo 61. Maintenance Building, west facade, looking northeast.

### Interior

Perimeter walls and original partitions are constructed of caramel colored structural glazed terra cotta tile, some of which has been painted beige. Later partitions are concrete block, which has been painted white. The floor is concrete and the ceiling is painted drywall.

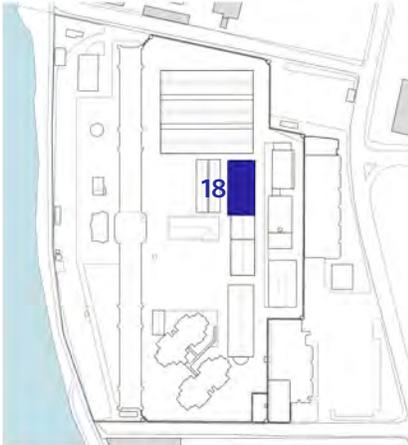
In plan, there are two primary spaces separated by an entry hall from the west side of the building. To the north is the plumbing shop; to the south is the property room storage.

A steel hatch and ladder near the center of the building provide access to a basement mechanical space.



Photo 62. Maintenance Building interior, looking northeast, showing the Plumbing Shop.

## 18 Library, Chapel and Education Building



Location map



Photo 63. Library, Chapel and Education Building, west facade, looking northeast.

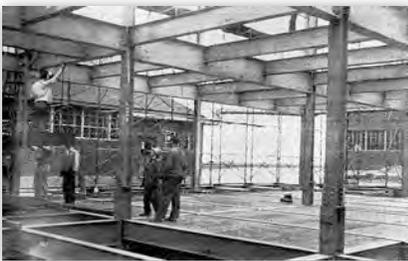


Figure 49. Construction of the Security Warehouse, 1954, showing erection of the steel posts and beams (Two Centuries of Corrections).

|                          |  |
|--------------------------|--|
| Constructed:             | 1955                                   |
| Architect:               | Charles M. and Edward Stotz, Jr.       |
| Original function:       | Security Warehouse                     |
| Recent function:         | Library, chapel and education services |
| Construction:            | Steel frame with brick veneer          |
| Number of floors:        | 2 plus basement                        |
| Approximate footprint:   | 11,000 SF                              |
| Approximate area:        | 30,000 SF                              |
| Historical Significance: | Contributing                           |

### Exterior

The Library, Chapel and Education building was designed by Charles M. and Edward Stotz, Jr. Completed in 1955, it served its original purpose as the Security Warehouse only until 1963, when it was converted (at least in part) to certain educational uses. When Housing Units A and B were constructed in the 1980s, the freestanding chapel and school were demolished and those functions were fully incorporated into Building 18.

The red brick building is two stories tall plus a full basement. It measures approximately 155 feet wide by 70 feet deep by 28 feet high. It is covered by a flat roof through which extends a penthouse to provide roof access from the center stair. The building is constructed so that steel posts form a structural grid measuring roughly 17 feet x 23 feet per bay.

Primary access is from the west facade, which is approximately eight bays wide (fenestration is irregular from floor to floor). The first story contains seven steel doors and two windows with multi-lite, industrial steel sashes. The doors at the the north and south end provide access into stairwells, which lead up or down, but not directly into the first floor. The second story contains eight similar

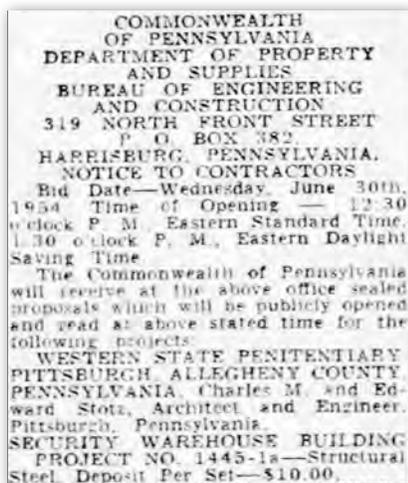


Figure 50. June 8, 1954 request for proposals for structural steel to erect the new Security Warehouse (Pittsburgh Post-Gazette).

## 18 Library, Chapel and Education Building



### Charles Morse Stotz (1898-1985)

Charles Stotz was an architect, architectural historian, and preservationist. He is known for his extensive study of the architectural history of Pittsburgh and Western Pennsylvania, particularly his 1936 book *The Early Architecture of Western Pennsylvania*. He earned his M. Arch. degree from Cornell in 1922 then joined the firm of his father, Edward Stotz, in Pittsburgh. Upon his father's retirement in 1936, the firm became Charles M. And Edward Stotz, Jr.

### Edward Stotz, Jr. (1896-1964)

Edward Stotz, Jr. began working for his father's firm in 1917 and earned his civil engineering degree from Lehigh University in 1919.

Together, the brothers are perhaps best known for their preservation projects, such as the restoration of Old Economy Village in Ambridge, PA, and collaboration on the design of Point State Park and its Portal Bridge and Fort Pitt Museum.

windows with industrial steel sashes. Some of the windows have been modified to accommodate air conditioner units.

The first story of the east facade contains one industrial steel sash window, two overhead service doors, and five steel pedestrian doors (some of which provide access to mechanical spaces not connected to the interior of the building). The second story contains eight windows with industrial steel sashes similar to those on the west facade. The north facade is all brick with one industrial steel sash window in the center of the second story plus one former window opening now filled in with brick. The south side of the building adjoins Building 17.

### Interior

The basement is divided into two primary functions. The western third served as the penitentiary's barber shop. The floor in this area is vinyl tile; walls are light yellow structural glazed terra cotta tile; the ceiling is interlocking tile between the structural beams (which have been encased in concrete for fireproofing and painted white). The eastern two-thirds was utilized for dietary storage. In the north half, the floor is covered with vinyl tile, perimeter walls and columns are clad in tan structural glazed terra cotta tile, and the ceiling is similar to that in the barber shop. The south half is more utilitarian, with a concrete floor, unpainted beams and ceilings, and the same tan wall tile.



Photo 64. Library, Chapel and Education Building interior, basement, looking northwest, showing the barber shop.

The first floor housed two primary functions reached by separate entrances: the library at the north end and the chapel at the south end. Walls in the library are constructed of the same tan glazed structural tile as the basement; the floor is carpeted and the ceiling consists of lay-in tiles. Red steel library shelving is attached to most walls with some additional low freestanding shelving. Along the north wall is a series of three interconnected offices. To the south is a one-room law library with similar finishes.

## ⑱ Library, Chapel and Education Building



Photo 65. Library, Chapel and Education Building interior, first floor interior, looking south, showing the library. The door in the far wall leads to the facility's law library.

The chapel has similar finishes and is devoid of any permanent fixtures that would indicate its function as a religious space. Lockers in the space provided storage for the supplies needed by each religious group to perform their services. Flanking the entrance are three office/meeting spaces. To the east are two storage bays, accessible only from the exterior via overhead service doors.

The second floor, which housed the educational services of the penitentiary has similar wall materials, but most have been painted white. Floors are covered with 9" x 9" gray vinyl tiles (likely original). Ceilings are painted drywall. The dozen or so spaces are divided based on the structural grid using lightweight steel and glass partitions.

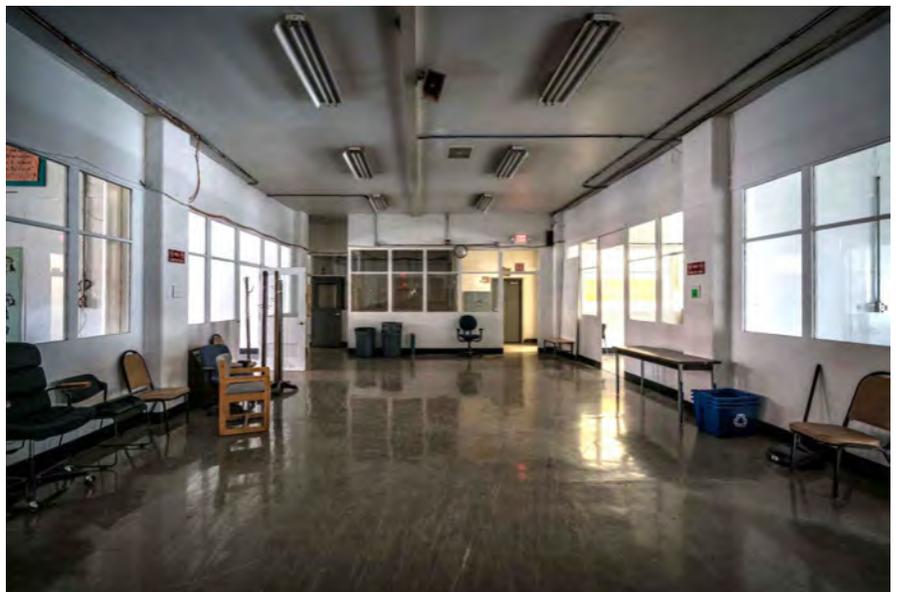
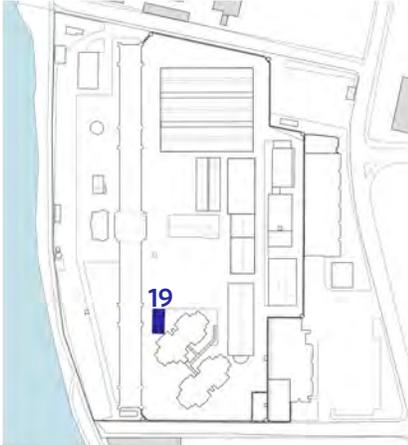


Photo 66. Library, Chapel and Education Building interior, second floor interior, looking south, showing the common area in the center of the educational space and adjacent classrooms.



## 19 Exercise Pavilion



Location map



Photo 67. Exercise Pavilion (center), looking west.

|                          |                           |
|--------------------------|---------------------------|
| Constructed:             | Ca. 2007                  |
| Architect:               | Unknown                   |
| Original function:       | Outdoor exercise pavilion |
| Recent function:         | Outdoor exercise pavilion |
| Construction:            | Wood frame                |
| Number of floors:        | 1                         |
| Approximate footprint:   | 2,400 SF                  |
| Historical Significance: | Non-contributing          |

### Description

The exercise building is a rectangular shed constructed of wood posts set in a concrete slab floor and covered with a shingled gable roof. In plan, the posts create nine bays on the east and west sides and three bays on the north and south ends. The sides are open (but covered with chain link fencing) and the ceiling is constructed of painted plywood panels. No exercise equipment remains.



Photo 68. Exercise Pavilion, looking southeast.



Photo 69. Exercise Pavilion interior, looking south.

②① Number Not Used

## ②① Inside Pump House



Location map



Photo 70. Inside Pump House (right), looking southwest.

|                          |               |
|--------------------------|---------------|
| Constructed:             | 1934          |
| Architect:               | Unknown       |
| Original function:       | Pump house    |
| Recent function:         | Abandoned     |
| Construction:            | Cast concrete |
| Number of floors:        | 1             |
| Approximate footprint:   | 100 SF        |
| Historical Significance: | Contributing  |

### Exterior

The Inside Pump House (named for its location inside the Secure Perimeter) is a small, square building constructed of cast concrete (floor, walls, ceiling and roof). The base of the walls projects slightly forming a water table. Corresponding to the height of the ceiling, there is a projecting concrete band that extends around the building. A concrete ramp leads to a single-lite wood door in the east facades. Each of the remaining facades contains a six-lite, industrial, steel sash window.

### Interior

As noted, interior surfaces are all concrete. Some mechanical equipment remains.

## 22 Guard Station



Location map



Photo 71. Guard Station (left), looking northeast, showing the octagonal building across from the Warden's Residence that originally served as a pump house.

|                          |                    |
|--------------------------|--------------------|
| Constructed:             | 1934               |
| Architect:               | Unknown            |
| Original function:       | Outside pump house |
| Recent function:         | Guard house        |
| Construction:            | Cast concrete      |
| Number of floors:        | 1                  |
| Approximate footprint:   | 100 SF             |
| Historical Significance: | Contributing       |

### Exterior

Originally designed as the outside pump house, the Guard Station is a one-story, octagonal, cast concrete building with an 8-plane hipped roof covered with asphalt shingles and capped by a copper finial. The eaves of the roof are supported by decorative wooden brackets. A wood door with single lite provides egress from the east facade. A six-lite, steel, center-pivot sash window is centered in each of the other facades. At the west facade, the window has been covered on the exterior by signage that indicates the building number.

### Interior

The floor and walls are constructed of concrete; the ceiling is tongue-and-groove bead board. Some electrical equipment remains and partially covers the west window.

## ②③ Maintenance Repair Shop—See ②⑧ Maintenance Shops

## ②④ Storage Building



Location map



Photo 72. Storage Building, looking northeast, showing the former garage of the Warden's Residence with the North Wing of the Main Penitentiary Building and water tower in the rear.

|                          |  |
|--------------------------|--|
| Constructed:             | Ca. 1930, with ca. 1940 north and east additions             |
| Architect:               | Unknown  |
| Original function:       | Garage for Warden's Residence                                |
| Recent function:         | Storage  |
| Construction:            | Cast concrete scored to imitate stone blocks; concrete block |
| Number of floors:        | 1  |
| Approximate footprint:   | 1,200 SF   |
| Historical Significance: | Non-Contributing   |



Photo 73. Storage Building, looking southeast, showing the Warden's Residence in the rear.

### Exterior

The Storage Building consists of an original single-car, cast concrete garage that was constructed ca. 1930 as the garage for the Warden's Residence; a ca. 1940 concrete block addition with shed roof to the east; and a ca. 1940 two-bay addition of concrete block to the north. The west facade contains (from north to south) a steel pedestrian door, a two-lite aluminum hopper window, and a large vehicle opening (though no overhead door remains). The south facade contains three barred windows and a wood pedestrian door. The east facade contains the remains of a wood pedestrian door and a four-lite steel hopper window in the east addition and a two-lite aluminum hopper window in the north addition. The north facade contains two large overhead garage doors.

### Interior

Each section of the building has concrete floors, concrete or concrete block walls, and a ceiling open to the roof structure above.

**25** Scale House



Location map



Photo 74. Scale House exterior, looking southeast.

|                          |                  |
|--------------------------|------------------|
| Constructed:             | Ca. 1984         |
| Architect:               | Unknown          |
| Original function:       | Scale house      |
| Recent function:         | Guard space      |
| Construction:            | Concrete block   |
| Number of floors:        | 1                |
| Approximate footprint:   | 80 SF            |
| Historical Significance: | Non-contributing |

**Exterior**

The Scale House originally served to weigh items entering and leaving the penitentiary. Until about 1984, the Scale House was located further to the west, so that it would be on the driver's side as vehicles entered the grounds from the sally port. The current building does not appear to be a relocation of a historic building, nor does it appear to have any function related to weights and measures.

The Scale House is a single-story concrete block building with front-facing gable roof covered with asphalt shingles. The west facade contains a wood pedestrian door and two-lite, aluminum hopper window. The north and south facades each contain a single aluminum double-hung sash window. The east facade abuts the east wall of the Secure Perimeter.

**Interior**

The floor is concrete; walls are painted concrete block; and the ceiling is constructed of painted homosote panels.

## 26 Health Services Building



Location map

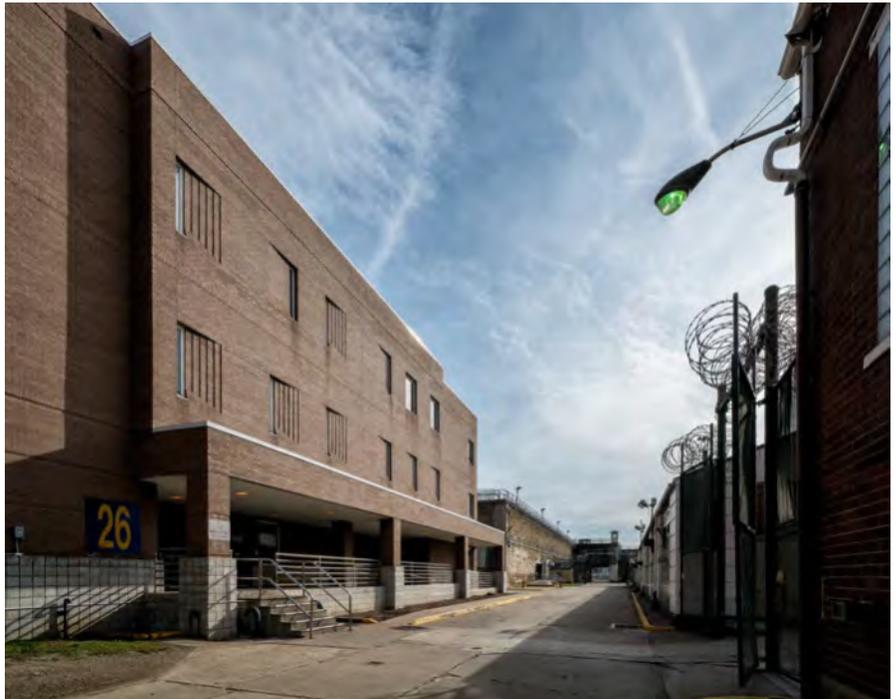


Photo 75. Health Services Building, west facade, looking southeast.

### Roach Walfish Lettrich

Founded by William Roach, an architectural engineer, RWL was well known for its work on schools, hospitals, and other institutional buildings. Roach was born in 1925 and graduated from Penn State University. He died in 2007. Among his notable works are the Westmoreland County Court House Dome and Court House Square Addition, the Palace Theater, the Greensburg Train Station, and the Ligonier YMCA.

|                          |   |
|--------------------------|---|
| Constructed:             | 1994                                      |
| Architect:               | Roach Walfish Lettrich                    |
| Original function:       | Hospital                                  |
| Recent function:         | Hospital                                  |
| Construction:            | Steel frame, brick veneer, concrete block |
| Number of floors:        | 3   |
| Approximate footprint:   | 10,400 SF                                 |
| Approximate area:        | 33,700 SF                                 |
| Historical Significance: | Non-contributing                          |

### Exterior

The Health Services Building, constructed in 1994, replaced a hospital on the same site from 1939. This is the third hospital to serve the penitentiary. The current structure is a three-story, rectangular block clad in brown brick on a concrete masonry unit (CMU) base. A recessed brick stringcourse extends around the building between each story. The primary entrance is on the west facade, which is three bays wide with a slightly projecting central bay. Accentuating the entrance is a one-story covered porch and concrete ramp supported by four brick and CMU piers. All facades contain window openings that are approximately 4-feet wide by 6-feet high. However, some of the openings contain a full pane of glass while the rest have a pane about 1/6 the size with the remainder of the opening infilled with decorative brickwork. These smaller openings typically correspond to cells on the interior. The east facade contains the only other egress to the building, consisting of two pairs of steel pedestrian doors. The roof is flat and contains mechanical and stair penthouses and a gabled wire mesh roof that covers an outdoor recreation yard on the top floor.

## 26 Health Services Building

### Interior

Floors are designated as ground, first and second. On the ground floor, the entrance opens into a central lobby/waiting area. East of this is a main corridor that runs north-south that leads at each end to elevators and stairwells that serve all floors. This floor contains a series of rooms divided by painted concrete block and drywall partitions that accommodated reception, sick call, triage, medication delivery, medical records, telemedicine and lab and X-ray services. The first floor housed the mental health treatment unit and consists primarily of cells organized around a central day room partitioned by concrete block walls. At the southwest corner there is a suite of staff offices. The second floor housed oncology services, wards for inmate recuperation, two isolation cells with negative air pressure to prevent the spread of air-borne infections, offices in the southwest corner, and the aforementioned outdoor recreation room in the northeast corner. Throughout the building, public spaces are decorated with painted murals created by inmates of the penitentiary.

Photo 76. Health Services Building interior, ground floor, looking south, showing lobby seating surrounded by inmate-created murals.

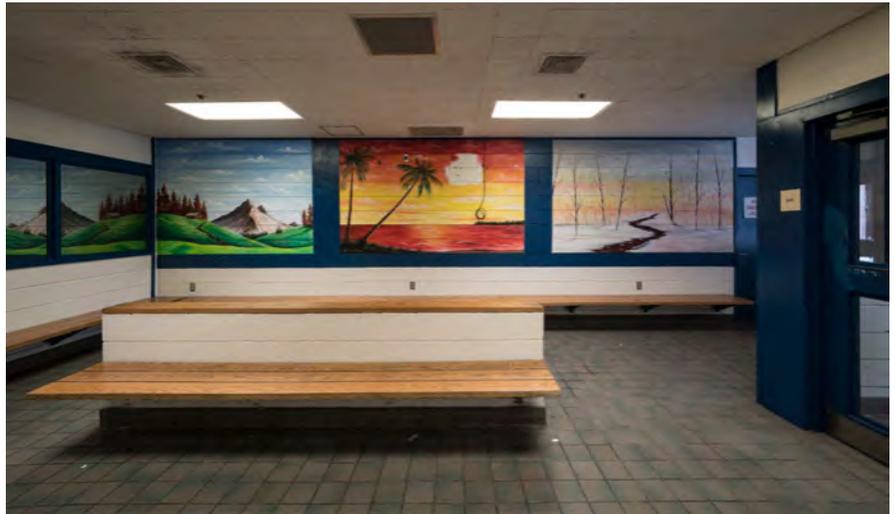
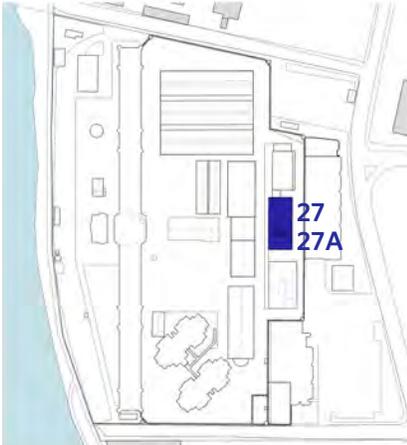


Photo 77. Health Services Building interior, first floor, looking northeast, showing a typical corridor (right) and patient cell (left) with its narrow window.



## 27 27A Boiler Plant and Power House



Location map



Photo 78. Exterior of Power House (right) and Boiler Plant (connected at left), looking northeast, showing the elevated site and foundation that aimed to keep equipment above flood waters.

|                          |  |
|--------------------------|--|
| Constructed:             | 1939   |
| Architect:               | Theodore Eichholz and Harry Viehman                        |
| Original function:       | Boiler plant and power house                               |
| Recent function:         | Boiler plant and power house                               |
| Construction:            | Steel frame, brick veneer                                  |
| Number of floors:        | 1 plus basement transformer room and mezzanine             |
| Approximate footprint:   | 10,000 SF  |
| Approximate area:        | 4,200 SF Power House; 8,800 SF Boiler Plant (13,000 total) |
| Historical Significance: | Contributing   |

### Exterior

The Boiler Plant and Power House were constructed in 1939 in the recently expanded east side of the Secure Perimeter as part of an effort to locate critical infrastructure above flood stage.

The Power House is a large, rectangular brick building with flat roof that rises to a height equal to three stories (though the complex itself is one story inside with a partial mezzanine). The primary entrance is on the west side, which is reached via concrete steps and a concrete ramp. The west facade is three bays wide and contains large glass block windows into which have been inserted steel hopper windows with blue plexiglas lites. The east facade is nearly identical, except that its southern bay contains an overhead service door beneath a large glass block window. The south facade has no openings, but contains large coal handling mechanical equipment that connects to additional equipment on the roof. Coal

## 27 27A Boiler Plant and Power House

### Theodore Eichholz (ca. 1889 - 1949)

Theodore Eichholz was supervising architect for the Greater Pittsburgh Airport, which he designed in the 1940s. He was a member of the County Planning Commission and County Housing Authority. Among his notable works are Jonas Salk Hall at the University of Pittsburgh (with Richard Irving), along with many mid-century residences. At the time of his death, he was survived by his widow, Lillian M. Dunn Eichholz.

would be dropped down a dumping grate at grade, then fed up through a conveyor to the coal storage silo then conveyed by trolley to boilers. The north facade is connected to the Boiler Plant and has no openings in the part of its brick facade that is exposed.

The Boiler Plant is a rectangular brick building with flat roof that rises to a height of two stories. The east and west facades are each six bays wide and contain large glass block windows into which have been inserted steel double-hung sash windows with blue plexiglas lites. The north facade contains a steel pedestrian door and an overhead service door as well as the adjoining south side of the Maintenance Office (14). The south facade fully abuts the Power House.

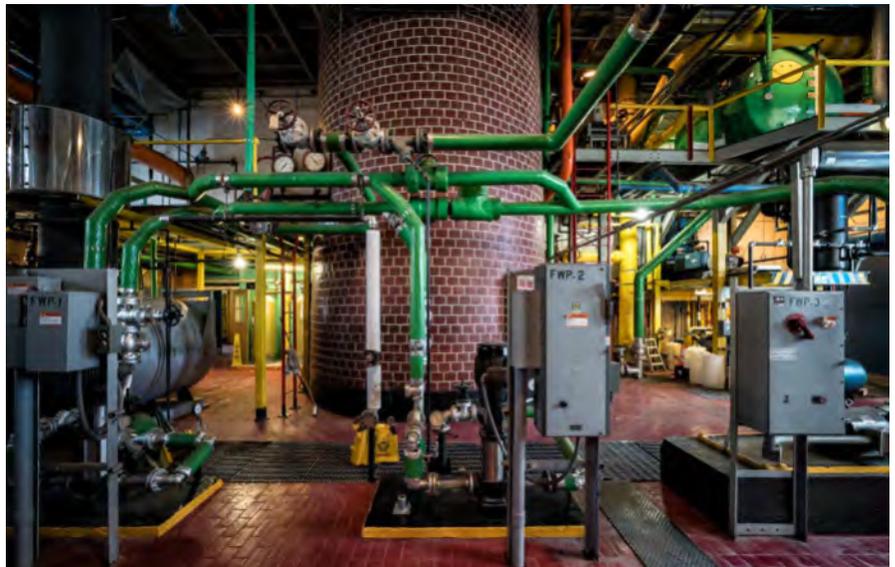


Photo 79. Boiler Plant interior, looking south, showing the base of the smokestack.

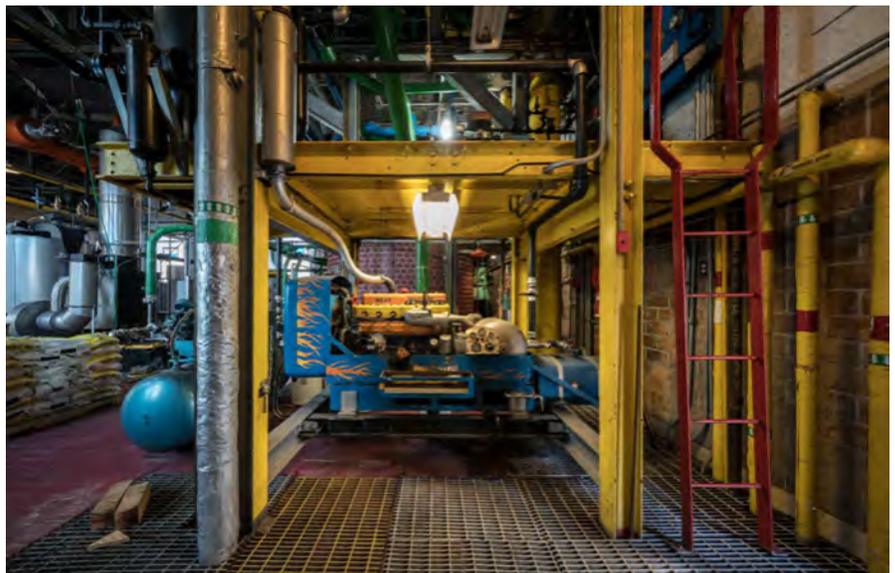


Photo 80. Boiler Plant interior, looking north.

## 27 27A Boiler Plant and Power House

### SIX DISTRICT FIRMS AWARDED PEN JOBS

Six Pittsburgh firms were announced as low bidders today by the State Authority at Harrisburg for new construction work scheduled for Western Penitentiary.

A hospital, boiler house and utility building are to be erected. The low bidders were:

General construction, W. F. Trimble & Sons Co., \$224,750; heating and ventilating, Moss and Blakeley Plumbing Co., \$25,806; plumbing and drainage, Wayne Crouse, Inc., \$20,141; electrical, Sargent Engineering Co., \$42,005; power house, Dravo Corp., \$181,800.

Figure 53. Article from the Pittsburgh Press, February 9, 1938, announcing the contractors for the new hospital, boiler house and utility building—all designed by Eichholz and Viehman. Additional accounts indicate that Rust Engineering constructed the smokestack—a fact confirmed by their name being on the cast iron door at the base of the tower.

### Interior

The Boiler Plant and Power House are interconnected on the interior. Floors are brick or concrete, with areas of steel grates that allow views down into the basement; walls are structural terra cotta tile; the ceiling is open to the roof deck. All equipment is intact and in working order (boilers, generators, silo, smokestack, etc.). While some equipment dates from the period of original construction, newspaper accounts indicate that there was a \$558,000 overhaul of the boiler house in 1965.

### DECADES OF WELFARE IN FOUR YEARS!

#### *Western State Penitentiary*

Perennial flood waters of the Ohio River annually inundated parts of the prison built on the banks of the river, at Pittsburgh, causing thousands of dollars in damage to property, machinery and supplies in the institution's shops.

For years, previous administrations discussed this menacing hazard. Fears continually increased for the safety of certain buildings since their foundations and walls were becoming weaker with the passage of each flood. Yet, the problem remained.

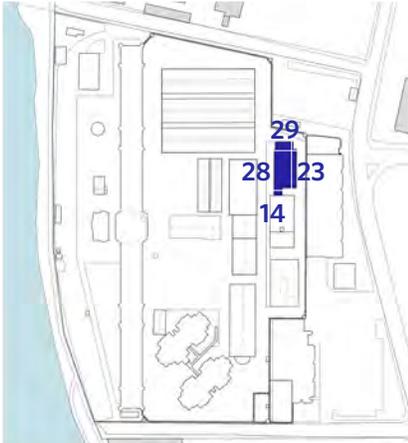
Under an extensive construction program, apprehension about damage from floods is being removed by building a new boiler plant and a combination shop and maintenance building, beyond the reach of the normal flood stage of the river.

In addition, a new thirty-two-bed hospital is being built to replace an antiquated, unsafe structure considered such a hazard that only the first floor of the building is used.

To increase sunlight and to eliminate the gloomy atmosphere, the hazardous wooden sash in cell blocks which successive administrations admitted should be replaced, have been removed. In its place, steel mechanical ventilating sash has been installed.

Figure 54. Excerpt from a 1938 report, "Decades of Welfare in Fours Years," that highlights improvements from a Depression-era master plan for the penitentiary, which included construction of the Boiler Plant and Power House. Also noted is the replacement of the original wood windows in the North and South Wings of the Main Penitentiary Building with operable steel sash windows.

## ②⑧ ②⑨ ②③ ①④ Maintenance Shops/Office Building



Location map

### Maintenance Shops/Office Building:

- (28) Maintenance Shops**
- (29) Maintenance Welding Shop**
- (23) Maintenance Repair**
- (14) Maintenance Office**



Photo 81. Maintenance Shops/Office Building, looking southwest, showing the Maintenance Repair Building (23, at left) and the Maintenance Welding Shop (29, at right).

|                          |                                     |
|--------------------------|-------------------------------------|
| Constructed:             | 1939                                |
| Architect:               | Theodore Eichholz and Harry Viehman |
| Original function:       | Maintenance shops and offices       |
| Recent function:         | Maintenance shops and offices       |
| Construction:            | Cast concrete, brick veneer         |
| Number of floors:        | 2 plus basement                     |
| Approximate footprint:   | 8,300 SF                            |
| Approximate area:        | 12,500 SF                           |
| Historical Significance: | Contributing                        |

### Exterior

The Maintenance Shops/Offices Building was completed in 1939 as part of the eastern expansion of the facility in order to locate new infrastructure above flood stage. The building is two-story, brick-faced structure with flat roof enclosed by a brick parapet with stone cap. The primary entrance is on the east facade, which contains steel pedestrian doors at the north and south ends that are reached by concrete steps. In between, on each floor, are four large window openings that contain multi-lite, industrial, steel sash windows. Between the windows are simple brick pilasters with stone caps that match the stone that caps the parapet.

The south facade is three bays wide and contains similar windows on each floor along with openings that have been infilled with concrete block or steel panels. The south facade also contains the single-story Maintenance Office (14)—a one-story wing that is clad in brick and covered with a gable roof. The north end of the Maintenance Office abuts the Maintenance Shops Building (28) and its south end abuts the Boiler Plant (27). However, these spaces are not connected on the interior. The west facade of the Maintenance Office contains one steel

## 28 29 23 14 Maintenance Shops/Office Building

pedestrian door and one glass block window into which an aluminum jalousie window has been inserted. The east facade contains a similar door and window, but the center of the window has been modified to accommodate an air conditioning unit.

The east facade contains the Maintenance Repair Building (23)—a one-story wing that is clad in brick and covered with a shed roof. Its south and north facades each contain a steel pedestrian door and its east facade contains four large former openings that have been infilled with concrete block, one steel pedestrian door, and two vinyl sliding windows. Above the shed roof are four multi-lite, industrial, steel sash windows similar to those on the west facade of the building (though they have been modified to accommodate ventilating equipment).

The north facade contains the Welding Shop (29)—a one-story wing that is clad in brick and covered with a flat roof behind a stone-capped brick parapet. Its east and west facades each contain one large multi-lite, industrial, steel sash window and its north facade contains four overhead service doors for vehicle access into the building. Above this wing the second story contains multi-lite, industrial, steel sash windows in the east and west bays. The center bay contains one similar but narrower industrial sash along with a similar sized opening that has been infilled with concrete block.

### Interior

As mentioned above, the Maintenance Office (14) is not connected internally to the other spaces in Maintenance Shops/Office Building. The same also appears to be true for the Maintenance Repair wing (23). Access was not available and there was no readily-visible connection from the main Maintenance Shops Building (28).

The first floor of the Maintenance Shops Building (28) has concrete floors, walls of structural glazed terra cotta tile (some of which has been painted white), a cast concrete ceiling slab and some visible cast concrete columns with mushroom caps (tapered concrete extensions at the tops of concrete columns to assist in the transfer of loads). In plan, the building housed two primary functions: a carpentry shop to the south and a metal shop to the north.

A door in the northeast corner of the metal shop provides access to the Welding Shop (29) down a short flight of steps. The floor in this space is concrete; the south wall is brick with the remainder being structural glazed terra cotta tile (all walls have been painted); and the ceiling is open to the underside of the roof deck.

The second floor of the Maintenance Shops Building (reached via the northern door on the east facade) is constructed of similar materials and finishes as the first floor (concrete floor, ceiling and columns) and terra cotta walls. Additionally, there are painted concrete block and wire mesh partitions that divide the space into a central north-south hall surrounded by a series of repair shops (including construction, electronics, painting and refrigeration).

③① Number Not Used

## ③① Sewage Pump House



Location map



Photo 82. Sewage Pump House, south facade, looking northwest.

|                          |                             |
|--------------------------|-----------------------------|
| Constructed:             | 1941                        |
| Architect:               | Morris Knowles Company      |
| Original function:       | Pump house                  |
| Recent function:         | Pump house                  |
| Construction:            | Cast concrete               |
| Number of floors:        | 1 plus 3 levels below grade |
| Approximate footprint:   | 850 SF                      |
| Approximate Area:        | 3,300 SF                    |
| Historical Significance: | Contributing                |



Photo 83. Sewage Pump House, detail of front entry, looking north.

### Exterior

The Sewage Pump House is a cast concrete, Art Deco building with a single story visible above grade and three levels below grade. The building is L-shaped in plan, with the entrance on the south facade. All facades contain three wall planes that step back from foundation to roof. Just above the projecting flared foundation is a belt course consisting of three horizontal grooves formed into the concrete. This decorative treatment is repeated approximately four feet higher and demarks a band containing three-lite, metal sashed, hopper windows that encircle the building. The concrete surfaces and windows sashes in this band have been painted light blue/gray. Just over a foot above the windows the facade steps back again. Encircling the roof is a single-pipe railing.

The building is accessed via a set of concrete steps that lead to a metal door with three lites. These lites align with a three-lite transom above, which is set at the same height as the buildings windows. The door is framed on three sides by by angled steel with bolts spaced approximately every six inches. All elements of the door and trim are painted the same light blue/gray color. A small wood-framed shed (ca. 2007) abuts the front facade immediately west of the steps.

## 31 Sewage Pump House

### Interior

Floor levels in the building are designated in the records of the Facilities Archives as first, first sub-floor, second sub-floor and basement.

Floors, walls and ceilings are constructed of painted cast concrete throughout the building. In plan, the first floor has a large mechanical panel on the north wall directly across from the front door. Its front face contains a series of pump controls/meters and a large "Westinghouse" label. A door on its east side provides access to additional mechanical equipment behind the panel. A small bathroom is tucked into the northwest corner adjacent to the control panel. In the southwest corner is a cast iron circular staircase that leads down to the first sub-floor. This level contains similar materials and finishes. In the southeast corner is a similar cast iron staircase that leads down to the second sub-floor. Access lower than this point was not possible since the lowest spaces were flooded.

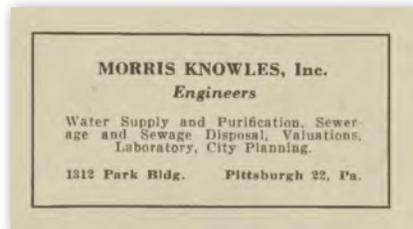


Figure 55. Advertisement for Morris Knowles, Inc., designer of the Sewage Pump House, in a 1945 edition of Sewage Works Journal.

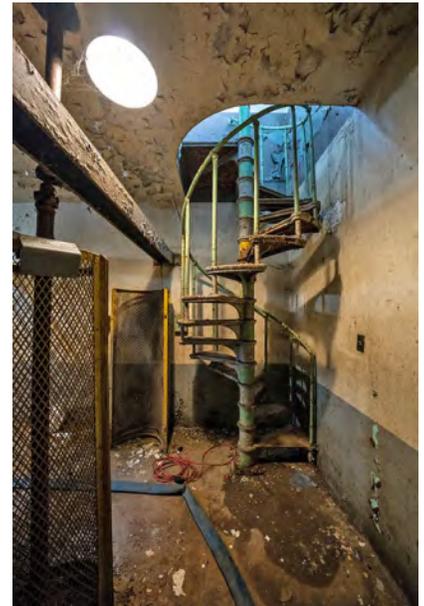


Photo 84. Sewage Pump House interior, first sub-floor, looking south.

## 32 Maintenance Storage Building



Location map



Photo 85. Maintenance Storage Building, exterior, looking southwest.

|                          |   |
|--------------------------|---|
| Constructed:             | 1927  |
| Architect:               | Unknown                                     |
| Original function:       | Filter house for Roberta Lang Swimming Pool |
| Recent function:         | Storage                                     |
| Construction:            | Brick                                       |
| Number of floors:        | 1   |
| Approximate footprint:   | 750 SF                                      |
| Approximate Area:        | 1,500 SF                                    |
| Historical Significance: | Contributing                                |



Figure 56. 1970 view of neighborhood kids protesting the possible closing of the Roberta Lang Swimming Pool, looking west. The facility ultimately stayed open until the late 1980s, when the current North Parking Area was created (Pittsburgh Post-Gazette, 14 July 1970).

### Exterior

The Maintenance Storage Building originally served as the filter house for the Roberta Lang Swimming Pool which was located on the site of the present North Parking Lot. The building is two stories high, clad in red brick and covered with a gable roof. The roof, ca. 2007, appears to rest on parapets, suggesting that the building originally had a flat roof. Marking the locations of windows on each story are four belt courses of slightly projecting brick, which provide a sense of horizontality to the building. This ornament and the flat roof offer a hint to the building's International or Art Moderne Style.

Windows are multi-lite, steel sashes with stone sills. The only door is a steel rolling door with a simple carved stone surround located on the center of the west facade.

### Interior

Access was not available.

③③ Number Not Used

③④ Number Not Used

## ③⑤ Vehicle Maintenance Building



Location map



Photo 86. Vehicle Maintenance Building exterior (right), looking south.

|                          |                             |
|--------------------------|-----------------------------|
| Constructed:             | 1993                        |
| Architect:               | CRA-BKA-NHA (joint venture) |
| Original function:       | Vehicle maintenance         |
| Recent function:         | Vehicle maintenance         |
| Construction:            | Concrete block              |
| Number of floors:        | 1                           |
| Approximate footprint:   | 5,800 SF                    |
| Historical Significance: | Non-contributing            |

### Exterior

The Vehicle Maintenance Building is a one-story, rectangular structure clad in rough faced concrete masonry units (CMUs) with a vertical score on each block (also known as single score grid block). The building has numerous vehicular openings to serve its function. The east façade contains six overhead service doors and two pedestrian doors. The north facade has one overhead service door and two pedestrian doors. The west facade contains a pedestrian door, a standard-sized overhead service door, and a much larger overhead service door (designed for large vehicles). The south facade has one pedestrian door.

### Interior

Access was not available.

## Additional Contributing Resources



Photo 87. Northwest gate (no longer in use), looking west from within the Secure Perimeter, showing Tower 1 atop the wall.



Photo 88. Southwest gate, looking south, showing the cast concrete vehicle Sally Port with guard tower atop.



Photo 89. Tower 3, looking northeast, showing the cast concrete construction of the 1932 wall.



Photo 90. Close up of the tower atop the Sally Port, looking north, showing the Dining Hall (15) below at left.

### Penitentiary Walls and Sally Port

The Secure Perimeter is surrounded by a stone and concrete wall. It measures twenty-five feet high, three feet thick at its top, and four feet thick at its base. Atop the wall is a railed walkway that connects to six observation towers at strategic corners. Architect Edward Butz designed parts of the wall as part of his vision for the original facility. The north wall and northern end of the east wall are constructed of Massillon sandstone block and were finished by 1883. The south wall and southern end of the east wall, also of Massillon sandstone, were completed by 1893. The remainder of the east wall is cast concrete and was constructed in 1932 as part of an expansion of the penitentiary grounds. The top of the 1932 section is decorated on the exterior by a row of cast concrete dentils.

The Sally Port allows vehicles to enter and exit the penitentiary while maintaining security. Large overhead, steel service doors in the north and south walls would be opened one at a time to allow inspection by penitentiary staff. While this is the historic location of the vehicle sally port, its current design dates from 1951, when the original plan was enlarged.

### Guard Towers 1-6 (atop the penitentiary walls)

Six observation towers are located at strategic corners atop the wall that encloses the Secure Perimeter (see site map for locations). However, they haven't been occupied by guards for decades, their function having been surpassed by video camera technology.

Tower 1, located at the northwest corner of the Secure Perimeter is an octagonal brick structure with two doors, six six-lite steel sash windows and a flat roof. Tower 2, located at the juncture of the north and east walls, is of similar design. Tower 3, located at the northeast corner of the expanded 1932 wall, and Tower 4, located at the corresponding southeast corner, are both octagonal structures with two doors and six multi-lite steel sash windows. They are clad in sheet metal, which has obtained a green-blue patina, and are covered with a flat roof with projecting ventilator. Tower 5, located at the southeast corner of the Secure Perimeter, and Tower 6, located at the southwest corner, are similar in design to Towers 1 and 2. The shafts of Towers 1, 2, 4 and 5 have doors to the street at their bases, suggesting that they contain interior stairs or ladders to the towers above. However, access was not available to confirm this.

An additional tower sits atop the Sally Port walls. It is small, and square in plan and contains two wood doors with two lites, two two-lite wood sash windows, and a shallow gable roof.

## Additional Contributing Resources



Photo 91. Cast and wrought iron gate, north side of Historic Front Yard, looking southeast (Jeff Slack).



Photo 92. Cast and wrought iron gate, west side of Historic Front Yard, looking east, with the Warden's Residence in the background.



Photo 93. Large, sliding cast and wrought iron gates, west side of Historic Front Yard, looking east.



Photo 103. Water tower, looking southeast.

### Front Yard: Iron Fence, Gates and Water Tower

Enclosing the north and west sides of the Historic Front Yard is a ca. 1893 wrought iron fence with wrought and cast iron gates, all painted black.

On the north side, close to the Three Rivers Heritage Trail, is a single-leaf gate; on the west side, on axis with the Warden's Residence, is a two-leaf gate. The gates are supported on square posts constructed of cast iron plates. The posts are topped by cast iron capitals that were electrified and contained glass globes (though only the cast iron fixture bases remain). A third, larger gate is located on the west side, further to the south. It is six bays wide and contains sliding gate sections suspended from an overhead rail. Though not called out on any maps, the location and design suggest that this gate provided a means for deliveries to the penitentiary by railroad—since the track would have been just feet away to the west.

At the north end of the Historic Front Yard is a bulb-shaped water tower constructed in 1966, which replaced a previous water tower inside the prison walls.

## Miscellaneous / Non-Contributing Structures



Photo 94. Modular Building (37), looking northwest.

### Modular Building (37)

Historic Front Yard  
Ca. 2007



Photo 95. Modular Building southwest of Sewage Pump House, looking northwest.

### Modular Building near Sewage Pump House

Historic Front Yard  
Ca. 2007



Photo 96. Shed outside Sewage Pump House, looking northwest.

### Wood-Frame Shed near Sewage Pump House (31)

Historic Front Yard  
Ca. 2007



Photo 97. Shed adjacent to Guard Station (22), looking west.

### Wood-Frame Shed near Guard Station (22)

Historic Front Yard  
Ca. 2007



Photo 98. Mail Trailer, looking northeast.

### Mail Trailer

Historic Front Yard  
Ca. 2007

## Miscellaneous / Non-Contributing Structures



Photo 99. Staff Lockers / Wellness Center (42), looking northeast.

### **Modular Staff Lockers / Wellness Center (42)**

New Front Yard  
Ca. 2007



Photo 100. Guard Tower 8, looking southeast.

### **Wood-Framed Guard Tower 8**

Historic Front Yard  
Ca. 2007



Photo 101. Guard station in Sally Port, looking west.

### **Wood-Framed Guard Station in Sally Port**

Vehicle Sally Port  
Ca. 2007



Photo 102. Corrections Emergency Response Trailer, looking southwest.

### **Corrections Emergency Response Trailer (CERT)**

North parking lot  
Ca. 2007

## Assessment of Integrity

Western State Penitentiary contains a total of forty-two identified resources constructed between 1878 and ca. 2007. Of these, twenty-four buildings, structures and objects were built within the period of significance (1878-1966) and contribute to the district's historical significance. Eighteen resources are non-contributing. Most of these were constructed after the period of significance, including eight small-scale modular units, trailers, and sheds installed upon the penitentiary's re-opening ca. 2007 which have a provisional feel. The former warden's garage (more recently used as a storage building, constructed in the historic front yard ca. 1930 and with additions from ca. 1940 and subsequent alterations) was built during the period of significance, but its design and placement appear disconnected from the district's overall site and architectural design. Overall, Western State Penitentiary possesses integrity of location, setting, design, materials, workmanship, feeling, and association.

The penitentiary's location is the same as the one on which construction began in 1878. Forces of urbanization and, in the mid-20th century, urban redevelopment have altered the penitentiary's setting. What was once a suburban residential neighborhood is now a swath of industrial uses sandwiched between the Ohio River and a highway. However, the river itself anchors the penitentiary to the historic characteristics of its waterfront site and provides integrity of setting.

Despite alterations to individual buildings and to the complex as a whole, Western State Penitentiary also retains integrity of design, materials, and workmanship. The most consequential alterations have been the removal of the Main Penitentiary Building's original High Victorian Gothic roof in 1959 and the construction of several buildings in the 1980s and 1990s which disrupted the original orthogonal symmetry and riverfront orientation of the site. However, the roof removal left intact the most significant aspects of the prison's architecture, namely its monumental Auburn-style cell block design, its combination of ancient and technologically advanced building materials and systems, and the composition of the campus to include separate spaces for dining, exercise, work, and other programmatic activities. Moreover, the roof was removed during the penitentiary's period of significance and was part of ongoing attempts to transform Western State into a modern—in the 20th century sense—institution. This is part of the story of its significance. The buildings of the 1980s and 1990s are intrusive to the original site design but do not damage it irreparably.

Western State Penitentiary's integrity of feeling and association derive from its integrity of location, setting, design, and materials. The monumentality of the prison's public face, the varied purpose and design of the buildings within its walled compound, and its ongoing relationship to the river continue to convey its history as a Victorian-era institution which housed prisoners in an urban setting for over 130 years while adapting to a changing community and to an evolving penal culture.

## Inventory of Contributing/Non-Contributing Resources

| SCI Bldg ID    | Resource Name(s)   | Date                  | Architect  | Style                           | Materials   | Original Function                                       | Recent Function  | Type | Status |
|----------------|--|-----------------------|--|---------------------------------|---|---|--|------|--------|
| 1              | Front House; Warden's Residence and Offices                        | 1885                  | Edward M. Butz;<br>Frederick Sauer,<br>supervising architect | Chateausque                     | Brick, slate  | Warden's residence<br>and offices                       | Staff lockers,<br>storage, ca. 2005                    | B    | C      |
| 2, 3, 4        | Main Penitentiary Building:  |                       |  |                                 |   |   |  | B    | C      |
|                | (2) North Wing, Housing Units E&F                                  | 1878-82               | Edward M. Butz   | Romanesque                      | Brick, stone,<br>steel  | Cell block  | Cell block   |      |        |
|                | (3) South Wing, Housing Units C&D                                  | 1887-93               | Edward M. Butz   | Romanesque                      | Brick, stone,<br>steel  | Cell block  | Cell block   |      |        |
|                | (4) Operations Building; Rotunda                                   | 1883-85;<br>1959      | Edward M. Butz;<br>Charles M. and<br>Edward Stotz, Jr.       | Romanesque                      | Brick, stone,<br>steel  | Administration  | Administration   |      |        |
| 5              | Housing Unit A   | 1989                  | TKA/HDR  |                                 | Cast concrete,<br>concrete block                                    | Cell block  | Cell block   | B    | NC     |
| 6              | Housing Unit B   | 1989                  | TKA/HDR  |                                 | Cast concrete,<br>concrete block                                    | Cell block  | Cell block   | B    | NC     |
| 7, 41          | Administration and Visitors Complex                                | 1985                  | TKA/HDR  |                                 | Cast concrete,<br>concrete block                                    | Administration,<br>inmate processing,<br>visitation     | Administration,<br>inmate<br>processing,<br>visitation | B    | NC     |
| 8, 8A          | Auditorium/Dietary Storage   | 1922                  |  |                                 | Brick, steel  | Chapel, kitchen   | Auditorium,<br>storage                                 | B    | C      |
| 9, 40          | Institution Warehouse and Mechanical,<br>Electrical Equipment Yard | 1985                  | TKA/HDR  |                                 | Steel, concrete<br>block  | Warehouse   | Warehouse  | B    | NC     |
| 10             | Services Building  | 1922                  | Blaw-Knox Company  |                                 | Steel, brick,<br>structural terra<br>cotta                          | Dining Hall; later<br>Tailor Shop,<br>Educational Bldg. | Inmate services,<br>commissary,<br>computer training   | B    | C      |
| 11, 12, 13     | Correctional Industries Shop Building                              | 1922                  | Blaw-Knox Company  |                                 | Steel, brick,<br>structural terra<br>cotta                          | Tag shop, Tailoring<br>shop, Weave shop                 | Tag shop, Metal<br>shop, Welding<br>shop               | B    | C      |
| 15             | Dining Hall  | 1931; 1957            | Harry Viehman;<br>Charles M. and<br>Edward Stotz, Jr.        |                                 | Cast concrete,<br>brick, steel,<br>structural terra<br>cotta, slate | Dining hall   | Dining hall  | B    | C      |
| 16             | Gymnasium  | 1900; 1939            |  |                                 | Brick, steel  | Electric plant  | Gymnasium  | B    | C      |
| 17             | Maintenance Building   | 1900; 1939            |  |                                 | Brick, steel  | Electric dynamo<br>room                                 | Maintenance<br>building                                | B    | C      |
| 18             | Library, Chapel and Education Building                             | 1955                  | Charles M. and<br>Edward Stotz, Jr.                          |                                 | Brick, steel  | Security<br>Warehouse                                   | Library, chapel<br>and education<br>services           | B    | C      |
| 19             | Exercise Pavilion  | ca. 2007              |  |                                 | Wood frame  | Exercise  | Exercise   | S    | NC     |
| 21             | Inside Pump House  | 1934                  |  |                                 | Cast concrete   | Pump house  | Abandoned  | S    | C      |
| 22             | Guard Station  | 1934                  |  |                                 | Cast concrete   | Pump house  | Security   | B    | C      |
| 24             | Storage Building   | ca. 1930,<br>ca. 1940 |  |                                 | Cast concrete,<br>concrete block                                    | Garage for<br>Warden's<br>Residence                     | Storage  | B    | NC     |
| 25             | Scale House  | ca. 1984              |  |                                 | Concrete block  | Scale house   | Guard space  | B    | NC     |
| 26             | Health Services Building   | 1994                  | Roach Walfish<br>Lettrich                                    |                                 | Steel frame,<br>brick veneer,<br>concrete block                     | Hospital  | Hospital   | B    | NC     |
| 27, 27A        | Boiler Plant and Power House                                       | 1939                  | Theodore Eichholz<br>and Harry Viehman                       |                                 | Steel frame,<br>brick veneer  | Boiler plant and<br>power house                         | Boiler plant and<br>power house                        | B    | C      |
| 28, 29, 23, 14 | Maintenance Shops/Office Building                                  | 1939                  | Theodore Eichholz<br>and Harry Viehman                       |                                 | Cast concrete,<br>brick veneer                                      | Maintenance shops<br>and offices                        | Maintenance<br>shops and offices                       | B    | C      |
| 31             | Sewage Pump House  | 1941                  | Morris Knowles<br>Company                                    | Art Deco                        | Cast concrete   | Pump house  | Pump house   | B    | C      |
| 32             | Maintenance Storage Building                                       | 1927                  |  | International or<br>Art Moderne | Brick   | Filter house for<br>Roberta Lang<br>Swimming Pool       | Storage  | B    | C      |
| 35             | Vehicle Maintenance Building                                       | 1993                  | CRA-BKA-NHA  |                                 | Concrete block  | Vehicle<br>maintenance                                  | Vehicle<br>maintenance                                 | B    | NC     |

**Type**

B = Building  
S = Structure  
O = Object

**Status**

C = Contributing  
NC = Non-Contributing

**Note:** Gaps in the SCI Building ID numbers above are the result of there being no extant buildings corresponding to those numbers.

## Inventory of Contributing/Non-Contributing Resources

| SCI Bldg ID | Resource Name(s)                               | Date                               | Architect          | Style     | Materials                          | Original Function  | Recent Function | Type | Status              |
|-------------|--|------------------------------------|--------------------|-----------|------------------------------------|--------------------|-----------------|------|---------------------|
| 37          | Modular Building in Historic Front Yard        | ca. 2007                           |                    |           |                                    |                    |                 | B    | NC                  |
| 42          | Staff Lockers/Wellness Center                  | ca. 2007                           |                    |           |                                    |                    |                 | B    | NC                  |
| Towers 1-6  | Guard/Observation Towers                       | ca. 1883;<br>ca. 1893;<br>ca. 1932 |                    |           | Brick, wood,<br>sheet metal        | Security           | Security        | S    | C<br>6<br>resources |
| Tower 8     | Guard/Observation Tower in Historic Front Yard | ca. 2007                           |                    |           | Wood frame                         | Security           | Security        | S    | NC                  |
| Un-numbered | Penitentiary Walls of Secure Perimeter         | 1883; 1893;<br>1932                |                    |           | Massillon sandstone; cast concrete | Security           | Security        | S    | C                   |
| Un-numbered | Front Yard Iron Fence and Gates                | ca. 1893                           | Possibly E.M. Butz | Victorian | Cast and wrought iron              | Security, ornament | Ornament        | O    | C                   |
| Un-numbered | Modular Building near Sewage Pump House        | ca. 2007                           |                    |           |                                    |                    |                 | B    | NC                  |
| Un-numbered | Shed adjacent to Sewage Pump House             | ca. 2007                           |                    |           | Wood frame                         |                    |                 | S    | NC                  |
| Un-numbered | Shed adjacent to Guard Station (22)            | ca. 2007                           |                    |           | Wood frame                         |                    |                 | S    | NC                  |
| Un-numbered | Mail Traylor                                   | ca. 2007                           |                    |           |                                    |                    |                 | S    | NC                  |
| Un-numbered | Guard Station in Sally Port                    | ca. 2007                           |                    |           | Wood frame                         | Security           | Security        | S    | NC                  |
| Un-numbered | Corrections Emergency Response Trailer         | ca. 2007                           |                    |           |                                    | Security           | Security        | S    | NC                  |
| Un-numbered | Water Tower                                    | 1966                               |                    |           | Steel                              | Water supply       | Water supply    | S    | C                   |

**Type**

B = Building  
 S = Structure  
 O = Object

**Status**

C = Contributing  
 NC = Non-Contributing

**Note:** Gaps in the SCI Building ID numbers above are the result of there being no extant buildings corresponding to those numbers.

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

### Areas of Significance

(Enter categories from instructions.)

Criterion A: Other Penology  
Criterion C: Architecture/Engineering

### Period of Significance

1879-1966

### Significant Dates

1878  
1921  
1938  
1957

### Significant Person

(Complete only if Criterion B is marked above.)

### Cultural Affiliation

### Architect/Builder

#### Architects

Edward M. Butz  
Charles M. and Edward Stotz, Jr.  
Harry Viehman  
Theodore Eichholz  
TKA/HDR  
Roach Walfish Lettrich  
CRA-BKA-NHA

#### Builders

John Schreiner  
Morris Knowles Company  
Blaw-Knox Company

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

## Statement of Significance Summary Paragraph

Western State Penitentiary is a former state prison originally constructed between 1878 and 1893 on the east bank of the Ohio River in Pittsburgh. At the time of its completion, it was the most expensive and modern prison in the world. It replaced two earlier Western State Penitentiaries built in 1826 and 1836, respectively, on a site about three miles away in the former Allegheny City and represents an evolution in thinking about prison design since the initiation of the state penitentiary system in 1790. The transformation of the area around the Allegheny City site into a landscaped public park, or commons, after the Civil War, along with desires for a larger site and programmatic reforms, influenced the relocation of Western State to its present site and provided an opportunity for its warden in the late 19th century, Edward S. Wright, and its governing Board of Inspectors to implement new ideas.

Wright and the Inspectors viewed the prison not only as a place of punishment but as a humanitarian institution of reform. They subscribed to contemporary theories about the causes and remedies of criminal behavior and strove to implement innovations in the housing, treatment, employment, and rehabilitation of inmates at Western State. Largely through Wright's efforts, Western State Penitentiary emerged as a leader in penology in Pennsylvania during the late 19th century. However, limitations of its land-locked and flood-prone site soon caused administrators to seek alternatives. At the same time, legal restrictions on inmate labor curtailed lofty ambitions to rehabilitate inmates through vocational activity and to enable the prison to fund itself. Nevertheless, despite numerous recommendations for its closure and the reorganization of the state prison system to favor rural sites, Western State Penitentiary continued to operate through the early 21st century. It ceased to innovate and, instead, adapted to changing needs by constructing industrial, maintenance, and other facilities in the prison yard. After 1893, major periods of construction were the 1920s-30s and the 1980s-90s.

Western State Penitentiary is recommended eligible for the National Register under Criterion A for its exemplification of a variety of penological reforms which led Pennsylvania's approach to the treatment of prisoners and design of modern prisons during the 19th century. Because this theme does not fit neatly into one of the National Register's established Areas of Significance, the Area of Significance for this resource is Other: Penology.

Western State Penitentiary is also recommended eligible under Criterion C as a significant example of a Victorian-era penitentiary that combined historical architectural forms and methods of construction with modern advances in infrastructure, utilities, sanitation, and features of prison design influenced by the industrial revolution.

Western State Penitentiary's period of significance is 1878-1966. The first year marks the beginning of the penitentiary's construction on its present site. From 1878 to 1900, Western State led the state in a variety of penological reforms and their architectural expressions. After 1900, prison funding in Pennsylvania—already insufficient—shifted to other sites in the system, while innovation in penology lagged nationwide. However, Western State continued to play an important role in Pennsylvania corrections and so maintains state-level significance during the 20th century. The end date marks the completion of the water tower in the Historic Front Yard, which was the last major construction prior to the non-historic additions made under the 1984 master plan.

## Narrative Statement of Significance



Figure 57. Engraving of Walnut Street Jail, Philadelphia. The Robert Smith designed penitentiary was hailed as a model of prison reform when it opened in 1773. It was further expanded in 1790 but closed in 1835 due to overcrowding and the desire to house inmates in Auburn-style facilities. The structure was demolished shortly after its closing (William Russell Birch, 1804).

### The Establishment of State Penitentiaries in Pennsylvania

Prior to the American Revolution, the thirteen British colonies operated under British law in all matters, including criminal justice. Under this system, rudimentary jails, workhouses, or blockhouses were sometimes used to detain offenders awaiting sentencing and punishment, most often corporal; confinement was not a punishment in and of itself.

As first governor of Pennsylvania, William Penn sought reform of this system and its often brutal treatment of criminals. Penn's "Great Law" of 1682 called for a reduction in capital and corporal punishment, the establishment of government-run houses of correction, and a program of useful work for prisoners, but these reforms were repealed by Queen Anne after Penn's death in 1718.

Following independence, states began to establish their own systems for punishing offenders (the federal government would not establish its own penal agency, the Bureau of Prisons, until 1891). New thinking about the causes of crime informed many of these activities. The connection of unlawful behavior to external conditions, such as poverty, lack of education, and drunkenness, replaced blame on criminals' inherent evil nature or sinfulness.<sup>5</sup> This shift in thinking generally supported the idea of confinement and control as suitable paths to reform and retribution.

Quaker activists in Pennsylvania set about reinstating much of Penn's code, re-establishing incarceration over corporal punishment as the primary form of correction. However, problematic conditions in city and county prisons spurred activists to demand further reforms. Led by Benjamin Rush, a prominent physician and statesman, the Society for Alleviating the Miseries of Public Prisons (later known as the Philadelphia Prison Society) campaigned to implement a more humane prison system for Pennsylvania, including adequate and healthful meals, work programs within—not outside—prison walls, abolishment of hard labor, more stringent supervision and classification of inmates, and improved sanitation.

In 1789 and 1790, the Pennsylvania State Legislature passed laws providing for the establishment of modern penitentiaries. The penitentiary—from the root word "penitent"—became regarded as a humanitarian institution and an enlightened system for dealing with individuals who behaved outside of laws and social norms: offenders would be removed from mainstream society, separated from corrupting influences, and subject to a meticulously disciplined environment that encouraged them to reflect, repent and reform.<sup>6</sup> Such theories of repentance found support in the work of activists and reformers such as Dorothea Dix, who advocated for special care and housing for mentally ill criminals. Early examples of penitentiaries, such as Western and Eastern State in Pennsylvania, were idealistic experiments, and their buildings were objects of civic pride, and even tourist attractions.

On an interim basis, Philadelphia's Walnut Street Jail was expanded to serve as the first such institution, receiving the addition of a penitentiary block in 1790. It incarcerated offenders as punishment; used a rudimentary classification system

<sup>5</sup> Norman Johnston, *Forms of Constraint: A History of Prison Architecture* (Chicago: University of Illinois Press, 2000), 42.

<sup>6</sup> John C. McWilliams, *Two Centuries of Corrections in Pennsylvania: A Commemorative History* (Commonwealth of Pennsylvania: PHMC for the Pennsylvania Department of Corrections, 2002), 13.

to sort prisoners by age, sex, and seriousness of crimes; and provided a limited number of individual cells for the most dangerous inmates.<sup>7</sup> However, overcrowding led to its closure, and members of the Philadelphia Prison Society campaigned for the erection of larger, better penitentiaries.

In 1818, the Pennsylvania legislature passed an act authorizing the construction of two state penitentiaries, one each for the eastern and western parts of the state. The first to be constructed in 1826 was the original Western State Penitentiary in Allegheny, then a borough across the Allegheny River from Pittsburgh. Eastern State Penitentiary opened in Philadelphia in 1829. In 1836, the original Western State Penitentiary was replaced with a second prison on the same site. Taken together, these three early Pennsylvania penitentiaries represent three distinct models that emerged for correctional institutions around the turn of the nineteenth century: the panopticon, the Pennsylvania System, and the Auburn System. A fourth system, the Irish System, was not fully supported by Pennsylvania law, but aspects of it were adopted and combined with the Auburn System at Western State.

With these events, Pennsylvania emerged at the turn of the nineteenth century as a leader in penal reform, with governments in other states and foreign countries looking to its experiments as models for their own systems.<sup>8</sup>



Figure 58. Excerpted view of the first Western State Penitentiary in Allegheny Commons dating from 1832-34 (Karl Bodmer, "Penitentiary Near Pittsburgh," *From Travels in the Interior of North America in the Years 1832-34* by Maximilian of Wied-Neuwied. London: Ackermann and Company, November 15, 1839).

#### First Western State Penitentiary: Modified Panopticon

The original Western State Penitentiary was located on the site of what is now the National Aviary in Allegheny Commons, a public grazing land which was redesigned as a park after the Civil War. Construction began shortly after the authorizing act in 1818 and the prison opened to twelve prisoners on July 1, 1826. Built to the design of American architect William Strickland, it was a variation on the model of a panopticon prison.

<sup>7</sup> John W. Roberts, *Reform and Retribution: An Illustrated History of American Prisons* (American Correctional Association, 1996), 26.

<sup>8</sup> McWilliams, ix.

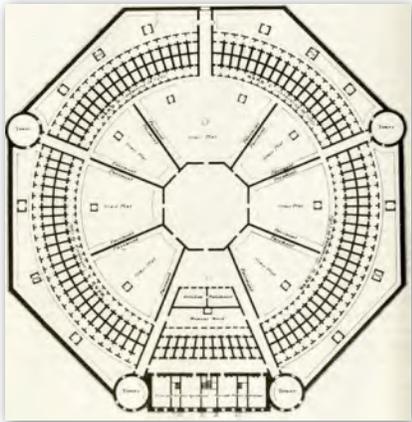


Figure 59. Octagonal plan of the first Western State Penitentiary, 1826-1836, William Strickland (*The Modern Architect's Digest*).

The panopticon principle of prison design originated with English philosopher and scholar Jeremy Bentham in 1791 and was intended for optimal surveillance in institutions containing large numbers of residents requiring supervision. Panopticon prisons were usually circular or semi-circular, multi-story buildings with cells around the perimeter, facing an interior well or courtyard containing a watchtower. In theory, this central vantage point allowed for constant surveillance of prisoners who would, consequently, be better behaved and disposed to internalize new habits of conduct. The central guard's station also facilitated group address of inmates, including sermons; religious instruction was thought to be vital to reform.<sup>9</sup>

Strickland's design for the first Western Penitentiary was surrounded by a monumental, octagonal stone wall three feet thick and contained 190 individual six-by-nine foot cells for the solitary confinement of prisoners. The cells were positioned back-to-back in two concentric rings on a single floor. The central watchtower appears never to have been built; for supervision of the outer ring of cells, Strickland designed perimeter watchtowers at points along the prison wall. This wall was unbroken except by an massive entrance gate which also served as administration building and warden's residence.

Strickland's design contained flaws that led to this prison's being entirely rebuilt after only ten years. The combination of double-tiered cell layout and curved walls meant that sight lines did not permit omnipresent surveillance. Moreover, as a result of having an open courtyard instead of a closed watchtower at its center, surveillance went both ways; prisoners knew when they were being watched and when they weren't and could adjust their behavior accordingly.<sup>10</sup> Constant solitary confinement led to health problems that warranted occasionally allowing prisoners to leave their cells, undermining the principle of solitary confinement.

In 1829, an act of the PA legislature established a requirement for inmate labor, amending the policy of separate confinement with the goals of relieving monotony and teaching prisoners a trade which would help them upon release. But Western Penitentiary's cells proved too small and dark for the inmates to perform handicrafts in them.<sup>11</sup> A legislative act of 1833 authorized the demolition of the first Western State Penitentiary. It was replaced with a second facility on the same site in 1836.

<sup>9</sup> Roberts, 54.

<sup>10</sup> Anna Vemer Andrzejewski, *Building Power: Architecture and Surveillance in Victorian America* (Knoxville: University of Tennessee Press, 2008), 21-22, 32-33.

<sup>11</sup> McWilliams, 14.

<sup>12</sup> Harry Elmer Barnes, PhD., "The Evolution of American Penology as Illustrated by the Western Penitentiary of the United States" (*The Western Pennsylvania Historical Magazine*, Vol 4, No. 4, October 1921), 197. Barnes later became influenced by the Holocaust denial movement. However, his work on the history of penology during the 1920s appears to be credible and based in verifiable fact.

### Eastern State Penitentiary and the Pennsylvania System

As penology in Pennsylvania evolved, so did its administration. The same act of 1829 that permitted convict labor also set up a governing system for the state penitentiaries. For both Western State Penitentiary and its new counterpart in the eastern part of the state, a five-member Board of Inspectors was appointed by the state Supreme Court. The Inspectors had control over financial, administrative, and industrial matters at each prison, including the salaries of the prison wardens, doctors, clerks, and religious instructors.<sup>12</sup>

Opened in the same year in Philadelphia, Eastern State Penitentiary (originally Cherry Hill Prison) became the prototype for the Pennsylvania System of penitentiary design, also known as the Separate System due to the principle of complete solitary confinement at its core. Alone in their cells or hooded on the few occasions they were brought into contact with one another, inmates were



Figure 60. Interior photo showing typical cell block in Eastern State Penitentiary, date unknown (Eastern State Historic Site, Inc).

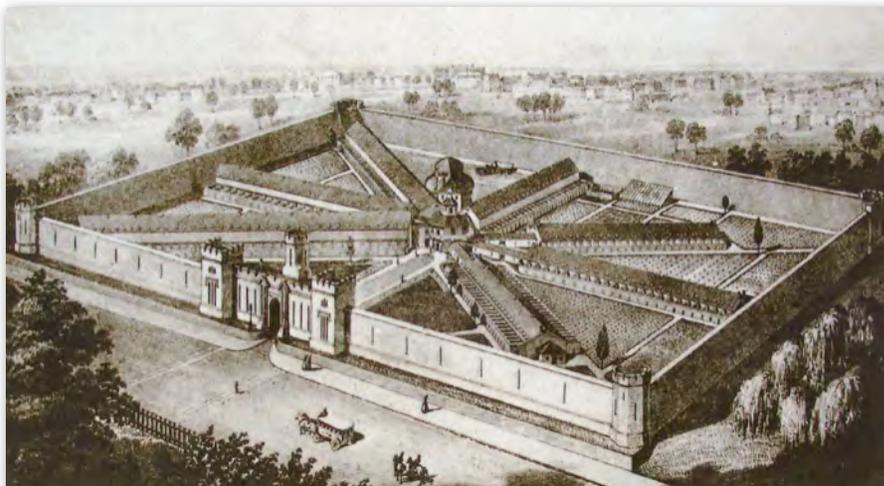


Figure 61. John Haviland's radial configuration of Eastern State Penitentiary, Philadelphia, PA (Lithograph by P.S. Duval and Co., 1885).

supposed to interact only with prison staff and chaplains. Prisoners were expected to become penitent as they engaged in work, Bible study, and reflection on their misdeeds in solitary confinement. From a management standpoint, solitary confinement was also supposed to keep prisoners from conspiring with one another and to facilitate their control by guards.<sup>13</sup> The goal of the Pennsylvania System was to reform offenders so as to release them back into society.

To implement this penal system, British-born architect John Haviland pioneered a radial plan for Eastern State which, like the panopticon, was designed to facilitate surveillance. The penitentiary was a ten-acre walled compound with a watchtower at its center and seven cell blocks extending outward like spokes. Each cell block was laid out with a central corridor, double-loaded with cells on either side; thus, each cell was afforded a window to the outdoors. Ground-floor cells also had access to individual exercise yards. The cells had plumbing, and they were relatively large at eight by twelve feet, enabling inmates to work inside on various handicrafts (such as shoes, textiles, caned chairs, and cigars) that were sold to help defray prison costs. The prison's Gothic Revival architecture, with "cheerless blank" walls, lancet windows, and castellated towers, was intended to communicate a sense of foreboding.<sup>14</sup>

The Pennsylvania System for confinement, as expressed at Eastern State Penitentiary and at Haviland's later New Jersey State Prison (1833-1836) in Trenton, became one of the most famous and widely-imitated in the world during the Victorian period.

<sup>13</sup> Roberts, 33.

<sup>14</sup> Minutes of the Building Commission, reproduced in Negley K. Teeters and John D. Shearer, *The Prison at Philadelphia, Cherry Hill: The Separate System of Penal Discipline, 1829-1913* (New York: Columbia University Press, 1957), 59; in Andrzejewski, 16.

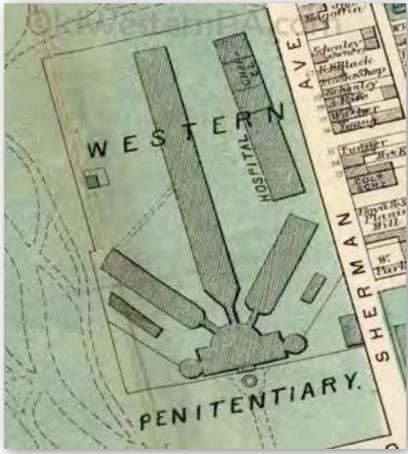


Figure 62. 1872 Hopkins Map detail of the second Western Penitentiary in the Allegheny Commons.



Figure 63. Photograph showing the massive fortress-like entrance to John Haviland's second Western Penitentiary in Allegheny Commons (Allegheny City Historic Gallery).

#### Second Western State Penitentiary and Transition to the Auburn System

Meanwhile, other states implemented their own prison systems and reforms. In particular, in New York, the state prisons at Auburn (built between 1816 and 1825) and Ossining (known as Sing Sing, 1825) provided a rival model to the Pennsylvania System which ultimately came to dominate American corrections.<sup>15</sup> Also known as the Congregate System, the Auburn System kept prisoners isolated in solitary cells at night but allowed them to eat and work together, in silence, during the day. This ideology of prison management resulted in an architectural prototype for penitentiaries with long rows of tiered cells for individual confinement and separate, more spacious facilities for group activities.

Because of the congregative nature of inmate labor under this system, Auburn-style prisons were built with large workshops which lent themselves to industrial factory production. Individual cells could be smaller since they were only used for sleeping. Thus, the Auburn system emerged as economically advantageous over the Pennsylvania System. More inmates could be housed per square foot, and industrial production of prison goods was more efficient and profitable than handicrafts.<sup>16</sup> However, maintaining silence and order among groups of prisoners was more difficult. Disciplinary tactics such as striped uniforms and marching in lockstep had their origins in penitentiaries operating under the Auburn System.

Pittsburgh's second Western State Penitentiary (referred to hereafter as WSP Commons) made a transition from the Pennsylvania System to the Auburn System during the post-Civil War years. The state again contracted with John Haviland to design this prison, completed on the same site as the first Western State in 1836. It exhibited a modified radial plan of cell blocks arranged in the form of a V with an inspection room at their apex. Like Eastern State, WSP Commons had imposing Gothic Revival design elements and an overall fortress-like appearance. An additional cell block was added between the first two in 1859.

<sup>15</sup> Roberts, 38.

<sup>16</sup> Ibid., 39.



Figure 64. Photograph of Captain Edward S. Wright, Warden of Western Penitentiary from 1869-1901. Warden Wright was born in England and came to Pittsburgh in the mid 1840's. Prior to the Civil War, Wright served as chief clerk of the Pittsburgh Post-Gazette and then as city water assessor. During the Civil War, Wright was made Captain of Co. F of the 62nd Infantry Regiment and served in the field until the close of the Peninsular Campaign. After the war, Wright returned to Pittsburgh and became President of the Glass Machine Co. and reprised his roll as city water assessor. In February of 1869, Captain Wright was elected warden of the Western Penitentiary. He retired as warden in 1901 due to illness but remained an influential figure in national correctional and prison reform discussions. He died on Feb 28, 1916 in the Allegheny West neighborhood of Pittsburgh (Mylin, State Prisons, Hospitals, Soldiers' Homes).

Slow growth of the prison population prior to the Civil War allowed WSP Commons to operate in relative stability according to the Pennsylvania System until the 1860s. From 1844 to 1854, prison labor—consisting of weaving on hand looms and shoemaking by prisoners in their cells—provided enough income to sustain the prison, along with state appropriations for officers' salaries.<sup>17</sup>

In the 1860s, however, the prison expanded several times to meet the demands of an increasing population and evolving standards of penology. By 1870, WSP Commons contained 324 cells in three wings, a chapel, wash house, hospital building, and a new building with 24 cells for housing female inmates. Cells themselves were enlarged to seven feet, ten inches by fifteen feet and furnished with gas lights, a four-inch slit window, and steam heat.<sup>18</sup>

After the Civil War, several factors combined to support the construction of a third Western State Penitentiary on a new site in Allegheny. In terms of prison operations, penologists, prison inspectors, and administrators at both the Eastern and Western State institutions began to admit that the practice of solitary confinement under the Pennsylvania System was neither successful nor sustainable. Growing evidence suggested that solitary confinement promoted not reflection and rehabilitation, but psychological distress, even insanity. On a purely economic level, maintaining individual cells large enough for each inmate to perform handicrafts was expensive, especially as the population grew.<sup>19</sup> Western State Penitentiary's chaplain wrote that each cell at WSP Commons was "a costly little prison in itself."<sup>20</sup>

Facing overcrowding, prison administrators faced difficult decisions between further costly expansions or elimination of individual cells. Expansion of Western State on its current site seemed even less tenable after 1867, when the Allegheny Commons was redesigned into a public park. The ongoing situation of a prison in the park was in tension with the picturesque qualities of its landscape and the desirability of property at its periphery. Finally, in a fast-industrializing economy, the handicraft production of inmates working alone in their cells could not generate sufficient merchandise or income to offset the expenses of operating a large penitentiary.<sup>21</sup>

During this same period, the Auburn System drew the attention and admiration of the Western State Board of Inspectors. In 1866, they wrote of its advantages. In 1869, the Pennsylvania legislature passed an act allowing for the congregation of inmates for work purposes in shops. In the same year, Edward S. Wright, a former captain in the Civil War, was appointed warden of Western State Penitentiary and began advocating for transition to a more Auburn-style management system.

Noting that "The method of confinement in solitude proved most unsatisfactory" and that "the prison population has grown faster than its accommodations," Wright moved immediately to implement reforms that changed operations at the prison.<sup>22</sup> He introduced the Congregate System, allowing prisoners to eat, work, study, and worship together. In acknowledgement of the fact that "labor in the cells had not been remunerative for many years," a shoe shop accommodating 85 men was added in 1869 and a larger work shop, housing broom-making and marble polishing as well as shoemaking, was built in 1874. Wright also instituted a "commutation law" or

<sup>17</sup> Edward S. Wright, "A Brief History of Western Penitentiary" (Pittsburgh, 1909: held at Carnegie Library of Pittsburgh, Pennsylvania Reference Collection), 100.

<sup>18</sup> Doug MacGregor, "Western State Penitentiary: 200 Years of Leadership and Innovation," 3.

<sup>19</sup> Roberts, 34.

<sup>20</sup> In Barnes, "The Evolution of American Penology as Illustrated by the Western Penitentiary of the United States," 203.

<sup>21</sup> Ibid.

<sup>22</sup> Wright, 99.

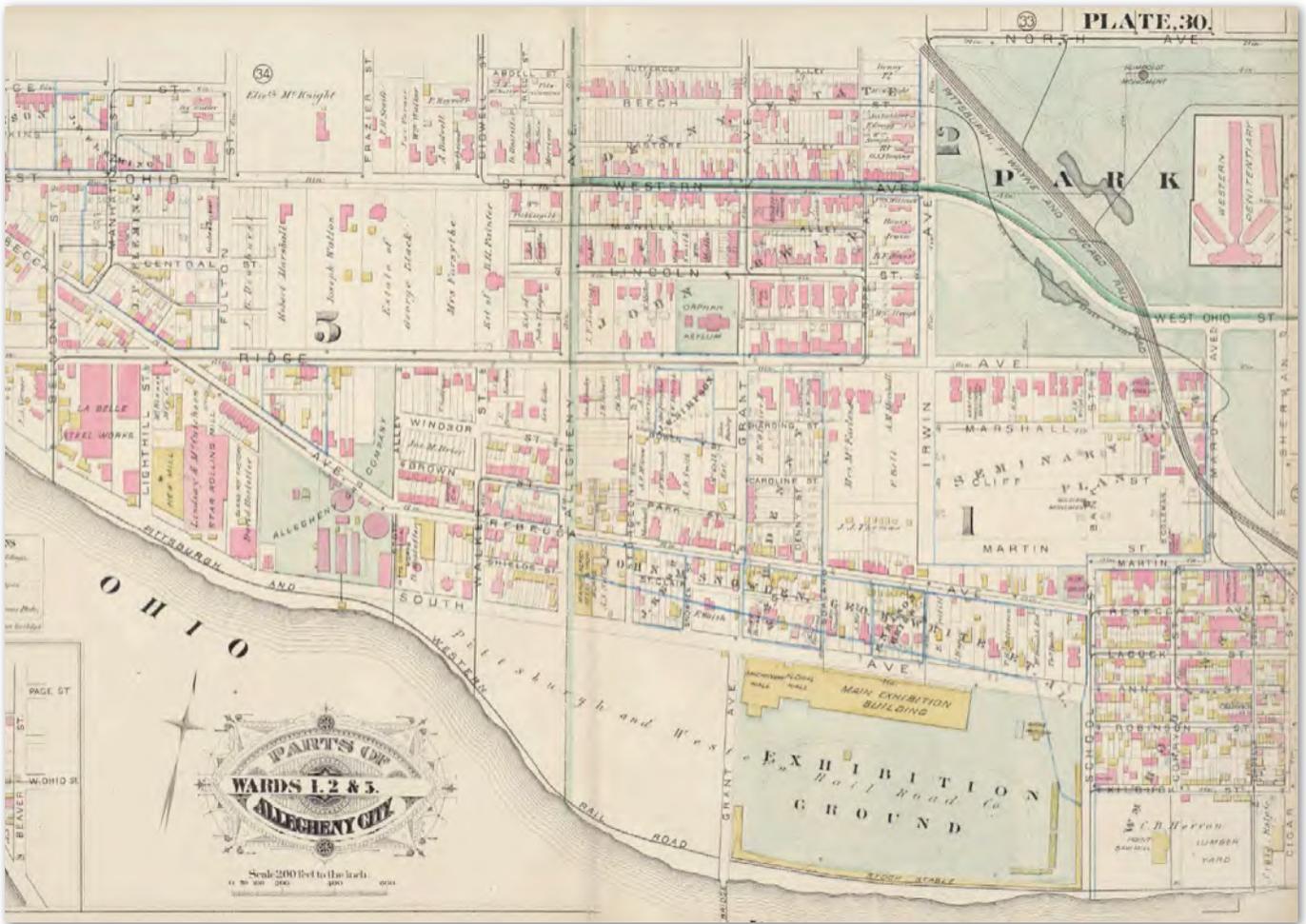


Figure 65 (above). 1882 Hopkins Map showing the Western Penitentiary in the upper right corner. This map illustrates the changes to the environment of the Allegheny Commons since its creation as a city park in 1867. A comparison to Bodmer's lithograph of the penitentiary on page 92 highlights the shift from a rural to urban setting. By 1882, the surrounding streets had become a desirable address for the area's upper-middle class and concerns about the penitentiary's close proximity to the new neighborhood increased. Also of interest is the Exhibition Building in the lower part of the map, which was designed by Edward M. Butz.

Figure 66 (right). An undated photograph of a fountain in the Allegheny Commons Park with the penitentiary in the upper left shows how close the complex was to the recreation areas. Lack of space for expansion and resident concerns were the driving forces behind the penitentiary's move to the Ohio River site (Allegheny City Historic Gallery).



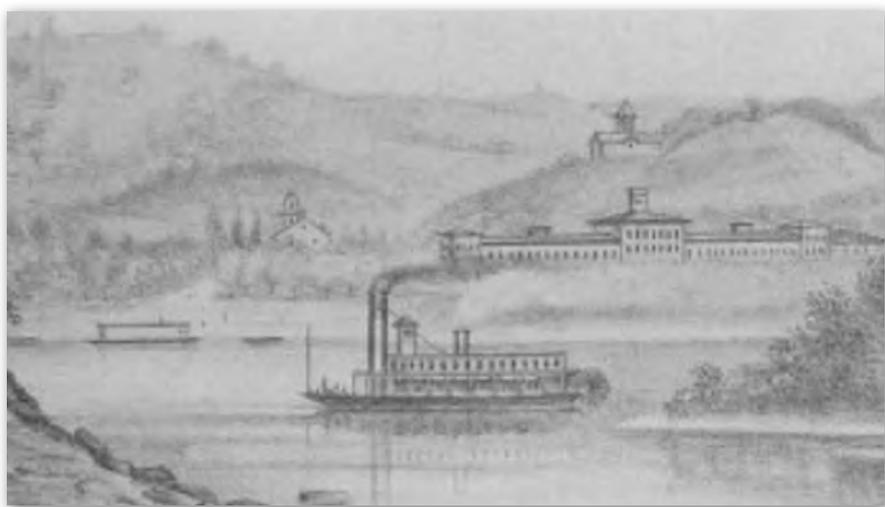
“good time” rule under which prison administrators had leeway to reduce an inmate’s sentence in reward for good behavior.<sup>23</sup>

Still, the facility designed for solitary confinement under the Pennsylvania System was inadequate and unable to accommodate a true Auburn System program. By the late 1870s, many cells built for one prisoner were occupied by two, three, or as many as four inmates.<sup>24</sup> In a report of 1877, Warden Wright noted the need for 500 new cells and a new shop, while the state Board of Inspectors painted a dire picture of conditions at the prison:

[Western State Penitentiary] is altogether inadequate in its proportions for a family of from 800 to 900 convicts.... In the bracing winter weather this crowding of men may be endured, but when the hot summer days and nights overtake us we shudder for the consequences. Disease, epidemic and death must of necessity follow.<sup>25</sup>

### Western State Penitentiary Riverside

In 1876, the Inspectors suggested acquiring the site of the House of Refuge, an abandoned facility for juvenile offenders located about three miles from WSP Commons on the banks of the Ohio River in Allegheny, as an “intermediate prison.” In 1877, they pressed for the appropriation of this site “not now as an annex to [the current] building, but as the site of a new, enlarged and capacious Western State Penitentiary Building.” Perhaps anticipating objection on economic grounds, the Inspectors argued that convict labor could be used for the new prison’s construction and that “much of the material required can be removed from time to time from the present building” and that it could be completed and occupied in phases.<sup>26</sup> Other advantages of the House of Refuge site were said to include its spaciousness; attractive views and fresh breezes for good ventilation; it already contained institutional buildings which could be re-used, occupied on a temporary basis, or recycled for additional building materials; and its location on a railroad line for the convenience of the Inspectors.



<sup>23</sup> Wright, 100.

<sup>24</sup> Report of Board of Prison Inspectors, 1877. In Wright, 101.

<sup>25</sup> Ibid.

<sup>26</sup> Ibid.

Figure 67. View looking from McKees Rocks across the Ohio River to the House of Refuge in 1876 (Flem’s Views of Old Pittsburgh).

### Historic Map Analysis

By analyzing historic property maps, architectural and site plans, prison reports, and news articles, it has been possible to construct a detailed developmental history of Western State Penitentiary on the Riverside site.

## 1876 Hopkins Map

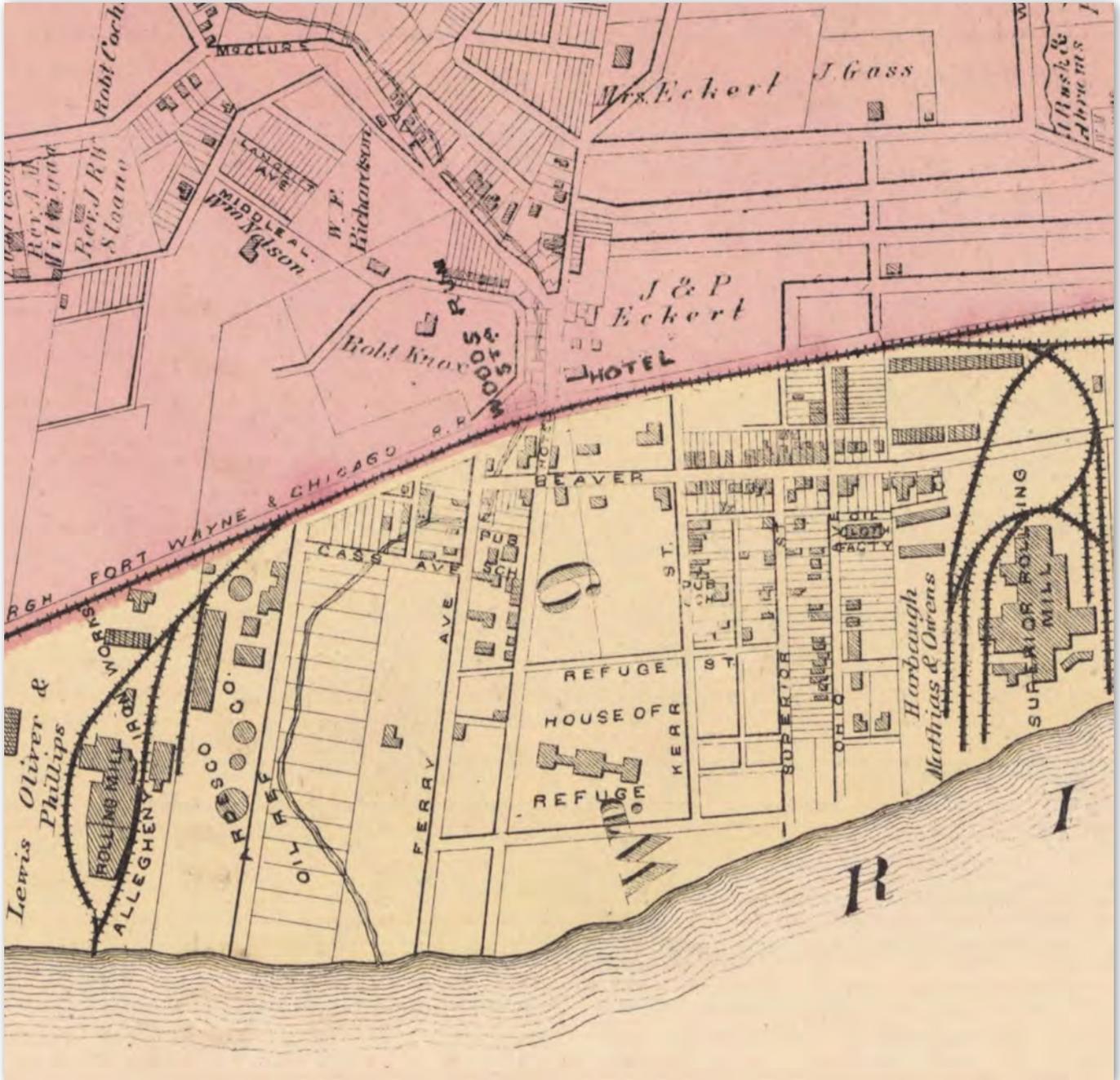


Figure 68. 1876 Hopkins Map showing the House of Refuge, which becomes the site of the third Western Penitentiary in 1878. Parts of the House of Refuge structure were in use as part of the penitentiary's East Wing until they were destroyed in a riot in 1921.

This 1876 Hopkins map shows the dumbbell-shaped House of Refuge and its site as they were in the year the Inspectors identified this as a suitable location for a new Western State Penitentiary. The August 3, 1854 edition of the *Pittsburgh City Post* indicates that the facility was substantial, with a main building that was 210 feet wide and four stories tall and constructed of brick made on site. The building included separate wings for girls and boys with towers at each end, plus rear additions and a number of shops and outbuildings.<sup>27</sup> Enclosing everything was a 16-foot high stone wall that ran 500 feet along the river and extended back 350 feet from the river's edge. Neighboring blocks were moderately populated with mostly residential buildings. Beaver Ave., the area's main thoroughfare, lay to the east and had the highest concentration of buildings. Mills, factories, and schools were also located nearby. The Fort Wayne and Chicago Railroad ran slightly east of Beaver Ave. with lines connecting to the nearby mills to the north and south of the site.



Figure 69. House of Refuge, ca. 1850, designed by Joseph W. Kerr (O. Krebs & Bro, lithographer).

On June 12, 1878, Governor John Hartranft approved \$100,000 for the construction of new buildings for Western State Penitentiary on the Riverside site. On Sept 30, the prison Inspectors took possession of House of Refuge. An undated letter from Edward M. Butz, the architect they hired (perhaps for his institutional work on the new House of Refuge in Morganza) reproduced in the Inspectors' Report of 1878 details his scope of work with dimensions and placement of structures, suggesting that design of the new prison got underway immediately. On November 27, 1878, the first of the inmates from the Commons site were transferred to Riverside, where they were housed in a temporary facility.

Work on the new site was carried out in phases. John Schreiner was repeatedly hired as the stone mason, but a significant amount of general labor was performed by inmates. Preparation of the site began with the demolition of some of the House of Refuge structures and renovation of others. The North Wing of the new penitentiary was the first to open, in 1882. It was over 467 feet long with 640 cells, 100 of which were seven by eight feet in dimension, and the remainder of which were five by eight feet. A separate women's reformatory had 30 cells. In 1883-84, the outer walls and roof of the South Wing were erected by a combination of contract and prison labor.

<sup>27</sup> "House of Refuge for Western Pennsylvania," *Pittsburgh City Post*, August 3, 1854, 3.

Bird's Eye View of the Existing and Proposed Buildings for  
The State Penitentiary for the Western Dist. of Penna. 7<sup>th</sup> Ward, Allegheny, Pa.

Explanation.

1. North Wing.
2. Central or Administration Building.
3. Warden's Residence and Office Building.
4. South Wing.
5. East Wing.
6. Boiler House, Kitchen, etc.
7. Women's Reformatory.
8. Shoe Shop.
9. Machine Shop.
10. Gas Works.
11. Gas Holder.

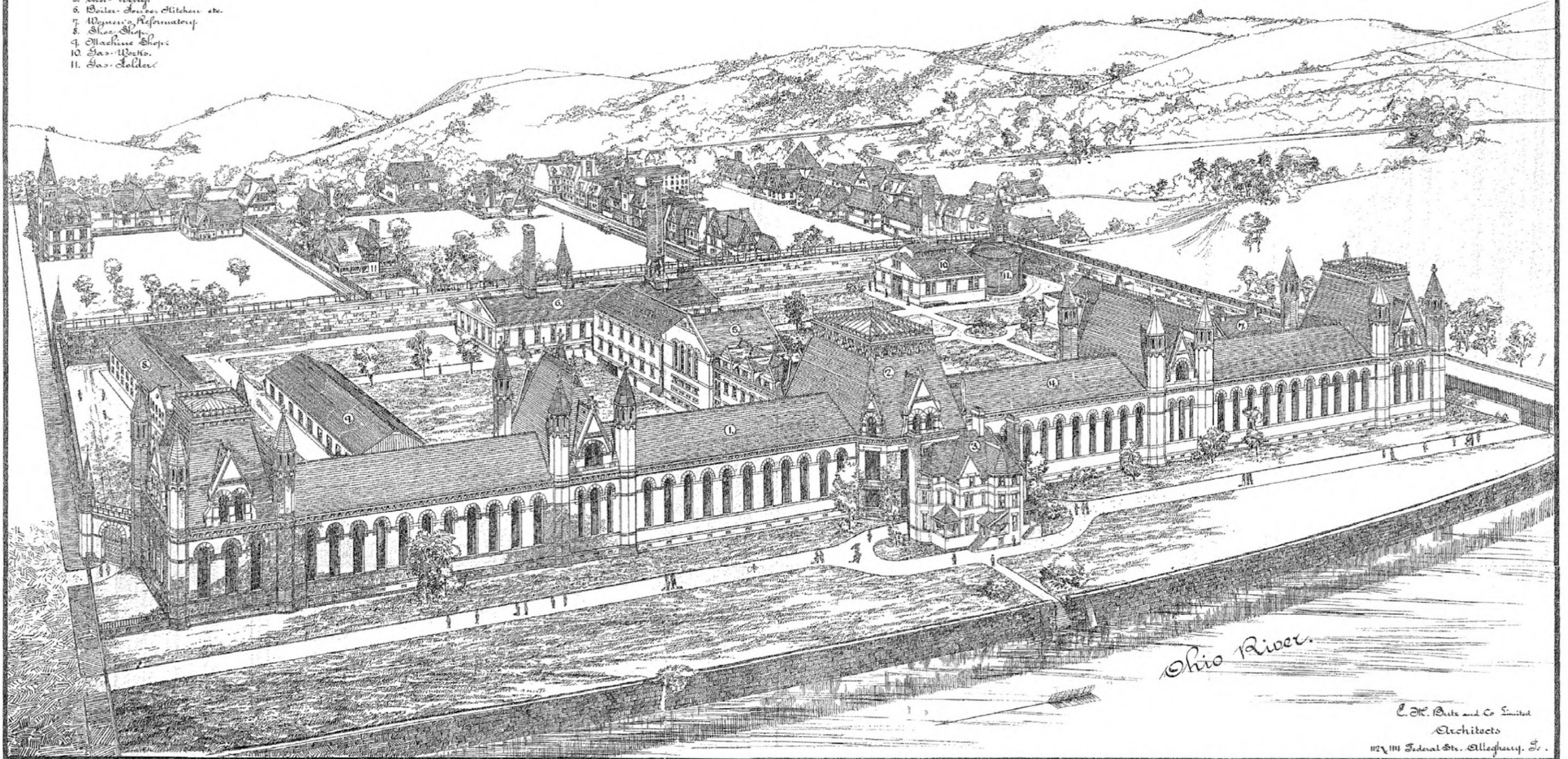


Figure 70. Bird's eye view drawn by architect Edward M. Butz showing his vision for the new Western State Penitentiary, 1883 (Biennial Report of the Inspectors of the State Penitentiary for the Western District of Pennsylvania, 1883-84).



### 1884 Sanborn Map

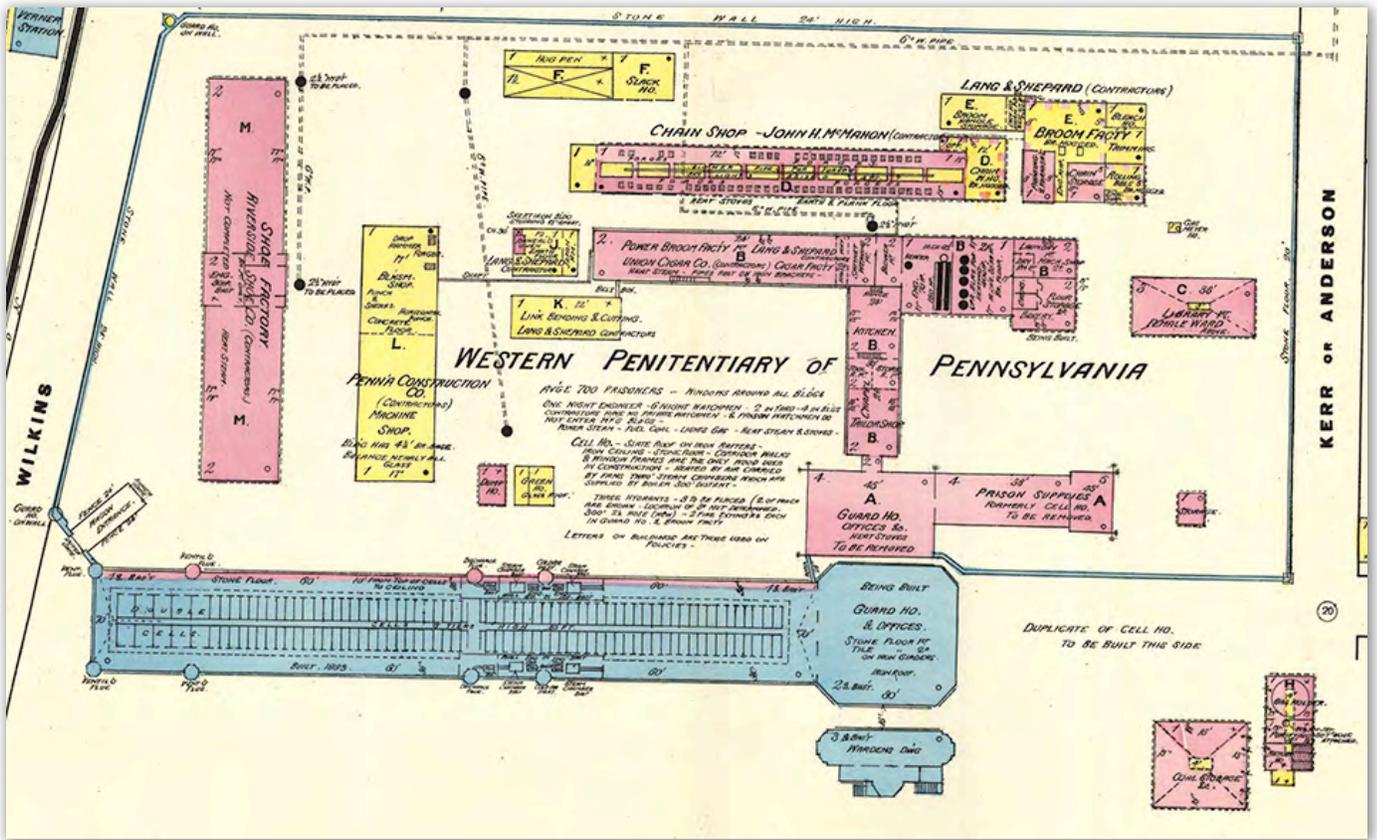


Figure 72 (detail from an 1884 Sanborn Map, above). This 1884 map shows the Western Penitentiary Riverside in construction under architect Edward Butz. The North Wing was complete and housing inmates at this time. Remains of the House of Refuge can be seen directly behind the central Rotunda. Outbuildings and workshops had been constructed behind the main penitentiary building. The full area map to the right shows the increasing urbanization of the neighborhood surrounding the penitentiary.

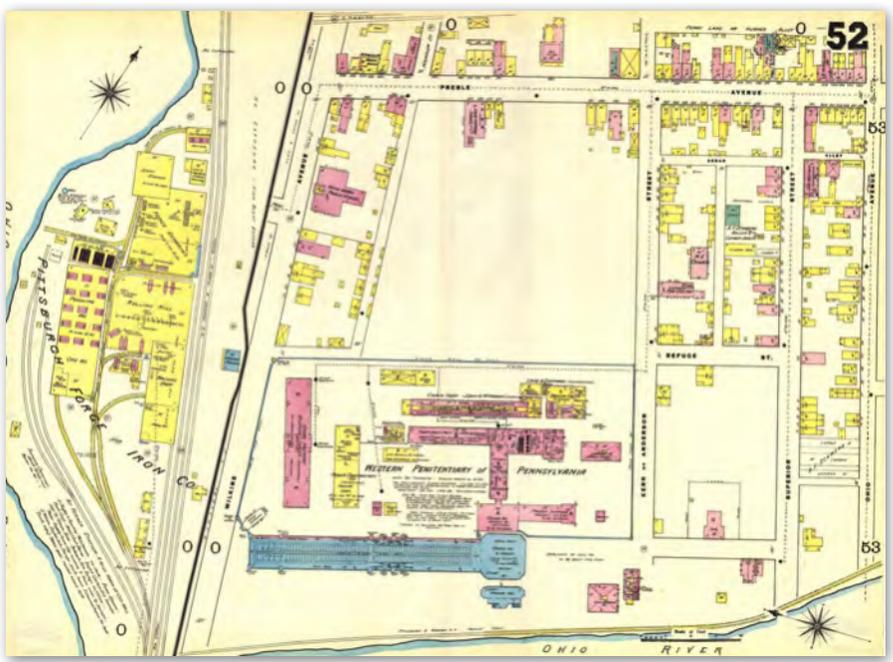




Figure 73. Ca. 1922 photograph of the penitentiary's original Female Ward and Library, likely designed by Butz. By 1893, it was converted to the Hospital as a new female ward was created. The building to the right is an addition to the hospital, built in 1922 (PA State Archives).

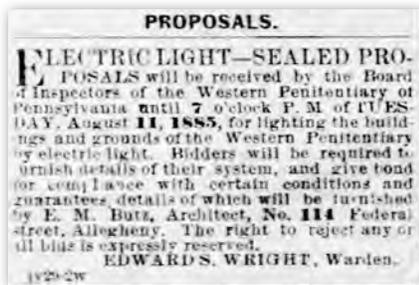


Figure 74. 1885 Newspaper advertisement asking for electric lighting system bids from Warden Wright. Electric lighting was planned for the Riverside penitentiary from the beginning, but funding for the electric plant was delayed by the legislature until 1898 (Pittsburgh Daily Post, 07/29/1885, pg. 4).

By the time of this 1884 Sanborn Map, the area had become more urban, and the Pittsburgh and Western Rail Road Freight Track had constructed an alignment across the penitentiary site parallel to the Ohio River. Western State Penitentiary was by now well established on the site. The map shows the completed North Wing of Edward Butz's design as well as the central Rotunda, which was built for guard offices; the Warden's Residence, which faced the Ohio River in front of the Rotunda; and the East Wing, all under construction. The North Wing, Rotunda, and Warden's Residence are colored blue to indicate fireproof construction.

Butz also designed a stone wall to secure the perimeter of the property. It is shown here connected to the North Wing and to the near section of the East Wing. The main entrance to the penitentiary was through the Warden's Residence, which is outside the secure perimeter.

The T-shaped East Wing combined part of the former House of Refuge and new Butz-designed spaces in 1884. Immediately east of the Rotunda can be seen the remains of the four-story main building of the House of Refuge, labeled "Guard Houses/Offices and Prison Supplies/To be Removed." Several facts support this section of the prison having originally been part of the House of Refuge: the penitentiary reports state that the House of Refuge buildings were used temporarily, the four-story height of this section matches the 1854 written description of the House of Refuge, and its footprint matches that of the House of Refuge shown on the 1876 map. Also, the new penitentiary buildings were constructed closer to the Ohio River than the House of Refuge, suggesting that the previous buildings still stood and the new ones had to be built relative to them.

The two-story wing extending perpendicularly east of this also appears to be a reused part of the House of Refuge based on correspondence between the 1854 description and the details shown on this map: both indicate a two-story wing in this location that was 30 feet tall with a second-floor chapel, 20 feet in height. A photograph of this section of the prison taken ca. 1897 appears to show such a structure. In 1884, this contained, aside from the chapel, various shops and factories, a kitchen, laundry, and engine room.

A detached building on the southern part of the site was the Female Ward and Library, which was likely designed by Butz.

A number of brick and frame shop and utility buildings were under construction or finished at this time. Parallel to the east wall was the Chain Shop and the Broom Factory. In the northern end of the site were the completed Machine Shop and Blacksmith Shop and two additional smaller shop buildings, the Link Bending and Cutting Shop and the Sheet Iron Building, all frame. The map also shows a large brick Shoe Factory under construction near the north wall.

Several smaller outbuildings had also been constructed in the northern end of the site. The Hog Pen and Slack House were located near the east wall and the Dump House and Greenhouse were near the North Wing. Outside the secure perimeter near the Ohio River were two brick structures, one for coal storage and the other a Gas Holder.

By the summer of 1885, the relocation of prisoners to WSP Riverside was complete and WSP Commons stood completely vacant. Construction on the Riverside site continued with the roof of the South Wing and stone, brick, and iron work. The South Wing opened to inmates in 1891, though the Inspectors' Report for 1891-92 notes that it could not be completely finished because the legislature failed to provide necessary funds.



Figure 75. 1893 photo showing construction of the roof over the South Wing. Inmates were already being housed in the wing at this time (Carnegie Library of Pittsburgh).

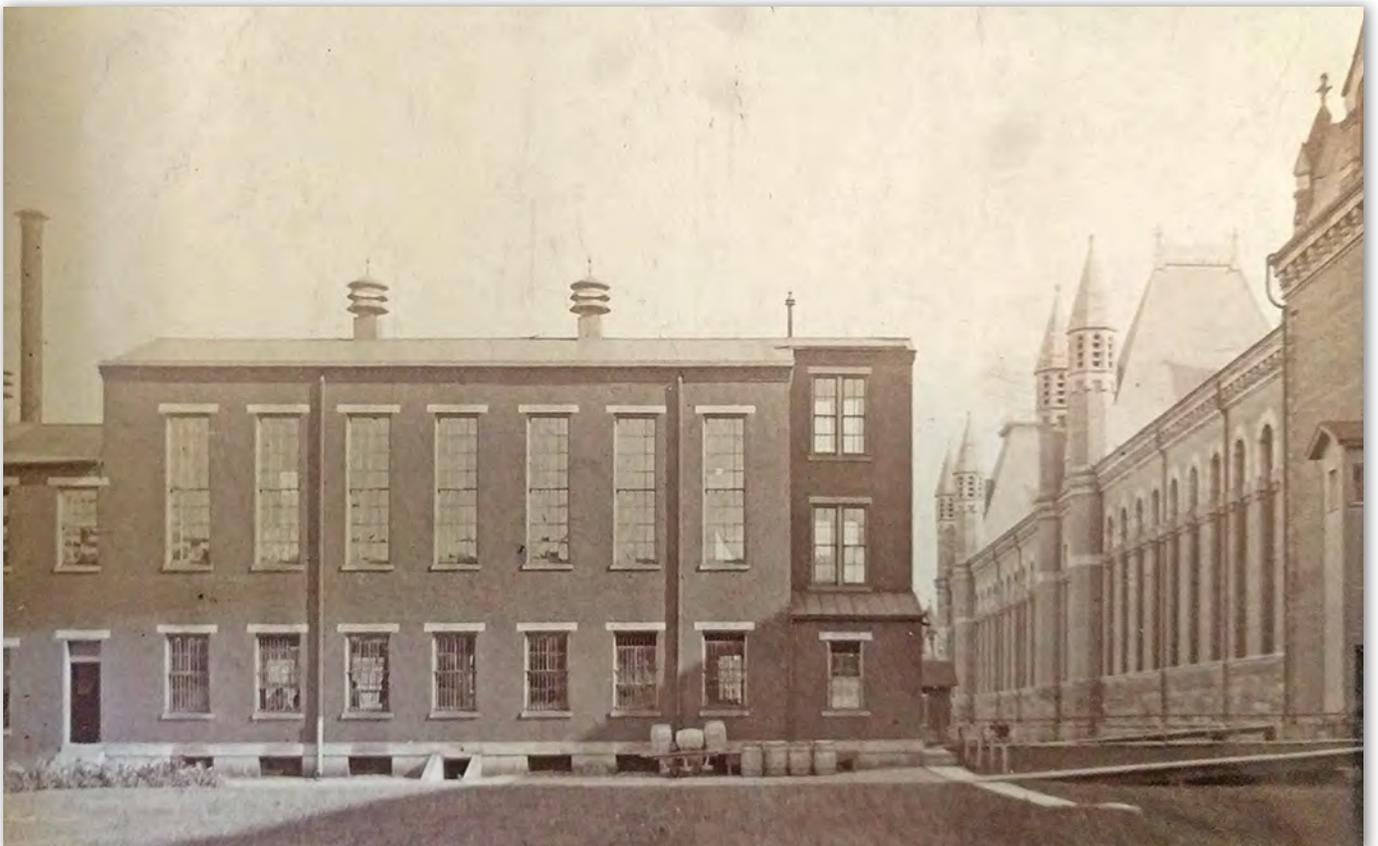


Figure 76. Ca. 1890 photo showing the East Wing of the former House of Refuge that Butz incorporated into his design. At the time of this photo, the main block of the House of Refuge has been demolished, leaving a gap between the East Wing and Main Penitentiary Building. By 1893, the stair tower (right end of East Wing) was removed and a connector was built joining the East Wing and the Rotunda (PA State Archives).

### 1893 Sanborn Map

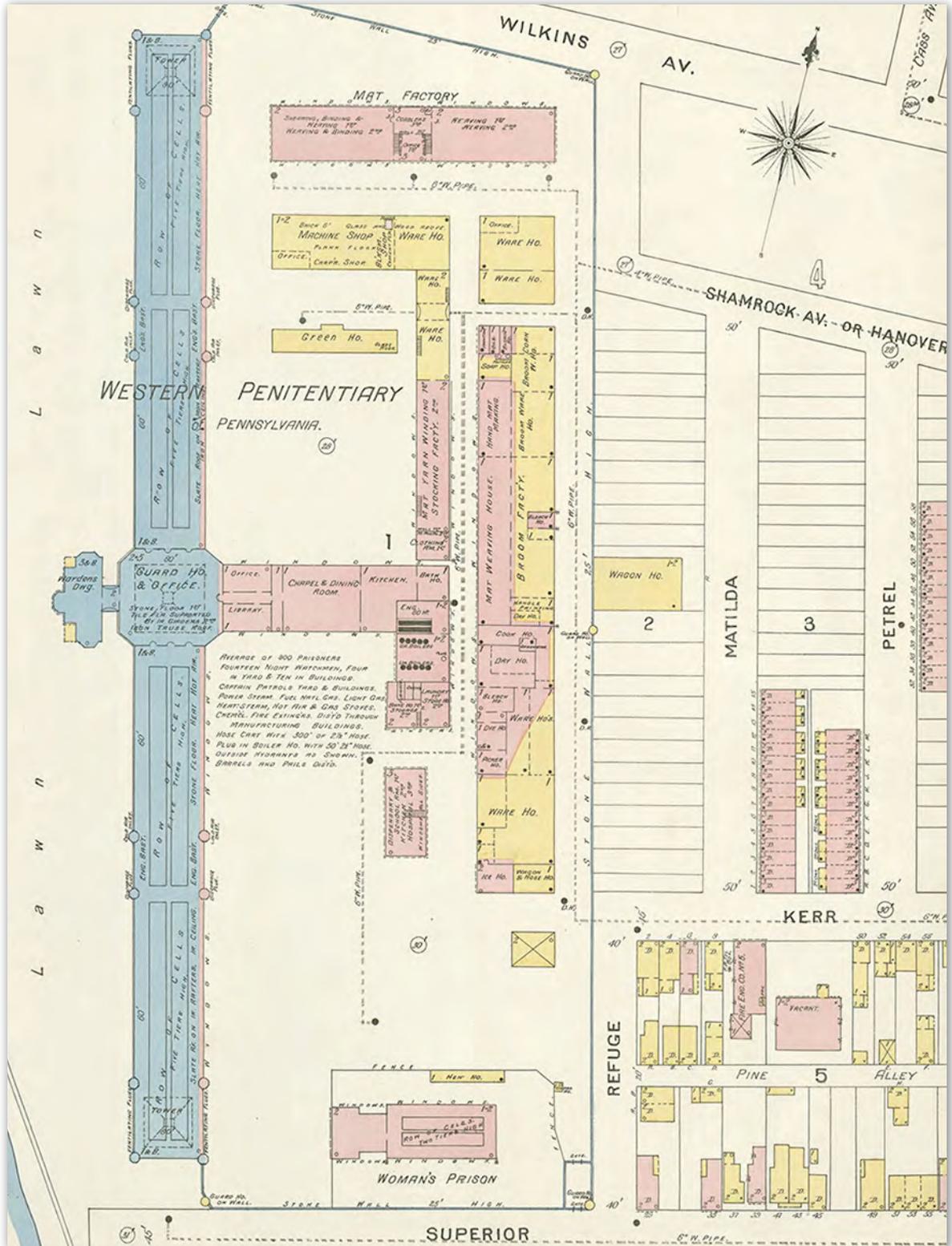


Figure 77. 1893 Sanborn Map showing the completion of the South Wing, the addition of the women's prison, and expansion of workshop spaces.

The 1893 Sanborn Map shows the completion of Butz's main penitentiary buildings, including the South Wing, which was finally finished in that year. The Rotunda was finished in 1885. The Warden's Residence was now connected to the Rotunda by a two-story porte cochere with covered bridge. The wall had been completed and enclosed the whole yard east of the cell blocks, connecting to the North and South Wings. The old House of Refuge East Wing, renovated by Butz, was now connected directly to the Rotunda. The long northern arm of the East Wing, which housed the Mat Yarn Winding and Stocking Factory, had been connected to the Machine Shop.

The property boundary was extended to the south between 1884 and 1893. In 1884, the boundary was Kerr St., but by 1893 the site stretched to Superior St. The wall was enlarged to correspond to the new southern perimeter. A new Women's Prison was established within the expanded southern end of the site. It was housed in a ca. 1870 two-story, Italianate style brick house that records indicate was moved from elsewhere on the site ca. 1885. In 1890, an addition of 40 cells more than doubled its size. The previous Women's Prison was converted to use as a school, kitchen, and hospital.

The intensity of industrial activity at the penitentiary is evident in the considerable enlargement by this year of the shop bordering the east wall. The building had essentially doubled in width and stretched southward to incorporate the previously separate Broom Factory. The building that served as the Chain Shop in 1884 is here shown converted to the Mat Weaving House and Broom Factory, a change in function that reflected new labor laws governing the industries in which prisoners were allowed to labor. Similarly, the brick building near the northern wall, which was under construction as a Shoe Factory in 1884, was now finished, but its function changed to Mat Factory. Also along the east wall was a new Warehouse. The Greenhouse had expanded, but the Hog Shed and Slack House had been demolished, as had the Link Bending and Cutting Shop.

By this time, the prison was already approaching capacity, with 1169 of 1180 cells occupied.



*Figure 78. 1897 photograph of the area between the Broom Factory and east wall—dubbed “Wall Street” in historic accounts (Mylin, State Prisons, Hospitals, Soldiers’ Homes).*

Figure 79 (top left). 1897 photograph of the southern wall and sally port.

Figure 80 (top right). 1897 view of the Warden's Residence showing the porte cochere and bridge that connected the house to the Rotunda.

Figure 81 (bottom left). 1897 view inside the Female Ward, showing cells. The cells look very similar to the male cells in the Main Penitentiary building, both with cast iron scrolled brackets.

Figure 82 (bottom right). Photograph of the ca. 1870 Italianate House that was moved from a nearby location to use as the Female Ward; a rear addition was constructed in 1890 to provide more cells.

(Images from Mylin, *State Prisons, Hospitals, Soldiers' Homes*, except for Figure 82, which was found in the *Biennial Report of the Western Penitentiary of Pennsylvania, 1905-06*.)



### 1906 Sanborn Map

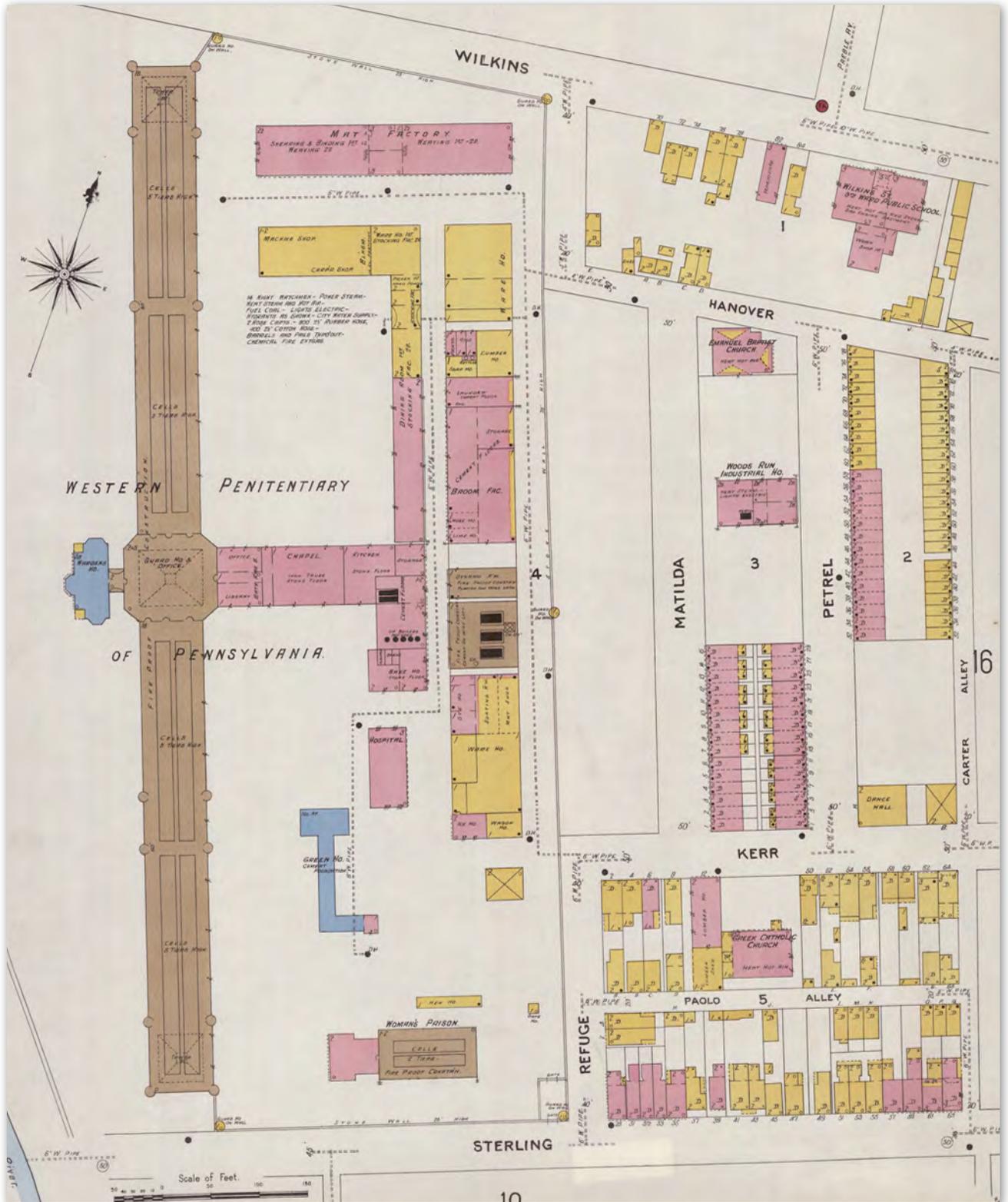


Figure 83. 1906 Sanborn Map showing the increasing urbanization of the area surrounding the penitentiary. The main penitentiary site change was the construction of the Conservatory, a gift of Henry Phipps Jr, in 1905.



Figure 84. John Francies was warden of Western Penitentiary (and its branch, Rockview) from 1909 to 1922. He was born in Allegheny City, PA, in 1862 and served in a variety of public positions before being elected to the Pennsylvania House of Representatives, which he held from 1903-1905. After his time as warden, Francies served in other elected positions such as Clerk of Courts in Allegheny County and Treasurer of Allegheny County. He died on October 16, 1933. Francies was notable as warden for his efforts to move the penitentiary from its Ohio River location, presiding over the creation of Rockview Penitentiary, and for the creation of a prominent inmate educational program. (Pennsylvania House of Representatives).



Figure 86. River scene with Western Penitentiary in the background (historic postcard, 1907).

<sup>28</sup> Barnes, "Pennsylvania Penology: 1944. A Report on Penal and Correctional Institutions and Correctional Policy in the State of Pennsylvania" (State College: The Pennsylvania Municipal Publications Service, 1944, 21).

While the surrounding area continued to urbanize, there were few major changes to the penitentiary site between 1893 and 1906. The middle section of the Broom Factory building, which bordered the east wall, was removed to accommodate the new Power Plant ca. 1898. The Warehouse north of the Broom Factory was enlarged slightly on its southern end. The Greenhouse in the northern part of the site was demolished, and a new Conservatory was built in the southern half of the site between the East Wing and Female Ward. The Conservatory, built in 1905, was a gift of financier and philanthropist Henry Phipps, Jr., who also donated conservatories to the cities of Pittsburgh and Allegheny, the latter built on the site of the old WSP Commons.



Figure 85. Photograph of the Conservatory in the southern half of the site (labeled "Greenhouse" on the 1906 Sanborn Map). The Conservatory was a \$5,000 gift of Henry Phipps Jr and was largely constructed by inmate labor. The dedication ceremony for the greenhouse was a large affair with 50 guests, including former warden Wright, who spoke about the need for efforts to "uplift" and the benefits of flowers and natural beauty. The 14-piece prison orchestra played in accompaniment to several well-known local musicians. Pittsburgh still retains its Phipps Conservatory, which is located in Schenley Park (PA State Archives).

The slowing of improvements at the penitentiary likely reflected growing frustrations with the limitations of the site. Despite the state's tremendous investment in the modern prison only 30 years before and the supposed advantages of the Riverside site, numerous conditions soon resulted in calls to build a new penitentiary elsewhere. Flooding frequently overcame the Ohio River banks; episodes in 1884, 1902, and 1907 caused uninhabitable conditions during which inmates had to be housed for long periods in unheated cells in the top tiers of the prison. Even when not flooded, proximity to the river caused damp conditions in the facility. Fog retained smoke from Pittsburgh's many riverfront mills and interfered with good light conditions for inmate labor. Overcrowding continued to be a problem, and outbreaks of communicable disease such as tuberculosis and typhoid were common. Writing in 1921, when the prison was still very much in operation, Harry Elmer Barnes, a scholar of penological history, wrote, "It would be difficult to estimate the misery, suffering, ill-health, loss of life, inconvenience, and inefficiency caused by the ill-judgement of those who decided to locate the new Western Penitentiary in this place."<sup>28</sup>

An additional obstacle, which originated outside of Western State Penitentiary but affected it directly, was restrictive inmate labor legislation passed in the 1890s. This legislation—discussed in detail below—severely curtailed Western State’s ambitious program to rehabilitate inmates through industry and prevented the prison from earning enough income to offset its expenses. Together, all of these hardships helped renew earlier arguments that the ideal prison would be located in a rural setting.

John Francies became warden of Western State in 1909 and appealed to the PA legislature to move the penitentiary to a better location. In 1911, the legislature passed an act authorizing the procurement of a rural site, and after surveying dozens of possibilities throughout the state, purchased 5000 acres in Centre County for Rockview State Prison. Originally, this was planned to be a maximum-security replacement for Western State Penitentiary; in 1915, new legislation stipulated that Rockview was to replace Eastern State Penitentiary, as well. However, under Governor Gifford Pinchot in the 1920s, the plan was revised, and Rockview was designated as a medium-security “farm colony” of Western State, meaning that it operated as a branch of the older penitentiary which was administered by the same warden. Both Western State Riverside and Eastern State Penitentiaries remained in use well into the 20th century.



Figure 87. Rockview Penitentiary, ca. 1940. Rockview (now called SCI Rockview) is located in Centre County, between State College and Bellefonte, PA. Rockview originally was planned to replace Western and Eastern Penitentiary as a central state maximum security prison, and two such cell blocks were constructed. Work at Rockview then stopped as funds were put towards the construction of Graterford in the eastern part of the state. After several years of deliberation, it was decided that the building of more maximum security facilities was unnecessary and the cells at Rockview were restructured to follow a medium and minimum security plan, with Rockview operating as a branch of Western Penitentiary. Interestingly, one of the later penological criticisms of Western Penitentiary was that while Warden Wright did implement an inmate classification policy, all cells were built to maximum security standards and there were no provisions for inmates incarcerated for lesser offenses, though they made up the majority of inmates. The same mistake was almost made at Rockview but it was remedied before completion this time. In yet another improvement upon one of Western Penitentiary’s planning issues, a rural site was chosen for Rockview so it could operate as a farm colony, which was in line with more progressive ideas of prison architecture and operation. When the Riverside facility was being planned, the trend to build prisons in rural sites was already popular. Thought was initially given to build the third Western Penitentiary in this manner, but cost and transportation conveniences ultimately took precedence, and the House of Refuge site was chosen instead (Time Will Tell, James Rada Jr.).

### 1926 Sanborn Map

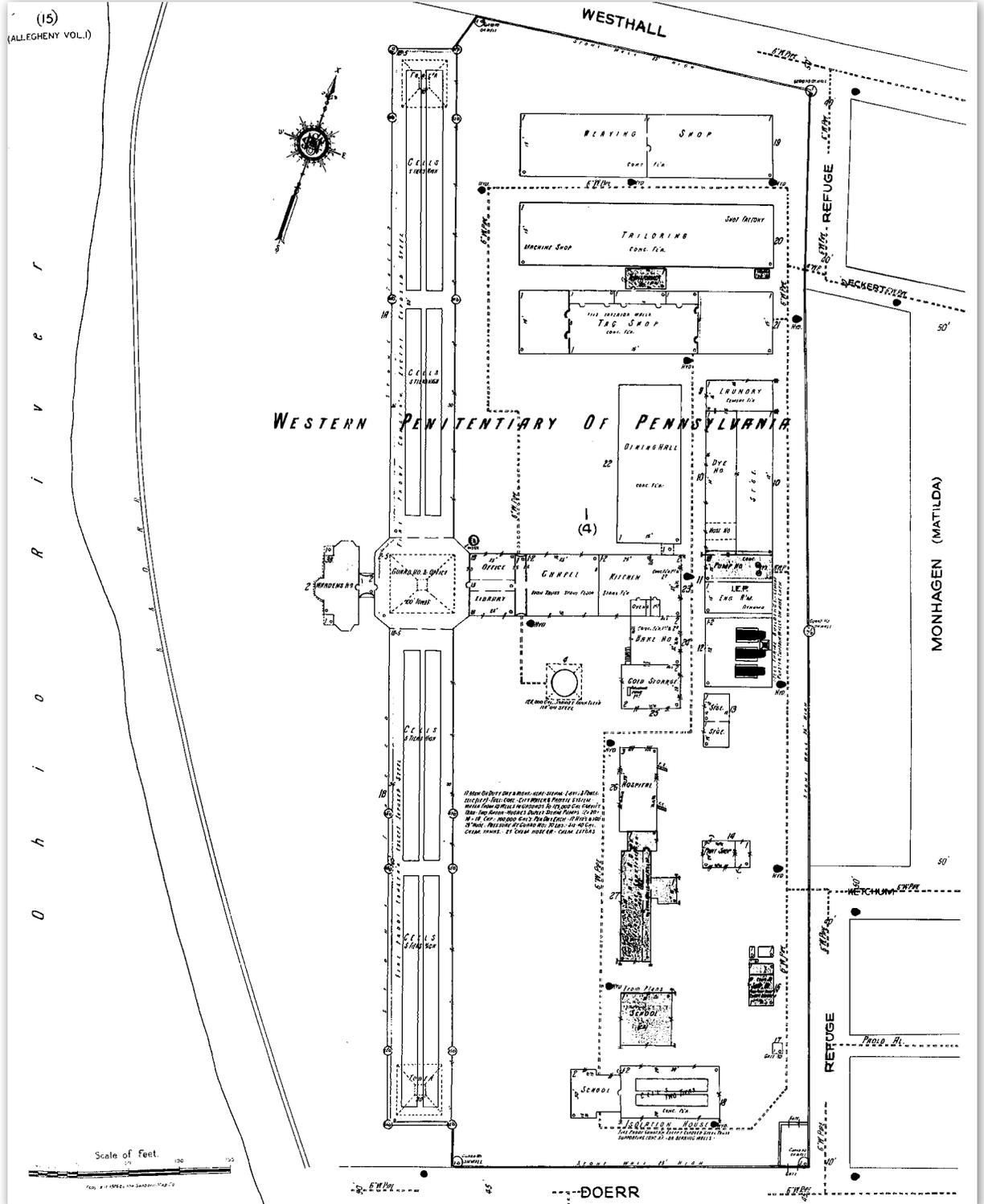


Figure 88. 1926 Sanborn Map showing the rebuilt East Wing and 3 new machine shops in the north half of the site following a major riot and fire in 1921. A new school and hospital addition were built in the southern end.

In 1921, a riot and fire destroyed most of the East Wing and the buildings in the northern half of the site. By the time of this 1926 Sanborn Map, the central portion of the East Wing had been rebuilt to a modified design on the previous footprint. The long northern arm of the East Wing, which housed the dining room and stocking factory, burned and was replaced with a new dining hall, wider than the previous structure, at the same location. It connected to the East Wing through a small passage. The machine shop, mat factory, and warehouse in the northern end also burned and were replaced with three large identical shop buildings oriented east-west. Between the Tailoring Shop and Tag Shop was a small electrical Substation. To make room for the new shops, the broom factory was shortened on its northern end. Due to the larger footprints of the new buildings in the northern part of the site, the yard became smaller.

This map illustrates a number of changes in the southern half of the site as well. Most of the Warehouse south of the Power Plant was demolished, save for a small portion. A large addition was built at the southern end of the Hospital in 1922. A school was built between the Hospital and the former Female Ward. The female inmates at the penitentiary were transferred to the State Industrial School for Women in Muncy, PA (now called SCI Muncy) in 1920. Women transferred from Eastern State Penitentiary were still housed at Western Penitentiary for a short time after, and all women were vacated from the site by 1922. After the women left, the cell block was converted for use as the Isolation Ward. A few small buildings were constructed along the southern half of the east wall. A water tower was built on the southern side of the East Wing.



Figure 89. Photograph of Overseers and an Interpreter at Western Penitentiary showing appointment dates from 1920 and 1921 (PA State Archives).

The riot of 1921 destroyed over a dozen buildings in the central and northern part of the site. According to the Inspectors of the penitentiary, the riot was caused by inmate idleness and lack of recreation, which fueled discontent, originating from a group of inmates recently transferred from Eastern State Penitentiary and Bellefonte. The idleness gave them time to plot a prison takeover, which started in the dining hall, pictured below. Fires were started in several buildings and spread to the Main Penitentiary Building where inmates armed with iron bars and bricks torn from the prison walls fought against the guards. Fifty inmates made their way to the rooftop, where they threw bricks down upon the firemen. The order to fire upon the rioters was finally given and the riot was eventually contained. The buildings destroyed by fire were the Dining Hall, Weaving Shop, Machine Shop, Broom Shop, Shoe Shop, Chapel, Large Storage House and four smaller ones, Kitchen, and two lookout towers.

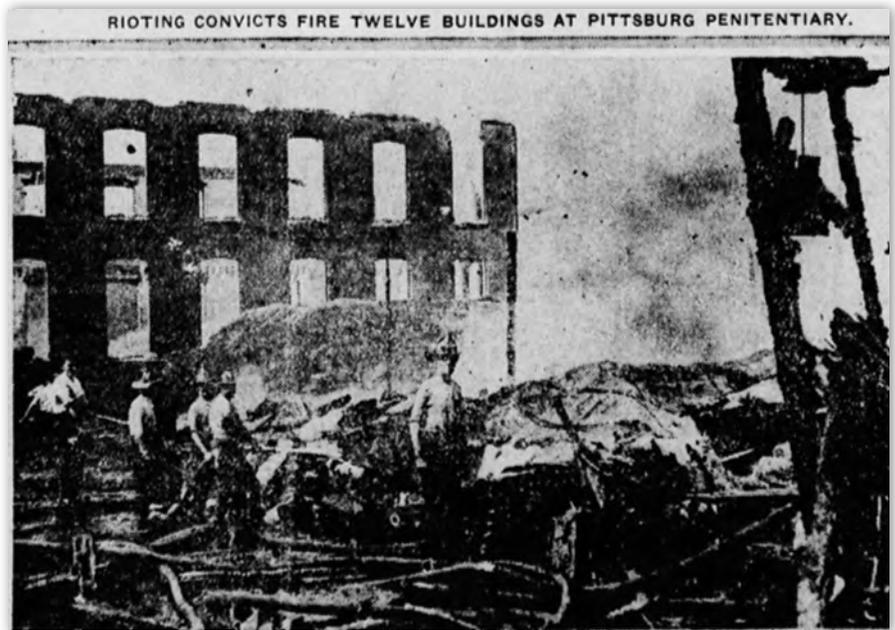


Figure 90. Photograph of the burned remains of the East Wing (The Kane Republican, 7/23/1921).



Figure 91. Photograph of the Dining Hall damage (Library of Congress).

## 1939 Site Aerial



*Figure 92. 1939 aerial photograph showing the outward expansion of the east wall towards Beaver Ave. for flood protection reasons. New shops and a hospital were built in the expanded area. The penitentiary is surrounded by a dense urban neighborhood, as demonstrated by the swimming pool visible outside the northwest corner of Secure Perimeter.*



Figure 93. Newspaper headline and photograph showing the inmates deconstructing the north wall to make room for the new hospital. The area was enclosed by a new concrete rampart (The Pittsburgh Press, 4/5/1932).

This 1939 aerial view shows that a dense urban environment by now surrounded the penitentiary. The location of the Roberta Lang parklet and public swimming pool close to the northeastern section of the wall demonstrates how integrated the site was into the neighborhood at this time. The most significant change since 1926 was the eastward expansion of the penitentiary boundary in response to frequent flooding in the early 1930s. The wall, which originally ended at Refuge St., now extended to what was Monhagen (formerly Matilda) St. In the higher ground captured by this expansion, three new buildings were built with WPA funds in 1939. From north to south, they are: the maintenance and welding shop, the boiler plant and power house, and the new hospital building.

The Broom Factory's southern end had been demolished. The former electric plant had been expanded and converted to a gymnasium. South of the Gym, a new Dining Room was built in 1931. West of the North Wing is the Warden's Garage, built ca. 1930. The warden's chauffeur lived in a small, state-owned house just outside the prison at the corner of Refuge and Eckert Streets.

During the mid-20th century, work on the physical plant of Western State Penitentiary all but ceased. This was a period of statewide reflection, assessment, and restructuring in the penological system of Pennsylvania and the role of Western State.

In 1944, anticipating an increase in crime when servicemen returned home after World War II, Governor Edward Martin appointed a five-member commission to study Pennsylvania's correctional system and make recommendations to once again "place Pennsylvania in the forefront of the treatment of crime and delinquency."<sup>29</sup> The commission was headed by Stanley P. Ashe, the well-respected warden at Western State Penitentiary who had become a nationally recognized penologist.



Figure 94. Photo showing the penitentiary ca. 1940, looking west (University of Pittsburgh Archives Service Center).

<sup>29</sup> Ashe, in McWilliams, 34.



Figures 95 and 96. Photos of Western Penitentiary in 1936 during flood conditions. The penitentiary flooded frequently and these photos show the need to move the administration buildings to the highest possible location, which was to the east of the old wall. In the March "St. Patrick's Day Flood of 1936," the waters reached as high as the second floor ceiling of the Warden's Residence. According to Barnes, inmates had to be housed in unheated cells in the upper tiers of the cell blocks. The heating plant was out of commission and boats had to be employed to bring in supplies (Photo Story of the Greatest Flood in History, March 17-19, 1936, Harry H. Hamm).

The Ashe report reaffirmed the commitment to rehabilitation that Warden Wright had championed at the opening of WSP Riverside 50 years before (and that had motivated later, Progressive-era reformers to advocate for training schools, reformatories, women's prisons, and rural farm compounds). However, its assessment of the current state of corrections in Pennsylvania system was bleak, finding that "for many years nothing constructive either as to building or housing has been done within the Commonwealth." Pennsylvania would have to "start practically from scratch if it is going to surpass, or even catch up with, a number of states in the union."<sup>30</sup> The principal recommendation of the Ashe commission was to abolish the Eastern and Western district plan and replace it with a unified statewide Bureau of Corrections, governed by a central administration.

<sup>30</sup> Ashe, in McWilliams, 35.



Figure 97. Drawing of Stanley P. Ashe. Ashe was warden of Western Penitentiary for 26 years, from 1924 to 1950. Prior to becoming warden, he was a school superintendent in Connellsville, PA. Ashe was a firm believer in education and implemented a robust educational policy while warden, including requiring every inmate to finish a 6th grade education before being allowed prison recreational activities. In 1944, Ashe headed a committee formed to investigate the state's correctional system. This report recommended that the state's correctional facilities be unified under a central Bureau of Corrections, and that Western Penitentiary be abandoned due to its deteriorating state. Unfortunately, most of his recommendations went unheeded in Pennsylvania, though they were put into action in other states, including California and New York. His report was taken more seriously after the 1953 riots at Western Penitentiary and Rockview. Many of his suggestions were noted in the Devers report, one of them being the creation of a central inmate classification center. Ashe was a prominent penologist and belonged to the American Prison Society and served as President of the National Wardens Association. The *Pittsburgh Post-Gazette* described Ashe as "one of the best penologists in the nation" (*Pittsburgh Post-Gazette*, 10/01/1954, pg. 11; image from *The Pittsburgh Press*, 03/05/1933).

Regarding Western State Penitentiary in particular, the commission's characterization differed little from the conditions Warden Francies had decried 50 years before:

[Western State stands] in a dirty, fog-ridden industrial district where there is an ever-present flood menace. The soot and dirt and smoke are often so thick that electric lights must be burned all day long. In some years, the Ohio River overflows its banks two or three times, flooding the prison yard and damaging equipment and utilities.<sup>31</sup>

The commission estimated that it would take over \$1 million to repair damage to WSP Riverside from flooding and to upgrade inadequate facilities. It recommended no further investment in the facility beyond immediate needs and repairs, and that the prison be kept open only temporarily to accommodate the anticipated swell in inmates after World War II.

Most of the Ashe Commission's recommendations were not implemented. Instead, funds were prioritized for the state's psychiatric hospitals, which were found in even worse condition than the penitentiaries.<sup>32</sup>

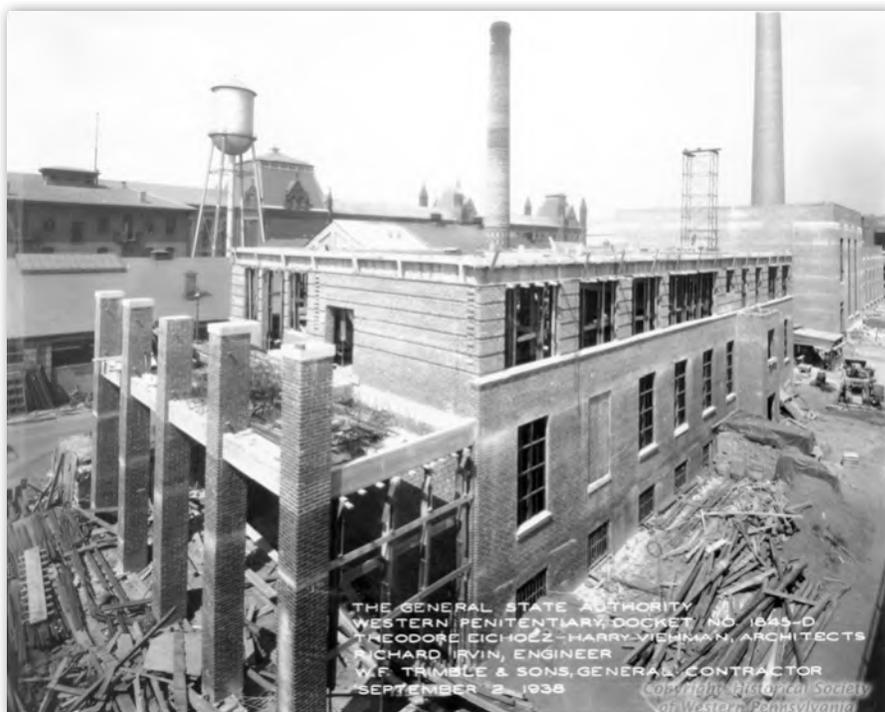


Figure 98. Photograph showing the building of the hospital, 1938 (Historical Society of Western Pennsylvania, obtained through Historic Pittsburgh).

<sup>31</sup> Ashe, 56-57.

<sup>32</sup> McWilliams, 35.

### Ca. 1950 Sanborn Map

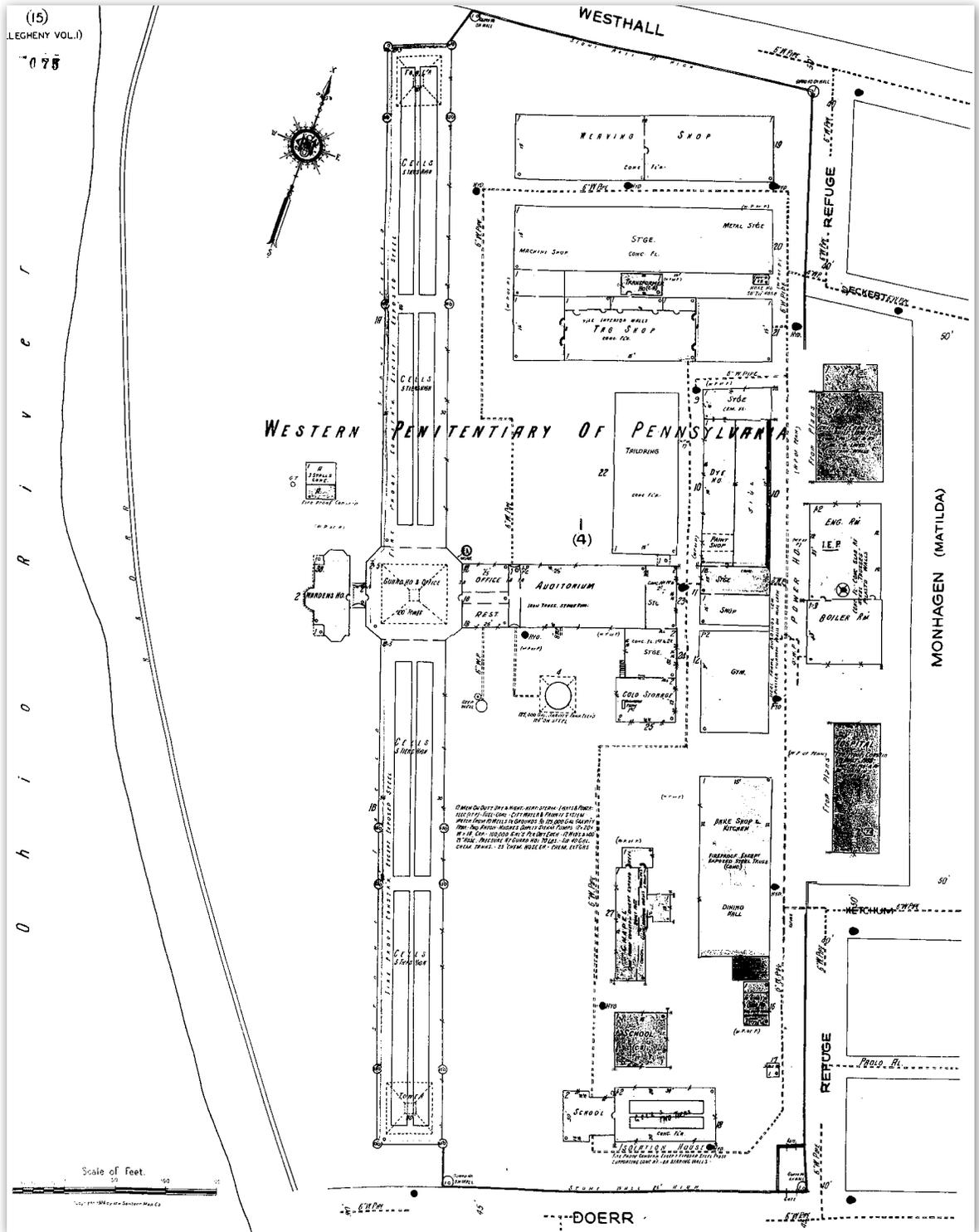


Figure 99. Ca. 1950 Sanborn Map showing the demolition of the old hospital between the East Wing and the Female Ward and the new chapel that was built in the same location.



Figure 100. Photos of the Chapel of the Good Samaritan, constructed in 1942. 100 inmates worked for a year to build the chapel, which was created from the ruins of the hospital wing that stood at the site previously. The interior furnishings were donated by interested persons outside the penitentiary. The chapel was demolished for the 1984 penitentiary master plan (Pittsburgh Post Gazette, 06/27/1942, p. 13).



Figure 101. Headline and photo from the Pittsburgh Press showing city and prison officials responding to the riot of 1953. Pictured in the photo are Mayor David Lawrence, Pittsburgh Police Superintendent James W. Slusser, Coroner William D. McClelland, and Western Penitentiary warden Dr. John W. Cloudy. State Troopers were called in to help quell the riot (Pittsburgh Press, 1/19/53, pp. 1 & 10).

The only major change to the campus during World War II was the demolition of the original hospital, located between the East Wing and the Female Ward. A new chapel was built in that location in 1942, and was partially constructed from the 1922 hospital addition. There was also an addition to the warden's garage outside the secure perimeter.

As anticipated, crime rates did rise in the post-World War II period. Incidents at Western State and its farm colony, Rockview, in the early 1950s prompted another state inquiry into conditions in Pennsylvania's prisons. On November 30, 1952, eight prisoners managed to escape from Western State by climbing through its roof during a riot. Then, on January 18, 1953, a fire broke out in the shop buildings, and prisoners rioted, feeding the flames and holding five correctional officers hostage. Two days later, a similar incident, with fires deliberately set, occurred at Rockview. Governor John S. Fine appointed a special commission, headed by Jacob A. Devers, to study the state's correctional facilities and make recommendations for the system's improvement.

Like the Ashe report, the Devers report concluded that Pennsylvania needed a centralized, unified administration for its correctional system. This time, state legislators acted. On July 29, 1953, Governor Fine signed a law creating the autonomous Bureau of Corrections under the direction of the attorney general. With oversight of all of the institutions in the Pennsylvania system, the Bureau (elevated to cabinet-level status and renamed the Department of Corrections in 1984) replaced the old system of prisons governed by individual boards of trustees who reported to the Department of Welfare and provided for continuity in policy across political administrations.

The use of the term "corrections" also reflected a national trend, in which the American Prison Association in 1954 changed its name to the American Correctional Association and promoted the use of the terms "correctional institution" and "correctional officer." Pennsylvania followed suit in 1955, and its penal institutions were re-designated State Correctional Institutions, or SCIs. Wardens became superintendents. This nomenclature connoted professionalism and a therapeutic purpose to incarceration that was more humane than the punitive "prison," militaristic "guard," or custodial "warden."

Where Western State Penitentiary was concerned, the commission found both it and its counterpart, Eastern State Penitentiary, to be "crowded and inadequate." Nevertheless, the commission recommend "that the two old penitentiaries be retained with alterations and changes," such as reducing capacity by diverting all but maximum-security inmates to other institutions and improving facilities for recreation and sanitation.<sup>33</sup> These recommendations do not appear to have been implemented, likely due to lack of funding.

<sup>33</sup> Devers, "Report of the Committee Appointed by Honorable John S. Fine, Governor to Investigate the Peno-Correctional System of the Commonwealth of Pennsylvania" (1953), PA State Archive, 21-23.

## Ca. 1962 Site Aerial



Figure 102. 1962 aerial showing the removal of the main penitentiary building's Victorian roof. The photo also shows that the ca. 1870 house portion of the Female Ward was demolished. The Sewage Pump House, located in the northwest corner outside of the Secure Perimeter, is also shown (Aerial Map Service Company, Pittsburgh, PA; obtained through SCI-Pittsburgh Facilities Archive).



Figure 103. Photograph of unnamed inmate in the Main Penitentiary building (Pittsburgh Post Gazette, 1978).

Western State Penitentiary—now renamed SCI Pittsburgh—remained open, but state investment in the prison slowed virtually to a halt between the 1940s and 1980s. A sally port—a secured exit—in the southeast corner of the wall was enlarged in 1951. In the southern part of the site, the ca. 1870 house that was used as the female ward since the late 1880s and Isolation Ward since the mid-1920's was demolished; however, the ca. 1890 cell block addition remained. The three shops in the northern end of the site were connected to form one large industrial space in 1957. The dining hall received an addition ca. 1957.

The most significant change during this period occurred in 1959, when the original roof of the main penitentiary was removed, stripping it of its Victorian flourishes. This 1962 aerial view shows the flat roof that replaced it and is still in place today. The interior of the Rotunda was also modified the same year as a result of the Devers report, which recommended that a diagnostic and classification center be created. To accommodate this new service, a third and fourth floor were inserted into the Rotunda.

Omitted from the previous historic maps was the Sewage Pump House, which is located outside the secure perimeter in the northwestern corner of the site. It was built in 1941 and can clearly be seen in the 1962 aerial photo. The photo also shows that the penitentiary was still oriented toward the river at this time, with the main parking lot in front.

Figure 104. 1962 view of the SouthYard. The yard became considerably smaller after the construction of housing units A&B in 1985. The Chapel, School, and Female Ward, which bordered the Yard to the right, were also demolished in the 1980's (Pittsburgh Post Gazette, 1962).





The 1950s and 60s were a time of unrest at Western Penitentiary, as they were at many prisons across the country. In 1952, violent riots broke out in eight different prisons in the U.S. On January 18, 1853, a fire broke out in the shops of Western Penitentiary, triggering a riot where inmates held five officers hostage. Days later, about 400 inmates held six officers hostage at Rockview for several days. The riots, coupled with an escape attempt the previous year, prompted a serious investigation into Western Penitentiary and Rockview through a committee headed by Jacob Devers. The various inquiries into the conditions of the penitentiary and treatment of inmates apparently led to little change, as reports of inhumane conditions plagued the penitentiary throughout the 1970s and 80s. In 1973, local NAACP head, state legislator K. Leroy Irvis, created a task force to investigate the mistreatment and killing of black men at the penitentiary. In 1987 a fire in the prison's auditorium and following riot prompted three inmates to file suit against the penitentiary for inhumane conditions. The suit was addressed by U.S. District Judge Maurice Cohill Jr., who ordered major change to what he called "an overcrowded, unsanitary, and understaffed firetrap." He called for plans to address the overcrowding and staff issues, and also to replace the main penitentiary block, which was the oldest part of the prison. The main block was never demolished, and though the prison was closed in 2005, it reopened in 2007 as a lower security facility (Pittsburgh Post Gazette).

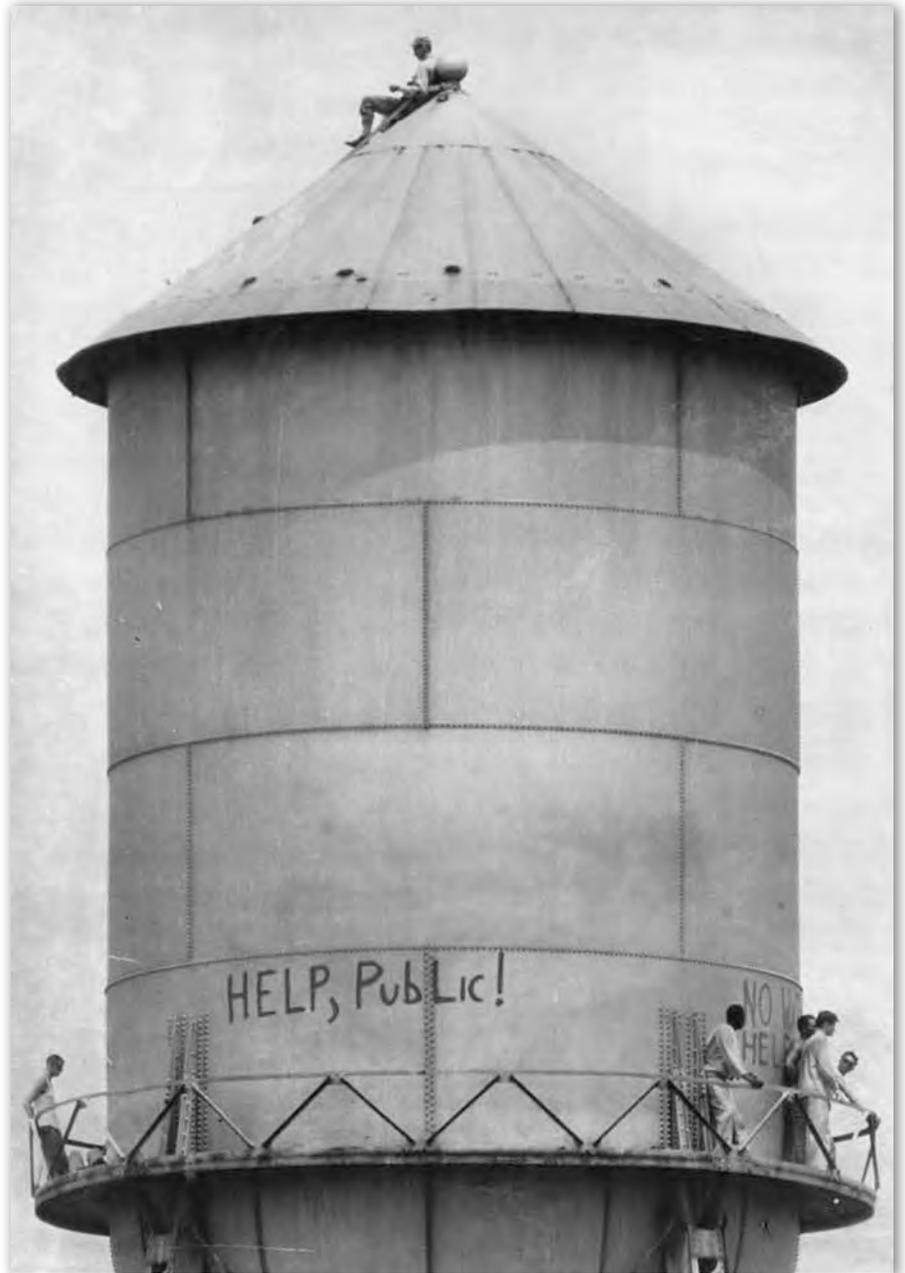


Figure 105 (above left), figure 106 (above). The photographs on the page document an inmate protest that took place at the Western Penitentiary in June of 1962. An inmate named Robert Payne broke free from the guards after a false trip to the infirmary and climbed the 80 foot water tower in front of the East Wing. When reporters converged at the scene, Payne cited his unhappiness with conditions in "the hole" which was by this time housed in the former Female Ward. Payne stated that he would not come down until a full investigation into conditions at the penitentiary was undertaken. twelve more inmates were able to climb the tower the following day, where they wrote messages to the public on the tower. Three of the inmates lasted almost a week on the tower, with the last inmate coming down on the seventh day. Warden Maroney promised the inmates they would get a chance to air their grievances regarding the conditions at the penitentiary (Pittsburgh Post Gazette).

## 1993 Site Aerial



*Figure 107. 1993 aerial photograph showing major changes to the site under the 1984 master plan by architect Tasso Katselas. Under this plan, two new cell blocks were constructed in the southern end, along with the Administration and Visitors Complex and the Institution Warehouse, which were built along the eastern side of the Secure Perimeter. The main penitentiary entrance shifted to the eastern side of the site.*

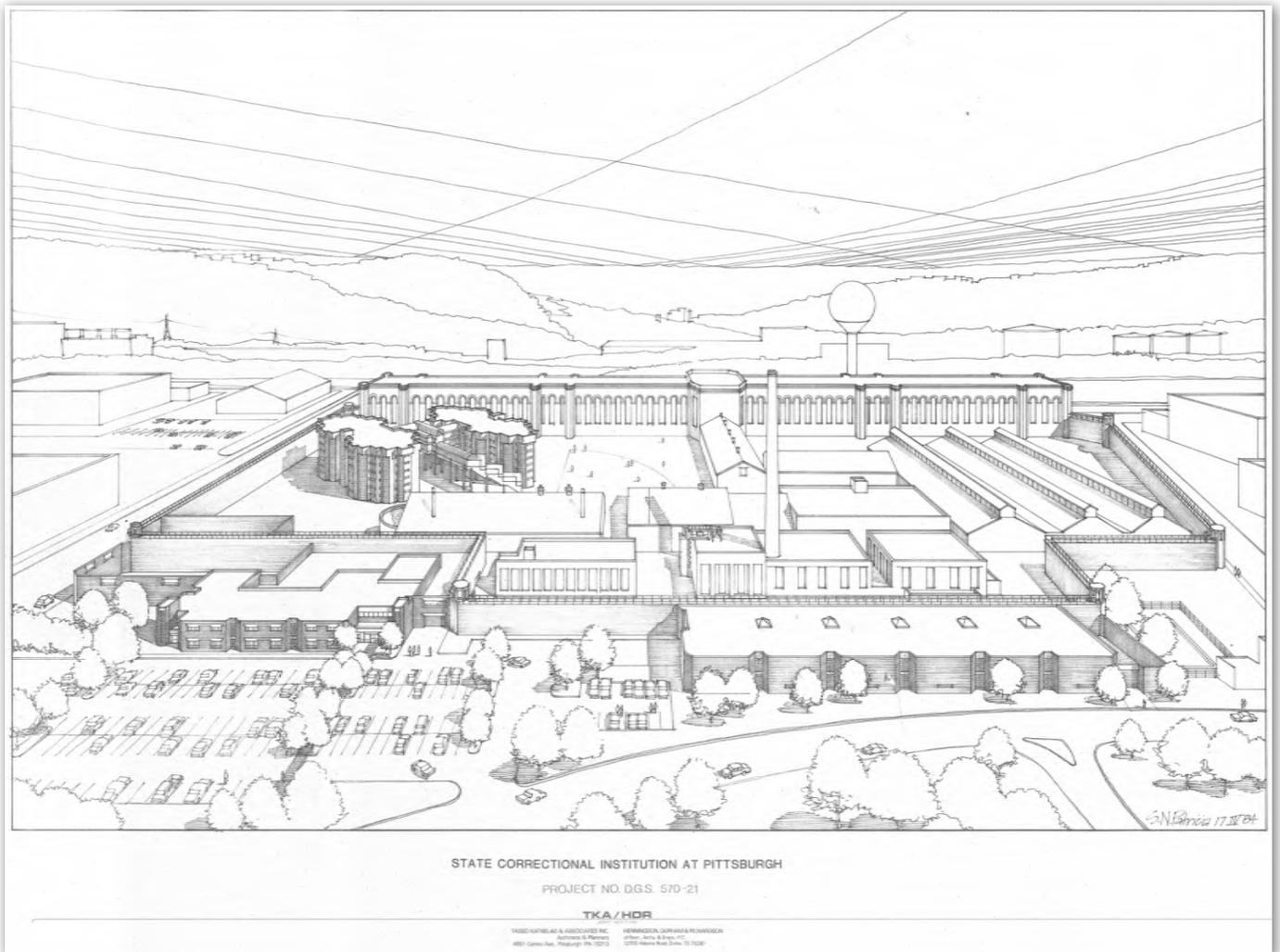


Figure 108. 1984 rendering by Tasso Katselas of the master plan for the penitentiary, showing the facility from the new main entrance on the eastern side of the site. The buildings drawn in detail are the Katselas designed buildings. In the foreground on the left is the Administration and Visitors Complex, to the right is the Institution Warehouse. Behind the Administration and Visitors Complex are the two new cell blocks, Housing Units A&B (SCI-Pittsburgh Facilities Archive).

The 1980s and early 1990s saw the most dramatic changes to the site since the 1920s. A new master plan for the prison was completed by Pittsburgh architect and planner Tasso Kastelas in 1984 as part of a joint venture with Henningson, Durham & Richardson. In 1985, the penitentiary underwent a major renovation, resulting in the construction of four new buildings.

An Administration and Visitors Complex with a parking lot was built in the southeastern part of the site to serve as the new entrance and inmate processing center, reorienting the prison to the neighborhood at its east rather than the riverfront at its west. This 1993 aerial view shows how this neighborhood around the penitentiary changed as a result of urban renewal and highway construction between the 1960s and 1980s. The alignment of Beaver Ave. shifted significantly closer to the site. Most of the residences that once crowded the prison's vicinity were demolished to make way for larger industrial works.

Within the southern end of the secure perimeter were built two new hourglass-shaped cell blocks, Housing Units A and B. Their construction reduced the size of the recreation yard in this area of the campus. The original North and South cell blocks were divided in half for security purposes, and the windows in each cell of the south cell block were bricked over to permit a new ventilation system. Iron barred cell doors were replaced with centrally-controlled mechanical doors.

The fourth new building was the Institution Warehouse, located outside the secure perimeter at the middle of the eastern wall, very close to the public swimming pool. A new water tower was also built outside of the wall in 1966 adjacent to the North Wing; this replaced the previous water tower on the interior of the compound, which 13 inmates had ascended and painted in protest for a week in 1962. In this 1993 aerial photo, a cleared area can be seen at the northwestern corner of the site, on which the Vehicle Maintenance building would be constructed later that year.



*Figure 109. 1980 aerial photograph of Western Penitentiary and surrounding area, showing the site prior to the 1984 master plan (SCI-Pittsburgh Facilities Archive).*

## 2018 Satellite View



*Figure 110. 2018 satellite view showing the final building constructed at the penitentiary site, which is the Health Services Building in the southeast corner of the Secure Perimeter bump-out (Google Maps).*

In the 1980s, Western State's inmate population reached 2200, far exceeding capacity and provoking a federal lawsuit. A 1989 decision by U.S. District Judge Maurice B. Cohill, Jr. declared conditions at the prison unsafe and unconstitutional, leading the state to spend over \$100 million on improvements. The most visible of these was the new Health Services Building which replaced the former hospital building on the eastern side of the complex in 1994. In this 2018 satellite view, the Vehicle Maintenance building in the northwestern end of the complex can be seen in completion.

Western State Penitentiary closed in 2004-2005, only to reopen in response to the state's high inmate population in 2007. It became a lower-security facility for inmates assigned to complete specialized programs before parole or release. The penitentiary closed permanently in 2017. Reasons cited by the state included high operating costs, relatively low community impact of closure, lower prison populations statewide, and the possibility of redeveloping its riverfront site.<sup>34</sup>

Figure 111. Headline and photograph from the TribLive, 06/11/17.



<sup>34</sup> Emily McConville, "As Shutdown of SCI Pittsburgh Nears, Inmates and Staff Move Elsewhere" (*Pittsburgh Post-Gazette*, June 9, 2017) <http://www.post-gazette.com/local/city/2017/06/09/SCI-Pittsburgh-closing-western-penitentiary-closure-state-prison-pa/stories/201706070175>

## Evaluation of Significance: Criterion A

Western State Penitentiary is recommended eligible for the National Register under Criterion A for its exemplification of a variety of penological reforms which contributed to Pennsylvania's leadership in the treatment of prisoners and design of modern prisons during the 19th century. Because this theme does not fit neatly into one of the National Register's established Areas of Significance, the Area of Significance for this resource is Other: Penology.

As compared to Eastern State Penitentiary, Western State Penitentiary had a progressive administration that sought to implement broad reforms in prison management during the late 19th century. Evidence of this begins with Western State's condemnation of the Pennsylvania System of solitary confinement in 1866, even as it continued at Eastern State. Several influential reformers were appointed to positions at Western State in the late 1860s and contributed to a culture of progressivism in its administration through the end of the 19th century: Theodore Nevin, who served as Chairman of Western State's Board of Inspectors from 1867 to 1884; Edward Wright, warden of Western State Penitentiary from 1869 to 1901; and Rev. John L. Milligan, prison chaplain from 1869 to 1909.

Inspectors' reports and other writings through the turn of the 20th century show that these individuals and the Board of Inspectors of Western State held progressive ideas about prison management and were energetic in supporting new and experimental ideas in penology. They were aware of international trends in prison reform, participated in national discussions of best penological practice, and subscribed to views of the prison as not only a place of punishment, but as a humanitarian institution for "curing" criminals so that they could be reintroduced to society. This belief depended on an enlightened view of human beings as neither inherently bad nor good, but able to be influenced by such environmental factors as education, employment, and their surroundings.

Wright's term (1869-1901), in particular, spanned the final decade of WSP Commons and the (overlapping) first two decades of WSP Riverside and coincided with the introduction of a number of major ideas about prison reform on a national level. Wright and the Inspectors advocated for Western State's move to the Riverside site as an opportunity to pursue innovations in the housing, treatment, employment, and reform of inmates. There, they did not merely implement an Auburn-style system, but updated and adapted it to reflect their approach to rehabilitation and reintroduction of inmates to society. In particular, Wright implemented significant progressive reforms in sentencing practices, the classification of convicts, and education. He also pursued a dedicated program of inmate labor in the belief that this gave prisoners structured activity, meaningful work, and vocational skills that would benefit them upon release. Led by Wright, Western State Penitentiary emerged as a leader in penology during the late 19th century. In 1921, historian Harry Elmer Barnes wrote that Western State Penitentiary "has much more [than Eastern State Penitentiary] adequately exemplified the historical development of American penal institutions, and, since 1870, has been much the more advanced and more progressive of the two penitentiaries."<sup>35</sup>

<sup>35</sup> Barnes, "The Evolution of American Penology as Illustrated by the Western Penitentiary," 191.



Figure 112. Inmates marching in lockstep at Sing Sing (Ossining) Prison, New York (Ossining Historical Society).

Though founded on the principles of the Auburn System, which were generally held to represent a progressive evolution from the Pennsylvania System, WSP Riverside actually implemented even more humanitarian reforms than the model it followed. For instance, to maintain discipline among inmates, the Auburn System prescribed strict policies of silence in congregate spaces and marching in lockstep when prisoners moved in groups. Such practices originated in military theories of stripping individuals' sense of self to make them obedient members of a group. Like the Pennsylvania System, the Auburn System was based in the belief that criminal behavior was learned and reinforced through the interactions of inmates, and so strove to eliminate all such opportunities. Inmates were not even allowed to look at one another, and punishments for infractions were severe and, often, physical.

As the 19th century progressed, many prison reformers, including the administrators of Western State, began to question some of the harsher aspects of the Auburn System. For instance, Warden Wright abolished the "humiliating lockstep" in 1897, three years before Auburn itself did.<sup>36</sup> The rule of silence also appears not to have been enforced at Western State; according to Chaplain Milligan, "The unnatural isolation was not looked upon favorably by the progressive Board of Inspectors and the kind-hearted warden."<sup>37</sup> Information about corporal punishment at WSP Riverside has not been found.

Warden Wright subscribed to the idea that a penitentiary was a place of reform, as held by both the Auburn and Pennsylvania systems, but he also believed that more than silent contemplation would be needed to achieve this. Accordingly, he worked to make WSP Riverside an institution that prepared inmates for success upon release through educational and vocational programs, meaningful labor, and humane treatment. In his "Brief History of the Western State Penitentiary," apparently addressed to a future warden and/or inspectors, Wright admonished, "Do a little of the trusting yourselves instead of discharging from cellular confinement with a very small gratuity, shabby clothing and a Goodby, and then wonder why the poor fellow cannot get work....Let the State do part of the preparation for an honest life."<sup>38</sup>

Wright also held broader beliefs about reform, not only of prisons, but of the entire criminal justice system. In a contemporary debate over reform ideology in the penitentiary system, Wright argued against administering prisons separately from courts and law enforcement. He saw justice as interrelated with penology and advocated for whole system reforms, such as indeterminate sentencing and parole.<sup>39</sup> (This view would be reflected, much later, in the state's establishment of a Bureau of Corrections under the Attorney General in 1953.)

The writings of Harry Elmer Barnes provide a useful framework for further discussion and evaluation of penological reform as practiced at Western State Penitentiary. A leading historian of penology in the 19th and early 20th centuries, Barnes authored a number of articles on prison reform in Pennsylvania, some of which specifically focus on Western State. In 1922, Barnes enumerated a list of "chief advances in penological concepts and practices, by common consent among penologists" of the 19th and early 20th centuries.<sup>40</sup> Major prison reforms named by Barnes and implemented during this period at Western State Penitentiary included:

<sup>36</sup> Report of Board of Prison Inspectors, 1897-98.

<sup>37</sup> In Barnes, "The Evolution of American Penology as Illustrated by the Western Penitentiary," 203. An alternate view of Warden Wright and his humane vision for Western State Penitentiary is presented by Andrew Berkman, who was incarcerated there from 1893-1905 for his attempt to assassinate Henry Clay Frick. Berkman's accusations of inmate abuse at WSP Riverside prompted an investigation into conditions at the prison, which did not result in charges against Warden Wright. See Alexander Berkman, *Prison Memoirs of an Anarchist* (New York: New York Review of Books, 1999).

<sup>38</sup> Wright, "Brief History," 116.

<sup>39</sup> Frank Morn, *Forgotten Reformer: Robert McLaughry and Criminal Justice Reform in Nineteenth Century America* (Lanham, Maryland: University Press of America, 2011), 244.

<sup>40</sup> Barnes, "The Progress of American Penology as Exemplified by the Experience of the State of Pennsylvania, 1830-1920" (*Journal of the American Institute of Criminal Law and Criminology*, vol. 13, issue 2, 1922), 170-227.

scholarlycommons.law.northwestern.edu.

**Commutation and Indeterminate Sentences:** Commutation of sentence is a form of clemency in which a prisoner's original sentence may be reduced at the discretion of correctional officers. It is related to the concept of the indeterminate sentence, which has a prescribed maximum, but can be adjusted based on extenuating circumstances, such as good conduct or evidence of rehabilitation. Both ideas rely on the principle of early release as an incentive for good behavior. By giving inmates some control over their own release, wardens hoped to supply a powerful inducement to complete educational and other programs offered by the penitentiaries to aid their rehabilitation.

Such sentencing reforms were founded in the Irish System of incarceration, developed by Irish prison reformer Sir Walter Crofton in the mid-19th century, in which prisoners graduated through a tiered system of classification to earn their release. Influential in the United States during the post-Civil War period, Sir Crofton spoke about the Irish System at the first meeting of the National Prison Association, formed to advocate for the more humane treatment of inmates and better prisons, in Cincinnati in 1870. Warden Wright attended this meeting along with the Western State Inspectors. The laws in Pennsylvania did not support a complete adoption of the Irish System, but Wright and the Inspectors of Western State strove to incorporate aspects of Crofton's teachings where they could.

The earliest commutation law appeared at Auburn State Prison in New York in 1817, but it was specific to that institution; commutation laws weren't used widely in the United States until much later. The first commutation law in Pennsylvania appeared in 1861 and was opposed by the Inspectors at both Eastern and Western State Penitentiaries, who had the law deemed unconstitutional. However, prison reform advocates persisted in advocating for such policies and a new law was enacted on May 21, 1869, directing wardens to keep records of prisoner conduct and to reduce sentences by set amounts based on the length of time the inmate remained in good standing. This law stood until 1901.

Pennsylvania's commutation law was, therefore, in effect for the exact duration of warden Wright's tenure at at Western State. In contrast to the Inspectors at Eastern State, who were critical of Pennsylvania's commutation law, Western State's Inspectors supported it, perhaps due to their personal exposure to Sir Walter Crofton. Western State Penitentiary's annual and biennial Inspectors' Reports of the 1880s contain frequent mentions of commutation as an important strategy for motivating obedient conduct.

**Classification of Convicts:** The practice of classifying and separating convicts according to behavior was another aspect of the Irish System about which Sir Walter Crofton spoke in Cincinnati in 1870. By this system, an inmate gradually advanced from solitary confinement to greater degrees of freedom, depending upon behavior and participation in reformatory activities. In the United States, this type of classification system was pioneered at the Elmira Reformatory in NY in 1869.

While Eastern State Penitentiary had a rudimentary classification system that was not very effective, "[i]n the Western Penitentiary the official setting was much better adapted for an open-minded and favorable reception of the system of classification associated with Crofton's methods."<sup>41</sup> At WSP Commons,

<sup>41</sup> Barnes, "The Progress of American Penology," 193.



Figure 113. Chaplain J. L. Milligan was born in Ickesburg, PA in 1837. He completed his religious education at Princeton Theological Seminary, and then volunteered in the Civil War, first with an agency of the YMCA and then as chaplain from 1863-1865. After the War he moved to Wisconsin for several years before being recommended for the vacant post of chaplain at Western Penitentiary, which he took in 1869. He became very involved in prison reform and was a charter member of the National Prison Association, later becoming secretary until his retirement in 1908, and was also a charter member in the Allegheny County Prison Society, serving several years as president. Additionally, Chaplain Milligan was elected representative to the U.S. at the International Prison Congress for 6 different congresses. He served as chaplain of the penitentiary until 1909, after which he was named chaplain emeritus due to poor health. He died of a stroke on July 12, 1909 (PA State Archives).

<sup>42</sup> Inspectors of the Western Penitentiary, "Annual Report of the Inspectors of the Western Penitentiary for the Western District of Pennsylvania" (Pittsburgh: State Penitentiary for the Western District of Pennsylvania, 1881-2), 8.

Warden Wright and the inspectors created a simple method of inmate classification after attending the first National Prison Association Congress in 1870; their system was a combination of the Pennsylvania, Auburn, and Irish systems, with three grades of cells based on inmate behavior. However, space limitations at the Commons site meant they were not able to enact a classification system that was as progressive as they would like. The Riverside facility allowed the inspectors and Warden Wright the ability to further advance their reforms regarding inmate classification. Riverside was built with a number of larger cells, which were to be used by the "better class of prisoners, and their occupancy to be secured only as a reward for merit."<sup>42</sup> By 1892, when the South wing was complete enough to house inmates, the system of the inmate classification was fully adopted at Riverside.

Warden Wright's report of 1889-90 explains the system. Convicts entered in the second grade. Six months of good behavior allowed them to advance to the first grade, which had special privileges, including: housing in larger cells in the new South wing, being allowed one more hour of light in cells at night, freedom from marching in lock-step and wearing prison stripe, and obtaining the benefits of commutation law. Major misconduct resulted in reduction to third grade, from which the inmate had to work back up by good conduct. The Warden reported that the system had worked well and had been retained. After 1915, exceptionally good behavior was rewarded with transfer of the inmate to Rockview.

The classification system was effective in combination with Wright's simultaneous program of inmate labor, discussed below, because work gave prisoners a focus for positive conduct for which they could be recognized. Legislation limiting prison labor disrupted the effectiveness of the classification system at Western State by promoting idleness and removing a primary means by which inmates earned promotions.

**Inmate Instruction:** According to Barnes, appropriate instruction of inmates included religious, moral, academic, vocational and social education and was a component of a progressive program of prison reform. Barnes notes that Western State was behind Eastern State Penitentiary in instructional reform, possibly due to the fact that Eastern State had guidance from the Philadelphia Society for Alleviating the Miseries of Public Prisons. Western State's shortcomings in this regard were not for lack of trying. Prison reports from the 19th century illustrate the history of efforts by Western State's administrators to implement various aspects of educational programming.

Starting in 1839, WSP Commons employed a "moral instructor," who was responsible for the moral and intellectual education of the convicts. Of particular importance was the appointment as Chaplain of Rev. John L. Milligan in 1869, the same year as Warden Wright. Milligan was a like-minded proponent of penological reform and Secretary of the National Prison Association for 20 years. The number of moral instructors increased to four at Riverside, who also served Rockview penitentiary, and represented Catholic, Protestant, and Jewish faiths. The commitment of prison administrators to inmates' moral instruction is shown by the Inspectors' repeated requests, in their reports of the 1890s, for funds to build a chapel in the yard.

Warden Wright's support of the congregate aspects of the Auburn System and the congregate labor law of 1869 allowed inmates to be gathered for both labor and instructional purposes. This made it possible for academic classes to be organized at WSP Commons in 1873. The penitentiary employed a school teacher from 1873 until 1881 and had about 700 students enrolled by 1880. The day school re-opened in 1886, with about 89 students enrolled and trained prison officers serving as teachers. The 1897-98 Inspectors report shows 112 students enrolled in the school at 4 hours of tuition each week. The penitentiary school had periods of success; enrollment was largely dependent upon the number of inmates able to be employed in convict labor. Western State Penitentiary also had a large library. It started with about 100 books in 1840 at WSP Commons; by 1896 at the Riverside site, there were over 9000 volumes.

The possibilities of vocational education were closely tied to inmate labor legislation, which over time limited the number of prisoners who could work and at what kinds of machines. Barnes notes that nothing of importance in vocational training happened at Western State Penitentiary due to these factors.



Figure 114. Photograph of the North Yard in 1897, showing several of the labor shops. From front to back, the Greenhouse, Machine Shop (also called the Construction Shop) and the Mat Factory (Mylin, State Prisons, Hospitals, Soldiers' Homes).

**Convict Labor:** Though not listed in Barnes' catalog of penological reforms, a robust program of inmate labor was a major component of Western State Penitentiary's reformatory practice. The vocational activities of inmates were supposed to serve two important purposes: to provide prisoners with meaningful occupation to aid in their rehabilitation, and to enable the prison to be financially self-sustaining. Throughout the history of Western State Penitentiary, laws, practices, and attitudes toward inmate labor both influenced and were constrained by the facility at the Riverside site.

Prison labor had a long and controversial history both before and after its initiation at WSP Riverside. In the 1700s, laws ordering Pennsylvania prisoners put to hard labor were repealed on the grounds that they were cruel and humiliating. The first experiment with industry inside a prison occurred at the Walnut Street Jail, where prisoners were given hand work to perform in solitary confinement; this was successful until the prison became overcrowded. The 1818 act that established Eastern and Western State Penitentiaries contained no labor provisions, but a subsequent law amended sentencing to include hard labor, to be performed in cells in solitude. This act contributed to the failure of the first Western State Penitentiary, whose cells—constructed before the act was passed—were too small and dark for work.

The industrial revolution rendered solitary handcrafts obsolete, and in 1869, a new act of the Pennsylvania legislature allowed inmates to congregate for the purposes of labor or religious services. This prompted the building of shops at WSP Commons in the 1870s to accommodate groups of prisoners and the heavy machinery they used for factory-style production. The chief industries at WSP Commons during this time were shoemaking, weaving, and making cane-seating for chairs.

Inmate labor expanded in the 1870s with prisons entering into various relationships with the free market. A contract labor system emerged, in which prisoners were leased to private manufacturers for their labor. Somewhat more restrained was the Public Account System, in which the state purchased raw materials and machinery for its prisoners to produce goods, which it then sold.



*Figure 115. Photograph of inmates manufacturing license plates at Western Penitentiary in 1937. Products made through inmate labor evolved over time at Western Penitentiary. A few handicrafts were made by inmate in their cells, but most products were manufactured in the factory-like setting of the penitentiary's workshops. License plates, made in the Tag Plant (Building 11), were one of the notable goods manufactured on site, as well as metal office furniture and shoes (The Pittsburgh Press, 12/12/1937, p. 9).*

These systems were rife with possibilities for corruption of officials and exploitation of convicts, but the state interfered little in them.

It was during this period that WSP Riverside was constructed. Its design reflected the intention to more fully accommodate the convict labor program started at WSP Commons by providing larger cells, more natural light, and numerous on-site workshops, including a machine shop, a blacksmith shop, and a shop for the making of heavy chains. The Inspectors' Reports of the 1880s frequently extolled the benefits of convict labor, and described the need for more and improved facilities to accommodate prison industries. It is clear that Warden Wright and the Inspectors embraced the congregate labor system as completely as permitted under Pennsylvania law. Historic property maps of the prison site, detailed above, illustrate the expansion and contraction of industrial activities on the site in the 1880s and 90s.

Non-prison labor organizations led a backlash of increasing restrictions on inmate industry beginning in 1883. At first, the state ended the practice of contracting prisoners to private industries and ordered the branding of all prison-made goods. The most severe laws, passed in 1897, forbade the use of all machinery other than those which could be operated by foot-power and limited the number of inmates that could be employed to less than 20% of the prison's total population.

The effects on WSP Riverside were numerous and far-reaching. The number of working inmates dropped dramatically, severely curtailing Warden Wright's ambitions to rehabilitate them through gainful employment. In their reports after 1897, the inspectors and warden pled repeatedly for inmate labor, arguing its value in preventing idleness, providing an alternative to misconduct, maintaining morale, and providing an opportunity for inmates to learn a vocation which would help them upon release. The new laws also resulted in financial hardship for Western State. Unable to compete with outside manufacturers, the penitentiary was limited to producing items which didn't require heavy machinery but also didn't make much money, such as cocoa mats, brooms, and hosiery. Loss of substantial income from inmate labor resulted in the need to appeal to the state for unmet needs, but funds were often not forthcoming.

These laws were amended in 1915 with the establishment of the Pennsylvania Prison Labor Commission to set policies for the employment and compensation of all of the state's inmates. However, because it did not stipulate that the state must choose prison-made goods before privately-made goods, the commission did not restore a robust system of inmate labor.

In 1921, Barnes wrote that "after the restrictive legislation of 1883-97 [Western State Penitentiary] has become progressively more of a burden to the state. In 1916, for example, it created an economic burden of about three hundred and fifty thousand dollars."<sup>43</sup> Inadequate funds hindered the penitentiary's ability to keep pace with best practices in penology. In the 20th century, such practices shifted to more science-based, less humanitarian underpinnings. These changes coincided with the 1901 retirement of Warden Wright, who had led Western State's departure from the antiquated practices of the Pennsylvania System and the harshest tenets of Auburn. Thus Western State's period of progressive reform came to a close around 1900, although the prison remained open for more than 100 more years.

<sup>43</sup> Barnes, "The Evolution of American Penology as Illustrated by the Western Penitentiary," 209.

## Evaluation of Significance: Criterion C

Western State Penitentiary is recommended eligible for the National Register under Criterion C as a significant example of a Victorian-era penitentiary that combined historical architectural forms and methods of construction with modern advances in infrastructure, utilities, sanitation, and features of prison design influenced by the industrial revolution.

Early American jails tended to have a domestic character that reflected their main purpose as houses of detention; they were not built for long-term incarceration or solitary confinement in individual cells. State penitentiaries of the early 19th century introduced new architectural forms designed for long-term cellular confinement on a large scale. Distinctive plans emerged in association with particular systems of incarceration: the circular panopticon, the radial Pennsylvania System, and the rectangular Auburn style. But the common concerns of all prisons— isolation of prisoners from society and from one another, proper surveillance, and control of inmates' movements and routines— together with the penitentiaries' monumental scale led to a common architectural design vocabulary intended to facilitate these goals.

Many of the design features of early 19th century prisons were borrowed from military architecture, which likewise strove to make a statement about the authority of the state. The medieval referents of the Gothic Revival Style lent themselves to the fortress-like design of large prisons. Eastern State Penitentiary and both the first and second Western State buildings on Allegheny Commons displayed the Gothic Revival's characteristic heavy stone walls, castellated parapets, narrow or blind windows, and imposing watchtowers. The style was intimidating and suited the prison's needs to communicate and enforce security. Critics found this architecture to be demoralizing and dehumanizing for its occupants, however.<sup>44</sup>

Built in the late 19th century, WSP Riverside maintained the tradition of monumentality and, of course, concerns about security and surveillance of its predecessors. But its Auburn System underpinnings, the reform agenda of its warden and inspectors, eclectic trends in late Victorian architecture, and modern building technologies resulted in a new and different prison design at WSP Riverside. Its riverfront location might also have influenced its design by inviting a linear approach to expose as many of the cells as possible to the fresh breezes off the water. Finally, the fact that the site had housed a previous state institution, a reform school for juvenile offenders known as the Pennsylvania House of Refuge, factored into the site's overall design. The same architect who had designed the House of Refuge, Edward M. Butz, was engaged to design WSP Riverside, and some of his previous buildings, such as the shops, dining hall, and school, were incorporated into the prison campus. Butz, in turn, hired Frederick Sauer, a young German architect with expertise in stone-cutting and brick-laying, to supervise parts of the work at Western State. Sauer would go on to establish his own practice in Pittsburgh and to design renovations to the Allegheny County Workhouse, a farm prison for minor offenders in O'Hara Township.

Butz lived from ca. 1845-1916 and entered architecture as an apprentice at the age of 18. In 1879-80, when WSP Riverside began construction, his office was in

<sup>44</sup> Roberts, 47.

the First National Bank Building at 114 Federal St. in downtown Allegheny City. Butz “frequently partnered with engineers and never shied from technical jobs;” he also co-founded and managed the Columbia Iron and Steel Company in the 1880s and collaborated on the design and marketing of a home furnace.<sup>45</sup> Other known, extant commissions include the Adam Reineman house, Troy Hill (ca. 1876), Sterrett School, Point Breeze (1878), and courthouses in Clarion and Fayette Counties. Butz also went on to design the Pennsylvania Reform School at Morganza, the successor to the House of Refuge.

At WSP Riverside, Butz applied a pastiche of styles to “the most advanced model of Auburn-type construction.”<sup>46</sup> In fact, WSP Riverside was built well after prototypical examples and at a time when the model might have been waning had a more effective replacement been developed. Auburn State Penitentiary in New York, the prototype, opened in 1816, but Sing Sing, constructed by the warden of Auburn in 1825, provided the most influential architectural model. In 1949, the United States Bureau of Prisons noted that “the Auburn system all but completely dominated the prison scene in the United States after 1850” and that examples, including WSP Riverside, continued to be built even after the ideal was “partly archaic and outmoded.”<sup>47</sup> Around 35 Auburn-style institutions were constructed across the United States between 1825 and 1869, most of which remained in use in 1878 (and well thereafter). But if the idea was not new, its execution at WSP Riverside was, largely due to the architectural and technological possibilities of the late 19th century.

The Auburn System seems to have been defined by function: Norman Johnston, an architectural historian of prisons, asserts that it was “largely an indigenous creation of American reformers and builders” that “seems to have emerged largely out of pragmatic decisions... by men who had the day-to-day responsibilities of trying to contain in an orderly fashion the occupants of their institutions... a veritable machine to subdue and make self-supporting the occupants of the prison.”<sup>48</sup> This view implies that the architects and administrators of individual prisons retained a large amount of discretion in how they composed and embellished the fundamental elements of the Auburn System of confinement. These were: long, multi-tiered, double rows of cells placed back-to-back; “inside cells,” or cell blocks completely enclosed within the larger building, surrounded by a corridor or range; and full-height ventilation spaces separating the cells from the cell block walls. Congregate spaces, such as dining halls and workshops, were located separately from the cell blocks within the prison campus, which was, of course, demarcated by prominent surrounding walls and overlooked by watchtowers. All of these features are found in Western State Penitentiary.

<sup>45</sup> Charles Rosenblum, “The Fate of a Prison: Will Western Penitentiary be Saved or Face Destruction?” (*Pittsburgh Quarterly*, Fall 2017), <https://pittsburghquarterly.com/pq-culture/pq-architecture-and-neighborhoods/item/1522-the-fate-of-a-prison.html>.

<sup>46</sup> United States Bureau of Prisons, *Handbook of Correctional Institution Design And Construction: a Source Book for Planning And Construction of Institutions Ranging In Type From the Small Jail And Short Term Detention Facilities for Juvenile Delinquents to the Maximum Security Type of Institution* (Washington: 1949), 36.

<sup>47</sup> *Ibid.*, 32, 36.

<sup>48</sup> Johnston, 78.

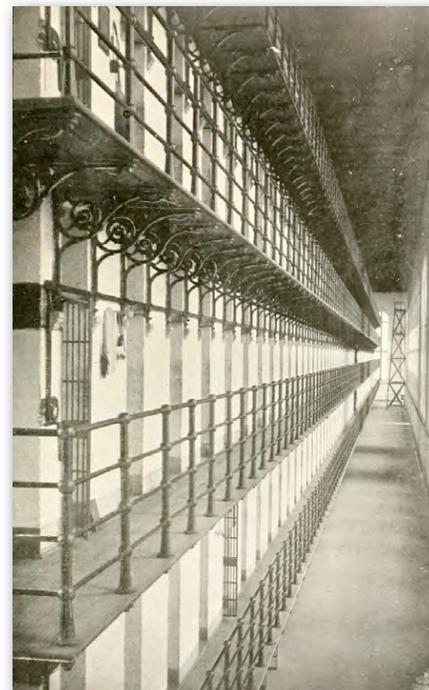
Butz’s design for WSP Riverside responds to both the programmatic prescriptions of the Auburn System and the desires of the warden and inspectors for a modern, humane, and progressive prison. The penitentiary consisted of a central rotunda connected to a pair of long wings, one extending north and the other south, each housing back-to-back Auburn-style cell blocks stacked five stories high. A third, T-shaped wing, two-and-a-half stories and extending eastward from the rotunda, contained shops and factories, the chapel, a school room, kitchen, laundry, and engine room off a double-loaded corridor. This arrangement allowed for two large yards in the rear of the prison, in which Butz planned for the future construction of a hospital, women’s prison, and additional shop buildings to accommodate the administrators’ ambitious goals

Figure 116 (right). Drawing of Auburn Penitentiary in New York showing the main and rear facades. Auburn was built in 1817 and the origin of the "Auburn System," a correctional system developed by Auburn warden Elam Lynds. It was based on inmates working in congregate workshop spaces during the day while being confined to cells at night, and replaced the Pennsylvania System of complete solitary confinement. Auburn also established a voluntary board of inspectors who were responsible for appointing the warden, a governing style that Western and Eastern Penitentiary followed. Architecturally, it was characterized by long cell blocks containing tiers of back to back cells; this plan required a large site to house both the cell blocks and the workshop spaces. It was hailed as a more progressive prison management model than the Pennsylvania System and soon became the default plan for all prisons in the United States. Auburn penitentiaries were also cheaper to build as they contained smaller cells, and its factory-like work environment enabled a high production of prison goods, which often rendered the prisons self-supporting, at least until restrictive labor laws came to pass in many states.



Though Auburn was lauded as progressive, it was in actuality a harsh system under the direction of Elam Lynds. Lynds believed strongly in the necessity of breaking an inmate's spirit to gain compliance, and through compliance, be reformed. To this end, he often used corporal punishment, strictly enforced complete silence and made inmates march in lockstep. Lynds also did not believe in reform practices like providing inmate education. Though widely regarded as an innovator during his early years at Auburn and later Sing Sing (Lynds established Sing Sing and served as warden), Lynds' harsh methods were eventually seen as abusive, and he was fired from positions at both Auburn and Sing Sing. Warden Wright and the Board of Inspectors of Western Penitentiary did not seem to incorporate Lynds' harsh treatment of inmates, instead believing that reform was aided through humane treatment and programs that served to provide education and moral instruction ("The History Blog").

Figures 117 (bottom left) and 118 (bottom right). Photograph of Auburn cell block interior ca. 1910 on the left and Western Penitentiary cell block in 1897. A comparison of the cell blocks show how clearly the Western Penitentiary design was based in the Auburn system. Western Penitentiary, however, was built in a much more ornate manner, as shown in the elaborate cast-iron balcony brackets. This cell block design is a major departure from the plan of Eastern Penitentiary and the first Western Penitentiary in the Allegheny Commons (left: New York Correction History Society; right: Mylin, State Prisons, Hospitals, Soldiers' Homes).



The images in this page show other state prison structures with similar designs to Western Penitentiary, including being based on the Auburn System. These penitentiaries, like Western State, follow the Auburn plan of long cell block arms with tiers of cells inside. Additionally, these penitentiaries exhibit a central administration/office/residence structure in front of the cell blocks. The penitentiaries showcase a common Victorian prison vocabulary, such as heavy, rusticated walls, repeating bays of tall Romanesque cell block windows, and elaborate rooflines.

Figure 119 (top). Iowa Men's Reformatory (Anamosa State Penitentiary) in Anamosa, Iowa, built in 1839. The architect was William Foster and later Henry Franz Liebbe and Henry Jackson Liebbe. The central structure was built between 1892-1902 in the Gothic and Romanesque revival styles, and contained the warden's residence, dining hall, kitchen, and chapel. The south cell block was built between 1877-1881, and the north cell block between 1896-1910. The reformatory is listed in the National Register of Historic Places (Jones County Pages, Richard Harrison).



Figure 120 (middle). Tennessee State Prison, Nashville, TN, built in 1898 by architect Samuel McClung Patton. The central building housed administrative offices and was connected to the main penitentiary building by a short passage in a similar fashion to the Warden's Residence and Rotunda passage at Western Penitentiary (though without the porte cochere). The prison was forced to close in 1992 after a federal lawsuit and court ruling determined the prison did not provide adequate living conditions for the inmates, which was similar to the lawsuit against Western Penitentiary in the late 1980's.



Figure 121 (bottom). The Ohio State Reformatory in Mansfield, Ohio, built between 1886 and 1896 in the Gothic Revival, Richardsonian Romanesque, and Queen Anne Styles by architect Levi T. Scofield. It has two central residence-style structures in front of the cell blocks. There are 6 tiers of cells inside the East Cell Block, making it the largest known structure of its kind. The prison began as a reformatory for young men and was later converted to a maximum-security prison and closed in 1984. The Ohio State Reformatory is listed in the National Register of Historic Places (The Ohio State Reformatory).





Figure 122. 1905 detail of roofline of Western Penitentiary showing High Victorian Gothic elements. The red color of the roof slates is speculation by the artist who colored the original black-and-white image for the post card.

for inmate industry. To the front of the rotunda, facing the river, a four-story (plus high basement, in deference to the floodplain) warden's house was appended. This also contained the prison offices. Design of the warden's house as part of the prison was then common in penitentiary design, reflecting the Christian custom of housing clergy in a rectory on the property of a church.

In style, Butz abandoned the militaristic, fortress-like Gothic Revival of the early Victorian period for an eclectic combination of severe Romanesque cell blocks and, above the cornice, highly decorative, even fanciful High Victorian Gothic dormers, turrets, soaring rooflines, and ornamental cresting. Barnes called it "the most expensive and pretentious prison structure which had been erected in America."<sup>49</sup> The warden's house exhibits the asymmetrical massing, multi-faceted wall planes, and complex roofline typical of late Victorian houses, providing an interesting contrast of comfortable upper-middle-class domesticity against the repetitive, institutional backdrop of the cell block walls. Subtle trefoil motifs in some of the stone lintels of the warden's house reinforce the High Victorian Gothic treatment of the attic story of the prison. Romanesque—a style characterized by the stolid, massive appearance of its heavy stone walls—was an appropriately strong and sober choice for the cell blocks. The intricate, ornamental, almost palatial original roof is harder to explain. Perhaps it was an expression of the state's, and the warden's and Inspectors', lofty goals for the new Western State Penitentiary and its residents.

A similar combination of institutional severity and artful flourishes is found in this undated description of conditions inside Western State Penitentiary from the late 19th century:

Instruments of music are allowed and playing is permitted from six to seven o'clock in the evening. City water from Allegheny City reservoir supplies the entire establishment. The doors of the cells are double-locked by Yale jamb locks and a draw bar. The floors are of stone both in the halls and in the cells. The cells are numbered and each prisoner is known by his number. A greenhouse brightens the place bringing summer into winter, and blooming plants in great varieties are seen in the institution. A hospital for the sick is on the grounds, and the cleanliness of the whole institution is noticeable.<sup>50</sup>

Part of the innovation of the late Victorian prison was its optimism that an environment conducive to rehabilitation could achieve that goal. When the penitentiary's Victorian roof elements were removed in 1959, the new flat roof was in keeping with the less-is-more architectural preferences of the time and surely reflected practical concerns with chronic funding shortages and deferred maintenance. Symbolically, the removal of the prison's ornamental roofscape left the formidable facades of the cell blocks to speak for themselves, a reminder that during the period from 1950-1984, "rehabilitation fell out of favor."<sup>51</sup>

Western State Penitentiary's innovations extended to its building systems and materials. At over two million dollars, it was not only the most expensive prison ever built, but the most technologically advanced. New developments in central heating, ventilating, and plumbing of large buildings found some of their earliest applications in the prisons of the first decades of the 19th century,<sup>52</sup> a trend led by Western State Penitentiary. It was piped for gas, water, and steam throughout and was the first prison in the world to equip each cell with running water,

<sup>49</sup> Harry Elmer Barnes, PhD., "The Evolution of American Penology," 196.

<sup>50</sup> In Ashe report, 17-18, nd.

<sup>51</sup> McWilliams, 35.

<sup>52</sup> Johnston, 47.



Photo 104. Examples of structural and ornamental cast iron found throughout the Main Penitentiary building. The Female Ward had similar details.

individual toilets, and individual heat and exhaust ventilation. It was the first prison equipped with gang locks which made it possible to open and close an entire row of cells with a single lever. In 1900, after a decade of Inspectors' reports lamenting the inconvenience and expense of candle light, it also became the first prison to furnish each cell with electric lights from the penitentiary's own on-site power house. Such innovations not only increased the comfort of prisoners and staff, but enhanced security as well. In-cell plumbing meant fewer risks associated with opening cell doors, while adequate ventilation, heat and light reduced tensions that could lead to unrest.<sup>53</sup>

The technological advances of the industrial revolution also supplied important materials for innovations in prison design. Cast iron is a particular example seen at Western State Penitentiary; its decreasing cost made its extensive use possible, not only for columns, but for doors, windows, roof trusses, and cell bars.<sup>54</sup> As a partner in an iron and steel concern (which was purchased in 1895 by Andrew Carnegie), architect Butz may have been instrumental in guiding decisions about materials.

Writing in 1895, Alexander K. Pedrick, Secretary of the Pennsylvania Commission on Convict Labor, opined that Western State Penitentiary "is considered by those familiar with its merits as an admirable type of modern prison architecture and in its details of treatment, labor, and reformatory results, it certainly stands very high among the correctional institutions of the country."<sup>55</sup>

After about 1900, Western State Penitentiary ceased to innovate and, instead, adapted to changing needs: in inmate labor requirements and restrictions, population, and state penal policy and governance. Repeated calls for its closure were perhaps best refuted by the Devers Report of 1953, which observed that the condition of being old did not, in itself, create undesirable conditions such as overcrowding and poor sanitation, and directed its recommendations toward strategic management of the correctional system, as a whole, and of Western State Penitentiary in particular.<sup>56</sup> No architectural or managerial solutions ever eliminated all of the problems of the large, urban state penitentiary, but Western State continued to function as an integral part of the Pennsylvania corrections system through the early 21st century.

<sup>53</sup> Roberts, 104.

<sup>54</sup> Johnston, 47; Inspectors of the Western Penitentiary, "Biennial Report of the Inspectors of the State Penitentiary for the Western District of Pennsylvania 1883-84" (Pittsburgh: State Penitentiary for the Western District of Pennsylvania), powerlibrary.org

<sup>55</sup> In Edward S. Wright, *A Brief History of the Western Penitentiary* (Pittsburgh, 1909), 107.

<sup>56</sup> Ashe, "Report of the Committee Appointed by Honorable John S. Fine," 22.

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*Inspectors of the Western Penitentiary. Biennial Report of the Inspectors of the Western Penitentiary for the Western District of Pennsylvania, 1881-82, 1883-84, 1885-86, 1887-88, 1889-90, 1891-92, 1893-94, 1895-96, 1897-98, 1899-1900, 1901-02, 1905-10, 1930-1940*. State Penitentiary for the Western District of Pennsylvania, Pittsburgh.

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*Western State Penitentiary, Pittsburgh, Allegheny County, 1980. Historic Resource Survey Form*. Survey Code 003-P-R-44B-100; Key No. 9595.

Contains a general description of WSP including a sketch plan and photographs from 1980.

*Western Penitentiary*. DVD. Pittsburgh: PCN Tours, 2008.

Tour of the Western Penitentiary facility by Tom Seiverling, Assistant to Superintendent of Western State Penitentiary from 1978-1992. Tom provided good information about what alterations and changes took place at the complex in the major 1980's renovation.

Wright, Edward S. *A Brief History of the Western Penitentiary*. 1909.

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

## 10. Geographical Data

**Acreeage of Property** Approximately 22.5 acres

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

### Latitude

### Longitude

- |              |            |
|--------------|------------|
| 1) 40.472020 | -80.043660 |
| 2) 40.472090 | -80.040200 |
| 3) 40.469600 | -80.038870 |
| 4) 40.468960 | -80.042100 |

*For map, see Figure 4 or Figure 123.*

**Or**

### UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

### Verbal Boundary Description (Describe the boundaries of the property.)

Western State Penitentiary consists of 17 parcels (see Figure 7). Sixteen are owned by the Commonwealth of Pennsylvania and are designated as follows:

|          |          |          |
|----------|----------|----------|
| 44-B-20  | 44-C-60  | 44-G-1   |
| 44-B-25  | 44-C-68  | 44-G-2   |
| 44-B-26  | 44-C-90  | 44-G-20  |
| 44-B-50  | 44-C-122 | 44-G-298 |
| 44-B-60  | 44-C-124 |          |
| 44-B-70  |          |          |
| 44-B-100 |          |          |

The seventeenth parcel is owned by the City of Pittsburgh (i.e., the location of the Three Rivers Heritage Trail) and is designated as follows:

44-B-125

### Boundary Justification (Explain why the boundaries were selected).

This is the plot of land historically associated with this property during its period of significance.

## 11. Form Prepared By

Jeff Slack, AICP  
Senior Associate  
Pfaffmann + Associates  
Pittsburgh, PA 15222

As of October 2018:  
Founder and Principal at  
Time & Place, LLC  
j\_h\_slack@yahoo.com

Submitted: May 25, 2018

Angelique Bamberg  
Principal  
Clio Consulting  
Pittsburgh, PA 15206  
clioconsulting@me.com  
(412) 956-5517

Cara Halderman  
Principal  
Halderman Historic Preservation  
Consulting  
Pittsburgh, PA 15214  
carahaldermanpreservation@gmail.com  
(406) 671-8384

## Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

## Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

## Photo Log

Name of Property: Western State Penitentiary

City or Vicinity: Pittsburgh

County: Allegheny

State: Pennsylvania

Photographer: Matthew Christopher of Abandoned America (unless noted otherwise)

Date Photographed: Spring 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

### **PA\_Allegheny County\_Western State Penitentiary\_0001**

Photo 1. Western State Penitentiary, front facade, looking southeast, showing the close proximity to the Ohio River in the foreground and Downtown Pittsburgh in the background (Charles Rosenblum)

### **PA\_Allegheny County\_Western State Penitentiary\_0002**

Photo 2. Historic Front Yard, looking southeast, showing the expansive Main Penitentiary Building with water tower in foreground. The Warden's Residence is visible to the right.

### **PA\_Allegheny County\_Western State Penitentiary\_0003**

Photo 3. The Wood's Run Fishing Club's dock at the southwest corner of the property, looking north.

### **PA\_Allegheny County\_Western State Penitentiary\_0004**

Photo 4. Grass yard north of the Auditorium, looking northeast, showing the Correctional Industries Shop Building and the Services Building.

### **PA\_Allegheny County\_Western State Penitentiary\_0005**

Photo 5. South end of the Secure Perimeter, looking southeast from the roof of the Rotunda, showing the Main Yard.

### **PA\_Allegheny County\_Western State Penitentiary\_0006**

Photo 6. The New Front Yard of the Penitentiary, created as part of the 1984 master plan, looking southwest, showing the Administration and Visitors Complex.

### **PA\_Allegheny County\_Western State Penitentiary\_0007**

Photo 7. Front House, front facade, looking east, with the North and South Wings of the Main Penitentiary Building visible behind.

**PA\_Allegheny County\_Western State Penitentiary\_0008**

Photo 8. Warden's Residence, rear facade, looking west, showing where the porte cochere and bridge once existed.

**PA\_Allegheny County\_Western State Penitentiary\_0009**

Photo 9. Warden's Residence, north facade, looking south, showing the narrow gap between the house and the Main Penitentiary Building. Also visible is one of the three-story, octagonal bay windows with integral end chimney.

**PA\_Allegheny County\_Western State Penitentiary\_0010**

Photo 10. Warden's Residence interior, main hall, first floor, looking east, showing the former library on the left and former parlor on the right. Murals painted by inmates can be seen in all three rooms. A shadow of the former family staircase can be seen at the center rear beyond the archway.

**PA\_Allegheny County\_Western State Penitentiary\_0011**

Photo 11. Warden's Residence interior, dining room, looking north, showing the brick bearing wall construction, missing mantel with mural above and remaining window trim throughout (including interior shutters).

**PA\_Allegheny County\_Western State Penitentiary\_0012**

Photo 12. Warden's Residence interior, public staircase, looking southwest, showing the loss of many elements of historic wood trim. The flight of stairs at left led down to the finished ground floor level and the hall that would have welcomed visitors entering from the porte cochere. In the distance (through the wooden arch) can be seen what was originally the reception room.

**PA\_Allegheny County\_Western State Penitentiary\_0013**

Photo 13. Main Penitentiary Building, front facade, looking northeast, showing Recreation Yard C/D (behind the razor wire fence) and the Warden's Residence and water tower.

**PA\_Allegheny County\_Western State Penitentiary\_0014**

Photo 14. Main Penitentiary Building, North Wing, east facade of Housing Unit E, looking west, showing the battered stone base of the wall with arched windows and brick walls above topped by a cornice of stone modillions. Only the east facade is finished in brick; the others are clad in stone.

**PA\_Allegheny County\_Western State Penitentiary\_0015**

Photo 15. Main Penitentiary Building, east facade, looking northwest from the Main Yard, showing the Rotunda and Auditorium.

**PA\_Allegheny County\_Western State Penitentiary\_0016**

Photo 16. Main Penitentiary Building, east facade, looking south, showing a close up of the stone base of the building and one of the ADA ramps to the housing units.

**PA\_Allegheny County\_Western State Penitentiary\_0017**

Photo 17. Main Penitentiary Building interior, Housing Unit E, North Wing, looking south, showing the five tiers of cells set back from the exterior wall. The wire mesh ceiling was installed to protect staff from thrown objects.

**PA\_Allegheny County\_Western State Penitentiary\_0018**

Photo 18. Main Penitentiary Building interior, Housing Unit D, looking south, showing the fourth tier of cells, decorative iron brackets supporting the fifth tier, and the setback of the cells from the outer wall. Above can be seen ventilators in the Flexicore ceiling and the trolley way that allows windows to be adjusted.

**PA\_Allegheny County\_Western State Penitentiary\_0019**

Photo 19. Main Penitentiary Building interior, Housing Unit D, looking north, showing typical stainless steel shower units.

**PA\_Allegheny County\_Western State Penitentiary\_0020**

Photo 20. Main Penitentiary Building interior, Housing Unit C, looking east, showing a typical original window opening into a cell that was filled with concrete block ca. 1983.

**PA\_Allegheny County\_Western State Penitentiary\_0021**

Photo 21. Main Penitentiary Building interior, Housing Unit E, looking east, showing the inside of a typical cell in the North Wing.

**PA\_Allegheny County\_Western State Penitentiary\_0022**

Photo 22. Main Penitentiary Building interior, Housing Unit C, looking east, showing the inside of a typical cell in the South Wing.

**PA\_Allegheny County\_Western State Penitentiary\_0023**

Photo 23. Main Penitentiary Building interior, basement of the Rotunda, looking east, showing the inside of one of the solitary confinement cells that was used into the early twentieth century.

**PA\_Allegheny County\_Western State Penitentiary\_0024**

Photo 24. Main Penitentiary Building interior, Housing Unit D, first floor, looking northeast, showing a typical stairwell.

**PA\_Allegheny County\_Western State Penitentiary\_0025**

Photo 25. Main Penitentiary Building interior, Housing Unit C, first floor, looking north, showing a typical guard station with its impact-resistant glass windows and ceiling. On the table in the center is a control panel that allowed guards to remotely operate all of the cell doors.

**PA\_Allegheny County\_Western State Penitentiary\_0026**

Photo 26. Main Penitentiary Building interior, basement under Housing Unit D, looking north, showing the distribution of mechanical, electrical and plumbing services, stone walls and floor, and arched brick ceiling.

**PA\_Allegheny County\_Western State Penitentiary\_0027**

Photo 27. Main Penitentiary Building interior, fourth floor of Rotunda, looking northwest, showing the mechanical space with its floor slab that was inserted into the building in 1959 and the original cast iron columns with their decorative capitals. Similar capitals remain above the dropped ceiling on the first floor.

**PA\_Allegheny County\_Western State Penitentiary\_0028**

Photo 28. Housing Unit A/Building 5 and Housing Unit B/Building 6, looking northeast from Tower 7, showing recreation yards in the foreground.

**PA\_Allegheny County\_Western State Penitentiary\_0029**

Photo 29. Housing Unit B/Building 6, looking south from the Main Yard.

**PA\_Allegheny County\_Western State Penitentiary\_0030**

Photo 30. Housing Unit B/Building 6 interior, showing a second floor day room surrounded by two tiers of cells.

**PA\_Allegheny County\_Western State Penitentiary\_0031**

Photo 31. Housing Unit B/Building 6 interior, showing tiered seating integrated into the stairs adjacent to a second floor day room.

**PA\_Allegheny County\_Western State Penitentiary\_0032**

Photo 32. Housing Unit A/Building 5 interior, showing a typical second floor corridor with sliding doors and the inside of a typical cell. The fold-down panel in the center of the door was a safety feature. With the inmate inside the cell and the door locked, the inmate would place his arms through the opening. Guards could then safely attach handcuffs before opening the door. This particular unit retains considerable graffiti from its last inmate in 2017.

**PA\_Allegheny County\_Western State Penitentiary\_0033**

Photo 33. Housing Unit A/Building 5 interior, second floor, showing a smaller cluster of cells and a higher level of security (e.g., steel mesh-enclosed day room) than found in Housing Unit B.

**PA\_Allegheny County\_Western State Penitentiary\_0034**

Photo 34. Administrative and Visitors Complex, east facade, looking west, showing the vehicle access door where prisoners would enter the facility for processing.

**PA\_Allegheny County\_Western State Penitentiary\_0035**

Photo 35. Administration and Visitors Complex interior, looking north, showing a holding cell in the processing section.

**PA\_Allegheny County\_Western State Penitentiary\_0036**

Photo 36. Administration and Visitors Complex interior, first floor, looking south, showing the visitor day room with courtyard beyond.

**PA\_Allegheny County\_Western State Penitentiary\_0037**

Photo 37. Administration and Visitors Complex, Visitors Courtyard, looking north, showing the original west wall of the penitentiary and the visitor day room in the background.

**PA\_Allegheny County\_Western State Penitentiary\_0038**

Photo 38. Auditorium/Dietary Storage Building, looking north from the Main Yard.

**PA\_Allegheny County\_Western State Penitentiary\_0039**

Photo 39. Auditorium interior, looking east, showing the raised stage and control booth.

**PA\_Allegheny County\_Western State Penitentiary\_0040**

Photo 40. Institution Warehouse, looking southwest, showing the Beaver Avenue facade and the entrance to the Mechanical Electrical Equipment Yard.

**PA\_Allegheny County\_Western State Penitentiary\_0041**

Photo 41. Institution Warehouse, looking north, showing the loading dock doors and the east wall of the penitentiary.

**PA\_Allegheny County\_Western State Penitentiary\_0042**

Photo 42. Services Building, east facade, looking northwest.

**PA\_Allegheny County\_Western State Penitentiary\_0043**

Photo 43. Services Building, west facade, looking north.

**PA\_Allegheny County\_Western State Penitentiary\_0044**

Photo 44. Services Building interior, south end, looking northwest, showing the Commissary area.

**PA\_Allegheny County\_Western State Penitentiary\_0045**

Photo 45. Services Building interior, north end, looking northeast, showing the shoe repair area.

**PA\_Allegheny County\_Western State Penitentiary\_0046**

Photo 46. Services Building interior, north end, looking north, showing the computer training area.

**PA\_Allegheny County\_Western State Penitentiary\_0047**

Photo 47. Correctional Industries Shop Building, looking southwest, showing (from right to left) the Welding Shop, the Metal Shop and the Tag Shop.

**PA\_Allegheny County\_Western State Penitentiary\_0048**

Photo 48. Correctional Industries Shop Building, looking south, showing the Tag Shop.

**PA\_Allegheny County\_Western State Penitentiary\_0049**

Photo 49. Correctional Industries Shop Building interior, Tag Shop, looking southwest, showing license plate-making equipment.

**PA\_Allegheny County\_Western State Penitentiary\_0050**

Photo 50. Correctional Industries Shop Building interior, Metal Shop, looking east, showing more license plate-making equipment.

**PA\_Allegheny County\_Western State Penitentiary\_0051**

Photo 51. Correctional Industries Shop Building interior, infill connector between the Tag and Metal Shops, looking west. The electrical substation is beyond the end wall.

**PA\_Allegheny County\_Western State Penitentiary\_0052**

Photo 52. Dining Hall, looking southeast, showing the primary entrances to the building.

**PA\_Allegheny County\_Western State Penitentiary\_0053**

Photo 53. Dining Hall, east facade, looking west, showing a side entrance and typical building materials, such as mint green glazed brick, painted concrete pilasters and glass block.

**PA\_Allegheny County\_Western State Penitentiary\_0054**

Photo 54. Dining Hall, south facade, looking northeast, showing the red brick south wall of the 1957 addition and the half-round dish washing room in mint green glazed brick and glass block.

**PA\_Allegheny County\_Western State Penitentiary\_0055**

Photo 55. Dining Hall interior, looking south, showing the dining area. Above, the ceiling can be seen following the curved roof trusses (except at the perimeter where the ends of the roof trusses protrude).

**PA\_Allegheny County\_Western State Penitentiary\_0056**

Photo 56. Dining Hall interior, looking south, showing the interior of the 1957 dishwashing room that most recently served as a vegetable prep space.

**PA\_Allegheny County\_Western State Penitentiary\_0057**

Photo 57. Gymnasium, west facade, looking southeast.

**PA\_Allegheny County\_Western State Penitentiary\_0058**

Photo 58. Gymnasium interior, looking north, showing the offices and mezzanine at rear.

**PA\_Allegheny County\_Western State Penitentiary\_0059**

Photo 59. Gymnasium interior, looking south, showing the playing surface and primary entrance doors.

**PA\_Allegheny County\_Western State Penitentiary\_0060**

Photo 60. Maintenance Building, west facade, looking southeast, with the Gymnasium shown at the far right.

**PA\_Allegheny County\_Western State Penitentiary\_0061**

Photo 61. Maintenance Building, west facade, looking northeast.

**PA\_Allegheny County\_Western State Penitentiary\_0062**

Photo 62. Maintenance Building interior, looking northeast, showing the Plumbing Shop.

**PA\_Allegheny County\_Western State Penitentiary\_0063**

Photo 63. Library, Chapel and Education Building, west facade, looking northeast.

**PA\_Allegheny County\_Western State Penitentiary\_0064**

Photo 64. Library, Chapel and Education Building interior, basement, looking northwest, showing the barber shop.

**PA\_Allegheny County\_Western State Penitentiary\_0065**

Photo 65. Library, Chapel and Education Building interior, first floor interior, looking south, showing the library. The door in the far wall leads to the facility's law library.

**PA\_Allegheny County\_Western State Penitentiary\_0066**

Photo 66. Library, Chapel and Education Building interior, second floor interior, looking south, showing the common area in the center of the educational space and adjacent classrooms.

**PA\_Allegheny County\_Western State Penitentiary\_0067**

Photo 67. Exercise Pavilion, looking west.

**PA\_Allegheny County\_Western State Penitentiary\_0068**

Photo 68. Exercise Pavilion, looking southeast.

**PA\_Allegheny County\_Western State Penitentiary\_0069**

Photo 69. Exercise Pavilion interior, looking south.

**PA\_Allegheny County\_Western State Penitentiary\_0070**

Photo 70. Inside Pump House, looking southwest.

**PA\_Allegheny County\_Western State Penitentiary\_0071**

Photo 71. Guard Station, looking northeast, showing the octagonal building across from the Warden's Residence that originally served as a pump house.

**PA\_Allegheny County\_Western State Penitentiary\_0072**

Photo 72. Storage Building, looking northeast, showing the former garage of the Warden's Residence with the North Wing of the Main Penitentiary Building and water tower in the rear.

**PA\_Allegheny County\_Western State Penitentiary\_0073**

Photo 73. Storage Building, looking southeast, showing the Warden's Residence in the rear.

**PA\_Allegheny County\_Western State Penitentiary\_0074**

Photo 74. Scale House exterior, looking southeast.

**PA\_Allegheny County\_Western State Penitentiary\_0075**

Photo 75. Health Services Building, west facade, looking southeast.

**PA\_Allegheny County\_Western State Penitentiary\_0076**

Photo 76. Health Services Building interior, ground floor, looking south, showing lobby seating surrounded by inmate-created murals.

**PA\_Allegheny County\_Western State Penitentiary\_0077**

Photo 77. Health Services Building interior, first floor, looking northeast, showing a typical corridor and patient cell with its narrow window.

**PA\_Allegheny County\_Western State Penitentiary\_0078**

Photo 78. Exterior of Power House and Boiler Plant, looking northeast, showing the elevated site and foundation that aimed to keep equipment above flood waters.

**PA\_Allegheny County\_Western State Penitentiary\_0079**

Photo 79. Boiler Plant interior, looking south, showing the base of the smokestack.

**PA\_Allegheny County\_Western State Penitentiary\_0080**

Photo 80. Boiler Plant interior, looking north.

**PA\_Allegheny County\_Western State Penitentiary\_0081**

Photo 81. Maintenance Shops/Office Building, looking southwest, showing the Maintenance Repair Building and the Maintenance Welding Shop.

**PA\_Allegheny County\_Western State Penitentiary\_0082**

Photo 82. Sewage Pump House, south facade, looking northwest.

**PA\_Allegheny County\_Western State Penitentiary\_0083**

Photo 83. Sewage Pump House, detail of front entry, looking north.

**PA\_Allegheny County\_Western State Penitentiary\_0084**

Photo 84. Sewage Pump House interior, first sub-floor, looking south.

**PA\_Allegheny County\_Western State Penitentiary\_0085**

Photo 85. Maintenance Storage Building, exterior, looking southwest.

**PA\_Allegheny County\_Western State Penitentiary\_0086**

Photo 86. Vehicle Maintenance Building exterior (right), looking south.

**PA\_Allegheny County\_Western State Penitentiary\_0087**

Photo 87. Northwest gate (no longer in use), looking west from within the Secure Perimeter, showing Tower 1 atop the wall.

**PA\_Allegheny County\_Western State Penitentiary\_0088**

Photo 88. Southwest gate, looking south, showing the cast concrete vehicle Sally Port with guard tower atop.

**PA\_Allegheny County\_Western State Penitentiary\_0089**

Photo 89. Tower 3, looking northeast, showing the cast concrete construction of the 1932 wall.

**PA\_Allegheny County\_Western State Penitentiary\_0090**

Photo 90. Close up of the tower atop the Sally Port, looking north, showing the Dining Hall below at left.

**PA\_Allegheny County\_Western State Penitentiary\_0091**

Photo 91. Cast and wrought iron gate, north side of Historic Front Yard, looking southeast (Jeff Slack).

**PA\_Allegheny County\_Western State Penitentiary\_0092**

Photo 92. Cast and wrought iron gate, west side of Historic Front Yard, looking east, with the Warden's Residence in the background.

**PA\_Allegheny County\_Western State Penitentiary\_0093**

Photo 93. Large, sliding cast and wrought iron gates, west side of Historic Front Yard, looking east.

**PA\_Allegheny County\_Western State Penitentiary\_0094**

Photo 94. Modular Building (37), looking northwest.

**PA\_Allegheny County\_Western State Penitentiary\_0095**

Photo 95. Modular Building southwest of Sewage Pump House, looking northwest.

**PA\_Allegheny County\_Western State Penitentiary\_0096**

Photo 96. Shed outside Sewage Pump House, looking northwest.

**PA\_Allegheny County\_Western State Penitentiary\_0097**

Photo 97. Shed adjacent to Guard Station (22), looking west.

**PA\_Allegheny County\_Western State Penitentiary\_0098**

Photo 98. Mail Trailer, looking northeast.

**PA\_Allegheny County\_Western State Penitentiary\_0099**

Photo 99. Staff Lockers / Wellness Center (42), looking northeast.

**PA\_Allegheny County\_Western State Penitentiary\_0100**

Photo 100. Guard Tower 8, looking southeast.

**PA\_Allegheny County\_Western State Penitentiary\_0101**

Photo 101. Guard station in Sally Port, looking west.

**PA\_Allegheny County\_Western State Penitentiary\_0102**

Photo 102. Corrections Emergency Response Trailer, looking southwest.

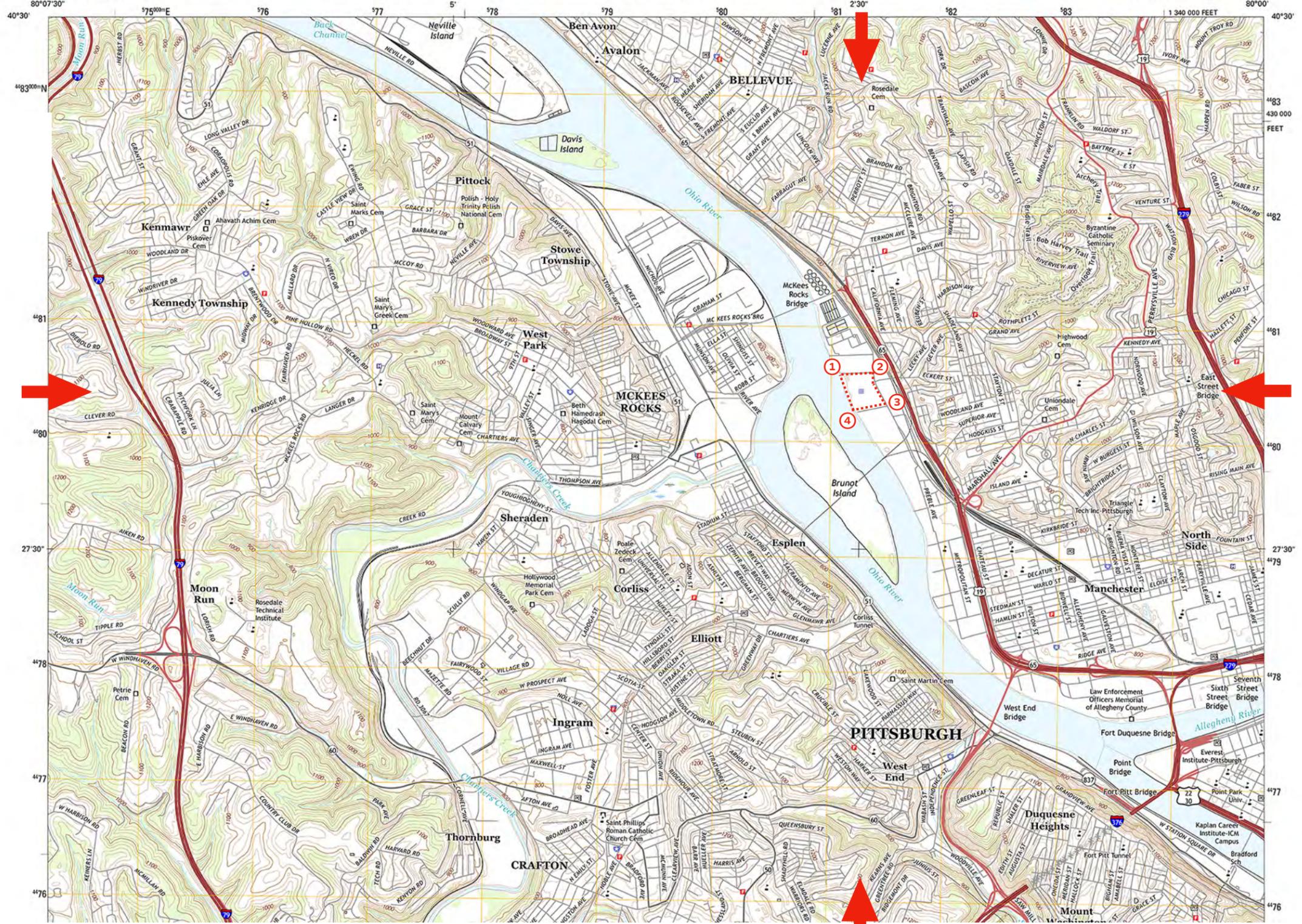
**PA\_Allegheny County\_Western State Penitentiary\_0103**

Photo 103. Water tower, looking southeast.

**PA\_Allegheny County\_Western State Penitentiary\_0104**

Photo 104. Examples of structural and ornamental cast iron found throughout the Main Penitentiary building. The Female Ward had similar details.

| Latitude     | Longitude  |
|--------------|------------|
| 1) 40.472020 | -80.043660 |
| 2) 40.472090 | -80.040200 |
| 3) 40.469600 | -80.038870 |
| 4) 40.468960 | -80.042100 |



Not to scale

Figure 123. Excerpt from USGS Map showing survey area / proposed National Register boundary.

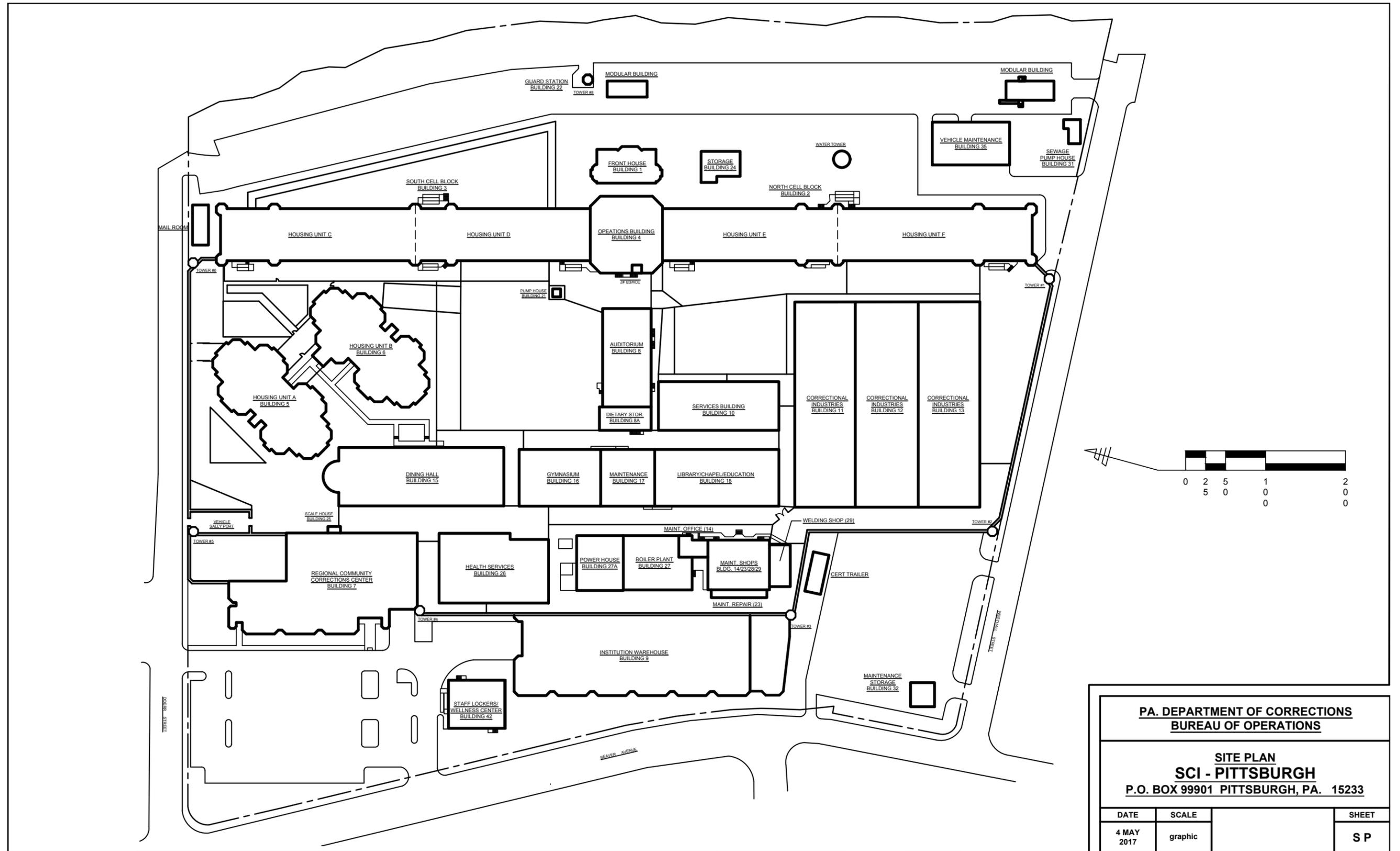


Figure 124. Site Plan of SCI-Pittsburgh (PA Department of Corrections)

**Paperwork Reduction Act Statement:** This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.