A Breakthrough Concept in City Living
Opens its Doors in the Strip District
Approaching 2500 Smallman Street, the 11-unit building appears at once both contemporary and as if it’s always belonged in Pittsburgh’s historic Strip District.

GAS LIGHTING – OUTDOOR:
Light from a natural gas lamp does not attract insects, making it the perfect choice for backyard living. Outdoor lighting adds character and charm to your home while providing safety and security.

PEOPLES NATURAL GAS
his concept continues throughout Unit #5, a three-story, 5,985-square-foot city home and *Pittsburgh Magazine’s* 2016 Ultimate House presented by Peoples Natural Gas.

“I’m fascinated with the dialogue between old and new, and the layers of meaning that exist between them,” says Eric A. Booth, AIA, principal and director of operations at Desmone Architects and the lead architect behind 2500 Smallman.

Indeed, even with countless modern amenities – including a floating staircase, folding glass wall, an elevator and the latest in-home automation technology – Unit #5 and 2500 Smallman maintain a sense of warmth and a connection to Pittsburgh’s past. Throughout the complex, shared spaces evoke a sense of community, while steel framing calls to mind the industrial imagery of the Strip, wood elements soften the design and trellises incorporate a natural element.

This breakthrough concept in city living comes to us from Chuck and Kristen Hammel. Three years ago, the couple decided their next big project would be to transform a 1950s-era warehouse into 2500 Smallman. The couple sought to create a residential option unlike anything else in the area to help “Pittsburgh become a thriving and energetic residential city.”

Booth drew inspiration from the urban courtyard spaces of Italy, Swiss-French designer Le Corbusier and Pittsburgh’s industrial heritage to create a space that spoke to the Hammels’ unique vision for a group of city homes that offered residents a sense of community, world-class amenities and sustainable concepts, materials and design.

For instance, visitors to 2500 Smallman can see elements of Italian monasteries, which are often organized around a central court surrounded by layers of increasingly private zones.

“The overall building was organized with an architectural ‘promenade’ in mind, that is the sequence in which one enters the building and moves through the spaces in a layered sequence of increasing privacy,” says Booth.

The Ultimate House, one of the largest of the complex’s 11 units, boasts three bedrooms, three bathrooms, four fireplaces, an industrial-grade kitchen, an expansive two-car garage, a wine bar, a private motor court and extensive outdoor living space.

RDC contractors transformed Unit #5 along with the Desmone design team led by Booth, Nancy Policicchio, project manager for the unit, and including Terry Oden, Paul Bahn, Melanie Panutsos and Katie Yatzkanic. Award-winning and well-respected local companies including PerLora, *Today’s Home*, *James Gallery*, *Antiquarian* and *Weisshouse* furnished the Ultimate House for the public tours. *Sherwin-Williams* and *Nest Expressions* were among those who provided ultimate features.

After more than a year of design and construction, the Ultimate House was unveiled to the public in September. Tours of Unit #5 ran from Sept. 9 to 18 with all proceeds benefiting The Free Care Fund at Children’s Hospital of Pittsburgh of UPMC.

*Pittsburgh Magazine’s* Ultimate House is listed by *Northwood Realty*. 
Luxury is defined as “a state of great comfort,” which is exactly what natural gas appliances offer your household... without breaking the bank. Let natural gas appliances fuel your next dinner party, backyard barbeque and everyday chores to simplify life and realize savings. The warmth, efficiency and affordability of natural gas appliances make any home the Ultimate House. Visit Peoples-Gas.com today to learn more about the benefits of switching to natural gas appliances.

THANKS... BUT NO TANKS
Nothing snuffs the fun out of an outdoor barbecue faster than an empty propane tank. Simplify your outdoor cooking with a natural gas grill — cleaner, healthier, one-third the cost of propane — and guaranteed to never run out!

COOK LIKE A PRO
Just like professional chefs who insist on cooking with natural gas, “everyday cooks” know that it provides excellent temperature control and even heat for all types of cooking, and costs about half as much as electric.

COZY CONVENIENCE
Today’s natural gas fireplaces look and feel so natural that you’ll think it’s a wood-burning fire – without the messy cleanup. Add the convenience of electronic start and temperature controls, and you’ll be enjoying the mood-setting warmth and eco-friendly benefits long after those wood-burning embers have faded.
Luxury is defined as “a state of great comfort,” which is exactly what natural gas appliances offer your household...without breaking the bank.

Let natural gas appliances fuel your next dinner party, backyard barbeque and everyday chores to simplify life and realize savings. The warmth, efficiency and affordability of natural gas appliances make any home the Ultimate House.

Visit Peoples-Gas.com today to learn more about the benefits of switching to natural gas appliances.
QUALITY BUILDER...EXPERIENCED DEVELOPER...TRUSTED PARTNER

Proud builder of the 2016 Ultimate House
GAS GRILL:
Natural gas grills make outdoor cooking easy and affordable, at about half the cost of propane. And they’re environmentally friendly, with fewer emissions than charcoal.

PEOPLES NATURAL GAS

GAS PATIO HEATER:
Freestanding, post mounted, and portable natural gas patio heaters can safely warm your outdoor space, even on the chilliest of days. Choose the one that works best for you.

PEOPLES NATURAL GAS
ANTIQUARIAN SHOP
furnishings decoratives interior design
SEWICKLEY (412) 741-1969 ANTIQUARIANSHOP.COM
Great Room

Indigo sectional, indigo stripe pillows, jute pillow, seeds floor lamp, Papilio lounge chair, vintage industrial coffee table, vintage patchwork rug, hand blown glass vase olive, hand blown glass vase violet, hand blown glass vase smoke, ash bookcase/media unit and Travertine pedestal from Weisshouse.
ULTIMATE  STYLE
LUXURY  COMFORT
DESIGN

Find the perfect piece for your Ultimate House.
LOUNGE
Hides, vintage wood table and forest leather bench from Weisshouse.

LIVING ROOM
Emerald velvet sofa, arc lamp, hand knotted Tibetan Apron rug, Clagget leather chairs and custom wood coffee table from Weisshouse. Mirror Mast II, chromed aluminum from James Gallery.

GAS FIREPLACE – INDOOR:
For about 30 cents an hour, a gas fireplace is easy on your budget while providing extra heat, light and atmosphere for your living space.

Custom elevator from Access Elevator
LUXURY HAS A NEW HOME.

Because finding your new home should be just as luxurious as living in it.

Northwood Realty Services.

WWW.NORTHWOOD.COM
Vintage ibex + glass table top, coal leather dining chairs, custom painted sisal, geometric side boards, sky garden dome light and brass sculpture from Weisshouse. Ladders II, Shibori Dyed Quilt from James Gallery.

Special thanks to interior design services by KLH Design.
BE FLOORED
BY YOUR WALLS.

Surround yourself with stunning. The best dressed homes wear Emerald paint by Sherwin-Williams.
GAS RANGE OR OVEN:
Natural gas is the top choice for professional chefs. Gas ranges and ovens turn on and off instantly, and provide even heat distribution for faster cooking and baking.

PEOPLES NATURAL GAS

Special thanks to 2500 Smallman title company American General Services Corporation.
Design the ultimate culinary space while saving up to $8,346 with our exclusive ONE-TWO-FREE® program. Purchase any eligible cooking package and select your free dishwasher option. Add refrigeration and choose your special gift with purchase. Thermanor.com

*Promotion valid only on select Thermador models. To be eligible for the free appliances offered in this promotion, all other appliances must be purchased at their regular price, in one order, and at the same time. Products must be purchased and delivered during the promotion period of January 1, 2016 through December 31, 2016. No substitutions will be allowed. Please see sales associate for complete details. ©2016 BSH Home Appliances Corporation. All rights reserved. #16-THD-0587  9/16

Where Beautiful Kitchens Begin

The Kitchen Studio is a true design studio providing professional kitchen design and quality cabinetry.

The Kitchen Studio
412.656.9688 | www.thekitchenstudiopgh.com
Ultimate House Advertising Section

Soapstone custom countertops from Unity Marble & Granite. Rift sawn cerused walnut custom cabinetry from The Kitchen Studio. Gaggenau appliances from Don’s Appliances. Custom cabinetry installation by Dashl Construction.

Hands, industrial table, smoke leather barstools, custom Missoni wool stripe runner, assorted pillows, vintage glass jug and charred bowl from Weisshouse.

Special thanks to event sponsors Fischer Optimized Tenant Solutions and Cioppino Restaurant & Cigar Bar.

Special thanks to staging coordinator Caruso Design Group.
you had me at leather

thousands of ways to customize

With the most premium brands, styles, and leather options, there are truly thousands of ways to customize your piece.

come in today to speak with a designer!

www.todayshomeinc.com

North Hills • 7601 McKnight Road • 412.364.4760  
South Hills • 1840 Greentree Road • 412.343.0505

Monday thru Saturday: 10am to 6pm • Sunday: Noon to 5pm
GAS HOT WATER HEATER:
“Inexpensive” electric hot water heaters are often the most expensive to operate! A high-efficiency gas water heater may cost a little more, but could save you up to $350 per year.

PEOPLES NATURAL GAS


Special thanks to exclusive advertising agency of 2500 Smallman, Applebox Studios.
Fashionably early.
Order your shades now and be ready for holiday gatherings. Plus, save $100 with rebates on select purchases of Hunter Douglas window fashions, now through 12/12/16.*

*Manufacturer’s mail-in rebate offer valid for qualifying purchases made 9/17/16–12/12/16 from participating dealers in the U.S. only. For certain rebate-eligible products, the purchase of multiple units of such product is required to receive a rebate. If you purchase fewer units than the required multiple you will not be entitled to a rebate; partial rebates will not be awarded. Offer excludes HD®Origins and Nantucket™ Window Shadings, a collection of Silhouette® Window Shadings. Rebate will be issued in the form of a prepaid reward card and mailed within 6 weeks of rebate claim receipt. Funds do not expire. Subject to applicable law, a $2.00 monthly fee will be assessed against card balance 6 months after card issuance and each month thereafter. Additional limitations may apply. Ask participating dealer for details and rebate form. ©2016 Hunter Douglas. All rights reserved. All trademarks used herein are the property of Hunter Douglas or their respective owners. 3004405

Just add water ...

One of the most innovative, interactive, and exciting plumbing showrooms in the northeast is right here in Pittsburgh! Visit Crescent Baths and Kitchens for a look that is uniquely yours.

An appointment will help us schedule time especially for you, but feel free to stop in any time. You will be glad you did.

412.782.3300
www.crescentbathsandkitchens.com

6301 Butler Street
Pittsburgh, PA 15201

Under the Robert Fleming (62nd Street) bridge
Near the Pittsburgh Zoo in Highland Park
Minutes from East End and Fox Chapel
Showroom hours 9AM - 5PM M-F
Evenings by appointment
Saturday 10AM - 2PM

©STONE FOREST All rights reserved
Clothing and accessories from Carabella. Cerused oak custom cabinetry from The Kitchen Studio. Silver Travertine island top from Unity Marble & Granite.

Special thanks to exclusive 2500 Smallman realtor, Darla K. Jobkar.
Children’s Hospital of Pittsburgh Foundation is grateful to be the Ultimate House Ultimate Charity.

Visit givetochildrens.org/ultimatehouse to make a donation!
DEN

Bernhardt Cabot chair, Drexel Heritage Small Footprint swivel chairs in gray tweed, round tiered table finished in embossed silver/pewter hammered and bronze finish desk- industrial style- pembroke from Today’s Home. Desert Moon and Desert Sun, encaustic, collage, mixed media from James Gallery.
The Kitchen and Bath Design Studio inside 84 Lumber is your single source for a full spectrum of kitchen and bath design services. Work with us to design and build your dream kitchen or bath, tour our showrooms for inspiration for your next project, or browse our extensive collections of hardware, fixtures, and finishes for your kitchen or bath refresh.

SIX LOCATIONS IN THE PITTSBURGH AREA
FIND YOUR LOCATION AT 84DESIGNSTUDIOS.COM
RTI Control System and Just Add Power Video Distribution from ArchiTek. Throughout the home, Mirage Admiration Collection flooring provided by Rusmur Floors. Baseboards, doors and door hardware provided by 84 Lumber. Glass railings and shower enclosures from Rex Glass & Mirror Co. Inc. All artwork from James Gallery.
ACHEIVE YOUR DREAMS

OFFICIAL ARCHITECT OF THE 2016 ULTIMATE HOUSE.

DES/MONE ARCHITECTS

www.desmone.com
Bar table, barstools and floor lamp from PerLora. Bleached walnut custom cabinetry from The Kitchen Studio. Daisycutter 3, plywood, polyester, primer from James Gallery.

Sofa, swivel chairs, cocktail table, end table, leather bench, area rug, dining/pool table, dining chairs, dining bench, credenza and accent tables from PerLora. All artwork from James Gallery.
Inspired living starts with inspired design.

complimentary INTERIOR DESIGN
It’s part of the PerLora experience!

www.perlora.com

Southside • Strip District
Desk, file cabinet, credenza, guest chairs and area rug from PerLora. Vantaluna, dry pigment, wax on PVC panel from James Gallery. Alustra woven texture Roman shades in Zen Reflection with Powerview Motorization from Nest Expressions.
Queen bed, dresser, side tables and area rug from PerLora. Custom closet by Closets by Tom.
Discover SE Treadmill, pro5 AİRdaptive Power Plate, XT-One Cross Trainer and Zero Runner ZR800 Treadmill from G&G Fitness.

*Amenity for all 11 units of 2500 Smallman.
The Fitness Equipment Proven To Get Results In Your Home

CRANBERRY
17020 Perry Highway
724-940-3200

MONROEVILLE
300 Plaza on Mall Blvd
412-856-9432

MCMURRAY
3535 Washington Rd
724-941-3141

NORTH HILLS
7725 McKnight Rd
412-364-6858

www.livefit.com

Top Fitness Brands

www.livefit.com
Organized Interiors is a home-based, cleaning solutions business serving Westmoreland, Allegheny, Armstrong and Butler counties.

- Commercial Cleaning Workplace
- Post-construction
- Property Management and Real Estate Solutions
- Special Event Preparation and Restoration
- University Housing Turn Specialists

Owners, Bill and Karen McClarnon
Direct: 724.882.8490
Office: 724.594.6644

www.organizedinteriors.net
104 Tri County Drive
Freedom, PA 15042
724.774.1480

30,000 sq. ft. indoor slab yard featuring
Granite, Quartz, Marble,
and Soapstone

108 Kisow Drive • Pittsburgh, PA 15205
412-921-7777 • RexGlass.com
Since 1989, American General Services Corporation has been a full service title insurance agency, providing title and settlement services throughout western Pennsylvania. Our goal is to facilitate the purchase and sale of residential and commercial real estate through a dedicated approach that fosters respected and professional relationships between builders, attorneys, lenders, real estate agents, buyers and sellers. Our success is due to our loyal client base and our commitment to complete customer satisfaction and personalized service.
Be Green. Buy Local.
Hire a Pittsburgh architect.

Building projects are complicated. An architect is the one professional with the education and training to help you make the best decisions in the building process.

Contact AIA Pittsburgh to find local architects, answers, and tools to guide you through the design process.

412.471.9548 info@aiapgh.org aiapgh.org
MOTOR COURT

2016 Audi W12, 2016 Audi TTS and 2017 RS7 Performance RSL from Audi Pittsburgh—#1 Cochran
Audi Pittsburgh is moving to Pittsburgh’s Strip District in 2017. That means that not only are we a sponsor of this year’s Ultimate House...we’ll also be a neighbor.

Until then, come see us and all of the new Audi models at 2841 West Liberty Avenue in Dormont.

*Proud sponsor of Ultimate House, benefiting the Free Care Fund at Children’s Hospital*
84 Lumber
- 84lumber.com

Access Elevator
- accesselevator.com

AIA Pittsburgh
(American Institute of Architects)
- aiapgh.org

American General Services Corporation
- americangeneralservices.com

Antiquarian Shop
- antiquarianshop.com

AppleBox Studios
- appleboxstudios.com

ArchiTek
- architek.com

Audi Pittsburgh - #1 Cochran
- audipittsburgh.com

Carabella
- carabellaoakmont.com

Caruso Design Group
- dina@dinacaruso.com

Ceramiche
- ceramicheitile.com

The Free Care Fund at Children’s Hospital of Pittsburgh of UPMC
- givetochildrens.org

Cioppino Restaurant & Cigar Bar
- cioppinoofpittsburgh.com

Clossets by Tom
- closetsbytom.com

Cosentino
- cosentino.com

Crescent Baths and Kitchens
- crescent-supply.com

Darla Jobkar
- darlasellsrealestate.com

Dashl Construction
- dashlconstructionpa.com

DENTE Classic and Exotic Stone
- denteclassicstone.com

Desmone Architects
- desmone.com

Don’s Appliances
- donsappliances.com

Fischer & Co.
- fischercompany.com

G&G Fitness
- livefit.com

James Gallery
- jamesgallery.net

KLH
- kristenhammel.com

Nest Expressions
- nestexpressions.com

Northwood Realty
- northwood.com

Organized Interiors, LLC
- organizedinteriors.net

Peoples Natural Gas
- peoples-gas.com

PerLora Inc
- modernliving.perlora.com

RDC
- buildwithrdc.com

Rex Glass
- rexglass.com

Rusmur Floors
- rusmurfloors.com

Sherwin-Williams
- sherwin-williams.com

The Kitchen Studio
- thekitchenstudiodc.com

Today’s Home
- todayshomeinc.com

Unity Marble
- unitymarbleandgranite.com

Weisshouse
- weisshouse.com