



WESTERN RESTORATION

WESTERN MANOR, CHRISTOPHER SMITH TERRACE, MILLIONES MANOR

SENIOR RESIDENTIAL UNITS



Project Name

Western Restoration Project -
Western Manor

Project Location

Pittsburgh, PA 15219

Project Type

Historic Tax Credit Renovation
of 32 rental units for seniors

Project Manager

Elbert S. Hatley*
Former Exec. Dir. Hill CDC
Ralph Falbo, Inc.

Project Designer

Lorenzi Dodds & Gunnill

CLIENT INFORMATION

Client Name

Western Restoration Associates

Client Reference

Ralph Falbo, Inc. – Consultant
100 Wood St
Pittsburgh, PA 15222
412.355.0300

CONSTRUCTION INFORMATION

General Contractor

Yarborough Development, Inc

Reference

Lee Totty – Vice President
1700 Washington Blvd
Port Vue, PA 15133
412.675.7620

PROJECT DESCRIPTION

Western Restoration Project (Western Manor, Christopher Smith Terrace, Milliones Manor) was a conversion of the Western Restoration Center, which contained a nursing home, nurses quarters and a tuberculosis hospital (all vacant) into three facilities for the independent living for seniors. This \$13.5 million residential renovation was to service the independent elderly in the community; the development also included the extension of existing facilities. This site now has a campus-like atmosphere where residents share and participate in an array of community/social services including a full-service health clinic. All the properties are 100% occupied.

Western Manor Project was a part of the overall project. It was thirty-two (32) rental units for independent elderly (62 years old and older) and was a HUB Section 202 program. The role of the Hill Community Development Corporation for this particular project was the sponsor on behalf of the owner and community.

*Elbert S. Hatley is currently vice president of real estate operations with Ebony Development, LLC.

PROJECT STATISTICS

Original Construction Budget

2.1 million

Final Construction Budget

2.3 million

Original Completion Schedule

Fall 92 – Summer 93

Final Completion Schedule

Winter 92 – Fall 93