



Division of Development Administration and Review

City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor

Pittsburgh, Pennsylvania 15219

Minutes of the Meeting of April 3, 2013

Beginning at 12:30 PM

200 Ross Street

First Floor Hearing Room

Pittsburgh, PA 15219

In Attendance:

<i>Members</i>	<i>Staff</i>	<i>Others</i>	
Noor Ismail	Sarah Quinn	Karamagi Rujumba	Susan Brandt
Joe Serrao	Sharon Spooner	Matt Brind'Amour	Brendan H. Noone
John Jennings		Sam Luckino	Chad Wheatley
Ernie Hogan		Andy Hrycko	Brent Gannon
		David Evans	Vincent Rissler
		Doug Sipp	Tim Hazel
		Kevin McKeegan	Marta Karamuz
		Tim Mervill	Drew Chelosky
		Brian Walker	John Paul Jones
		Howard Graves	Rebecca White

Old Business—None.

New Business

Approval of Minutes: In regards to the March 2013 minutes, Mr. Jennings motions to approve and Ms. Ismail seconds; Mr. Hogan, Mr. Jennings, and Ms. Ismail vote in favor and Mr. Serrao abstains.

Certificates of Appropriateness: In regards to the March 2013 Certificates of Appropriateness, Mr. Serrao motions to approve and Mr. Jennings seconds; all members vote in favor.

Other:

1. Ms. Quinn states that she has received a request for comments on the National Register nomination for Allegheny Commons. She also talks about the next steps for the Iron City Brewery. During the meeting with Councilman Dowd and the community several months ago, it was discussed how to handle the expiration of the Certificates of Appropriateness that the developer was issued for work that has not yet been completed. It was decided that she should send a letter asking them for updates on what has been done and what their plans are for the work, and she can proceed from there. She sent a letter to the developer by registered mail and received confirmation that it was received, but they have not contacted her.
2. Mr. Hogan states that they are still progressing with roof replacement, but haven't moved forward with the tank removal.
3. Ms. Quinn states that they can't, as they needed an engineering report for BBI.
4. Mr. Jennings says they haven't received it.

5. Mr. Hogan is concerned that they are just waiting for the buildings to fall apart.
6. Mr. Jennings says they are still planning to hold an event there over the summer, for which BBI needs another engineering report to issue a temporary occupancy permit.
7. Ms. Quinn states that the letter has been sent and received, and they will be given a few weeks to respond.
8. Ms. Ismail says they should be given another three weeks, and then another letter should be sent.
9. Ms. Quinn moves on to say that guidelines are still being worked on as part of the design manual. The community groups in Manchester were involved in compiling photos and have asked what else they can do to help, and the design consultants have come up with some additional things for them. A preliminary selection has been made on a consultant to do the conservation district overlay study, and a selection will be made for the economic study shortly. She also talks about an upcoming meeting that Councilman Lavelle is holding on the North Side; she will be attending to speak about the historic review process.
10. Ms. Ismail mentions that the meeting will hopefully clear up some of the misinformation that has been going around.
11. Mr. Serrao asks when Council will be voting on the Mexican War Streets expansion.
12. Ms. Quinn says the legislation is at Council, and they have 120 days to act on it. She also mentions that she has received a call about doing a nomination for a church in Overbrook which is supported by the congregation but may have some issues with integrity of the structure.

Adjourn:

Mr. Serrao motions to adjourn.

Mr. Jennings seconds.

Mr. Hogan asks for a vote; all are in favor and meeting is adjourned.

The discussion of the agenda items follows.

TBD Forbes Avenue

Market Square Historic District

Owner:

Millcraft Industries
95 West Beau Street, Suite 600
Washington, Pa 15301

Ward: 1st

Lot and Block: 1-H-184

Inspector: Bob Molyneaux

Applicant:

Arquitectonica
100 Fifth Avenue, 10th Floor
New York, Ny 10011

Council District: 6th

Application Received: 3/15/13

National Register Status: **Listed:** **Eligible:**

Proposed Changes: Alteration of previously approved plans.

Discussion:

1. Mr. Sam Luckino steps to the podium; he is representing the design team and the owners of the Gardens at Market Square project. He states that they have made some modifications to the project since it was last before the Commission; most of the modifications are minor. He shows some renderings of the project and the site, noting that on the Forbes façade the project will be half-in and half-out of the historic district. He shows that they will be keeping the five-foot light and air easement required for zoning compliance. He shows the shadow studies, which he states have changed so slightly that it is not noticeable; they have only taken about six feet off the height of the building. He shows photos of the streetscape and buildings of Market Square. He shows the floor plans, and states that the one they will need to look at the most for HRC purposes is the ground floor. When they originally presented the project, they had an ingress to their parking facility on Forbes; they are keeping it but modifying it to be both in and out, and they are working with City Planning to change Forbes to a two-way street there to accommodate it. This solution came from considerations of the internal workings of the building as well as the project's open space design; they decided to remove the in-and-out lanes going to Fourth and try to "clean up" that space. Another change they have made on the plans is to pull back the building on the southeast corner; previously the building was exactly five feet away from the neighboring building, and now they have pulled it back to allow about twelve to fifteen feet. He shows some sections and diagrams showing aspects of the project and its relationships to neighboring buildings. He shows some elevations and plans showing the changes they have made in the right-of-way interactions such as introduction of setbacks and removal of revolving doors in the retail and hotel components. He shows the south elevation where they have added glass where the building is visible between other buildings. They also made changes to louvers and the ventilation system to alleviate effects on other buildings. He shows some other renderings of the different facades where no significant changes have been made. He moves on to the open space part of the plan where the most significant changes
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have occurred. Last time they were before the Commission they had a plan that involved a walkway, a pocket park, and a five-foot walkway out to Fourth, and they felt that they could do a better job in making this a better and more useful space. He explains that part of the open space will be used for bike parking, and the rest will be split into two zones against the two adjacent buildings on Fourth; these two sixteen foot zones will have plantings and the potential for outdoor seating, and they will be using the city's sidewalk specs for pavement. The Fourth Avenue side of the building also will have an entrance that will slope down to the building's back-of-house level and loading dock.

2. Mr. Hogan asks for public comment.
3. Mr. Karamagi Rujumba steps to the podium; he is the project manager for the Pittsburgh History and Landmarks foundation. He states that his organization is in support of the project; they supported it from the start and now support it with the changes, including the new entrance and exit on Forbes and the changing of Forbes to a two-way street.
4. Mr. Hogan asks for additional public comment; there is none.
5. Mr. Hogan and Mr. Serrao state that the project has come a long way and that the modifications are an improvement.
6. Mr. Jennings states that he agrees and feels that the applicant has addressed the concerns that were brought up about the project previously.

Motion:

7. Mr. Serrao motions to approve the project as submitted.
 8. Mr. Jennings seconds.
 9. Mr. Hogan asks for a vote, all are in favor and motion carries.
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1209 E. Carson Street *East Carson Street Historic District*

Owner:

John DeMauro
1707 East Carson Street
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 3-H-166

Inspector: Pat Brown

Applicant:

Matthew Brind'Amour
1273 Washington Pike Suite 202
Bridgeville, Pa 15017

Council District: 3rd

Application Received: 3/15/13

National Register Status: **Listed:** **Eligible:**

Proposed Changes: Storefront alterations.

Discussion:

1. Mr. Matthew Brind'Amour steps to the podium; he is with JMAC Architects and is also representing the owner of the property. He introduces the project, stating that the property is an existing two lot wide restaurant and bar which is being purchased by a new owner. He states that the existing storefront is dull and in his opinion does nothing to bring business in. Their goal is to replace the storefront, but to do more than just repaint it or replace it with something identical. What they are proposing to take out the existing non-historic storefront and replace it with an operable storefront to add some interest and try and bring people in.
 2. Mr. Hogan asks if they are basically keeping the same configuration.
 3. Mr. Brind'Amour says yes, but the new storefront would have additional vertical mullions because of the operability.
 4. Mr. Serrao asks if it will open in both directions or one direction.
 5. Mr. Brind'Amour states that they have not decided on that yet—they may go with a “French door” system with three posts as opposed one that has the whole façade completely open.
 6. Mr. Serrao states that a door system like that may allow them to reduce the number of vertical mullions.
 7. Mr. Hogan says it seems too busy as proposed, although he understands the limitations of the systems. He states that he thinks they come in sections up to three feet.
 8. Mr. Brind'Amour states that their goal is basically to clean up the look of the storefront; most of the elements are already in place and they just need to replace the windows with the operable system.
 9. Ms. Quinn mentions that they should consider the eight or nine months out of the year that they won't be able to open the windows, and how the mullions will affect
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the light coming in.

10. Mr. Hogan asks for public comment; there is none. He asks if the applicant would be amenable to trying to minimize the mullions.
11. Mr. Brind'Amour says yes, they have not purchased the system yet so they are flexible.

Motion:

12. Mr. Serrao motions to approve the replacement with the operable storefront to minimize the number of vertical mullions, with final design to be submitted to staff for approval.
 13. Mr. Jennings adds for the record that the address is 1209 and 1211 E. Carson Street.
 14. Mr. Jennings seconds.
 15. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1216 E. Carson Street *East Carson Street Historic District*

Owner:

SD Properties Holding Co. LLC
PO Box 44107
Pittsburgh, Pa 15205

Ward: 17th

Lot and Block: 3-H-24

Inspector: Pat Brown

Applicant:

Verizon Wireless
18 Abele Road
Bridgeville, Pa 15017

Council District: 3rd

Application Received: 3/15/13

National Register Status: **Listed:** **Eligible:**

Proposed Changes: Installation of concealment walls, antennae, and generator.

Discussion:

1. Mr. Dave Evans steps to the podium; he is a real estate manager with Verizon Wireless. He explains that they are in the process of getting approvals to install a cell site on the roof of this building. They plan to have an equipment room on the interior of the building, and the roof will have antennae and also a standby generator. They have revised their drawings based on feedback from the local review committee; they moved the generator back to minimize visual impact from the street and from the sides of the building, and they changed the concealment walls from a brick finish to a neutral, off-white finish. There will be no other changes to the building apart from the roof.
 2. Mr. Serrao asks about the material of the concealment walls.
 3. Mr. Evans states that it is made from RF-friendly foam and plastic laminate, and can be finished to the client's specifications.
 4. Mr. Hogan asks for public comment; there is none. He notes for the record an email with comments from the local review committee.
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Motion:

5. Mr. Serrao motions to approve the project as submitted, with a final sample to be submitted to staff for approval on the color.
 6. Mr. Jennings seconds.
 7. Mr. Hogan asks for a vote; Mr. Serrao, Mr. Jennings, and Ms. Ismail are in favor and Mr. Hogan is opposed. Motion carries.
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225 Forbes Avenue

Market Square Historic District

Owner:

Vallozzi Pan-Food Inc.
220 Fifth Avenue
Pittsburgh, Pa 15222

Ward: 2nd

Lot and Block: 1-D-268

Inspector: Bob Molyneaux

Applicant:

Sipp + Tepe Architects, LLC
P.O. Box 332
N. Lima, Oh 44452

Council District: 6th

Application Received: 3/14/13

National Register Status:

Listed:

Eligible:

Proposed Changes: Installation of NanaWalls in existing storefront openings.

Discussion:

1. Mr. Doug Sipp steps to the podium; he is the architect for the project. He explains that Valozzi's restaurant has been in this location for a year and a half, and that the owner is now interested in having access to the sidewalk for seating. They will also be working with Zoning towards this goal. They plan on replacing six large panels of glass on the façade with a bifold NanaWall that would fold inwards towards the center on each unit. This would add an extra mullion to the first floor windows, but he points out that the windows on the upper floors are also split in half, so the same look would be carried down to the first floor. The mullions would be the same color as the upper floors as well.
 2. Mr. Hogan asks if they will be keeping the transoms the same.
 3. Mr. Sipp says yes, those will stay the same.
 4. Mr. Hogan asks if he has gotten approval from the owner on this.
 5. Mr. Sipp says he did get verbal approval from the owner.
 6. Mr. Hogan states that he is concerned because he knows the owners used historic tax credits on the building, and NanaWalls are not permitted on buildings of historic nature where state or federal funds have been used.
 7. Mr. Sipp says he was not aware of this. The owner of the restaurant states that he believes the tax credits have expired or been paid, but they will check with the owner on this.
 8. Mr. Hogan says that if it is after the five year compliance period it may not be an issue. He also has concerns with adding mullions and feels that it changes the feel of the building significantly.
 9. Mr. Serrao asks if they have investigated a system with thinner mullions.
 10. Mr. Sipp says they are restricted by the limitations of the NanaWall system and the
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cost.

11. Mr. Hogan asks if their intent is to support outdoor seating.
 12. Mr. Sipp says yes, and that is why they have the system folding inward rather than out.
 13. Mr. Hogan asks for public comment; there is none.
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Motion:

14. Mr. Serrao motions to approve the project as submitted, and that if possible they should try to lighten the central mullion.
 15. Mr. Jennings seconds.
 16. Mr. Hogan asks for a vote; Mr. Serrao, Mr. Jennings, and Ms. Ismail are in favor and Mr. Hogan is opposed. Motion carries.
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1247 Palo Alto Street *Mexican War Streets Historic District*

Owner:

Brendan H. Noone
180 Lincoln Avenue
Grove City, Pa 16127

Ward: 22nd

Lot and Block: 23-K-128

Inspector: Jim King

Applicant:

Brendan H. Noone
180 Lincoln Avenue
Grove City, Pa 16127

Council District: 6th

Application Received: 3/12/13

National Register Status: **Listed:** **Eligible:**

Proposed Changes: Construction of a roof terrace.

Discussion:

1. Ms. Quinn explains that this project is one that they reviewed last year in a different configuration. It was not approved then, so the applicant made some changes and is now back before the Commission.
 2. Mr. Brendan Noone steps to the podium; he is the owner of the property. He explains that he had previously proposed something that was more elaborate than what he is now proposing. There is precedent for this project as there is a deck on an adjacent house, and it is his intention to construct a composite deck on the roof of his property using shrubbery as screening. He states that the fourth floor of this building is fire damaged.
 3. Mr. Hogan asks if he will be retaining the roof line and parapet and just removing the roof on the rear, to install the deck on the fourth floor level.
 4. Mr. Noone says that is correct.
 5. Mr. Hogan asks what material he is considering for the wall.
 6. Mr. Noone says he is open to suggestions, but planned on using the same material as the roof, which is asphalt shingles.
 7. Mr. Hogan says he might be better off using aluminum or EIFS cement board for maintenance reasons, and they may want to use a different color than the brick.
 8. Mr. Serrao asks how wide the cross street is, to try and determine if the deck would be visible from there since it is a corner lot. It is determined that it is a narrow street and not much of the deck would be visible.
 9. Mr. Hogan asks for public comment; there is none.
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Motion:

10. Mr. Serrao motions to approve the project as submitted, with final construction design and details to be submitted to staff for approval.
 11. Mr. Jennings seconds.
 12. Mr. Hogan asks for a vote; all are in favor and motion carries.
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942 Penn Avenue

Penn-Liberty Historic District

Owner:

942 Penn Avenue LLC
23 Market Street
Pittsburgh, Pa 15222

Ward: 2nd

Lot and Block: 9-N-111

Inspector: Bob Molyneaux

Applicant:

Sipp + Tepe Architects LLC
P.O. Box 332
Pittsburgh, Pa 15222

Council District: 6th

Application Received: 3/14/13

National Register Status: Listed:

Eligible:

Proposed Changes: Façade renovations.

Discussion:

1. Mr. Doug Sipp steps to the podium; he is the architect for the project. He also introduces Nick Nicholas, who is the owner of the building, and Tom Certo, who is the owner of the restaurant that will be going in the space. He explains the project, stating that the building currently has a white façade from when the original was stripped off as part of a 1985 renovation; they plan to take off that façade and rebuild a façade that is more historically sensitive. They will carry the look of the second floor from the adjacent building across, with the same mullion patterns on the windows and the clerestory above. They would like to use an operable window system, with three panels folding to the center to open up the seating area on the second floor. For the first floor, they would like to carry the stone sill from next door across and leave the rest open for a seating area for the restaurant. For the third floor, they plan on constructing a new floor deck over the existing roof and adding a glass-fronted occupiable space with glass skylights. The new floor will have a single sloped roof and be set back about eight feet, and they would like for the front and the skylights to be fully operable. The concept is to have three floors with three different restaurants.
 2. Mr. Hogan asks why they decided to go with a sloped roof on the third floor addition.
 3. Mr. Sipp states that one problem, which may have been mitigated, is that on the left side they have a parapet condition in which they are required to have a one-hour firewall. The client also wanted to keep the roof as low as possible and make as much of the structure glass as possible. He thinks that they could possibly go with a lower slope if they need to.
 4. Mr. Hogan states that the structure of the building is very horizontal, and this third floor roofline is going against that.
 5. Mr. Sipp thinks that it is also a possibility to have the roof slope to the rear instead. He says they can look at it and make some changes.
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6. Mr. Serrao asks about the kneewall in front on the first floor and why they are using it there.
 7. Mr. Sipp states that they were trying to carry the façade from next door across, and also there will be a step up to the seating area. He asks if the Commission is supportive of the treatment of the first floor façade, where they will be using an operable garage-door type door to open up to the seating area.
 8. The Commissioners state they are supportive, as the first floor façade is recessed back enough that it won't be very visible.
 9. Mr. Hogan asks if they are going to articulate the windows in a similar way to the neighboring buildings.
 10. Mr. Sipp says yes, they will use a very large operable window system to create the effect.
 11. Mr. Hogan asks for public comment.
 12. Ms. Rebecca White with the Cultural Trust steps to the podium. They are in support of the project. She states they have shared one concern with them, which is how the proposed restaurant will affect the condo building across the street, specifically with music and noise issues. The Cultural Trust is very committed to residential development in the area, and they would like to see something in the design that would mitigate any potential issues for residents.
 13. Mr. Hogan states that it is a valid concern, but not within the HRC's privy.

Motion:

14. Mr. Serrao motions to approve the project, with the third floor to be redesigned to create a horizontal band, and final design to be submitted to staff for approval.
 15. Mr. Jennings seconds.
 16. Mr. Hogan asks for a vote; all are in favor and motion carries.
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