



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 June 5, 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>	
Linda McClellan	Sarah Quinn	Rich Cummings	Mark Lovelis
Joe Serrao	Sharon Spooner	David Morgan	Cory Lewis
John Jennings		Evelyn Jones	Steven Zack
Noor Ismail		Dan Wintermantel	Susan Warner
		Bob Sendall	John A. Martine
		Peter Margittai	Kristin Kipke

Old Business—None.

New Business

Approval of Minutes: In regards to the May 2013 minutes, Mr. Jennings motions to approve and Ms. McClellan seconds; all are in favor and motion carries.

Certificates of Appropriateness: In regards to the May 2013 Certificates of Appropriateness, Mr. Jennings motions to approve and Ms. McClellan seconds; all are in favor and motion carries.

Other:

1. Ms. Quinn states that the parking reimbursement claims and the state ethics forms have been turned in. She also mentions that a nomination for the Produce Terminal has been received; she has gone through the ordinance with the city clerk and made a schedule for the whole process. The HRC will be making a preliminary determination at the July 10th meeting, and the final recommendation will be made at the September meeting since there is no August meeting. She will brief Planning Commission in September, and they will make their final recommendation in October, so the legislation will go to Council at the end of October. The final Council vote will then be in February. She also mentions the Mexican War Streets expansion; there will be a public hearing on June 17th and the final Council vote will be before the end of June.

Adjourn:

Mr. Jennings motions to adjourn.

Ms. McClellan seconds.

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

The discussion of the agenda items follows.

1510-14 E. Carson Street

East Carson Street Historic District

Owner:

Tri-Entertainment, Inc.
1510-1514 E. Carson Street
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 3-H-75, 76

Inspector: Brian Ralston

Applicant:

David J. Morgan
3308 Perrysville Avenue
Pittsburgh, Pa 15214

Council District: 3rd

Application Received: 4/14/13

National Register Status: Listed: X Eligible:

Proposed Changes: Replacement of storefront windows with operable system.

Discussion:

1. Mr. David Morgan steps to the podium; he is the architect for the project and also representing the property owner. He explains the project, stating that they are looking to put bifold doors in the existing storefront to be able to open it up. He states that the current storefront was installed in the existing masonry façade in the seventies or eighties. They are looking to minimize changes to the storefront by installing the bifold doors within the lower window openings to replace the existing glazing there, and they will not be altering any of the transoms. He notes that the original elevation did not include the doors he is requesting for the side of the building, but they are included on the plan. He states that they are also proposing to remove some non-original doors that are not fully operational and were just put in place to close off the vestibule.
 2. Mr. Jennings remarks that this will improve the ADA compliance of the storefront.
 3. Mr. Morgan agrees, but states there is still a small step up that is original on one entrance, and they are still trying to improve it.
 4. Ms. Quinn states that the Commission gave her the ability to approve One Step applications over the counter.
 5. Mr. Serrao asks for public comment; there is none.
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Motion:

6. Mr. Jennings motions to approve replacement of existing fixed windows with operable windows and removal of two vestibule doors.
 7. Ms. McClellan seconds.
 8. Mr. Serrao asks for a vote; all are in favor and motion carries.
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Fairhaven Church

Individual Landmark Nomination

Owner:

Fairhaven United Methodist Church
2415 Saw Mill Run Boulevard
Pittsburgh, Pa 15234

Ward: 32nd

Lot and Block: 138-B-291

Inspector: Jack McGoogan

Nominator:

Board of Trustees
Fairhaven United Methodist Church
2415 Saw Mill Run Boulevard
Pittsburgh, Pa 15234

Council District: 4th

Application Received: 4/15/13

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

Proposed Changes: Nomination of individual landmark.

Discussion:

1. Mr. Rich Cummings steps to the podium; he is a member of the church and the church historian, and is also speaking on behalf of the board of trustees for the church. He shows a map and pictures of the church. He explains that the church was founded by coal miners in the village of Fairhaven, which is now Overbrook. It is the only remaining non-residential building from Fairhaven times. He states that the church is asking for historic status for a variety of reasons, among which are that it is an important building in Overbrook and that it represents the history of coal mining villages in the area. He states that the building is wooden framed and was sided in aluminum in 1957, which he feels keeps the integrity of the church as it reflects the building materials of the time and the modest economic status of the parishioners of the time.
2. Ms. Quinn states that the HRC received staff recommendations last month. She says that the ordinance only requires one criterion to be met, but this property does meet three if not four of the criteria in her opinion. She reiterates that the building is important to Overbrook and that anyone who lives or commutes in the area knows the building.
3. Mr. Cummings talks about all the community support that has been expressed for the nomination. He states that the church's board of trustees as well as the parishioners were unanimous in their support for the nomination.
4. Mr. Serrao asks for public comment; there is none.

Motion:

5. Mr. Jennings motions to accept and recommend to City Council the nomination of the church for historic designation.
6. Ms. McClellan seconds.
7. Mr. Serrao asks for a vote; all are in favor and motion carries.

1419 Sedgwick Street

Manchester Historic District

Owner:

USAUS, Inc.
753 Chartiers Avenue
McKees Rocks, Pa 15136

Ward: 21st

Lot and Block: 22-L-282

Inspector: Jim Seskey

Applicant:

Steven Zack
504 Broadway Avenue
McKees Rocks, Pa 15136

Council District: 6th

Application Received: 5/17/13

National Register Status: Listed: Eligible:

Proposed Changes: Façade renovations including window replacement, awning removal, railing installation.

Discussion:

1. Mr. Steve Zack is the contractor for the project and is also representing the owner of the property. He states that they are looking for approval to keep the vinyl windows that they recently installed. He says that he thought the historic guidelines allowed for matching with neighboring properties; this house was one in a row of three and the middle house burned down, so they tried to match with the other remaining house which has vinyl windows.
 2. Ms. Quinn states that this application was initiated with a 311 complaint about the vinyl windows and other alterations.
 3. Mr. Jennings asks about the awning that was removed.
 4. Mr. Zack says it was a metal awning that someone cut into the wood façade to attach, and the owner wanted to remove the awning in order to restore the wood.
 5. Mr. Jennings asks if the wood windows had been round at the top or if they were squared off.
 6. Mr. Zack states they were squared off with wood infill at the rounded top.
 7. Mr. Jennings asks about the dormer.
 8. Mr. Zack says it is existing vinyl siding with a new vinyl window. He says there has been discussion with the owner about returning it to asphalt shingles but for now it will stay as is.
 9. Mr. Serrao asks about the railing.
 10. Mr. Zack says they need to install a railing on the stairs and around the porch platform as it is a liability issue. He also shows the light fixture they are proposing for the front of the building. He also mentions that at one time there was metal across the peak of the roof but now there is just wood, so he would like permission to put that back.
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11. Mr. Serrao asks for public comment.
 12. Ms. Evelyn Jones from the Manchester LRC steps to the podium. She states that the house had wooden windows that were removed, and no permits were visible, so she called 311 to report it. She states that the wooden windows should never have been removed and replaced with vinyl and they had no Certificate of Appropriateness to do so. She says she does not know when the neighboring house had vinyl windows installed but that it was at least ten or fifteen years ago. She says the LRC would like to see the windows go back to wood on this house.
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Motion:

13. Mr. Jennings motions to deny the application for vinyl window replacement but approve removal of the awning, railing installation, and light fixture.
 14. Ms. McClellan seconds.
 15. Mr. Serrao asks for a vote; all are in favor and motion carries.
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1514 Monterey Street

Mexican War Streets Historic District

Owner:

Mark Lovelis
1514 Monterey Street
Pittsburgh, Pa 15212

Ward: 25th

Lot and Block: 23-E-264

Inspector: Jim Seskey

Applicant:

Mark Lovelis
1514 Monterey Street
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 5/17/13

National Register Status: Listed: X Eligible:

Proposed Changes: Renovations including storefront/façade restoration and construction of an addition with roof deck.

Discussion:

1. Mr. Mark Lovelis steps to the podium; he is the owner of the property. He states that he would like to restore the façade as close as possible to the original storefront. He shows a picture of the existing building and renderings of what he is planning to do. He says he is also looking to change the roof line on the addition at the rear of the building to a sloped roof that would allow construction of a roof deck.
 2. Ms. Quinn goes over the history of the property and the application for the record. She states that it originally came in as a 311 call because he has started pulling the rear addition down to replace it.
 3. Mr. Lovelis says they tried to rebuild what they could of the addition, but they found that nothing was salvageable, so they ended up rebuilding the whole thing and changing the roofline.
 4. Mr. Serrao says that they are replacing the addition in kind.
 5. Ms. Quinn says yes, but with a flat roof and a roof deck on top.
 6. Mr. Jennings asks how the deck will be accessed.
 7. Mr. Lovelis says they are proposing a dormer on the rear of the house with a door that will access the deck.
 8. Mr. Jennings asks about the second elevation that was submitted.
 9. Mr. Lovelis says that it was an alternate option they were considering, but they decided to go with the storefront elevation instead. He also states that they did make a small change to the plans to include a sliding glass door or a French door on the first level on the rear of the building. He mentions that there is also some recently installed glass block at the side of the building that they would like to brick in and paint over.
 10. Mr. Jennings asks if that side of the building is currently painted.
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11. Mr. Lovelis says part is painted and part is exposed brick.
 12. Mr. Jennings asks what the windows will be on the rear addition.
 13. Mr. Lovelis says he wanted to put aluminum clad wood windows there.
 14. Mr. Jennings asks if he was planning on using vinyl for any of the windows or doors.
 15. Mr. Lovelis says he will not be using any vinyl.
 16. Mr. Serrao asks for public comment.
 17. Ms. Quinn introduces for the record a petition that was signed by neighbors in support of the project, and she also received a phone call in support.
 18. Mr. Dan Wintermantel steps to the podium; he is a neighbor and is speaking on behalf of other neighbors in support. He states that it is amazing that he is restoring the building as it seemed to be in poor shape and had a lot of things done to it over the years that were not up to code. He also states his and the neighbors' support for the addition of the roof deck. He believes that it adds great value to the house and will not be very visible from the street.
 19. Mr. Paul Johnson steps to the podium; he is president of the Mexican War Streets society and is also a neighbor. He voices the support of the Society for the project.
 20. Mr. Bob Sendall steps to the podium; he owns the building across the alley as well as the house across the street. He states he had previously tried to buy the building to tear it down because it was in such bad shape, and he is happy to see this project underway. He says he is the only person that will be directly affected by the roof deck as it will only be visible for his two apartments across the street, and he is in support of it.
 21. Mr. Jennings asks about the painting of the side of the building.
 22. Mr. Serrao asks if about half of it is painted.
 23. Mr. Lovelis says it is not quite half.
 24. Mr. Sendall states that the whole side is painted.

Motion:

25. Mr. Jennings motions to approve the renovations including storefront fade renovations, construction of a roof deck, and painting of the existing painted brick.
 26. Ms. McClelland seconds.
 27. Mr. Serrao asks for a vote; all are in favor and motion carries.
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1513 Wolpert Way

Mexican War Streets Historic District

Owner:

Robert Sendall
1520 Monterey Street
Pittsburgh, Pa 15212

Ward: 25th

Lot and Block: 23-J-33

Inspector: Jim Seskey

Council District: 6th

Application Received: 5/6/13

Applicant:

Robert Sendall
1520 Monterey Street
Pittsburgh, Pa 15212

National Register Status: Listed: X Eligible:

Proposed Changes: Conversion of rear property into apartment with garage.

Discussion:

1. Ms. Quinn mentions that 1513 and 1515 Wolpert Way are similar projects.
 2. Mr. Serrao states that the Commission can review the 1513 and 1515 Wolpert Way projects together.
 3. Ms. Susan Warner steps to the podium; she is the architect for both of the projects. She explains that 1513 had been before the Commission before; it had been condemned and they sought permission to demolish it in order to construct a garage, which was approved. She states that they then had an issue with Zoning because of the garage, so they went back and revised the projects with both of the owners. What they are now looking to do with both properties is remove the floor on the first floor and fill in the basement, which is about six feet deep, to create a single car garage on the first floor. The exterior and second floor of the buildings will then be renovated. They are proposing clad windows, a new asphalt shingled roof, repointing of the brick, and a walnut-finish garage door. She shows pictures of the alley and neighboring properties. She mentions that one of the owners were looking to add a new window on their main building, but it is determined that it would have to be a separate application since it is a separate address.
 4. Mr. Serrao asks for public comment.
 5. Mr. Dan Wintermantel steps to the podium; he is the owner of a neighboring property. He expresses his support for the project and the need for off-street parking in the alley.
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Motion:

6. Mr. Jennings motions to approve the application for 1513 and 1515 Wolpert Way to convert the rear properties into garages with apartments above.
 7. Ms. McClellan seconds.
 8. Mr. Serrao asks for a vote; all are in favor and motion carries.
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1515 Wolpert Way

Mexican War Streets Historic District

Owner:

Dr. W. Bruce & Reggie Watkins
1522 Buena Vista Street
Pittsburgh, Pa 15212

Ward: 25th

Lot and Block: 23-J-32

Inspector: Jim Seskey

Applicant:

Dr. W. Bruce & Reggie Watkins
1522 Buena Vista Street
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 5/6/13

National Register Status: Listed: X Eligible:

Proposed Changes: Conversion of rear property into apartment with garage.

Discussion:

1. Ms. Quinn mentions that 1513 and 1515 Wolpert Way are similar projects.
 2. Mr. Serrao states that the Commission can review the 1513 and 1515 Wolpert Way projects together.
 3. Ms. Susan Warner steps to the podium; she is the architect for both of the projects. She explains that 1513 had been before the Commission before; it had been condemned and they sought permission to demolish it in order to construct a garage, which was approved. She states that they then had an issue with Zoning because of the garage, so they went back and revised the projects with both of the owners. What they are now looking to do with both properties is remove the floor on the first floor and fill in the basement, which is about six feet deep, to create a single car garage on the first floor. The exterior and second floor of the buildings will then be renovated. They are proposing clad windows, a new asphalt shingled roof, repointing of the brick, and a walnut-finish garage door. She shows pictures of the alley and neighboring properties. She mentions that one of the owners were looking to add a new window on their main building, but it is determined that it would have to be a separate application since it is a separate address.
 4. Mr. Serrao asks for public comment.
 5. Mr. Dan Wintermantel steps to the podium; he is the owner of a neighboring property. He expresses his support for the project and the need for off-street parking in the alley.
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Motion:

6. Mr. Jennings motions to approve the application for 1513 and 1515 Wolpert Way to convert the rear properties into garages with apartments above.
 7. Ms. McClellan seconds.
 8. Mr. Serrao asks for a vote; all are in favor and motion carries.
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717 Liberty Avenue

Penn-Liberty Historic District

Owner:

PMC Property Group
1411 Walnut Street
Philadelphia, Pa 19102

Ward: 2nd

Lot and Block: 1-D-66

Inspector: Bob Molyneaux

Applicant:

Sean Beasley
925 Liberty Avenue, Fl. 9
Pittsburgh, Pa 15222

Council District: 6th

Application Received: 5/17/13

National Register Status: Listed: X Eligible:

Proposed Changes: Façade restoration, window replacement and addition of floors to exterior rear stair.

Discussion:

1. Mr. John Martine steps to the podium; he is with Strada Architecture, the architects on the project. He introduces the project for the Clark Building, explaining that the owners plan to renovate the building, with the first five floors to be kept as offices and higher floors to be converted into apartments. They are proposing to clean the masonry, replace some windows on the higher floors so that the apartments can have operable windows, and extending the rear stair to the roof, to be clad in the same material as the existing stairwell. They will also be adding some mechanical units on the roof and on the fifth level facing the alley. They are not making any changes to the ground level storefronts.
 2. Mr. Serrao asks if this is a historic tax credit project.
 3. Mr. Martine says it is.
 4. Mr. Serrao asks for public comment.
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Motion:

5. Mr. Jennings motions to approve the application for cleaning, window replacement, additional floors to the rear stair, and installation of HVAC units.
 6. Ms. McClellan seconds.
 7. Mr. Serrao asks for a vote; all are in favor and motion carries.
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915 Liberty Avenue

Penn-Liberty Historic District

Owner:

Jeff Izensen & Joanna Patterson
915 Liberty Avenue
Pittsburgh, Pa 15222

Ward: 2nd

Lot and Block: 9-N-58

Inspector: Bob Molyneaux

Applicant:

Dustin Lee
Peter Margittai Architects, LLC
2110 Sarah Street
Pittsburgh, Pa 15203

Council District: 6th

Application Received: 5/17/13

National Register Status: Listed: X Eligible:

Proposed Changes: Façade renovations including storefront reconstruction and second floor window replacement.

Discussion:

1. Mr. Peter Margittai steps to the podium; he is the architect for the project. He shows a rendering and explains that they are proposing a renovation of the bottom two floors. He shows a current photo, stating that the historic storefront was renovated in the late 60's or early 70's by tearing out the storefront and the second floor windows and covering the area with a curtain wall system and aluminum screen panels above and showcase windows and a large sign at street level. He explains that for their renovation they are proposing to clean the masonry and scrape and repaint the windows and steel lintels on the upper floors. On the lower floors, they want to keep the same feel of the existing windows above, and on the ground floor they are proposing a central entry pair of doors with showcase windows on each side.
 2. Mr. Serrao asks for public comment; there is none.
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Motion:

3. Mr. Jennings motions to approve the application for storefront renovations, removal of metal screen, second floor window replacement, and façade cleaning.
 4. Ms. McClellan seconds.
 5. Mr. Serrao asks for a vote; all are in favor and motion carries.
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