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 4, 2012
Beginning at 12:30 PM
200 Ross Street
First Floor Hearing Room
Pittsburgh, PA 15219

In Attendance:

Members	***Staff***	***Others***
Noor Ismail	Sarah Quinn	Sunny Varrasso
John Jennings		Robert Pendergast
Arthur Sheffield		David Bischoff
Joseph Serrao		Bernardo Fort
Linda McClellan		Jaewoo Chung
Ernie Hogan		Sam Luckino
		Anne Nelson
		Jesse Gipley
		Bob Ober
		Matt Dierson
		Evelyn Jones
		Robert Loos
		Marco Cardamone
		Canard Grigsby
		Jeff Davis
		David Toal
		Mike Papariella
		Russell Blaich
		Alan Cuteri
		Matt Brind'Amour

Old Business - None

New Business

Approval of Minutes: In regards to the March 2012 minutes, Mr. Serrao moved to approve. Mr. Jennings seconded the motion. All members voted in favor. Ms. McClellan and Mr. Hogan abstained from voting.

Certificates of Appropriateness: In regards to the March 2012 Certificates of Appropriateness, Mr. Serrao moved to approve. Mr. Jennings seconded the motion, all members voted in favor.

Motion:

Approval of March meeting minutes

Mr. Serrao moves to approve

Mr Ismail seconds

All members voted in favor

Motion passes

Approval of March Certificate of Appropriateness Report

Mr. Serrao motions to accept

Mr. Jennings seconds

All members voted in favor

Motion passes

Other:

Other business:

1. Ms. Quinn says Jason Zollet from the city's legal department says the HRC needs to move forward with finding of fact as soon as possible.
2. Mr. Hogan asks if it is in regards to the pending application of hardship.
3. Ms. Quinn says yes.
4. Mr. Hogan asks if they need to take action now in the internal business.
5. Ms. Quinn says there needs to be an opportunity for public comment. She says she has placed it on the agenda under hearings and action.
6. Ms. Quinn says she has received a letter of support from a neighbor down the street from the project.
7. Ms. Quinn says they have decided to send the Mexican War Streets nominator a written response as per legal's advice listing additional needed information and that they are in full support
8. Ms. Quinn says they have been going back and forth about the possible nomination for months. She says Councilman Lavelle has also been involved in the process.
9. Ms. Quinn says they cannot accept a nomination for a district until an education meeting for the property owners within the boundaries is held. She says she will try to do this as soon as Mackenzie Diehl's former position is filled.
10. Discussion of requirements in the ordinance.
11. Ms. Ismail says the application is only complete when staff deems it complete.
12. Ms. Quinn says she can have professionals review the applications.
13. Mr. Hogan says if the councilman will have a public forum it should be arranged
14. Ms. Quinn says they could try to do that, the ordinance only needs to be held by the city not specifically the HRC.
15. Ms. Quinn presents the parking lot changes to Fifth Ave HS apartments.
16. Ms. Quinn says she is working on filling Mackenzie's position and has received thirty two applications.
17. Ms. Quinn asks if the HRC wants another training sessions with Bill Callahan.
18. Ms. Quinn says the Iron City Brewery has been pulled off the demolition agenda .

19. Ms. Quinn says councilman Dowd is working on a community planning process
20. Ms. Quinn says the Conolly School rehab project will be coming up. She says it will be a tax credit project.
21. Ms. Quinn says Paige Thomas came in to talk about the Paramount Theater in Uptown to create apartments or condos.
22. Ms. Quinn says there are two National register nominations that have came in from the SHPO, Ursuline Academy and Shenley Farms extension
23. Ms. Quinn says they are hoping to bring the Pres Plan to the HRC for review, but are waiting on the mayor's office. She says they were hoping on getting a letter of support.
24. Ms. Ismail suggests to do a presentation
25. Ms. Quinn says this will probably be next month
26. Mr. Hogan says the state Senate approved a historic tax credit program, and it is now going to the house.
27. Mr. Hogan calls meeting to order

Adjourn:

Mr. Serrao motions to adjourn.

Ms. Ismail seconds.

All members voted in favor.

Motion passes.

The discussion of the agenda items follows.

1117 Bingham Street *E. Carson Street Historic District*

Owner:
MAPA Real Estate Holdings, LLC
1000 Grandview Ave, #907
Pittsburgh, Pa 15211

Applicant:
Sienna on the Square
22 Graeme Street
Pittsburgh, Pa 15222

Ward: 17th

Lot and Block: 3-H-220

Inspector: Pat Brown

Council District: 3rd

Application Received: 3/16/12

National Register Status: Listed: X Eligible:

Proposed Changes: Installation of a gate and new lighting

Discussion:

1. David Toll, counsel for the owner, with Marco and Jeff Davis. He says it was approved as a Certificate of Appropriateness on November 10, 2010, but they were not able to get it together financially. He says they are back with some minor changes
2. Mr. Toll says they are trying to put in an automatic gate and eliminate a single parking space and a new ramp going to the sidewalk. He says the size of the sidewalk treecuts are bigger than required.
3. Mr. Toll says the fencing is the same, and it comparable to the fencing on the other side of the Market House. He says the moveable gate slides back behind the fence.
4. Mr. Toll says he would like to incorporate the previous record into this proceeding.
5. Mr. Serrao asks about the width of the sidewalk.
6. Jeff Davis, principal of 4080 Architecture, says the treecuts are five feet, and they are 10 feet wide.
7. Mr. Hogan asks if the sidewalks are concrete.
8. Mr. Davis says yes.
9. Mr. Toll says they would like to move forward to plant the trees this spring.
10. Mr. Hogan says in essence it is similar with the addition of gate and minus one parking spot.

11. Mr. Toll says the area is the same but there is one fewer space.
12. Mr. Hogan asks for public comment. There is none.
13. Mr. Hogan acknowledges a letter from the Southside Planning Forum acknowledging the project as part of the record.
14. Mr. Hogan asks where they are with the originally strategy for infill on the site in terms of economy.
15. Marco Cardamone, the property owner, says there is nothing different.
16. Mr. Hogan says market is an issue.
17. Mr. Cardamone says yes.
18. Mr. Hogan asks if there is a moratorium for use of the property as a parking lot.
19. Ms. Quinn says it is a zoning issue.
20. Ms. Ismail asks about the Certificate of Appropriateness' approval date from three years ago.
21. Ms. Quinn reads the Certificate.
22. Ms. Hogan says he would like to acknowledge that the Certificate of Appropriateness was issued in November 2010 has the stipulation of a sunset.

MOTION

Mr. Serrao motions to approve the whole project, but maintaining the original sunset period of the original Certificate of Appropriateness.

Mr. Sheffield seconds

AMENDMENT

Ms. Ismail says she would like to have it reworded as it was on the previous Certificate of Appropriateness.

23. Mr. Hogan says it is approval of the landscaping plan, the aluminum fence, and the inclusion of an electronic gate. He says the amendment is to have the Certificate of Appropriateness understanding that the property owner will return to present plans for this property to the HRC by April 4, 2015.
24. Mr. Toll says the problem is with the installation of these improvements
25. Mr. Serrao says he is uncomfortable issuing a continuance, so they would have six years for the project.
26. Mr. Hogan says the project was approved by the HRC with a certificate of occupancy for this development after the demolition of some of the oldest housing in the South Side in exchange for some new housing to be built on the site that was in keeping with the district. He says there was an exchange made for demolition that never happened. He says this is an interim use

with the understanding that the HRC was very concerning due to the loss of historic fabric; he says they still have not seen any movement back. He says he understands Mr. Serrao if the pressure is not maintained he also agrees with the property owner that they are significant investments.

27. Mr. Toll says the testimony was that the owner tried very hard to develop the site. He went through the bidding process for designs for the housing, but that the economy has not allowed him to proceed forward with either the housing or the parking lot. He says he thinks the three year period is a reasonable period and they are still committed to develop the site. He says he thinks this improves the community versus what is there now.
28. Mr. Serrao asks if anything has been implemented since November 2010.
29. Mr. Toll says no.
30. Mr. Serrao motions to approve the modifications with the condition that this a temporary condition to expire on November 10, 2013.

Motion:

Mr. Serrao accepts the amendment proposed by Ms. Ismail.

All members voted in favor.

Motion passes.

31. Mr. Hogan says he understands the concern, but there was nothing prohibiting the use as a parking lot back in 2010. He says at this point they are asking for further enhancement. He says they should come back in 2013 and it will be addressed.
32. Mr. Serrao says he is sympathetic too, but this is a critical piece of fabric and they are asking for a five year extension.

1811 East Carson Street *E. Carson Street Historic District*

Owner:
Mike Papariella
1811 East Carson Street
Pittsburgh, Pa 15203

Applicant:
Matthew Brind'Amour
1201 West Point Avenue
Pittsburgh, Pa 15212

Ward: 17th

Lot and Block: 12-E-326

Inspector: Pat Brown

Council District: 3rd

Application Received: 3/16/12

National Register Status: Listed: X Eligible:

Proposed Changes: Repair and enlarge existing roof deck

Discussion:

1. Matthew Brind'amour, designer for the project, says they have a few minor changes and they received a letter from the Southside Planning Forum.
2. Mr. Brind'amour says they are looking at replacing an existing roof deck, located on the rear of Casey's Draft House. He says there is a current roof deck, but there have been structural issues. He says they want to take the block of a one story addition that was put on at the time of the roof deck, block the walls up a second story, and replace the roof deck above that. He says they will be adding some additional seating at the rear of the bar and then replacing the roof deck above that, with a fire stair serving both of those levels.
3. Mr. Hogan says you are proposing an addition with a deck on top.
4. Mr. Brind'amour says yes, there is an existing one story addition with a deck on top that would be replaced then walls would be added and a new roof deck would go on top.
5. Mr. Hogan says they are creating a two story structure with a roof deck on top.
6. Mr. Brind'amour says yes.
7. Mr. Brind'amour says their goal is to make it more discrete with pressure treated wood. He says they would like to carry the materials through the building and carry the parapet walls up to make it more discrete.
8. Mr. Hogan asks the height from deck floor to top of rail.
9. Mr. Brind'amour says three feet and the guard rail will be inset on that. He says the guard rail will peak up above as shown in the elevation. He says the interior stair is

taller, then on the left there is a three story block for the fire stair and addition.

10. Mr. Hogan asks if it is all being done in cinder block.
11. Mr. Brind'amour says yes. He says they met with the Planning Forum, and their suggestion was to use a tan split face and they are looking to do light color banding.
12. Mr. Brind'amour says the design had changed a slight amount based on the South side Planning Forum. He says they will be removing some windows since they are on the property line. He says they will bring a cantilevered portion back into the corner so it is no longer cantilevered—this allowed them to put glass on the property line.
13. Mr. Jennings says the exit from the balcony may be a code issue.
14. Mr. Brind'amour says the Planning forum mentioned this and they understand that it is an issue.
15. Mr. Jennings says the stairs may also be an issue.
16. Mr. Serrao asks if they will be replacing the first floor with split face as well.
17. Mr. Brind'amour says no, they will paint it to match the block above.
18. Mr. Brind'amour says he would like to follow up with South Side Planning Forum to determine materials, since they received conflicting suggestions. He says their original design was to paint the block to blend in with the surroundings or paint it a cream color. He says the split face was the Planning Forum's suggestion.
19. Michael Papariella, the property owner, says it is existing grey cinderblock. He says they are open to any aesthetic ideas.
20. Mr. Hogan says he is concerned about mixed concrete block types.
21. Mr. Papariella says they are trying to replace the deck and update the aesthetics
22. Mr. Hogan asks for public comment.
23. Mr. Hogan acknowledges the letter from the South Side Planning Forum dated April 4th and acknowledges their request to consider split face block to be non-grey with new red mortar.
24. Mr. Hogan says it is a rear of building and it is an enhancement of what is there. He says they need to maintain the mediums.

Motion:

Mr. Serrao motions to approve the renovation and/or additions in a like medium and as submitted in the drawings.

Mr. Jennings seconds

25. Mr. Hogan says he would like to see some paints.

26. Mr. Serrao disagrees.

All members voted in favor.

27. Mr. Hogan asks them to submit material to Ms. Quinn.

941 Liberty Avenue *Penn-Liberty Historic District*

Owner:
Caterina Varasso
4769 Oakhurst Avenue
Gibsonia, Pa 15044

Applicant:
Sonia Varrasso
4769 Oakhurst Avenue
Gibsonia, Pa 15044

Ward: 2nd

Lot and Block: 9-N-44

Inspector: Bob Molyneaux

Council District: 6th

Application Received: 1/9/12

National Register Status: Listed: X Eligible:

Proposed Changes: Certificate of Economic Hardship

Discussion:

1. Mr. Hogan asks if there are any further comments the applicant would like to make, or any public comments on behalf of the property owner.
2. Bob Pendergast, representing Katerina and Sonya Varasso, says the owner could not make it and that he does not have any comment. He says he knows there was a concern about the recession of the ATM into the building and he thinks they answered that last time. He says he does not see any basis for denial of the ATM.
3. Mr. Hogan asks for public comment.
4. Mr. Hogan says this project is for a renovation of the first floor, with the addition of a through wall ATM as part of the improvements. He says the HRC denied this. He says they have applied for Economic Hardship stating they have a financial hardship if they don't get the ATM.
5. Mr. Hogan says they need to do a finding of fact letter in the next few days.
6. Mr. Hogan says they will hear from the HRC in accordance with the ordinance.

Motion:

None

808 Penn Avenue *Penn-Liberty Historic District*

Owner:
Penn Lofts LLC
441 Four Lakes Drive
Gibsonia, Pa 15044

Applicant:
Shaheen Salaria
441 Four Lakes Drive
Gibsonia, Pa 15044

Ward: 2nd

Lot and Block: 9-N-80

Inspector: Bob Molyneaux

Council District: 6th

Application Received: 1/9/12

National Register Status: Listed: X Eligible:

Proposed Changes: Façade Renovations

Discussion:

1. Matthew Dearson, with Moss Architects, presents further drawings of the canopies to the HRC. He says it is one of the sliver buildings on Penn Ave. He say the ground floor is a 1980s era renovation with a fixed awning and faux wood paneling. He says the owner, Mr. Salaria, would like to renovate the façade. He says they are proposing to repair and repaint the upper stories, the wood windows, and wood spandrel panels in a three color scheme. He says they would like to put in a new storefront on the ground floor with a new door to the elevator lobby (on the left) and a new door to retail space (on the right) accessed through elevator lobby.
2. Mr. Dearson says this new façade is set 10-12" back from the masonry plane.
3. Mr. Dearson says they are proposing a 3' projection fixed metal flat canopy mounted between the doors and storefront with transom windows above for natural light. He says it will be anchored into the masonry and also hung from existing anchors on the second story that once held a blade sign.
4. Mr. Hogan asks about materials.
5. Mr. Dearson says the storefront will be wood, and the small knee wall with be a limestone that will correspond with the existing stone work.
6. Mr. Hogan asks what material the pediment of the awning is.
7. Mr. Dearson says it is a frame composed of steel channel. He says the end has a projecting top and bottom and an additional angle piece to give it another shadow line. He says the infill below will have a reveal below the outside edge and will be finished with exterior board and three understated down lights.

8. Mr. Hogan asks where the draining is.
9. Mr. Dearson says there is an opening along the masonry pier. He says he did one that was scuppered to the street. He says they will do whatever is necessary to manage the storm water.
10. Mr. Serrao asks if the final colors are to be determined.
11. Mr. Dearson says yes he has the colors. He says there are two slate grey blues, and the majority would be the lighter tone. He says there is also a yellow creamy tan as a limited accent. He says there are some columns on the upper floor in a darker color.
12. Mr. Hogan asks for public comment. There is none

Motion:

1. Mr. Serrao moves to approve the renovation of the front façade as submitted in the drawings and the color scheme as submitted.
2. Mr. Jennings seconds.
3. Mr. Quinn says signage will need to be approved as a separate package and that she would like to have the electronic versions of the new documents.
4. Mr. Hogan asks if there is any modification to materials should go to staff.
5. All members voted in favor.

4000 5th Avenue — *Oakland Civic Center Historic District*

Owner:
The University of Pittsburgh
3400 Forbes Avenue
Pittsburgh, Pa 15260

Applicant:
Rick Avon
100 East Swissvale Avenue
Pittsburgh, Pa 15218

Ward: 4th

Lot and Block: 28-C-10-0-1

Inspector: Jim King

Council District: 8th

Application Received: 2/17/12

National Register Status: Listed: X Eligible:

Proposed Changes: Creation of a new entryway

Discussion:

1. Jesse Gidley, standing in for Rick Avon, of Lamy Grub Architects, says the project was tabled due to a concern about breaking the first story cornice line and they were asked for precedents on the building.
2. Mr. Gidley presents evidence.
3. Mr. Gidley says Soldiers and Sailors pops up the entrance as does the City County Building. He says Hornbostel did this often.
4. Canard Grigsby, from the University of Pittsburgh, says breaking of the horizontal plane was done by the original architects in 1924.
5. Mr. Grigsby refers to original drawings of the courtyard where the cornice line is broken. He says Hornbostel did not have to break it, the sill line or head of the window could have been adjusted in order to allow the horizontal band to run through completely.
6. Mr. Grigsby says they are not proposing a change in massing or geometry. He says it is not a new language and the entablature mimics the entablature that is above the colonnade with a cornice and an architrave.
7. Mr. Grigsby presents the site plan of the original Shenley Quad. He says the area they are referring to is in the public realm and un-obscured.

8. Mr. Grigsby says they took some cues from the Soldiers and Sailors entrance, where there is a single story surrounding the main mass of the building and cornice line is raised. He says Hornbostel did not do this originally since there were storefronts. He thinks the use has changed and that it merits expression to give the public an indication of where to enter.

9. Mr. Hogan asks for public comment.

10. Ms. Quinn says they met at the zoning counter, and he made a comment about what they would be submitting for review since there is no revised drawing. She says she wants to make sure they are asking for what they want.

11. Mr. Grigsby says they are asking for the original submittal which was tabled. He says since the commission asked for a precedent and they identified one they are asking for approval.

12. Mr. Hogan says they are considering the previously tabled application and the information included with testimony and other documents from March meeting.

13. Mr. Hogan says they just said that the particular building was designed for 6 storefronts. He says the spaces had been consolidated. He said this was the original design. He says he could have created a breach and he understands the window penetration and its respect of the window break.

14. Mr. Hogan says on both sides none of the rhythm has been modified or changed. He says even in the courtyard the window is one architectural element, but it he could find no significance.

15. Mr. Grigsby says the original designers of the building were thinking about the original tenants to fill in the space, articulating the base in another form or element would have given it a different hierarchy to the base element. He says to say that there were six tenants and one was more important that the other was probably not even part of the equation.

16. Mr. Serrao says the bottom line is to change the elevation based on the signage program.

17. Mr. Grigsby says no its to create a hierarchy where there is one entrance and one tenant so it denotes the entrance.

18. Mr. Serrao says it is an urban environment where the majority of people who use the facility will be walking up to it. He says the existing entry is already very prominent. He says this is a magnification and he does not see the justification of that.

19. Mr. Hogan says it is an understated building, with its splendor in the courtyard. He says it is somewhat intentional not to take away from other architecture in the district. He says the entrance was not Hornbostel's primary concern. He says he has an issue with the modification of a building that has been long respected.

20. Mr. Serrao says he knows the building well, and has walked around to make sure he did not miss anything. He says both on Forbes and Fifth, all the tenants have maintained the original architecture. He says he understands the issue, he says he wanted them to come up with a new approach maintaining the general elevation with a new way to handle the entry.
21. Mr. Hogan says it is part of the fabric of the quad area.
22. Mr. Grigsby says the scale at the street is different from the scale of the building, because they pulled the form out to create a more pedestrian friendly environment along Fifth Avenue in terms of a gesture to the street.
23. Mr. Hogan says even the piece of evidence shown is on the interior is flat against the building, so it is taken to a whole different perspective of alteration.
24. Mr. Grigsby says in terms of the articulation the horizontal plane is not broken. He says part of the homework assignment was to find if it was broken, but not where it is broken, but where it is broken.
25. Mr. Hogan says he agrees, but he does not believe they have made the case for the modification of the architecture.
26. Mr. Grigbsy says they haven't changed the massing or form, he says they have added a feature that simply denotes entry.
27. Mr. Hogan says once this is done all the other businesses can do similar alterations.
28. Mr. Grigsby says it is a secondary precedent.
29. Mr. Serrao says he disagrees since it is on the Fifth Ave façade. He says they are using their evidence from the interior.
30. Mr. Grigsby says again that was not the question.
31. Mr. Hogan says he appreciates the efforts made. He says in the end it is a decision the HRC needs to make.
32. Mr. Grigsby says the original architect broke the horizontal plane, not the University of Pittsburgh and its consultants.
33. Mr. Grigsby says if they could get a ruling on option A scheme A.

Motion:

Mr. Serrao motions to deny the Thackeray view of the creation of a new entrance as submitted in the application.

Ms. Ismail seconds.

All members voted in favor.

1. Mr. Grigsby asks if the commission can entertain scheme B.
2. Ms. Quinn says it needs to be provided for public comment.

3. Mr. Grigsby says so they need to come back in May.
4. Ms. Quinn says they will need to provide new info for April 13.

4200 5th Avenue — *Oakland Civic Center Historic District*

Owner:
Park Rankin
University of Pittsburgh
3400 Forbes Avenue
Pittsburgh, Pa 15213

Applicant:
Strada, LLC
925 Liberty Avenue
Pittsburgh, Pa 15222

Ward: 4th

Lot and Block: 27-S-125

Inspector: Jim King

Council District: 8th

Application Received: 3/16/12

National Register Status: Listed: X Eligible:

Proposed Changes: Installation of metal louvers in portions of some windows

Discussion:

1. Allen Cuteri, architect, says they are proposing 5th and 6th floor HVAC renovations to the Cathedral of Learning. He says they will be adding glass louvers to several windows.
2. Mr. Cuteri says there are other locations on the building where this has been done. He says on this floor the other smaller narrower windows have been replaced in this fashion.
3. Mr. Serrao asks if it is ten locations.
4. Mr. Cuteri says yes, and it has happened around the building.
5. Mr. Cuteri says they previously received approval.
6. Mr. Hogan asks for public comment. There is none.

Motion:

Mr. Serrao motions to approve the application as submitted

Ms. Ismail seconds.

All members voted in favor.

Motion passes

Forbes Avenue TBD *Market Square Historic District*

Owner:
Millcraft Industries
95 W. Beau Street, Suite 600
Washington, Pa 15301

Applicant:
Arquitectonica
100 Fifth Avenue, 10th Floor
New York, New York 10011

Ward: 1st

Lot and Block: 1-H-184

Inspector: Bob Molyneaux

Council District: 6th

Application Received: 3/16/12

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

Proposed Changes: Construction of a new mixed use, high-rise development

Discussion:

1. Sam Luckino, representing Architectonica and Millcraft, says they have submitted application to Sarah, and they are seeking feedback.
2. Mr. Luckino says the PPG building is on the right. He says in the existing parcel there is a connection to the square. He says there is an easement off of Forbes Ave, which they are seeking to maintain. He says there areas used as surface parking, and one and two story small buildings. He says the division for the district is in the middle of the site, he says everything to the west is in and everything to the east is out.
3. Mr. Luckino says there will be ground floor retail with a hotel on the west side designated by a lower roof, and on the east side a higher roof with a structured garage below the office building.
4. Mr. Luckino says they predict the main traffic patterns would be arrival by Forbes Avethere would be a drop-off for hotel lobby and office lobby in this location. He says there will be a turn around to the garage that would be one way in only. He says it is self-park, not valet. He says to allow people coming from both directions to enter the garage, there will be two-way access from 4th Ave.
5. Mr. Luckino says there will be retail space says there will be three retail areas facing Market Square from the west so that will act as a buffer to the building from Market Square. He says from the east there is a building.
6. Mr. Luckino says they are not building on the full lot, and the proximity to other buildings is compliant with zoning's 5' light and air easement. He

says they are trying to apply the public open space requirement.

7. Mr. Hogan asks if the 4th avenue side will be loading and unloading.
8. Mr. Luckino says yes.
9. Mr. Hogan asks how it will be screened.
10. Mr. Luckino says landscaping will be the screening. He says they intent to make improvements to the site. He says it is far enough off of the street that it will not be a major presence on 4th Ave.
11. Mr. Luckino says the second floor has the double height spaces of the office lobby and hotel lobby. He says moving up they are working with a tenant of the PNB variety trying to get some views of Market Square and create activity along the façade. He says the FNB and Three Meal a Day venue for the hotel is here. He says the office core begins here.
12. Mr. Luckino says the building cantilevers over the loading area in order to mask it.
13. Mr. Luckino says the third floor is not very significant, but you can start to see how the hotel is shaped. He says in order to get enough light and air into the building is shaped in order to have open facades and engage with Market Square. He says they wanted to decrease the scale so there will be smaller facades reaching down on Market Square.
14. Mr. Luckino says much of the third floor will be used by office tenants for meetings. He says there will also be a venue deck that could be used by the office or by the hotel. He says fitness and the pool will also be on this floor.
15. Mr. Luckino presents a typical floor. He says they envision views of Market Square but also a quiet courtyard. He says this also shows the typical floor plan for the garage and office core.
16. Mr. Luckino presents the first floor of the office, there will be a deck for the tenants.
17. Mr. Luckino presents a typical office floor.
18. Mr. Luckino says the typical plan is about 100,000 square feet with 113 parking spaces and 25,000 square feet of retail.
19. Mr. Luckino presents an east-west section and a north-south section.
20. Bernardo Furt architect, says he is presenting how the functions are presented in the design of the building.
21. Mr. Furt says the six story base will pull back and have a floor that is different in height and expression opening to the roof terrace will be on top of the hotel. He says from here you can look down onto Market Square.
22. Mr. Furt says the building is compatible with the height of the other buildings in the neighborhood/ He says the main difference is the wide frontage on Forbes and different uses.

23. Mr. Furt says it will be broken up into a composition of rectangles that are separated by function suspended in a field glass. He says there may be another rectangle.

24. Mr. Furt says the façade from Forbes has the hotel and deep courtyard that presents three different frontages for rooms.

25. Mr. Furt says the office space sits on an elevated podium above.

26. Mr. Furt says the restaurant has a view over Market Square, with one interruption by a taller building.

27. Mr. Furt says the roof garden in the courtyard looks over buildings. He says this shows the cadence of the vertical members.

28. Mr. Furt says the first concept is to use conten steel to relate to the smaller scale buildings, but they are also exploring pewter color metal than would be in the tonality of the other high-rises in the neighborhood. He says they are also considering steel, which would be more neutral. He says this would create prisms that change scale as they rise.

29. Mr. Furt shows the street view of the elevation facing Market Square. He says the building is a series of prisms that change in scale as they extend vertically.

30. Mr. Furt says the most important view is the view from Market Square.

31. Mr. Furt says the gateway that forms the entrance to the hotel has a canopy and the same for the office building. He says the retail tenants are left more neutral. He says these are the only volumes that don't have sunshades.

32. Mr. Furt says the rendering of the building in the cortenz finish recedes to the next height of the hotel, then to the next height of the office building.

33. Mr. Furt presents the view points from the streets.

34. Mr. Furt says there will be grating on the park deck portion to shield the view of headlights at night.

35. Ms. Quinn asks is the grating is only for the parking deck part.

36. Mr. Furt says yes, it is a naturally ventilated garage in an attempt to be sustainable.

37. Mr. Furt says the building will have natural light so it could be LEED certified.

38. Mr. Hogan asks if the garage is private to the building.

39. Mr. Furt says yes it is privately owned, but he does not know how the client will decide to use it.

40. Chad Wheatly from Millcraft says it will be a public parking garage.

41. Mr. Furt says the interesting thing about mixed use projects is that the office will use the garage during the day while the hotel and other events will use the garage at night. He says this maximizes the value of the garage.

42. Mr. Hogan says he noticed that they have two requests for demolition. He says there is a party here for a Manchester property, so he would like to jump ahead to address that property first. He asks if he can proceed with 1321 Franklin.

43. Chad Wheatly, with Millcraft, says he understands the project is large and it does take a lot to understand the different aspects of it. He says they spoke to Sarah and that the best approach would be to do something similar to a Planning Commission approach, so there would be a briefing to present the project and ask for feedback so they can go back and improve the design. He says they would ultimately come back in May for hearing and action.

44. Mr. Wheatly says their intent is also to engage with the public. He says they have been working with Andrew Dash at city planning to garner interest from the neighbors and get feedback from them. He says ultimately following through the HRC process, they would go to Planning Commission in May or June.

45. Mr. Hogan asks for public comment.

46. David Bishoff, president of the Bishoff company, says he has been here since 1992. He says they are fortunate enough to own the Park Building, the Investment Building, the Diamond building and have worked on the Commonwealth Building, the Carlisle Building and the Tech Center. He says he only does business in downtown areas with historic structures.

47. Mr. Bishoff says he reviewed the HRC website and he says he was struck by the amount of times the work “respect” was used. He says he respects the Piats, who were respectful on the other side of the street. He says this is one of the more disrespectful designs he has seen. He says the Square has been historically protected.

48. Mr. Bishoff says the square has enjoyed the benefit of 3-4-5 story buildings, not just surrounding the square, but going back as few lots. He says everyone has respected that. He says this new development sits about 60’ off of the square and has a glass curtain wall that goes up to 18 stories. He says there is some small stepping back, but the Square will be forever negatively changed if they allow this volume of project to be placed this close to the square.

49. Mr. Bishoff says the building will block sunlight going to the square. He says he thinks the parking should go down, not up.

50. Mr. Bishoff says his building (the Investment Building) is on the other side of the loading dock. He says they are bringing the building down and surrounding the investment building and the Benedum-Trees building, he says this will block sunlight to these two buildings.

51. Mr. Bishoff says an 11 story garage towering over Wood Street needs to be rethought.

52. Mr. Bishoff says he is not anti-development, he would like to see a hotel, but it is too much for this site.

53. Anne Nelson, with PHLF, says they have a deep commitment to the square. She says their subsidiaries own four buildings in the square all that were slated for demolition in 1999 under Mayor Tom Murphy's plan to clear more that 60 buildings in the areas of Fifth and 4th Avenues. She says they developed an alternative plan with the assistance of EEK Architects that identified buildings to be preserved and areas prime for new development. She says they then purchased three historic buildings from the city and after three million dollar two year rehabilitation the buildings were adapted to house residential and retail space. She says they also purchased the John R. Thompson building that is currently undergoing rehabilitation.

54. Ms. Nelson says the area slated for the Millcraft project was identified as a key area for new construction in the 1999 plan, so they do not oppose the demolitions. She says they are concerned about the negative impact of the development on the Market Square Historic District and the 4th Avenue National Register Historic District.

55. Ms. Nelson says the Commission has adopted design guidelines for the district to ensure the integrity of the historic character and the human scale. She says these guidelines focus on harmony, compatibility, proper scale, rhythm and proportions, and color and materials.

56. Ms. Nelson says they have met with Millcraft representatives and have voiced their concerns. She says the vertical fenestration and metallic materials are not compatible or in harmony with the existing character of the square. She says there will also be a blank wall effect along the streets.

57. Ms. Nelson says that PHLF hopes to have further discussions with Millcraft and see the designs revised.

58. Mr. Bishoff says the roofline of the lowest building is almost 100 years old. He says 100 years ago someone was smart enough to not build on the lot line, but to set the building back to respect the square so light could get in. He says this could also set a negative precedent.

59. Mr. Hogan says he thinks they still have some work ahead of them and they are starting to conduct meetings and engage with the community. He says it is a very overwhelming project. He says he is not a big fan of the corten, because it accentuates the heaviness. He says he agrees with some of the audience who have concerns about the blank garage wall with no articulation. He says he has great respect for them trying to be sustainable.
60. Mr. Hogan says he thinks a hotel in the square, treated properly, would be a great amenity and something they would all want.
61. Mr. Hogan says he thinks they need to understand and be creative when it comes to parking.
62. Ms. McClellan says she is inclined to really dislike the parking garage concept all together. She says looking for redeeming values she sees none. She says she will take time to walk around the square to really see what the effects will be.
63. Mr. Hogan says in respect to the Benedum Trees Building, the Investment Building, the 4th Ave Historic District, there are going to be some massing issues with blocking out light. He says he believes the Benedum Trees Building has a series of windows that will be masked.
64. Mr. Luckino says he doesn't believe the parking garage is even in the Historic District, that is goes down the middle.
65. Mr. Hogan says he will need some direction from legal, because he doesn't know how much it falls into their privy.
66. Ms. Quinn says that Kate Rakus will review the portion that is outside of the historic district.
67. Ms. Ismail asks if the project has gone through zoning.
68. Mr. Luckino says no.
69. Mr. Hogan says he struggles with the challenge between today's architecture and the issue of time.

Motion:

None

Certificates of Appropriateness Report – April 2012

Staff Approval	C of A Number	Date Issued	Application Address		Historic District	Work Approved
N	12-032	9-Apr-12	808	Penn Avenue	Penn-Liberty	Façade Renovation
Y	12-033	9-Apr-12	1913	E Carson Street	East Carson Street	Resetting/pointing brick and painting
N	12-034	9-Apr-12	4200	Fifth Avenue	Oakland Civic Center	Installation of metal louvered vents in window openings
N	12-035	10-Apr-12	1811	E Carson Street	East Carson Street	Installation of a roof deck
N	12-036	10-Apr-12	1117	Bingham Street	East Carson Street	Installationof gates and fencing - certificate to expire
Y	12-037	10-Apr-12	211	Lytton Avenue	Schenley Farms	Painting
Y	12-038	10-Apr-12	1010	Cedar Avenue	Deutschtown	In-kind repair of fencing, masonry, wooden trim, and painting
Y	12-039	11-Apr-12	1233	Palo Alto Street	Mexican War Streets	In-kind window replacement, painting, reinstallation of original gates, in-kind masonry repair
N	12-040	17-Apr-12	1601-1605	E Carson Street	East Carson Street	Modifications to 2-story roof deck
N	12-041	18-Apr-12	435	Market Square	Market Square	Façade Renovations
Y	12-042	23-Apr-12	2124	E Carson Street	East Carson Street	Signage