



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 September 7, 2011

Beginning at 12:30 PM

200 Ross Street

First Floor Hearing Room

Pittsburgh, PA 15219

In Attendance:

<u>Members</u>	<u>Staff</u>	<u>Others</u>	<u>Others</u>
Noor Ismail	Sarah Quinn	Cindy Krizinsky	Karen Sphar
Ernie Hogan	Makenzie Diehl	Bert Brooks	Donald M. Keller
Linda McClellan		Brian Kurtz	Evelyn Jones
Joe Serrao		Mark Masterson	JR Yocco
John Jennings		Richard J. Sestric	Todd Davis
		Anne Nelson	Mark Broadhurst
		Chauncey Stephens	Mark Fatla
		Brice Boland	Russ Blaich
		Susan Petrick	Bernice Goyak
		Bill Vergot	Ray Wurth
		Jack Schmitt	Father Dan Whalen
		Fran Escalante	Brian O'Malley
		Lisa Fiumara	

New Business

Approval of Minutes: In regards to the August 2011 minutes, Mr. Jennings moved to approve. Ms. McClellan seconded the motion. Mr. Serrao abstained from voting. Mr. Hogan and Ms. Ismail voted in favor.

Certificates of Appropriateness: In regards to the August 2011 Certificates of Appropriateness, Mr. Serrao moved to approve. Ms. McClellan seconded the motion, all members voted in favor.

Applications for Economic Hardship: None

Upcoming Demolitions: None

Adjourn: Ms. McClellan moved to adjourn, Mr. Sheffield seconded the motion, all voted in favor.

Discussion on hearing items follows on the attached pages.

1003 Allegheny Avenue

OWNER: Martin Rentals 8103 E. Kettle Place Centennial, Co 80112	WARD: 21st LOT & BLOCK: 7-D-75 INSPECTOR:..... MARK SANDERS	APPLICATION RECEIVED: 6/2/11 SITE VISITS: CERTIFICATES OF APP.:00-000
APPLICANT: Ray Wurth 8103 E. Kettle Place Centennial, Co 80112	COUNCIL DISTRICT: 6th ZONING CLASSIFICATION: ARCH. RATING:	

NATIONAL REGISTER: LISTED ELIGIBLE.....

Proposed Changes: Replication of balusters, replacement of roofing with standing seamed metal, installation of 6” wooden columns, in-kind repair of windows, repair of porch decking and adding lattice detail.

Discussion:

1. Ray Wurth, owner, introduces himself. He says they submitted plans in June to redo the front porches [of 1003-1009 Allegheny Ave.] but he was not able attend the meeting, or the last. He says they propose to rebuild and re-roof front porch.
2. Mr. Hogan recalls that the Commission issued approval for the same plan at 1005-07 Allegheny Ave.
3. Mr. Hogan confirms that the porch is not completely missing her so they are not replacing but repairing.
4. Mr. Wurth says yes.
5. Mr. Hogan says he recalls that this porch is wood.
6. Mr. Wurth says yes, and they will align all three porches so the floor height is equal, and the railings, balusters, and paint colors will match as well.
7. Mr. Hogan asks if they resolved the electrical meter issues.
8. Mr. Wurth says his meter is in the basement, but the neighboring properties still have outside meters.
9. Mr. Hogan asks for public comment
10. Evelyn Jones, Manchester LRC, says he has followed all rules and regulations, and he is near to other houses which have been damaged. She invites him to come to an LRC meeting.
11. Mr. Serrao asks if the paint colors and all three porches will match.
12. Mr. Wurth says yes.

MOTION:

Mr. Serrao Motions to approve with final staff approval of color selections.

Mr. Jennings Seconds the motion.

13. Mr. Hogan asks what the roof material is.
14. Ms. Quinn says she believes the other two were approved for standing seam metal, so they will be sure this is the same.

All members Voted in favor

.....**Motion passes.**

225 Forbes Avenue

OWNER: Downtown Streets Pittsburgh, LP 95 W. Beau Street, Suite 600 Washington, Pa 15301	WARD: 2ND	APPLICATION RECEIVED: 8/19/2011
APPLICANT: Keith Andreyko c/o Integrity Design 456 Washington Avenue Bridgeville, Pa 15017	LOT & BLOCK: 1-D-268	SITE VISITS:
	INSPECTOR:..... BOB MOLYNEAUX	CERTIFICATES OF APP.:00-000
	COUNCIL DISTRICT: 6th	
	ZONING CLASSIFICATION:	
	ARCH. RATING:	

NATIONAL REGISTER:	LISTED <input checked="" type="checkbox"/>	ELIGIBLE..... <input type="checkbox"/>
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Proposed Changes: Installation of an ATM into the existing aluminum **DOLLAR BANK** Storefront.

Discussion:

1. Keith Andreyko, Integrity Design, says he prepared the design. He says the existing storefront is located in first two bays and they propose to take a portion of front façade and remove it, and provide a wall cash dispenser. He says the square footage affected is minimal. He says they plan to utilize the same materials which are clear glazing and aluminum. He says he wants to point out they are trying use the most minimally invasive model possible, and if the ATM was removed the existing storefront could be easily replaced.
2. Mr. Hogan asks if the only alteration is the ATM.
3. Mr. Andreyko says yes, and that signage has already been approved by staff.
4. Mr. Hogan asks for public comment, there is none.
5. Mr. Hogan says he is uncomfortable with the ATM on front of building. He says there are no ATMs to his knowledge on the front of any buildings in Market Square. He asks if there is a reason they did not install it in vestibule.
6. Burke Brooks, Dollar Bank, says the main reason is for a matter of convenience to customers and the public at large. He says they've found that when ATM is not in the street people don't use them heavily. He says there is one ATM he knows of at the Primanti's restaurant.
7. Mr. Hogan says it may have been installed prior to the district establishment.
8. Mr. Brooks says on the 5th Avenue side of the Market Place building complex there is a keypad security entrance to the apartments.
9. Mr. Serrao asks when this was restored? Mr. Jennings says he believes about two years ago.
10. Ms. Quinn says there have been questions of the cohesiveness of this area as a whole related to tax credits.
11. Mr. Serrao says he concurs with the Chairman, and they have gone to extreme lengths to limit ATMs on storefronts.
12. Mr. Hogan says they are altering the historic façade of the building. He says the façade has been reconstructed and materials are more contemporary, but they would be modified, and this is a significant piece of architecture.
13. Mr. Serrao asks if they could look at it again to see if there is a way it could be less invasive.
14. Mr. Brooks says they have tried to be sensitive to storefront and architecture, that they have used the smallest ATM possible, and kept it within lines of storefront. He says Dollar Bank has their historic landmark building at 4th and Smithfield Streets so they are sensitive to historic nature.

225 Forbes Avenue

15. Mr. Hogan says they understand the issue of convenience and desire to do good business. He says if they deviate in approving this ATM it would set a precedent, and believes they could still market an ATM within the vestibule, and that there is enough space.
16. Mr. Brooks asks for further guidance.
17. Mr. Hogan says it is not his desire to approve. He says his recommendation is that it looks like there is enough space into the entrance to accommodate an ATM without altering the face. He asks what they would do for signage.
18. Ms. Quinn says they could look at a projecting sign.
19. Mr. Serrao says he would be more sympathetic with signage approval knowing the case. He says if you look at the building holistically the proposed ATM is in the center of the building.
20. Mr. Hogan says they could approve a second blade sign. He says he would suggest a motion to deny application, but allow for alternative vestibule installation and signage.
21. Mr. Brooks says they would prefer to discuss signage options with their sign contractor before approval is issued.

MOTION:

Mr. Serrao Motions to deny the application as submitted.

Ms. McClellan..... Seconds the motion.

All members Voted in favor

.....**Motion passes.**

925 Liberty Avenue

OWNER: Rugby Realty c/oEwart Associates, LP 707 Grant Street Pittsburgh, Pa 15219	WARD: 2ND LOT & BLOCK: 9-N-55 INSPECTOR:..... BOB MOLYNEAUX COUNCIL DISTRICT: 6th ZONING CLASSIFICATION: ARCH. RATING:	APPLICATION RECEIVED: 8/23/2011 SITE VISITS: CERTIFICATES OF APP.:00-000
APPLICANT: Ewart Associates, LP 707 Grant Street Pittsburgh, Pa 15219		

NATIONAL REGISTER: LISTED ELIGIBLE.....

Proposed Changes: Reestablishment of doorway to far left of the façade to accommodate new tenant

Discussion:

1. Fran Escalante, representative of owner, introduces himself. He says they purchased the building in 1998 and did exterior and interior restorations which met with Secretary of Interiors’ Standards for Rehabilitation. He says at that time they did windows, repaired façade and put in new storefront entrance, and repaired window trim. He says they now have a tenant for first floor of building, and are requesting to install second entrance in left bay of the building. He provides historic photos which show separate entrances. He says the proposed door will match exactly the one that was approved in 1999.
2. Mr. Hogan asks what their reasoning for installing a second entrance is.
3. Mr. Escalante says their tenant is Brightside Academy and because of coming and going of children and strollers, a separate entrance would be best.
4. Christie, representative of the owner, says the existing entry is an office entry which serves floors 2-9. She says they are proposing to install a matching glass door with brushed aluminum finish which will match existing. She says this will allow the tenant direct access without going through the lobby and another door.
5. Mr. Hogan asks for public comment, there is none.
6. Ms. Ismail says she doesn’t have a problem because it is in line with business. She says she would suggest staff have final review. Mr. Hogan says the existing door is centered in the center bay where as this one is askew. Mr. Escalante says it would put them over Duquesne Light vaults so they can’t center it.
7. Ms. Quinn suggests they should retain granite curb.
8. Christie says they would retain these materials we could maintain as well as wooden sill.

MOTION:

Mr. Serrao Motions to approve with the recommendation to save the granite panel for future installation, and staff review of final design and materials.

Mr. Jennings Seconds the motion.

All members Voted in favor

.....**Motion passes.**

221 Schenley Plaza

Pittsburgh HRC – September 7, 2011
Oakland Civic Center Historic District

OWNER: Mark Broadhurst Eat-n-Park 221 Schenley Drive Pittsburgh, Pa	WARD: 4TH LOT & BLOCK:27-S-150-3 INSPECTOR:.....JIM KING COUNCIL DISTRICT: 8th ZONING CLASSIFICATION: ARCH. RATING:	APPLICATION RECEIVED: 8/23/2011 SITE VISITS: CERTIFICATES OF APP.:00-000
APPLICANT: Cindy Krizinsky Custom Signs Inc 1535 Millbrook Road Grove City, Pa 16127		

NATIONAL REGISTER: LISTED ELIGIBLE.....

Proposed Changes: Installation of non-compliant signage

Discussion:

1. Mark Broadhurst, Eat’n Park Hospitality Group, says they were here last June and got approval for the construction of the building but did not have business name or signage proposal at that time.
2. Mr. Hogan asks where it is going in relation to building.
3. Mr. Broadhurst says it is sitting on top of stone/limestone cap which is existing. He explains the location using a site plan.
4. Todd Davis, MC Sign Company, explains the letters will be halo-lit and the lighting will wash on the back of the sign board. He provides a demonstration with a sample letter. He says there will be no exposed fasteners and they are low-voltage.
5. Mr. Hogan asks if it is only one sign.
6. Mr. Broadhurst says yes.
7. Mr. Hogan asks for public comment, there is none.

MOTION:

Mr. Serrao Motions to approve application as submitted.

Ms. Ismail..... Seconds the motion.

All members Voted in favor

.....**Motion passes.**

1424 Chateau Street

OWNER: Dolores Richardson & Louis Larry, Jr. 1424 Chateau Street Pittsburgh, PA 15233	WARD: 21 ST	APPLICATION RECEIVED:
APPLICANT: City of Pittsburgh, BBI	LOT & BLOCK: 24-H-89	SITE VISITS:
	INSPECTOR:..... RUSS BLAICH	CERTIFICATES OF APP.:00-000
	COUNCIL DISTRICT:	
	ZONING CLASSIFICATION:	
	ARCH. RATING:	

NATIONAL REGISTER:	LISTED <input checked="" type="checkbox"/>	ELIGIBLE..... <input type="checkbox"/>
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Proposed Changes: Demolition

Discussion:

1. Russ Blaich, BBI Inspector, says there are two buildings on one lot and the front one was on fire.
2. Mr. Hogan asks how bad the fire was.
3. Mr. Blaich says it was bad, and spread to the second and third floor of the building.
4. Mr. Serrao asks if it was occupied.
5. Mr. Blaich says yes, and the City boarded it up. He says all mailings are returned to the City.
6. Mr. Hogan asks if there is a tax mailing address. Mr. Blaich says it is the same and they have not paid taxes for 2-3 years.
7. Mr. Hogan asks if at this point it is safety hazard.
8. Mr. Blaich says yes, he says the 2nd and 3rd floors are gone.
9. Mr. Hogan asks if he is seeking approval for demolition of the front and rear building.
10. Mr. Blaich says yes.
11. Mr. Hogan asks for public comment.
12. Evelyn Jones, Manchester LRC, says they have no objections.
13. Mr. Serrao asks if this was one was on the original demo list.
14. Mr. Blaich says no this is new because of the fire.
15. Mr. Hogan asks if the back house was on the list.
16. Mr. Blaich says he doesn't think so.
17. Mr. Hogan asks for contextual photos, says it would be helpful to have some.
18. Mr. Blaich says on the left side is a condemned building but the owners have secured a building permit. He says the right side is a vacant/empty lot.

MOTION:

Mr. Serrao Motions to approve demolition of both front and rear buildings.

Mr. Jennings Seconds the motion.

All members Voted in favor

.....**Motion passes.**

1326 East Ohio Street

OWNER:
St. Nicholas Roman Catholic
Church
24 Maryland Avenue
Pittsburgh, PA 15209
APPLICANT:
St. Nicholas Roman Catholic
Church
24 Maryland Avenue
Pittsburgh, PA 15209

WARD: 24TH
LOT & BLOCK: 0022-P-00084
INSPECTOR:..... RUSS BLAICH/
OWEN FINEGAN
COUNCIL DISTRICT:
ZONING CLASSIFICATION:
ARCH. RATING:

APPLICATION RECEIVED:
SITE VISITS:
CERTIFICATES OF APP.:00-000

NATIONAL REGISTER: LISTED ELIGIBLE.....

Proposed Changes: Demolition

Discussion:

1. Mr. Hogan says at this point they have taken all public testimony and reviewed all submissions.
2. Mr. Serrao says he was absent but he did read all information that was sent to them. Mr. Serrao asks if the engineer who did the report for the church was a structural engineer.
3. The Commissioners say they are not sure.
4. Mr. Hogan says the report wasn't sufficient and no geotech work was performed. Mr. Hogan says the PennDOT report revealed no issues and agreed to put sensors on the building and monitor it during construction.
5. Mr. Hogan said most of the testimony spoke to issues of cost which are not issues to be considered at this point.

MOTION:

Mr. Serrao Motions to deny application for demolition.

Ms. McClellan..... Seconds the motion.

Hogan, Ismail Voted in favor

Jennings Voted against.

.....**Motion passes.**