



**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 7, 2010

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>
Michael Stern	Shelly Martz	David Morgan
Noor Ismail	Makenzie Diehl	Evelyn Jones
Ernie Hogan		
Linda McClellan		
John Jennings		
Joe Serrao		

Old Business

None

New Business

**Approval of Minutes:** No minutes submitted for approval due to exceptional circumstances; staff person Molnar out on maternity leave.

**Certificates of Appropriateness:** Mr. Stern directed the commissioners to the Certificates of Appropriateness. In regards to the March 2010 Certificates of Appropriateness, Mr. Serrao moved to approve, Ms. Hogan seconded the motion, all voted in favor.

**Applications for Economic Hardship:** None

Upcoming Demolitions:

- 1510 Chateau Street
- 1512 Chateau Street
- 1514 Chateau Street
- 1516 Chateau Street

**Adjourn:** Mr. Hogan motioned to adjourn, Mr. Serrao seconded the motion, all voted in favor.

Discussion on hearing items follows on the attached pages.

OWNER:  
BO MENG  
1703 E CARSON STREET  
PITTSBURGH, PA 15203

WARD: ..... 17th

APPLICATION RECEIVED:

LOT & BLOCK: .....12-E-305

SITE VISITS:

INSPECTOR: .....PAT BROWN

CERTIFICATES OF APP.:

APPLICANT:  
DAVID J. MORGAN  
74 S 12<sup>TH</sup> STREET  
PITTSBURGH, PA 15203

COUNCIL DISTRICT: .....

ZONING CLASSIFICATION: .....

00-000

ARCH. RATING: .....

NATIONAL REGISTER:

LISTED .....

ELIGIBLE.....

**Proposed Changes:**

Proposed modification to rear roofline, and new construction.

**Discussion:**

1. Mr. Morgan, architect, began by informing the Commission that he had met with the Southside Local Review Committee and they were all in pleased with the changes which had been made since last month’s meeting.
2. Mr. Morgan says that he is no longer proposing to chance anything below the gutter line on the rear façade, and he is proposing a shed dormer between the parapet walls.
3. Mr. Hogan comments that the dormer seems massive and out of character with the existing roofline.
4. Mr. Stern says he is assuming this is a functional requirement. Mr. Morgan, answers, yes, that this will provide additional living space for the apartment.
5. Ms. Ismail asks if they have provided any letters of support and Ms. Abbot answers, yes, and provides the Commission members with a copy.
6. Mr. Hogan asks for clarification of materials to be used. Mr. Morgan says there have been no changes since the initial application.

**MOTION:**

Mr. Serrao ..... Motions to approve with applicant to re-submit final drawings and materials to be approved by staff.

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

All members ..... Voted in favor.

**1601-1605 East Carson Street**

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OWNER: 16 <sup>th</sup> & Carson Street Partners LLC 1601 E Carson Street Pittsburgh, PA 15203	WARD: ..... 17 <sup>th</sup> LOT & BLOCK: 12-E-290; 12-E-292 INSPECTOR: .....PAT BROWN	APPLICATION RECEIVED: SITE VISITS: CERTIFICATES OF APP.:
APPLICANT: 16 <sup>th</sup> & Carson Street Partners LLC 1601 E Carson Street Pittsburgh, PA 15203	COUNCIL DISTRICT: ..... ZONING CLASSIFICATION: ..... ARCH. RATING: .....	00-000
NATIONAL REGISTER:	LISTED ..... <input checked="" type="checkbox"/>	ELIGIBLE..... <input type="checkbox"/>

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**Proposed Changes:**

Proposed modification of western wall, and installation of rooftop deck.

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**Discussion:**

1. Adam DeSimone, owner, explains that he has met with the Southside Local Review Committee and has made recommended changes to his plans.
2. He explains that the western wall will be extended approximately 8 feet, stepping down to stair tower. A request is given to show a cross-section, Mr. DeSimone does so.
3. Mr. DeSimone says he worked closely with Gerry Morosco, who would also like to see the air conditioning units covered with the same stainless steel to be used for the railing around the deck.
4. Mr. Stern asks Mr. DeSimone to point out where the floor of the deck sits on the plan. Mr. DeSimone does so, and adds that you cannot see the deck from East Carson Street.
5. Mr. Stern asks how high the parapet wall is above the deck. Mr. DeSimone answers 42 inches. Mr. Stern then asks what the material of the masonry wall shall be. Mr. DeSimone says it will be brick to match the western wall.
6. Mr. Stern asks what the occupancy of the deck and to point out the forms of egress. Mr. DeSimone responds that the occupancy is 120 and explains there are two existing stairwells with which patrons will access the deck. Mr. Stern also asks how it will be lit. Mr. DeSimone responds that it will be all low-level lighting, nothing above the 8-foot parapet wall.
7. Mr. Stern asks for public comment, there is none.

**MOTION:**

Mr. Serrao ..... Motioned to approve.

Ms. McClellan..... Seconded the motion.

All members ..... Voted in favor.

1436 Columbus Avenue

OWNER: NEIGHBORHOOD CENTERS ASSOCIATION, INC 1439 N FRANKLIN ST PITTSBURGH, PA 15233	WARD: .....21st LOT & BLOCK: .....22-E-248 INSPECTOR: .....OWEN FINEGAN COUNCIL DISTRICT: .....	APPLICATION RECEIVED: SITE VISITS: CERTIFICATES OF APP.:  00-000
APPLICANT: Carlin Campbell PW Campbell 109 Zeta Drive	ZONING CLASSIFICATION: ..... ARCH. RATING: .....	
NATIONAL REGISTER:	LISTED..... <input checked="" type="checkbox"/>	ELIGIBLE ..... <input type="checkbox"/>

**Proposed Changes:**

Proposed new construction of rowhomes

**Discussion:**

1. Mr. Campbell explains that PW Campbell wants to consolidate the 9 lots and construct 14 rowhome units, to be used for crisis housing and run by the North Shore Community Alliance.
2. Mr. Campbell shows a plan for 5 of the homes, explaining that they tried to mimic the other homes in the neighborhood. He says they will be constructed with brick masonry walls, windows and door will have decorative pediments, and there will be brackets under the parapet. The two rows of homes will face each other and a courtyard area will be placed in between. There will be two eight-bedroom units and six three-bedroom units.
3. Mr. Hogan asks for clarification of the height of the units, specifically in relation to adjacent buildings. Mr. Campbell says the proposed buildings are approximately 25 feet tall.
4. Mr. Hogan asks if they have any exhibits or materials to show how they will relate these homes to existing buildings in the area. Mr. Campbell says they do not have an entire site scape, but has some images of the western borders.
5. Mr. Stern says “replicate” is not the correct word to be used, as historic homes can not be economically replicated. He says Mr. Campbell is suggesting they intend to “replicate” historic homes

**MOTION:**

Mr. Hogan.....Motions to table until further drawings are submitted.

Mr. Serrao .....Seconds the motion.

All members.....Voted in favor.

2018 East Carson Street

OWNER:  
LAM HIU LONG  
403 GIFFIN AVE  
PITTSBURGH, PA 15210

WARD: ..... 17th  
LOT & BLOCK: ..... 0012-K-00022  
INSPECTOR: ..... PAT BROWN

APPLICATION RECEIVED:

SITE VISITS:

APPLICANT:  
JILL JOYCE  
JOYCE DESIGN GROUP  
4411 BUTLER STREET  
PITTSBURGH PA 15201

COUNCIL DISTRICT: .....  
ZONING CLASSIFICATION: .....  
ARCH. RATING: .....

CERTIFICATES OF APP.:

00-000

NATIONAL REGISTER:

LISTED .....

ELIGIBLE .....

**Proposed Changes:**

Proposed replacement of storefront.

**Discussion:**

1. Architect, Jill Joyce, introduces herself and explains that the owner plans to open a Chinese restaurant at the above address and wants to re-design the storefront. The existing stucco arch has already been removed (without a Certificate of Appropriateness), and some of the brick alongside the piers was damaged. The existing storefront sits back 5 to 6 feet and they want to bring it forward to align with the neighboring buildings.
2. Ms. Joyce explains that she has met with both the SSLDC and Southside LRC and they are all in agreement. She goes on to say they plan to put porcelain tile designed to mimic limestone, on the piers where the bricks were. The windows will be a sliding NANA wall system, with black, aluminum casing. There will be a canvas awning and the entry will be recessed approximately 5 feet to allow for ADA accessibility.
3. Mr. Jennings asks if they have any intention for a sidewalk café. Ms. Joyce says no because the windows do not go to the floor level, there is and 18 inch gap from window to ground.
4. Mr. Stern says he is concerned about the tile, and asks how the architect plans to turn the corner of the entry. Ms. Joyce says that Mr. Morosco of the Southside LRC suggested using a different tile material on the return wall to mimic the look of a column.
5. Mr. Hogan asks for further details regarding the awning. Ms. Joyce says it will be canvas on a metal frame, and fixed. Mr. Hogan goes on to say that it seems that the proposed window wall will break up the façade, as each panel is 2.5 feet, and most of the surrounding storefront windows are much bigger. Ms. Joyce says if they were bigger there would be a problem with mechanics.
6. Ms. Joyce adds, te SSLDC stated that the caps on the piers as well as the transom windows should stay the same.
7. Mr. Stern asks if there will be signage above the awning. Ms. Joyce answers, yes, on the original signboard.

**MOTION:**

Mr. Serrao .....Motions to approve with final submittal of materials and drawings to staff.

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

All members.....Voted in favor