



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 May 5, 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>
Noor Ismail	Katherine Molnar	Evelyn Jones
Ernie Hogan	Makenzie Diehl	Pat Washington
Linda McClellan		Dapnie Milam
Arthur Sheffield		Patricia Jordan
John Jennings		Alexandra Apostalou
Joe Serrao		Jonathan Hill
Michael Stern		Casey Steiner
		Anne Nelson
		Lawrence Schiller
		Mark Broadhurst
		Joel Cluskey
		Peter Hirsch
		Richard Reed

New Business

Approval of Minutes: In regards to the April 2010 minutes Mr. Serrao motions to approve Mr. Hogan seconds, all members voted in favor. In regards to the May 2010 Mr. Hogan motions to approve Ms. McClellan seconds, all members voted in favor

Certificates of Appropriateness: Ms. Molnar directed the commissioners to the Certificates of Appropriateness. In regards to the May 2010 Certificates of Appropriateness, Mr. Serrao motions to approve, Ms. Ismail seconds, all members voted in favor.

Applications for Economic Hardship: None

Upcoming Demolitions:

- 1326 Adams Street
- 1328 Adams Street
- 1302 Adams Street (Garage Only)

Other:

Mr. Jennings says BBI received letter from councilman to withdraw all Manchester demolitions from the agenda until further notice. In regards to the properties listed, Stanley Lowe of MCC comments that Ms. Jordan of 1328 Adams Street wants to repair her property, but is running out of funds. Mr. Lowe commends BBI with work they are doing with MCC.

Adjourn: Mr. Serrao motions to adjourn, Ms. McClellan seconds the motion, all voted in favor.

Discussion on hearing items follows on the attached pages.

OWNER:
Mary Jo Knelly & David
Huggins-Daines

WARD: 11th

APPLICATION RECEIVED: 4/9/2010

LOT & BLOCK: 83-G-128

SITE VISITS:

INSPECTOR: .. DON SCHRECONGOST

CERTIFICATES OF APP.: 00-000

APPLICANT:
Mary Jo Knelly &
David Huggins-Daines
723 North Beatty Street
Pittsburgh, PA 15206

COUNCIL DISTRICT:

ZONING CLASSIFICATION:

ARCH. RATING:

NATIONAL REGISTER:

LISTED

ELIGIBLE.....

Proposed Changes:

Proposed modification of front porch

Discussion:

1. The applicant is not present however upon reading the recommendation letter from the Alpha Terrace Local Review Committee, the Commission makes a motion.

MOTION:

Mr. Hogan..... Motions approve.

Mr. Jennings..... Seconds the motion.

All in favor.....Motion passes.

OWNER: LMS Fifth LP 121 Edgewood Avenue Pittsburgh, PA 15218	WARD: 1 st LOT & BLOCK: .. 11-J-2-1,2,3,4,5,6 INSPECTOR:BOB MOLYNEAUX	APPLICATION RECEIVED: 5/18/2010 SITE VISITS: CERTIFICATES OF APP.:00-000
APPLICANT: IMPAKT Development, Inc. 121 Edgewood Avenue Pittsburgh, PA 15218	COUNCIL DISTRICT: ZONING CLASSIFICATION: ARCH. RATING:	
NATIONAL REGISTER:	LISTED <input checked="" type="checkbox"/>	ELIGIBLE..... <input type="checkbox"/>

Proposed Changes:

Proposed restoration of the building and construction of one-story parking deck

Discussion:

1. Casey Steiner and Jonathan Hill of LMS Fifth LP introduce themselves. Mr. Hill explains that they have received historic tax credit for the National Park Service and have provided this documentation. He begins to describe the project, saying their plans are to renovate the building by repairing the exterior, while retaining the historical elements. Mr. Hill says Ms. Molnar explained that because they have received NPS tax credit approval, the HRC will most likely be in favor of the proposal. Therefore they are essentially at the table to present their plans for new construction of a one-story parking deck.
2. Mr. Hill says the parking deck will sit 42 inches above grade of the 5th Avenue sidewalk. He explains this is because the deck needs to be in line with the first floor of the building for accessibility purposes. Mr. Hogan asks what the treatment of the 5th Avenue side of the deck will be, if it will be dyed or colored. Mr. Hill says they have no finalized plans as of yet, however they want to create a clear separation between the school which is old, and the parking deck, which will be new.
3. Mr. Stern says if he understands correctly Watson Street is functionally an alley? Mr. Hill answers, yes. Mr. Stern asks where the walkway from parking deck to building will be placed. Mr. Steiner says it will be located at the middle of the building.
4. Mr. Hogan asks if the Department of Public Works will have any issues with their proposed landscaping. Mr. Jennings says they will have to examine the encroachment, but most likely there will be no problems.
5. Mr. Hogan asks what the width of the sidewalk adjacent to the parking lot will be. Mr. Hill says it will be reduced from approximately 10' to 7'.
6. Mr. Stern says he would like to see a detail of the proposed railing. Mr. Jennings adds he would like to see a detail of the concrete face.
7. Mr. Serrao asks about security at the rear of building. Mr. Hill says they plan to install a black, chain-link fence. Mr. Serrao says HRC will need to see a detail before installation.

MOTION:

Mr. Serrao Motions to approve pending the submission of materials.

Ms. Jennings..... Seconds the motion.

All members Voted in favor.

1000 Muriel Street/1001-15 Muriel Street

East Carson Street Historic District

OWNER: UPMC	WARD:17 th	APPLICATION RECEIVED: 5/12/10
	LOT & BLOCK: 3-G-190	SITE VISITS:
APPLICANT: Image Associates 300 Mt. Lebanon Blvd. Suite 2234 Pittsburgh, PA 15234	INSPECTOR: PAT BROWN	CERTIFICATES OF APP.:00-000
	COUNCIL DISTRICT:	
	ZONING CLASSIFICATION:	
	ARCH. RATING:	
NATIONAL REGISTER:	LISTED..... <input checked="" type="checkbox"/>	ELIGIBLE <input type="checkbox"/>

Proposed Changes:

Proposed replacement of aluminum panels with EIFS panels

Discussion:

1. Craig Allen of Image Associates and Larry Schiller of UPMC introduce themselves. Mr. Allen explains that UPMC warehouse located on Muriel Street was damaged by snow this past winter. UPMC contacted Image Associates to create a quick and efficient fix to this problem. They are proposing to rather than replace the existing metal panels, install EIFS panels to match the rest of the complex.
2. Mr. Hogan asks if there is a reason they are not reverting to the original appearance of the building. Mr. Allen says they do not in fact know what is underneath the metal panels, and because this was a non-budgeted project there are not enough funds to do so.
3. Mr. Stern asks for clarification that they plan to remove all metal and apply EIFS panels to the brick. Mr. Allen answers, yes. Mr. Hogan says it seems a shame to do so as a handsome building has been hidden. Mr. Stern asks Mr. Allen if they have explored the option of repointing the brick. Mr. Allen says they do not in fact know there is definitely brick underneath.
4. Mr. Stern asks if they have you taken this proposal to Southside LRC or SSLDC. Mr. Allen says, no. Ms. Molnar adds that they did not meet this month.

MOTION:

Mr. Hogan.....Motions to table the application pending Local Committee review

Mr. Sheffield.....Seconds the motion.

Mr. SerraoAbstains from voting.

Mr. SternMotion passes.

23 Market Square

OWNER:
Nicholas G. Nicholas
23 Market Place
Pittsburgh, PA 15222

WARD: 1st

APPLICATION RECEIVED: 5/18/2010

LOT & BLOCK: 1-D-128

SITE VISITS:

INSPECTOR: BOB MOLYNEAUX

CERTIFICATES OF APP.:00-000

APPLICANT:
Michael P. Kratsas
79 South 23rd Street
Pittsburgh, PA 15203

COUNCIL DISTRICT:

ZONING CLASSIFICATION:

ARCH. RATING:

NATIONAL REGISTER:

LISTED

ELIGIBLE

Proposed Changes:

Proposed storefront rehabilitation and installation of NANA doors

Discussion:

1. Mr. Stern tells Mr. Nicholas that there is a discrepancy between the rendering and the drawing. Mr. Stern also says that because this storefront is not original he has no major issues with the project. However he says he preference would be that they use a wooden NANA wall system, without stops. Mr. Serrao adds that he prefers the inclusion of the transom windows.
2. Mr. Stern asks for clarification on proposed light fixtures.

MOTION:

Mr. Hogan.....Motions to table the application pending modifications to application.

Mr. SerraoSeconds the motion.

All members.....Voted in favor

OWNER:
City of Pittsburgh

WARD: 14th

APPLICATION RECEIVED: 5/18/2010

LOT & BLOCK: 27-S-150

SITE VISITS:

APPLICANT:
Eat'n Park Hospitality Group
285 East Waterfront Drive
Homestead, PA 15120

INSPECTOR:PAT BROWN

CERTIFICATES OF APP.:00-000

COUNCIL DISTRICT:

ZONING CLASSIFICATION:

ARCH. RATING:

NATIONAL REGISTER:

LISTED

ELIGIBLE

Proposed Changes:

Proposed new construction of restaurant

Discussion:

1. Richard Reed, Vice President of Pittsburgh Parks Conservancy introduces himself. He explains that when the Plaza was designed in 2005-06, this area was designated in the Master Plan for a restaurant to be constructed. A lease agreement was signed with Atria's and new construction was approved by the HRC one October 4, 2006. However funding for the project fell through.
2. Eat'n Park made a proposal to the Conservancy, and with the support of Renny Clark, President of Oakland Task Force, they accepted.
3. Mark Broadhurst of Eat'n Park Hospitality Group introduces himself. He explains that some changes were made to the application due to suggestions by the Art Commission. The size of the buidling was reduced, allowing for less disruption to the park setting and reducing encroachment issues.
4. He explains the major elements of the proposed restaurant. The Entryway is tall glass structure, influenced by Phipps Conservatory. There will be green roof, and living wall. Materials are limestone, cedar, metal overhang, stackstone (natural). A seamless transition will be made to the park itself with the large pation area. Waste would go to area 50 feet from plaza.

MOTION:

Mr. SerraoMotions to approve.

Mr. JenningsSeconds the motion

All members..... Voted in favor.

OWNER: University of Pittsburgh	WARD: 4th	APPLICATION RECEIVED: 5/18/2010
	LOT & BLOCK:27-R-76	SITE VISITS:
APPLICANT: RSH Architects 363 Vanadium Road, Suite 300 Pittsburgh, PA 15243	INSPECTOR: JIM KING	CERTIFICATES OF APP.:00-000
	COUNCIL DISTRICT:	
	ZONING CLASSIFICATION:	
	ARCH. RATING:	

NATIONAL REGISTER: LISTED..... ELIGIBLE

Proposed Changes:
Proposed renovations and ADA improvements

Discussion:

1. Joel Cluskey of RSH Architects and Adriane Spalone of the University of Pittsburgh introduce themselves. Mr. Cluskey introduces the application by providing its historical name, The Concordia Club. He says the intent is to maintain the interior assembly spaces and to create room for the Student Affairs Office. The University wants to provide a safe and accessible environment for students.
2. Mr. Cluskey explains that no renovations have been done for approximately 50 years, and there is a need for an elevator and an additional stairway for egress. They propose constructing a 3-story addition on the parking lot side of the building. The addition will have an entrance with an ADA accessible ramp, but it will not be used as the main form of entry. The main entrance will remain and a replacement awning in the same color will be installed.
3. The primary building material will be brick and double hung windows will be installed. The current windows are painted an off-white color, but they are exploring using a green color as there is existing evidence of this color. Mr. Jennings asks to see a sample of the brick. Mr. Cluskey provides one, buff in color.
4. Mr. Hogan asks if they are also proposing the construction of steps at the main entry. Mr. Cluskey answers, yes.

MOTION:

Mr. SerraoMotions to approve pending submission of materials.

Ms. IsmailSeconds the motion

All members.....Voted in favor.