



Division of Development Administration and Review

City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor

Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH

Minutes of the Meeting of May 6, 2009

Beginning at 12:00 PM

200 Ross Street

First Floor Hearing Room

Pittsburgh, PA 15219

In Attendance:

<i>Members</i>	<i>Staff</i>	<i>Others</i>
Michael Stern, Chair	Katherine Molnar	A. Perry
Paul Tellers		Charles Moore
Ruth Drescher		B. Brooks
Earle Onque		A. Cuteri
Jill Joyce		J. Harnick (sp?)
Erik Harless for Sergei Matveiev		Jerry Morosco
Noor Ismail		Anne Nelson
		Bob Baumbach
		Carole Malakoff
		Eleanor Coleman
		John Lewis
		Jeff Slusarick
		Keith Andreyko
		E. Jones
		Gretchen Haller
		Michael Shealey

Old Business

Nominations Report: Ms. Molnar reported that the Old Stone Tavern will be considered today for the HRC recommendation. The Paramount Pictures Film Exchange building was nominated for historic designation, and will be introduced to the HRC at the next meeting. The HRC discussed the Workingmen's Savings Bank building, and the appeal process for the recent historic designation.

New Business

Approval of Minutes: In regards to the April 2009 minutes, the Historic Review Commission voted to table approval until next month.

Certificates of Appropriateness: Molnar directed the commissioners to the Certificates of Appropriateness. In regards to the April 2009 Certificates of Appropriateness, Mr. Tellers moved to approve, Mr. Onque seconded the motion, all voted in favor.

Applications for Economic Hardship: None

Other: Ms. Molnar told the HRC about the upcoming development of a City-wide historic preservation plan, and its funding sources.

Adjourn: Ms. Drescher motioned to adjourn, Ms. Joyce seconded the motion, all voted in favor.

Discussion on hearing items follows on the attached pages.

960 Penn Avenue (aka 210 10th Street)

Penn Liberty Historic District

OWNER:	WARD:.....2 ND	APPLICATION RECEIVED:	
Golden Triangle Management	LOT & BLOCK:.....009-N-122	SITE VISITS:	NONE
Acceptance Co.	INSPECTOR:.....Ed McAllister	CERTIFICATES OF APP.:	04/25/08
210 10 th Street	COUNCIL DISTRICT:.....		#06-055
Pittsburgh, PA 15222	ZONING CLASSIFICATION:.....		#07-091
APPLICANT:	ARCH. RATING:.....		
Staff – HRC			
Enforcement Issue			

REGISTER: LISTED ELIGIBLE

Discussion:

1. Ms. Molnar introduced the application, saying it was continued from a previous hearing in May 2008, when the HRC asked for legal department opinions. This morning, Molnar received an email from Joel Aaronson, saying that the sign company was removing the billboard, and that it would be taken down within 30 days. His company represents the sign company, not the building owner. It is the building owner that has the sign permit for that location. If the building owner wants to reinstall a sign at that location in the future, then the owner would have to go through HRC and perhaps zoning again.

2. Mr. Stern said that we do not need to take any action. There will be no vote.

MOTION:

- No ACTION -

1114 Liverpool Street

OWNER:	WARD:.....21 st	APPLICATION RECEIVED:	
MARSHALL DIANA	LOT & BLOCK:.....0022-L-00222	SITE VISITS:	00/00/00
1114 LIVERPOOL ST	INSPECTOR:.....	CERTIFICATES OF APP.:	00/00/00
PITTSBURGH, PA 15233	COUNCIL DISTRICT:.....		00-000
APPLICANT:	ZONING CLASSIFICATION:.....		
MARSHALL DIANA	ARCH. RATING:....New Construction		
1114 LIVERPOOL ST			
PITTSBURGH, PA 15233			
REGISTER:	LISTED..... <input checked="" type="checkbox"/>	ELIGIBLE..... <input type="checkbox"/>	

Discussion:

1. Ms. Molnar introduced the application and described the project. She said that the property owner would like to build a porch similar to those seen in the neighborhood. Molnar said that there are not formal drawings for the project, and that the owner would likely need to go to the zoning board for a variance.
2. Ms. Marshall introduced herself as the owner. She indicated that she would like to install a porch similar to that of her neighbors, but with less Victorian stylization.
3. Mr. Tellers said that a side porch in this location would be slender, but it would be appropriate. It could be a reflection of the front porch in style. Looking at the sketch from the contractor, he was concerned that the contractor would miss details in construction.
4. Ms. Marshall said that because of the front fence, someone on the front sidewalk would not see much of the side porch.
5. Mr. Stern asked for more information regarding detailing and drawings.

MOTION:

Mr. Tellers.....moved to approve the application on the condition that additional detailed drawing be reviewed with the HRC staff.

Ms. Joyce.....seconded the motion

ALL VOTED IN FAVOR *MOTION PASSES*

1325 West North Avenue

OWNER & APPLICANT: Mr. Frederick Mannion
WARD: 21
BLOCK AND LOT NUMBER: 007-B-264
ZONING CLASSIFICATION: R4
HISTORIC ARCHITECTURAL RATING: Important (Typical)

Proposed Changes:

Proposed removal of rear porch, reconstruction of rear porch.

Discussion:

1. Ms. Molnar introduced the application saying that the existing rear porch is in terrible condition, and that the property owner would like to remove it, and replace it with one shown in the drawing.
2. Fred Mannion addressed the HRC and gave some context history to the deck and the building. He described the condition of the deck.
3. Mr. Stern asked what the rear design was based on. Mannion said that there were two earlier decks, including one that stretched the full three stories of the building. He described the detailing for the new porch, including information about its structure and installation.
4. Mr. Stern asked for public comment. There was none.

MOTION:

Mr. Tellers.....moved to approve the application as shown on the drawing.

Mr. Onque.....seconded the motion

ALL VOTED IN FAVOR *MOTION PASSES*

800-802 Cedar Avenue

Deushtown Historic District

OWNER:	WARD:.....23 rd	APPLICATION RECEIVED:	
VAN DYKE FERRARA ENERGY	LOT & BLOCK:.....0023-S-00258	SITE VISITS:	00/00/00
INVESTMENTS LLC	INSPECTOR:.....	CERTIFICATES OF APP.:	00/00/00
119 CHURCH ST	COUNCIL DISTRICT:.....		00-000
PUNXSUTAWNEY, PA 15767	ZONING CLASSIFICATION:.....		
APPLICANT:	ARCH. RATING:.....Typical		
Robert Baumbach			
REGISTER:	LISTED..... <input checked="" type="checkbox"/>	ELIGIBLE..... <input type="checkbox"/>	

Discussion:

1. Ms. Molnar introduced the application and passed around copies of the site plan. The project would be to open a portion of the third floor, in order to create a third floor porch area. Ms. Molnar introduced the architect, Bob Baumbach, to more thoroughly describe the project.
2. Mr. Baumbach introduced himself and described the project. The creation of the terrace would involve the removal of several walls, and an addition of an outdoor space/ patio. He proposed to keep the window jambs in place.
3. There was significant discussion about the types of railings, and places of the railings and additions. The HRC asked where the additions would be, and where they would be visible from. Baumbach said that from the street level, the addition would not be visible.
4. Mr. Stern said that the submission of the design drawings for the deck were more to the point; it could be submitted to Katie for a staff review of the deck.
5. Ms. Joyce asked if any of the neighbors had voiced their opinions. Mr. Baumbach said that all of the people he talked to were in support of the project.

MOTION:

Mr. Tellers.....moved to table the request, pending additional information about the deck, and an elevation of the rear, east side.

Ms. Joyce.....seconded the motion

ALL VOTED IN FAVOR *MOTION PASSES*

857 Western Avenue

OWNER: Mr. John DeSantis
WARD: 22nd
BLOCK AND LOT NUMBER: 007-D-163
BUILDING INSPECTOR: Jack McGoogan
ZONING CLASSIFICATION: LNC
HISTORIC ARCHITECTURAL RATING: Unrated

Discussion:

1. Ms. Molnar introduced the application, saying that the LRC had viewed the project at its last meeting. In addition, the applicant had been to the HRC in the past month. At its last meeting, the HRC asked the applicant to come back with revised drawings to better reflect the Allegheny West district guidelines, and in addition, to include some kind of “green-wall-trellis” to cover the garage doors. The LRC provided a letter of recommendation/opinions to the HRC, which is included in the packet.
2. Mr. Jerry Morosco introduced himself and described the modifications to the project. He described the infill proposed, information about cleaning the façade, the materials of the façade (finished concrete blocks), etc. He said they would like to clean the block, replace the concrete sills of the windows with red brick, and replace the poured concrete cap piece with brick. He described the grade and slope of the property, and the height of the proposed fence throughout the property, as shown in the drawings. He described the doors and fenestrations on the front of the building, and on the rear of the building. Jerry said that “obviously,” it is a non-contributing structure, but that the building must stay there because of environmental reasons. They are mainly leaving the building alone, and only replacing deteriorated portions of the existing building; the new fenestrations will be removable in the future. Jerry thinks that the horizontal lines in the project will help pull the building into the rest of the neighborhood.
3. Ms. Joyce said that the HRC asked the architect to keep it simple, and that is what he has done.
4. Mr. Tellers said that the insertion of red brick as a lineal element would not relate to the massing of brick along Western Avenue... why add it? Jerry said that this building would never dress up to be in company with the other buildings. He wanted to give this building the best chance to fit in that it could.
5. There was some discussion about landscaping, type of plants and materials, and the fence. He said that the fence will set a boundary for the property, so that the site will not become an “opportunity.”

MOTION:

- **THE TAPE CUT OUT – It is unknown who made the motion, or who seconded it.**

.....moved to approve the new design for this address as shown in drawings and specifications submitted to the HRC on May 6, 2009. The applicant will come back to the HRC with detailed information on the fence.

.....seconded the motion

ALL VOTED IN FAVOR *MOTION PASSES*

1712 – 1714 East Carson Street

OWNER & APPLICANT: 201 NINTH STREET ASSOCIATES LP
828 E PITTSBURGH PLAZA
EAST PITTSBURGH, PA 15112
WARD: 17th
BLOCK AND LOT NUMBER: 012-E-375, -376
ZONING CLASSIFICATION: A1
HISTORIC ARCHITECTURAL RATING: Important (Typical) but Altered

Proposed Changes:

Removal/replacement of ATM, fenestration changes

Discussion:

1. Ms. Molnar introduced the application and described some of the work items listed in the application form.
2. Mr. Keith Andreyko addressed the HRC.
3. – **THE TAPE CUT OUT – minutes lost**
4. Mr. Stern proposed that the applicant submit more information about the awning, including a sectional drawing, and that information should be submitted to Katie for a staff approval.

MOTION:

Ms. Joyce.....moved to approve the design with the stipulation that an awning profile is submitted along with the actual fabric color, along with information about the treatment of the side window (near the night deposit box).

Mr. Tellers.....seconded the motion

ALL VOTED IN FAVOR *MOTION PASSES*

1713 -1715 East Carson Street

East Carson Street Historic District

OWNER: S P P PROPERTY BUSINESS MANAGEMENT INC 1715 E CARSON ST PITTSBURGH, PA 15203	WARD:.....17 th LOT & BLOCK:.....12-E-311 INSPECTOR:.....Bob Molyneaux COUNCIL DISTRICT:..... ZONING CLASSIFICATION:.....LNC ARCH. RATING:.....Typical	APPLICATION RECEIVED: 00/00/00 SITE VISITS: 00/00/00 CERTIFICATES OF APP.: 00-000
APPLICANT: Same		
REGISTER:	LISTED..... <input checked="" type="checkbox"/> <input type="checkbox"/>	ELIGIBLE..... <input type="checkbox"/>

Discussion:

- Ms. Molnar introduced the application as a project that the HRC had seen last month. The building is next to the existing SBar. At the last meeting, the HRC denied the application, citing some of the guidelines from that district. After the last HRC hearing, Molnar talked with the architect and the applicant, went back and looked through the file and found a previously issued CofA for the building. Since that CofA had already been issued for the building, staff found it necessary to approve the same exact design for the building again. The owner and architect wanted to make a few aesthetic modifications to that plan, which is why they are at the HRC today. The previous CofA covered the basic design of the building, but did not address some of the details like the profile of the arch, setbacks, colors, materials, etc. The new application is very much in keeping with the CofA that had previously been approved. The HRC only needs to discuss the finishing materials, details, and colors today. Molnar showed a new plan-view of the building, showing the storefront entrance to be setback 4' instead of 12'.
- Erik Fritzberg, from Dunn and Associates, presenting for the owner, addressed the HRC. He wanted to go over the materials. He said the top cornice of the building would be maintained as existing, but repainted using a tri-color scheme. He showed tiles and colors for the building.
- Mr. Stern asked about the semi-circular window, if it would be clear/transparent. It will be.
- There was some discussion about the front entrance door, the ADA accessibility, and access to the door. Erik Harless gave some information about the push-bar and ramping requirements. Fritzberg said he had been working with the accessibility inspector about the issue.
- Mr. **Ken Wolf** from Councilman Krauss' office addressed the HRC. He asked if the bottom windows would be clear, with nothing put on them at all. The answer from Fritzberg was that the windows would be completely clear.

MOTION:

Mr. Tellers.....moved to approve the application with the acceptance of the door recessed as shown, or flush with the building façade, depending on accessibility regulations.

Ms. Drescher.....seconded the motion

ALL VOTED IN FAVOR *MOTION PASSES*

1827 – 1831 East Carson Street

OWNERS: Mr. John Lewis and Mr. Edward Lewis
1831 East Carson Street
Pittsburgh, PA 15203

WARD: 17th
BLOCK AND LOT NUMBER: 012-E-336
BUILDING INSPECTOR: Mr. Bob Molyneaux
ZONING CLASSIFICATION: LNC
HISTORIC ARCHITECTURAL RATING: Vacant Lot
DESCRIPTION: 1827 E Carson was the site of a two-and-a-half story Second Empire Style building dating from the 1880s. The building had a brick façade and a first-floor storefront with turned wooden corner posts. It had three segmental-arch-topped windows with decorative hoods in the second floor and two gabled dormers in the mansard roof. This building collapsed and was removed in June, 2001.

Discussion:

1. Ms. Molnar introduced the application and gave some background context history about the three buildings. The current application is for the construction of new infill, and for the modification of a corner entrance. The Local Review Committee saw preliminary drawings for the project, but did not see final designs.
2. Jeff Slusarick introduced himself and described the project according to a PowerPoint presentation prepared by his firm. He gave some reasons why the building owners wanted to make these changes, including the expansion of usable floor space, and a better circulation within the building. He went through all of the slides and described the project. They have not thought through completely the signage, the color palate, or the final materials.
3. Mr. Stern asked for public comment. There was none. Mr. Stern asked if the roof of the new construction able to be occupied. It currently is not; adding a deck would also add additional approval processes through the City. The liquor license saturation law is currently prohibiting the expansion of footprints and expansion of liquor licenses. Molnar said that there were several businesses on Carson going through the same issues right now, and it would be something that could come to a head in the near future. Mr. Stern said that if possible, in the future, he would support the addition of a rooftop deck.

MOTION:

Ms. Drescher.....moved to approve contingent upon review of final materials, colors, and signage.

Ms. Joyce.....seconded the motion

ALL VOTED IN FAVOR *MOTION PASSES*

1707 East Carson Street

OWNER: Mary DeMauro 1707 E CARSON ST PITTSBURGH, PA 15203	WARD:.....17 th LOT & BLOCK:.....0012-E-00307 INSPECTOR:.....Bob Molyneaux	APPLICATION RECEIVED: SITE VISITS: CERTIFICATES OF APP.:	00/00/00 00/00/00 00-000
APPLICANT: David Morgan Architects	COUNCIL DISTRICT:..... ZONING CLASSIFICATION:.....LNC ARCH. RATING:.....Typical		
REGISTER:	LISTED..... <input checked="" type="checkbox"/>	ELIGIBLE..... <input type="checkbox"/>	

Discussion:

1. Ms. Molnar introduced the application and asked Mr. David Morgan to describe the project.
2. Mr. Morgan introduced himself. The proposal is to extend the existing block rear of the building out to the edge of the property line, toward the alley. They still have some hurdles at the zoning board, but they wanted to get through HRC first. The intention is to add bathroom facilities to the building.
3. Mr. Stern asked for public comment.
4. **Ken Wolf** said that Councilman Krauss has some apprehension about the actual use of the space. He wanted to know what the use of the upper floor would be, if the first floor would be bathrooms. Mr. Morgan did not know if it would be standing space, or sitting space.
5. Mr. Morgan said that they are still working with the zoning folks to figure out the parking, and the rest of the approvals.

MOTION:

Mr. Tellers.....moved to table until further information is provided, including drawings, plans and elevations of all sides, with enough detail for us to evaluate the actual proposal.

Mr. Onque.....seconded the motion

ALL VOTED IN FAVOR *MOTION PASSES*

Discussion:

1. Ms. Molnar introduced the application, saying that these have been a big deal in the last few months, have been on and off of the agenda, and we need to consider these properties today. Planning and BBI staff, along with the Mayor's Office, have been in discussions with neighborhood groups, preservation non-profits, and interested individuals in Manchester to discuss these properties. We met down on site to look at the properties, and to discuss if there were methods to save the properties that are on the agenda today – if a larger plan could be put in place. The outcome of the meeting was that the BBI and the Planning Department recommend that the HRC table the demolition of these addresses so that the community has an opportunity to work with the City to look for alternatives. The properties that are most important to be tabled are those on Sedgwick Street, as well as 1218 N Franklin. The remainder of the properties on N Franklin, and Nixon, will remain on the agenda.
2. Mr. Tellers asked the rationale for tabling the addresses. Ms. Ismail said that the community is asking for time to develop a plan. Molnar said that the group hopes to meet before the next HRC meeting to see if there is a good faith effort on all accounts to come up with the next steps. She mentioned the Conservatorship Bill, the Manchester Real Estate Report, and that the community could meet with the URA to discuss funding. According to Ismail, tabling the addresses was the recommendation that all parties agreed to at the last neighborhood meeting.
3. **Anne Nelson** addressed the HRC saying that the meeting on May 1st went very well. PHLF is in favor of the recommendation suggested by Molnar and Ismail.
4. **Mr. Stanley Lowe** addressed the HRC saying that the meeting went well last Friday. Month after month they come before the HRC and ask for time to save the buildings. Today, a table vote would show a good faith effort that the HRC is still willing to work with community to make this happen. He thinks we might be on the verge of losing the historic character of the district. There are three areas being hit the hardest: Adams Street, Sedgwick & Franklin Streets, Chateau Street, and Columbus Street.
5. **Ms. Lisa Anderson** addressed the HRC and said that there is a lot of frustration in the neighborhood. She said that 6 years ago, the neighborhood identified these as candidates for restoration, but nothing happened. The community needs to work with the City and with the URA to get these issues addressed.
6. Mr. Stern said that he had hoped to put demolitions on hold, but it seems that the threats to these buildings are imminent and pressing.

MOTION:

Mr. Tellers.....moved to table the demolition of 1218 N Franklin, and 1517, 1519, 1521, 1523, and 1525 Sedgwick Street, in investigation of planning and funding, for one month's time, to be reviewed on a monthly basis.

Mr. Onque.....seconded the motion

ALL VOTED IN FAVOR *MOTION PASSES*

Mr. Tellers.....moved to approve the demolition of 1221, 1215, 1214, 1204, 1200-1202 North Franklin Street, and 1404 Nixon Street

Ms. Joyce.....seconded the motion

ALL VOTED IN FAVOR *MOTION PASSES*

HISTORIC NOMINATION FORM

HRC Staff Use Only
Date Received:.....February 4, 2009
Parcel No.:.....19-S-156
Ward:.....20th
Zoning Classification:.....
Bldg. Inspector:.....
Council District:.....Teresa Smith

Fee Schedule

Please make check payable to *Treasurer, City of Pittsburgh*

Residential Landmark Nomination:	\$100.00
Non-Residential Landmark Nomination:	\$250.00
District Nomination:	\$250.00

1.
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STO
IC

NAME OF PROPERTY:
Old Stone Tavern
Coates Tavern

2. CURRENT NAME OF PROPERTY:
Old Stone Tavern

3. LOCATION

- a. Street: 436 Green Tree Road
- b. City, State, Zip Code: Pittsburgh, PA 15220
- c. Neighborhood: West End

4. OWNERSHIP

- d. Owner(s): Mario Peticca
- e. Street: 909 0 ALPINE C BLVD
- f. City, State, Zip Code: Pittsburgh, PA 15221

Phone: (____) □□□□□-

FINAL HEARING DISCUSSION:

1. Ms. Molnar reintroduced the nomination, provided the HRC with updates from the previous HRC meeting, and indicated to the HRC what their role and responsibility would be in regards to the nomination today. She said that the vote today would be made in the form of a recommendation to City Council. She said that in the past, the HRC voted that the building was likely to meet several points of significance as outlined in the ordinance, including sufficient integrity to make the building worthy of preservation.
2. Molnar indicated that Michael Shealey has done a lot of research during the past month, and has gone through a ton of records to discover the history of the building. He does not yet have a definite construction date yet, but knows that Daniel Elliott first bought the property in the 1760s. Molnar described more facts that had been discovered through the past month's research.
3. Molnar indicated that the Planning Commission would be briefed on the nomination on the 12th of May, 2009, and would potentially vote two weeks after that.
4. Ms. Ruth Drescher

MOTION: Ms. Drescher.....moved that the Historic Review Commission recommend historic designation of the Old Stone Tavern building in accordance with criteria of significance numbers 3, 8, and 10 of the code.

SECOND: Mr. Onque.....seconded the motion.

IN FAVOR: *All PASSED*

OPPOSED: *None*