



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 2, 2014
Beginning at 12:30 PM
200 Ross Street
First Floor Hearing Room
Pittsburgh, PA 15219

In Attendance:

<i>Members</i>	<i>Staff</i>	<i>Others</i>	
Linda McClellan	Sarah Quinn	Carole Malakoff	Tom Lolaw
Joe Serrao	Sharon Spooner	Christopher D'Addario	Ayhan Sayer
Noor Ismail		John DeMauro	Gerald Morosco
Ernie Hogan		Stephen Mrdjenovich	Amanda Markovic
Maura Kennedy		Francis Schmitt	Sean Beasley
		Michael Kostriew	Bill Benter

Old Business—None.

New Business

Approval of Minutes: In regards to the March 2014 minutes, Mr. Serrao motions to approve and Ms. Ismail seconds. Mr. Hogan asks for a vote; Ms. Kennedy abstains and Mr. Serrao, Mr. Hogan, Ms. Ismail, and Ms. McClellan are in favor, motion carries.

Certificates of Appropriateness: In regards to the February and March Certificates of Appropriateness, Mr. Serrao motions to approve and Ms. McClellan seconds; all are in favor and motion carries.

Other:

1. Mr. Hogan asks if there are any upcoming demolitions.
2. Ms. Quinn states that she hasn't heard of anything, but would expect to start seeing them soon since the weather is changing.
3. Ms. Kennedy states that BBI is actively reviewing demolitions at this time.
4. Mr. Serrao asks if there has been any news on the demolition plans in Manchester.
5. Ms. Quinn says that the URA is funding Section 106 review on alley houses. She also expects a private application for demolition to come in for a Manchester property.
6. Mr. Hogan states that Manchester Citizens Corporation is in the midst of board elections right now. He believes that it would be a good time to proactively reach out to them regarding a demolition plan.
7. The Commission talks about the issues that Manchester, the Central North Side, and other neighborhoods have had with demolitions and the erosion of the fabric of the neighborhoods.
8. Ms. Kennedy agrees that BBI should engage with the community on this.
9. Ms. Quinn says BBI has worked with community groups in an informal way in the past.
10. Mr. Serrao says a main issue is that the community groups need funding to save buildings, which they don't have.

11. Mr. Hogan asks if there is a staff report.
12. Ms. Quinn says that the Naser's Tavern nomination is at Council and is being scheduled for a public hearing.
13. Ms. Ismail talks about the development of the historic design guidelines as part of PlanPgh and says they are looking good so far.
14. Ms. Quinn mentions that the NAPC conference is being held in July in Philadelphia and that staff will be attending.
15. Mr. Hogan expresses a concern with 1001 E. Carson; the windows were originally three-over-one windows and they appear to be installing one-over-one windows which was not approved.
16. Ms. Quinn states that a 311 case should be opened for BBI to look into it.
17. Mr. Hogan feels that the Commission should be able to ask BBI to look into it directly.
18. Ms. Quinn says she will pull the file and check with the architect.
19. Ms. Kennedy asks what information BBI is provided with as far as Certificates of Appropriateness.
20. Ms. Quinn states that the appropriate inspector is provided with a copy of the Certificate as well as any plans that were submitted.
21. The Commission discusses the issues around enforcement.

Adjourn:

Mr. Serrao motions to adjourn.

Ms. Ismail seconds.

Mr. Hogan asks for a vote; all are in favor and meeting is adjourned.

The discussion of the agenda items follows.

818 Western Avenue

Allegheny West Historic District

Owner:

Francis J. Schmitt
818 Western Avenue
Pittsburgh, Pa 15233

Ward: 22nd

Lot and Block: 8-A-21

Inspector: Jim Seskey

Applicant:

Francis J. Schmitt
818 Western Avenue
Pittsburgh, Pa 15233

Council District: 6th

Application Received: 2/19/14

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

Proposed Changes: Replacement of rear window sills.

Discussion:

1. Mr. Francis Schmitt steps to the podium; he is the owner of the building. He states that the project is to replace 15 rotten wood window sills on the north side of the house. He says they will be replacing them with stone, as he has been unable to find appropriate wooden replacements. He says that the material is a beige limestone. Only three of the windows that will have these new sills are visible from the alley.
 2. Mr. Serrao asks what the headers are made of.
 3. Mr. Schmitt says those are also wood. The house was built in 1870 and had all wood headers and sills, but some have disintegrated. He says the limestone comes in beige or grey, with the beige being a very light brown. The sills will be the same size as the existing sills.
 4. Mr. Hogan asks for public comment.
 5. Ms. Carole Malakoff steps to the podium; she is with the Allegheny West LRC. She states that Mr. Schmitt came before the LRC to discuss the change in materials and the reason why he wants to change materials, namely the unavailability of the right type and size of wood. She states that they are rear windows, and the only ones that are visible from the alley are the top three, so they are satisfied with the change in materials and are convinced that they will look like wood from a distance. She would also like to make one other statement; they have learned that the Board of Adjustment is instituting a “good neighbor” policy where property owners are required to go through the LRC, and she recommends that the HRC do the same.
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Motion:

6. Mr. Serrao motions to approve the replacement of the rear window sills with stone as shown in the documentation.
 7. Ms. Ismail seconds.
 8. Mr. Hogan asks for a vote; all are in favor and motion carries.
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12 Bedford Square

East Carson Street Historic District

Owner:

John DeMauro
MJT Real Estate, LLC
PO Box 4276
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 3-H-188

Inspector: Brian Ralston

Applicant:

Gerald Morosco
1016 E. Carson Street
Pittsburgh, Pa 15203

Council District: 3rd

Application Received: 3/14/14

National Register Status: Listed: Eligible:

Proposed Changes: Demolition and new construction.

Discussion:

1. Mr. Gerald Morosco steps to the podium; he is the architect for the project. He states that the project has come before the Commission on several previous instances. He states that they were recently retained as architects for the project to revise the scheme, and are proposing a new elevation which fills in a bit more of the second floor and makes more of an impression on the square. He states that there is an alley to the right that serves as a means of egress, a trash enclosure, and housing for electrical service, and as in the previous submissions they will be preserving that area. What is seen in the drawings are the egress doors from the space. The only other substantive change from the previous submission is an operative door system identical to one that was approved for Delanie's Coffee on E. Carson. The bulkhead below the windows is part of the same frame and the hinge point is between the upper and the transoms, so the transom folds in and the other part folds out. They don't have a tenant yet so the signage will come in under a separate application for staff approval, but they do have a signboard and signboard cornice on the drawings. The upper windows as well as the storefront system are aluminum, and they are proposing to use the same Traco window system that was previously approved for Local at 1517 E. Carson. The brick profile around the windows will be one that was developed for historic tax credit projects. The windows, storefront, and doors will all have the same powder-coat finish. The cornice is another change from the previous proposal; it will be either PVC or glass fiber-reinforced concrete, with globes installed on it that are intended to be illuminated. He talks about the rear of the project, stating that they are proposing essentially the same think that was previously approved, which is a stucco finish over either block or a steel frame. He addresses the questions submitted by email from the LRC. The LRC wanted to see wood windows on the second floor, but the guidelines don't require them for new construction, and he feels they are going over and above what is required in matching the profiles of historic wood windows in aluminum. The second question from the LRC was about the stucco in the rear, for which he looked to the Commission's previous approval. The rear of the
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building will face a parking lot and will arguably be visible from Bingham Street, but not from E. Carson. All other sides of the building are parged over what was originally brick. He addresses the question of the globes, stating again that they would like to illuminate them and that the half-globe shown in the drawings appears to be a drafting error; it will be a full globe. At the right, the cornice will return over the open area for probably one bay. Another question from the LRC was about the roof leaders and electrical system; at this time they believe the roof leaders will be internal, and they have not fully addressed the electrical service scheme yet. The last question was about lighting of the signboard; they are not proposing to light the signboard or sign at this point, but they will apply for signage under a separate application.

2. Mr. Serrao asks if they have made any decisions on colors and materials.
3. Mr. Morosco states that they are using brick, but don't know yet the specifics. As part of the approval they can submit samples to staff, as well as colors for the aluminum powder coat and cornice.
4. Mr. Hogan asks how far back they plan on wrapping the brick.
5. Mr. Morosco says they will wrap it at least 24 inches.
6. Mr. Hogan notes that the window sills will be either stone or pre-cast.
7. Mr. Morosco says that is correct. The pre-cast would be a synthetic stone that looks like limestone.
8. Mr. Hogan asks for public comment. The Commission enters two emails from the LRC members into the record.

Motion:

9. Mr. Serrao motions to approve the demolition and new construction with final colors and materials to be submitted to staff for approval and with modification that the brick should have a return of 24 inches on the alley wall.
 10. Ms. McClellan seconds.
 11. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1302 E. Carson Street **East Carson Street Historic District**

Owner:

Sayer Real Estate
1302 E. Carson Street
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 3-H-31

Inspector: Brian Ralston

Applicant:

Ayhan Sayer
1302 E. Carson Street
Pittsburgh, Pa 15203

Council District: 3rd

Application Received: 2/25/14

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

Proposed Changes: Storefront restoration and window replacement.

Discussion:

1. Mr. Ayhan Sayer steps to the podium; he is the owner of the building and also trained as an engineer. He states that they are looking to renovate the storefront as well as replace the windows in-kind and repoint on the second and third floors. On the storefront he states that under the sign they are changing some of the trim to be composite material.
 2. Mr. Hogan asks if they have done any exploratory work to see what is behind the 1950s façade.
 3. Mr. Sayer says they have not. He states that they were going to apply to the URA also for money so they were waiting on that.
 4. Mr. Hogan states that the second floor would have had more of a bank of windows originally, and they are going with a three window system.
 5. Mr. Sayer states that they just want to keep what is there, except they are going from aluminum windows to aluminum clad.
 6. Mr. Hogan says that the signboard may be too small, and that they have two layers of transoms were originally there would have been one transom, and the storefront would have gone higher up.
 7. Mr. Sayer says they were trying to match the building next door and also what they have on the interior of the building. He states that they would also like to have an operable bifold window system. The new door on the right side would be to the upstairs apartments.
 8. Mr. Serrao notes that the seven lights they are showing on the façade may be too many. He asks if the existing windows are wood or aluminum.
 9. Mr. Sayer says they are aluminum replacement windows that were installed maybe 20 years ago.
 10. Mr. Hogan asks for public comment; there is none. He asks if they went before the
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LRC, as they have submitted comments on the project.

11. Mr. Sayer says they did not speak to the LRC.
12. Mr. Hogan states that since they are planning to go through the URA's street face program, their architect would review the plans and would most likely have some of the same issues that the LRC has, namely, the amount of lights, the position and size of the signboard, the double transom, and the tile that they have for the base. He asks if they would like more time to perhaps get started with the URA, refine the drawing, and then come back before the HRC so they can just get approved plans and get started.
13. Mr. Sayer states that the URA instructed him to come before the HRC as the first step. He agrees that they can revise the drawings and come back.

Motion:

14. Mr. Serrao motions to table the application for one month for resubmission of drawings.
 15. Ms. Kennedy seconds.
 16. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1820 E. Carson Street **East Carson Street Historic District**

Owner:

Aspen Holdings III, LLC
232 E. 250 South
Valparaiso, In 46383

Ward: 17th

Lot and Block: 12-J-383

Inspector: Brian Ralston

Applicant:

Gerald Morosco
1016 E. Carson Street
Pittsburgh, Pa 15203

Council District: 3rd

Application Received: 3/14/14

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

Proposed Changes: Façade renovations.

Discussion:

1. Mr. Gerald Morosco steps to the podium; he is the architect for the project. He gives a brief history of the building, stating that it was originally built as a car wash in the 1970s and became a Burger King in the 1980s, and it predates the designation of the historic district in 1993. The restaurant is under new ownership and they are looking to make renovations. The first page in the proposal is a new railing system for the front that is identical to a system used elsewhere in the district. The next page is the proposed signboard lighting, and after that is the proposed parking lot lighting which is the same LED lighting that the city uses. He states that the restaurant is also replacing the bright red outdoor seating with wood and stainless steel seating. They will be removing all the applied wood molding and pilasters from the façade. The fenestration will remain, and the bulkhead below the windows will be replaced with 6x6 tile with 12x12 tile for the verticals. The signboard will be replaced with painted Hardie board, and the signage will be non-illuminated dimensional letters with a non-illuminated logo on the pier. The current slate roof will remain. There is also a freestanding sign in the parking lot which was original to the building; they will keep the same armature and apply painted panels over it with the signage. The changeable letterboard will remain, but will be framed and lit with a concealed LED fixture. He addresses the LRC comments on the crown molding and states that they can remove it from the design. He also addresses the comment that there should be more differentiation above the top of windows and states that they can add a strip element there. The last part of the proposal is the trash enclosure at the rear; they are proposing to add painted wood boards to the existing frame.
 2. Mr. Hogan asks for public comment. The Commission enters two emails from the LRC into the record.
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Motion:

3. Mr. Serrao motions to approve the façade renovations with the modification that the crown molding on the building be eliminated and minor modifications to the façade above the existing windows. Materials will be submitted to staff for final approval.
 4. Ms. Ismail seconds.
 5. Mr. Hogan asks for a vote; all are in favor and motion carries.
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60 S. 15th Street

East Carson Street Historic District

Owner:

Christopher Beech
60 S. 15th Street
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 3-H-105

Inspector: Brian Ralston

Applicant:

Gerald Morosco
1016 E. Carson Street
Pittsburgh, Pa 15203

Council District: 3rd

Application Received: 3/14/14

National Register Status: Listed:

Eligible:

Proposed Changes: Façade renovations.

Discussion:

1. Mr. Gerald Morosco steps to the podium; he is the architect for the project. He states that this building is a non-contributing structure that was formerly a post office. He states that the owner is now doing interior and external renovations. The major items at this time will be a green roof and a stair tower that will go all the way up to the roof. The green roof is more of a hedge that also acts as a 42 inch guardrail. They are also proposing a green wall system for the side of the stair tower and also for the “sign board”, which will have floating letters and a bike. They will be using a discreet LED light fixture to light it, and they will also have a projecting sign. Regarding the new front entrance, he states that they are opening up that corner with a window and an entry door and are also adding an accessible entrance wholly within the property. On Bingham Street they are also proposing to match the front window opening in the parking lot and on the side of the building. The windows are steel sash but the doors and the transoms above the doors are all wood. They are removing the stoop, but the doors will be preserved and will be cleaned, painted, and weather-sealed, and will just be non-functioning. The new entrance will be on the parking lot side and will have a sliding door. For the windows, they are proposing to use the same aluminum system that was used on a historic tax credit project elsewhere in the city, which has the same profile as the steel sash windows. He also mentions that they are removing the awnings, which never received approval in the first place. He addresses the LRC comments, specifically maintenance of the green wall system.
 2. Mr. Hogan states that the design standards do not address green infrastructure, but he feels this is a good project to set a precedent with, especially as it is a non-contributing structure.
 3. Mr. Hogan asks for public comment.
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Motion:

4. Mr. Serrao motions to approve the façade renovations as submitted in the documents, with final material selection to be submitted to staff.
 5. Ms. McClellan seconds.
 6. Mr. Hogan asks for a vote; all are in favor and motion carries.
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221 Fourth Avenue

Market Square Historic District

Owner:

William Benter
2901 Smallman Street, Apt 5D
Pittsburgh, Pa 15201

Ward: 1st

Lot and Block: 1-H-181

Inspector: Bob Molyneaux

Applicant:

Stephen Mrdjenovich
5411 Penn Avenue
Pittsburgh, Pa 15206

Council District: 6th

Application Received: 3/14/14

National Register Status: Listed: X Eligible:

Proposed Changes: Renovations to roof deck, awning, and siding of 19th floor unit.

Discussion:

1. Mr. Stephen Mrdjenovich steps to the podium; he is the architect for the project. He states that the building is the Benedum Trees building in Market Square; it faces the Monongehela River away from Market Square. He states that the project concerns the two top floors, the 18th and 19th, specifically the penthouse on the 19th floor. The walls are set back and not very visible from street level, but there may be some views where the changes will be visible. He shows images of the existing façade and explains that there is a green awning that is taken down seasonally. The walls of the penthouse are constructed of plaster which is deterioration, and there is also a roof deck with furniture and plantings. The cornice area is wrapped in rubber roofing, and the deck is set back about 8 or 9 feet going around. They are looking to upgrade all of these elements. The first item of the proposal is to clad the cracked plaster walls with a GFRC panel of the same color. They would also like to raise the roof deck higher than the cornice and move it out closer to the edge as far as they can without touching the cornice line. They have been working with a structural engineer who says they can tie the deck in to the existing steel of the building to cantilever above without destroying any of the historic cornice line. They are looking to use frameless glass railings to enhance the feeling of being on the edge of the roof. They would also like to replace the green awning with lighter shade sail awnings on either side of the deck, which will also be seasonal. The poles will be tied into the steel structure of the building, and they will use Epay wood for the deck flooring. The decking will be made in sections so it can be pulled up for repairs or cleaning. He shows photos of the existing and the proposed deck to show the visibility of the deck from Market Square and Mt. Washington.
 2. Mr. Hogan asks why they decided to raise the deck.
 3. Mr. Mrdjenovich says it is because they wanted to get closed to the edge of the roof to enhance the views.
 4. Mr. Serrao says that his concern is that with the change, the deck will now be visible from Market Square. He doesn't want to set a precedent for visible roof
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decks in historic districts.

5. Mr. Mrdjenovich says they have tried to use materials, such as the glass railing, that will be less visible; also, the building is much taller than other buildings in historic districts.
6. Mr. Hogan says they are on the right track, but the problem is that the Commission has been consistent in requiring roof decks to be pushed back and hidden behind parapet walls so they are not visible from the ground. They are proposing the opposite with raising and expanding the deck, which would set a new precedent.
7. Mr. Serrao agrees the building is different because it is so tall, but says that makes it easier for the roof deck to disappear. If the Commission sets a precedent for visible roof decks then everyone will want one.
8. Ms. Kennedy states that the sails being in the corners of the deck make them very visible, and if they move them that will solve part of the issue.
9. Mr. Mrdjenovich agrees, and also says they were considering anti-reflective glass for the railing which would help it disappear further.
10. Ms. Ismail states that they are really making an attempt to have this disappear, but she is also concerned about setting a precedent.
11. Mr. Hogan asks for public comment; there is none. He says the awnings are a huge part of the issue, so they could approve the application with no awnings or require them to be relocated. However, this is a significant building and the roof deck is so close to the edge, he feels that they may want to require it to be pulled back a bit. He asks how far they are looking to have the deck extended.
12. Mr. Mrdjenovich says right now the deck is set back 8 or 9 feet and they are looking to extend it 4 or 5 feet.
13. Mr. Hogan states that he thinks if the deck were to be pulled in a bit and follow the main plan of the building it would not be as visible. He feels that this would be a good compromise. He also feels that both awnings should be moved away from the corners so they would be less visible. He states that the application can be postponed so he can bring new drawings in.

Motion:

14. Mr. Serrao motions to postpone the application to the next meeting (30 days) in order to review new drawings.
 15. Ms. McClellan seconds.
 16. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1240 Monterey Street Mexican War Streets Historic District

Owner:

Christopher D'Addario
1240 Monterey Street
Pittsburgh, Pa 15212

Ward: 22nd

Lot and Block: 23-J-256

Inspector: Jim Seskey

Applicant:

Christopher D'Addario
1240 Monterey Street
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 3/14/14

National Register Status: Listed: X Eligible:

Proposed Changes: Addition of pergola to rear deck.

Discussion:

1. Mr. Chris D'Addario steps to the podium; he is the owner of the property. He explains the project, stating that they would like to install a pergola on the existing rooftop deck on the garage, which was previously approved by the HRC. He shows pictures of the structural posts on the deck and stats that they would attach the pergola to the tops of the posts. They will use either cedar or hemlock; the wood will be stained a gray color to match the mortar in the bricks. He says the pergola will extend from the end of the garage in about 12 feet. He shows pictures of what they would like to do and examples of similar structures that were approved in the area.
 2. Mr. Serrao asks for public comment.
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Motion:

3. Mr. Serrao motions to approve the construction of a pergola as modified in the drawing and in the discussion.
 4. Ms. McClellan seconds.
 5. Mr. Hogan asks for a vote; all are in favor and motion carries.
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717 Liberty Avenue

Penn-Liberty Historic District

Owner:

PMC Property Group
915 Penn Avenue
Pittsburgh, Pa 15222

Ward: 2nd

Lot and Block: 1-D-66

Inspector: Bob Molyneaux

Applicant:

Sean Beasley
925 Liberty Avenue, Fl 9
Pittsburgh, Pa 15222

Council District: 6th

Application Received: 3/14/14

National Register Status: Listed: X Eligible:

Proposed Changes: Installation of temporary signage.

Discussion:

1. Mr. Sean Beasley steps to the podium; he is the architect for the project. He states that they are seeking approval for temporary real estate signage regarding the residential units. The signage is the owner's standard for real estate signage that they also use in Philadelphia; they would like to keep the identity consistent and use it here as well. He says the building suffers from an identity crisis as it is still known as the "jewelry building" and not as a residential apartment building. They are proposing the higher of the signs on the secondary façade on 7th Street and a lower, longer sign on the Liberty Avenue façade. They compare the signage to the construction signs seen around town. The signage will be mesh, and the tenants will be able to see out of the windows.
 2. Ms. Quinn asks how the signage will be attached.
 3. Mr. Beasley says it will be attached within the window structure. They do not want to harm the building since it has just been cleaned and repointed. He states that Zoning will give them a time frame for the temporary signage which will be nine months.
 4. Mr. Hogan states that they will also impose a time limit. He asks for public comment; there is none.
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Motion:

5. Mr. Serrao motions to approve the installation of the temporary signage as submitted, to be installed for a period of no longer than nine months.
 6. Ms. Ismail seconds.
 7. Mr. Hogan asks for a vote; all are in favor and motion carries.
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Certificates of Appropriateness Report – April 2014

Staff Approval	C of A Number	Date Issued	Application Address	Historic District	Work Approved
Y	14-035	2-Apr-14	607 Middle Street	Deutschtown	In kind repair and replacement of wooden windows, siding, gutters, soffit/fascia, and roofing
N	14-036	3-Apr-14	818 Western Avenue	Allegheny West	Replacement of rear window sills
N	14-037	3-Apr-14	1240 Monterey Street	Mexican War Streets	Addition of pergola to rear deck
N	14-038	3-Apr-14	717 Liberty Avenue	Penn-Liberty	Signage
N	14-039	3-Apr-14	1820 E Carson Street	East Carson Street	Façade renovations
N	14-040	3-Apr-14	60 S 15th Street	East Carson Street	Façade renovations
N	14-041	7-Apr-14	1831 E Carson Street	East Carson Street	Façade renovations including window replacement
Y	14-042	7-Apr-14	607 N Taylor Avenue	Mexican War Streets	In-kind window replacement
N	14-043	8-Apr-14	726-728 Cedar Avenue	Deutschtown	Façade renovations
Y	14-045	23-Apr-14	1011 Galveston Avenue	Allegheny West	Brick repair and painting
Y	14-046	30-Apr-14	1735 E Carson Street	East Carson Street	Signage