



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 October 1, 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>	
Erik Harless	Sarah Quinn	Carole Malakoff	Michael Robb
Joe Serrao	Sharon Spooner	Eugene Wilson	Chris Gates
Ray Gastil		Ivor Hill	Nate Morgan
Ernie Hogan		Diana Bucco	Mary Anne Papale
		Evelyn Jones	Pamela Rooney
		John Canning	Erin Tobin
		Evelyn Jones	Nancy Lonnett Roman
		Susan Rademacher	Lynn Glorieux
		Marianne Whitmer	Martha Helmreich
		Irene Bauer	Ruth Parson
		Hal Dixler	John DeSantis
		Ellen Kitzerow	

Old Business—None.

New Business

Approval of Minutes: In regards to the September 2014 minutes, Mr Serrao motions to approve and Mr. Harless seconds. Mr. Hogan asks for a vote; Mr. Gastil abstains and Mr. Serrao, Mr. Hogan, and Mr. Harless are in favor. Motion carries.

Certificates of Appropriateness: In regards to the September Certificates of Appropriateness, Mr. Serrao motions to approve and Mr. Harless seconds; all are in favor and motion carries.

Other:

1. Ms. Quinn talks about ongoing grant projects. She also talks about the status of the project to nominate the city steps.
2. Mr. Gastil talks about the city steps project and PreservePGH.

Adjourn:

Mr. Serrao motions to adjourn the meeting.

The discussion of the agenda items follows.

E. North & Cedar Avenues Allegheny Commons Historic District

Owner:

City of Pittsburgh
301 City-County Building
414 Grant Street
Pittsburgh, Pa 15219

Ward: 22nd

Lot and Block: 8-B-150

Inspector: Pat Brown

Applicant:

Pittsburgh Parks Conservancy
2000 Technology Drive, Suite 200
Pittsburgh, Pa 15219

Council District: 6th

Application Received: 9/12/14

National Register Status: Listed: X Eligible:

Proposed Changes: Phase III of park renovations including fountain and promenade.

Discussion:

1. Ms. Susan Rademacher steps to the podium; she is the Parks Curator for the Pittsburgh Parks Conservancy. She also introduces Nancy Roman, the landscape architect. She explains that the project is the continuation of the Allegheny Commons master plan, and is phase III of the East Commons part of the plan.
 2. Ms. Roman steps to the podium. She explains that the previous phase of the plan came almost up to the fountain area in the northeast corner of the park. This phase will continue the park renovations to Federal Street and then will continue on to Arch Street. This phase will include similar improvements as the previous phases, including replacement of the pathways, lighting, benches, and other site amenities. She gives some background on the previous phases of the project. She states that the fountain will be the main feature of this phase. They have done a lot of research on the fountain that was originally there in order to replicate some of its features and capture the spirit of the original. She mentions that there is a blank spot on the drawings where the school playground is, and at a future time that area may be reincorporated into the park.
 3. Mr. Hogan asks about the materials for the fountain.
 4. Ms. Roman says that the fountain will have a concrete basin, with a waterproofing finish. The perimeter coping will be some type of applied stone. The urn will be stone or marble. They are also looking at possible lighting options and plantings around the fountain. She goes over pictures of the light fixtures, benches, etc. that were installed in previous phases, stating that they plan to keep the same designs for this phase. She states that they may be looking into an LED option for the light fixtures as well. She talks about the barrier railing that was used in previous phases; in this phase they will be using it just at the park entrances.
 5. Mr. Gastil asks about the benches.
 6. Ms. Roman talks about the staggered placement of the benches to avoid cross
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conversations or potential arguments across the path.

7. Mr. Hogan asks for public comment.
8. Ms. Mary Anne Papale steps to the podium; she is the Director of Community Affairs at Highmark. She states that Highmark is a financial supporter of the project, and Allegheny General Hospital, the flagship hospital of Highmark, is right across the street and will be able to be enjoyed by employees and visitors.
9. Mr. John Canning steps to the podium; he is an officer of the Allegheny City Society and has been involved with the planning process from the beginning. He expresses his organization's and his own support for the project.
10. Ms. Patricia Rooney steps to the podium. She is on the steering committee for the park as well as a member of the Parks Conservancy. She expresses her support for the project.
11. Ms. Lynn Glorieux steps to the podium; she is representing the East Allegheny Community Council. She has also served on the Allegheny Commons Initiative. She expresses their overall support for the project, and states that the neighborhood is looking forward to the improvements especially to the lighting and pavement.
12. Ms. Diane Bucco steps to the podium; she is the vice president of the Buhl Foundation. She expresses their support for the project.
13. Mr. John DeSantis steps to the podium; he is expressing support on behalf of the Allegheny West Civic Council. He was the original nominator of the Commons for historic designation. He gives some background on the process, and stated that at the time he stated that he hoped someday the fountain could be restored. He applauds the efforts of the Allegheny Commons Initiative and Pittsburgh Parks Conservancy, with the financial support of Highmark, in bringing this to fruition.
14. Mr. Hogan asks for other public comment; there is none.
15. Mr. Gastil states that he would be interested to learn more about why the benches are staggered as it seems to hamper conversation. However, he does trust the applicant's judgment and does support the proposal as a whole.

Motion:

16. Mr. Serrao motions to approve the renovations to the fountain and promenade as submitted in the drawings.
 17. Mr. Gastil seconds.
 18. Mr. Hogan clarifies that the specs, details, and materials are approved as submitted.
 19. Mr. Hogan asks for a vote; all are in favor and motion carries.
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851 Beech Avenue

Allegheny West Historic District

Owner:

Eugene Wilson & Catherine Serventi
851 Beech Avenue
Pittsburgh, Pa 15233

Ward: 22nd

Lot and Block: 7-D-29

Inspector: Pat Brown

Applicant:

Eugene Wilson & Catherine Serventi
851 Beech Avenue
Pittsburgh, Pa 15233

Council District: 6th

Application Received: 9/12/14

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

Proposed Changes: Replacement of fencing.

Discussion:

1. Mr. Gene Wilson steps to the podium; he is the co-owner of the property. He explains the project, stating that they are proposing to replace an existing chain-link fence at the front of the property with a combination of salvaged iron fencing and new iron fence posts. They will also construct a gate out of the salvaged fencing. The fence will be sandblasted and painted black. The fence will be mounted on a limestone footer, which will match the limestone on the front steps. He shows pictures of neighboring houses and states that they are looking to match those.
 2. Mr. Gastil asks about the dimensions, specifically how high it will be.
 3. Mr. Wilson states that the fence will be 42 inches high, with another half a foot for the footer.
 4. Mr. Gastil asks if that is the same size as the others in the neighborhood.
 5. Mr. Wilson says he doesn't have those measurements, but will get them and forward them to staff.
 6. Mr. Harless asks if the gate height will match the rest of the fence.
 7. Mr. Wilson says it may be a little shorter, as it won't have the footer underneath.
 8. Mr. Hogan asks for public comment.
 9. Ms. Carole Malakoff steps to the podium; she is representing the LRC. She states that they are fully in support of the project. She is not sure of the heights of the other fences on the street but thinks they are approximately 42 to 50 inches high..
 10. Mr. Hogan acknowledges the email received from the LRC as well.
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Motion:

11. Mr. Serrao motions to approve the fencing as submitted, with final elevation height of this and other fences on the street to be submitted to staff.
 12. Mr. Harless seconds.
 13. Mr. Hogan asks for a vote; all are in favor and motion carries.
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917-925 Beech Avenue

Allegheny West Historic District

Owner:

KAG Limited II
3135 Highland Road
Hermitage, Pa 16148

Ward: 22nd

Lot and Block: 7-D-53

Inspector: Pat Brown

Applicant:

KAG Limited II
3135 Highland Road
Hermitage, Pa 16148

Council District: 6th

Application Received: 7/15/14

National Register Status: Listed: X Eligible:

Proposed Changes: Construction of rear parking lot.

Discussion:

1. Mr. Keane George steps to the podium; he is the owner of the property. He explains the project, stating that he has come up with a plan for screening around a parking lot at the rear of the building. He says that the fencing will be pressure treated cedar stockade and will be six feet high and will be stained. He shows pictures and explains where the fencing will run on the site. He mentions that they will include some evergreen landscaping as well. He says that in the places that there is existing chain link fencing, it will be removed and replaced with the new fencing.
 2. Mr. Harless asks if zoning is requiring him to do any additional screening,
 3. Mr. George says he was instructed to come to the HRC first before proceeding with zoning. He knows he will have to get a variance for setback.
 4. Mr. Hogan asks for public comment.
 5. Ms. Carole Malakoff steps to the podium; she is representing the LRC. She states that they are in support of getting rid of another chain link fence, but they would like to see what the fence will actually look like.
 6. Mr. John DeSantis steps to the podium. He mentions as he did last month the issue with the gutter in the alley and drainage.
 7. Mr. Chris Gates steps to the podium. He mentions that the fence doesn't seem to be extending back far enough to prevent headlights from shining onto other properties.
 8. Mr. Hogan asks for any other public comment; there is none.
 9. The Commission discusses the fence and decides that it should return back around to the building for more screening of headlights.
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Motion:

10. Mr. Serrao motions to approve the replacement of the fence and construction of a parking lot, with fence to be submitted to staff for final approval. Fence shall also return around to the building for screening of headlights. Fence must also comply with zoning and planning.
 11. Mr. Harless seconds.
 12. Mr. Hogan asks for a vote; all are in favor and motion carries.
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827 N. Lincoln Avenue

Allegheny West Historic District

Owner:

Ivor Hill
941 Penn Avenue Suite 601
Pittsburgh, Pa 15222

Ward: 22nd

Lot and Block: 8-A-130

Inspector: Pat Brown

Applicant:

Ivor Hill
941 Penn Avenue Suite 601
Pittsburgh, Pa 15222

Council District: 6th

Application Received: 8/13/14

National Register Status: Listed: X Eligible:

Proposed Changes: Façade renovations including front porch and railing

Discussion:

1. Mr. Ivor Hill steps to the podium; he is the owner of the property. He explains that he is trying to get approval to demolish the existing concrete front porch, leaving the entrance steps and landing, to install wooden windows on the upper left side of the façade to match the windows on the other side, and to remove the existing French doors on the lower level and install wooden windows to match those on the other side. He is also looking for approval for a privacy fence at the rear of the property. He shows his updated front elevation drawings, noting the symmetrical placement of the windows and the elimination of the front porch on either side of the steps. He shows pictures of Second Empire homes with similar designs. He shows the porch in more detail and explains that it is a non-original concrete porch that doesn't fit in with the rest of the building. After meeting with the LRC he decided that it would be better to remove it entirely. He states that the existing steps would remain and the existing railing would be replicated and extended up to the front door. He talks about the plan for the windows and doors. He talks about the privacy fence at the rear, which will provide privacy and also screen the Dumpster from view. The fence will be 10 feet wide by 7 feet high, with a double door that will open inward.
 2. Mr. Harless asks what the material of the foundation that will be exposed is.
 3. Mr. Hill says that there is original stone and faced concrete, as far as he can tell. He says it will need to be repaired, probably with stamped concrete. They will have to repair the sides of the stairs as well.
 4. Mr. Serrao asks about the different color of the brick and if they will be attempting to blend it at all.
 5. Mr. Hill states that he would assess the damage after the windows are replaced and come up with a proposal, probably to repair and repoint as per the guidelines.
 6. Mr. Hogan asks about the scab where the porch was.
 7. Mr. Hill says they will cover it during the winter. They will then clean off the tar
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and see what they need to do from there.

8. Mr. Hogan asks for public comment.
 9. Ms. Carole Malakoff steps to the podium, she is representing the LRC. She states that they support the window replacements. She says they can recommend a company to do the repointing. She states that the fence in the rear is a solution to hide some of the alterations that have been done to the rear of the building. She suggests that the exposed foundation and the sides of the stairs be treated with concrete inscribed to look like block to match the rest of the building.
 10. Mr. John DeSantis steps to the podium. He approves of the rear fence and the window replacements. He says that the porch treatment needs more work. He talks about the history of the porch and states that the roof that was recently removed without permission was original, and has left pockets where it joined the façade. He states that the ordinance does not allow for removal of the porch; the options available would be replacement in-kind or replacement of something more historically appropriate.
 11. Mr. Lloyd Hedlund with Councilwoman Darlene Harris' office steps to the podium. He states that the office is in support of the LRC's position.
 12. Mr. Chris Gates steps to the podium. He echoes Mr. DeSantis' comments. He says that the proposal is minimizing the extent of the changes that have been done without permission. He says that the only way to approve this would be to require the lower windows to be rebuilt to match the upper windows with hoods and all and to require basement transoms underneath, which would probably cost as much as rebuilding the porch. He also says the steps will jut out quite a bit from the building which is not appropriate.
 13. Mr. Hogan asks for any other public comment; there is none.
 14. Mr. Hill responds to the comments. He states that the existing porch is not original, and the fact that it does have a window under the right side shows that there was no porch there originally.
 15. Mr. Hogan disagrees, stating that it is common to have basement windows even if a porch is there.
 16. Mr. Hill states that at the last meeting he heard a lot of objections to the concrete porch, which is why he is proposing to remove it.
 17. Mr. Serrao says the evidence for a porch is there in the photographs, in the pockets that the porch left in the façade.
 18. Mr. Hogan says the issue is still that he deviated from the original C of A in demolishing the porch. He also moved a side porch to the rear, and completed it without adhering to the guidelines or screening it, which he hasn't addressed in this proposal. He states that in the past they have always held people accountable to put things back the way they were, so they have to decide how to handle this.
 19. Mr. Serrao reads the original C of A into the record.
 20. Mr. Hill states that he is looking to modify the Certificate now.
 21. Mr. Hogan says it was his obligation to come in to apply for modifications prior to starting work.
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22. Mr. Hill asks if he could have approval for the window replacements at least. He also asks if he can put the porch back exactly as it was, as he still has the bricks and everything, although he does not want to do that as it doesn't fit the character of the house. He states that he needs some guidance as to what he should do.
 23. The Commission discusses the proposal and the situation with the porch.
 24. Ms. Malakoff steps back to the podium and talks about the ongoing issues with the project and the neighborhood. She says that they identified that the C of A was not being followed, and doesn't understand how this was allowed to happen.
 25. Mr. Hogan says the C of A was extended, which is allowed as long as the parties agree to follow it exactly. C of A are attached to the property, not just the owner. He says he is really trying to understand the possible difference between what the house originally looked like and what they approved as part of the C of A back in 2011.
 26. Mr. Hill says there are remnants of a bay window on the right hand side of the façade, and he doesn't think there was ever a porch on that side.
 27. Mr. DeSantis steps back to the podium to give more information on this. He says that the former owners hired Rob Pfaffman as their architect, and he found a pattern book from the 1870s that had the exact façade of this house with one difference—instead of a full length porch, which this house was built with, it had a two-thirds-width porch, and as far as he remembers the illustration had a bay window as well. Mr. Pfaffman relied on the pattern book for the renovation plans, and the Commission approved it because of the attention given to the porch and to the research.
 28. The Commission discusses the proposal further.
 29. Mr. Hogan summarizes, stating that the Commission thinks that the applicant has made significant progress. However, the concern of the neighborhood and the Commission continues to be that he modified a Certificate of Appropriateness without approval. Although he is starting to address some of these issues, he still hasn't come back with an appropriate porch design and hasn't addressed the inappropriate rear porch. He says the only option the Commission has is to continue the application for 30 days so that he can address these issues. He states that the option is no longer available to put the porch back the way it was, as it was taken down under the previous C of A which was revoked at the last meeting.

Motion:

30. Mr. Serrao motions to table the application for 30 days.
 31. Mr. Harless seconds.
 32. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1010 Cedar Avenue

Deushtown Historic District

Owner:

Paul Bissell
Brent Bissell
Justin Mistovich

Ward: 23rd

Lot and Block: 23-M-209

Inspector: Pat Brown

Applicant:

Anthony G. Poli
322 Cobblestone Circle
McKees Rocks, Pa 15136

Council District: 6th

Application Received: 9/12/14

National Register Status: Listed: X Eligible:

Proposed Changes: Installation of screened HVAC units at grade.

Discussion:

1. Mr. Anthony Poli steps to the podium; he is the architect for the project. He explains the project, stating that he was directed by the Commission to move the HVAC units from the roof onto the ground and to screen them. He shows two available locations for the units, with cedar screening, which is seen in other places in the neighborhood. He states that the norm in the neighborhood seems to be rooftop units with no screen, and the neighborhood group has shown some support for leaving the units on the roof.
 2. Mr. Hogan asks how many units there are.
 3. Mr. Poli says there are three, and one is tucked behind the chimney. He stated that if they did leave the units on the roof they would screen them with a fiber-reinforced concrete product.
 4. Mr. Hogan acknowledges an email from the community group expressing support for keeping the units on the roof, possibly with some screening involving greenery.
 5. Mr. Poli says he would rather his clients not have to deal with trying to keep greenery on the roof watered.
 6. Mr. Hogan asks for public comment.
 7. Ms. Lynn Glorieux steps to the podium; she is with the East Allegheny Community Council. She says they looked at pictures of screening for rooftop units, and she says the ones that were most appealing were screened by evergreen plants. She states this is a compromise, as they were so upset about the rooftop addition that has since been taken down.
 8. Mr. Chris Gates steps to the podium. He states that he is still offended by the proposal, and the fact that the owners and applicant keep doing work and asking for permission after the fact. He feels that the community group is caving to pressure that the building will be left vacant if the owners don't get their way. He states that the renderings show old and derelict cedar planking as screening, and
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the proposal is just a Trojan horse for the applicant to ask that the units remain on the roof. He states that he is not in support of the units remaining on the roof because of the house's importance and visibility in the district.

9. Mr. Poli states that the rooftop units and screening would not be higher than the chimneys. He states that his submission is in compliance with what the Commission requested last time, and he goes through the different options provided, with including an option with all units on the ground and an option with some on the ground and some on the roof. He states that the screening would have to be higher on the ground than on the roof.
10. The Commission discusses the options.
11. Mr. Hogan asks if the largest unit is the one hidden behind the chimney.
12. Mr. Poli points out the units in the pictures.
13. Mr. Hogan asks if it can be hidden behind the chimney. He says that the dormer is already compromising the character of the building, and he doesn't want to further degrade it with these units.
14. The Commission further examines the pictures and discusses the options.

Motion:

15. Mr. Serrao motions to approve the screened HVAC units at grade in location #2 on the drawings as submitted. Final materials and fencing are to be submitted to staff.
 16. Mr. Hogan clarifies that location #2 is located at the rear of the structure next to the rear exit door.
 17. Mr. Harless seconds.
 18. Mr. Hogan asks for a vote; all are in favor and motion carries.
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607 Middle Street

Deushtown Historic District

Owner:

Northside Worldwide, Inc.
6 Parklea Drive
Monroeville, Pa 15146

Ward: 23rd

Lot and Block: 24-N-224

Inspector: Pat Brown

Applicant:

Jim Hoy
1322 Juniata Street
Pittsburgh, Pa 15233

Council District: 6th

Application Received: 9/12/14

National Register Status: Listed: X Eligible:

Proposed Changes: After-the-fact demolition and reconstruction of rear of building.

Discussion:

1. Mr. Nate Morgan steps to the podium; he is the one of the owners of the property. He explains the project, stating that it will be a renovation and addition. Their main goal with the project is to get off-street parking for the property. He shows a drawing of what the building will look like. They plan to remove all of the insulbrick and expose the original wooden clapboard siding, and they will continue the same type of clapboard siding on the rear addition. The existing roof is metal and they will replace it with a new metal roof. They will be installing new wooden windows and a new wooden door on the front of the house. The rear addition will have a carriage door to match others in the neighborhood. The color scheme will be green with yellow for the trim.
 2. Mr. Hogan asks for public comment.
 3. Mr. Chris Gates steps to the podium. He says there are no specs on the door and wonders what kind of panel configuration it will have. He says that a six or five panel door would be appropriate for the period. He asks for clarification if the wood windows will be one over one, since the spec sheet shows differently. He says that one of the example houses pictured is outside the historic district and the window trim was not restored accurately. He asks about how they will be treating the gutter line. He also states that the garage examples have a pattern of vertical panels, but the elevation shows a horizontal pattern. He states that Nick Kyriazi, who could not attend the meeting, had mentioned that he would like the garage to look like a carriage house, which would use vertical paneling.
 4. Ms. Lynn Glorieux steps to the podium. She states that the garage should not stick out onto the alley at all, as the alley is so narrow. She doesn't know how a car will be able to park there at all.
 5. Mr. Hogan states that there are no dimensions or detail on the drawings, for example the height of the carriage door is not noted. He states that the last application that came in for this property also needed more detailed drawings.
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There is also no front elevation. For the garage door, he is assuming that it is a standard, flush, retractable wooden garage door that they are applying wood muntins to mimic a carriage door, which is getting closer to what the HRC wanted, but he isn't sure how they are going to make it work in the space. He states that the house is fairly old, and it originally would not have had any corbelling on the front. It probably wouldn't even have had a gutter originally. At some point those elements were probably added. He thinks they are headed in the right direction with their proposal, but the HRC needs a more detailed proposal, including things like light fixtures, specs on the front door, trim details, details on waterproofing over the window hoods, and all dimensions.

6. Mr. Serrao says a lot of this information can be provided on cut sheets.

Motion:

7. Mr. Hogan motions to table the application for 30 days.
 8. Mr. Serrao seconds.
 9. 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: 9/11/14

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

Proposed Changes: Installation of HVAC on side of building.

Discussion:

1. Mr. Nathan Hart steps to the podium; he is the architect for the project. He states that they were previously before the HRC for façade renovations to this building, and at the time they had no plans for this side service entrance. He states that it is a narrow façade on 13th Street, about 100 feet away from the intersection with East Carson Street. He also states for the record that placing any HVAC here is not their first choice. They planned to put the diffuser on the roof, but in going through Chapter 34 analysis for the building, they found that even though they wanted to put the duct in a two-hour shaft through the second floor, they would be out of compliance with building code. They were directed to put it through the side, as they did not want to put it on the front and the building is enclosed on all other sides. He shows the area where they are planning to put the diffuser, and notes that they would be going through the wooden-shingled area and not through the brick. He also points out other examples of this throughout the district.
 2. Mr. Hogan asks what the use of the building will be.
 3. Mr. Hart says it will be a restaurant called Pitzarella.
 4. Mr. Hogan asks if they will have a regular pizza oven or a brick pizza oven.
 5. Mr. Harless also asks for clarification on the type of oven.
 6. Mr. Ayhan Sayer steps to the podium; he is the owner of the building and the business. He says it will be a regular pizza oven, a gas conveyor oven.
 7. The Commission members state that this type of oven can be vented through the roof.
 8. Mr. Hart says they would be happy to do that if they are allowed.
 9. Mr. Harless says that the section that they had a problem with is not a mandatory section. He states that if they are going to have an apartment on the second floor, typically the approach would be to not have sprinklers throughout the building.
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10. Mr. Hart says that they are also trying to avoid having to further fire-rate the original tin ceiling in the dining room, and a sprinkler system is cost-prohibitive.
 11. Mr. Harless says that building code doesn't require them to use the scoring system. As far as building code is concerned, they can meet it by running the vent through the roof.
 12. Mr. Hogan asks for public comment; there is none.
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Motion:

13. Mr. Serrao motions to deny the application.
 14. Mr. Harless seconds.
 15. Mr. Hogan asks for a vote; all are in favor and motion carries.
 16. Mr. Serrao clarifies that if for some reason they can't go through the roof, the application can be reopened.
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1731 E. Carson Street

East Carson Street Historic District

Owner:

Tres Rios, LLC
1719 E. Carson Street
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 12-E-313

Inspector: Brian Ralston

Applicant:

Tda Hospitality
204 Fifth Avenue
Pittsburgh, Pa 15222

Council District: 3rd

Application Received: 9/12/14

National Register Status: Listed: X Eligible:

Proposed Changes: Façade renovations.

Discussion:

1. Mr. Bob Fiala steps to the podium; he is the architect for the project. He presents updated drawings to the Commission. He explains the project, stating that the property is actually two buildings, one of which is a late 19th century contributing building and the other which is mid 20th century, and they plan on converting both buildings into a single restaurant. Since the original submission, he had a chance to meet with the LRC and has made some changes to the design. Their plan for a heavy wooden door and applied stone façade on the smaller building was rejected by the LRC; they preferred to see the masonry and see the buildings kept as two separate entities with refreshed storefronts. Therefore, they will be keeping the 20th century building as-is and replacing the storefront system. On the 19th century building they will be keeping the storefront and masonry as-is, and they will remove the applied siding and replace the transom. He notes that the signage will be altered to be 18" per the guidelines, and they have eliminated the large painted graphic on the side of the building.
 2. Mr. Hogan asks if they will be replacing the storefronts.
 3. Mr. Fiala says that they will be replacing the storefront on the 20th century building. It is currently a set of sliding doors, and they will be recessing the doors a little bit and replacing them with a pair of opening doors with a transom above.
 4. Mr. Hogan asks about the finishes.
 5. Mr. Fiala says it will be a bronze on the aluminum, with the existing exposed aluminum to be finished to match.
 6. Mr. Hogan asks for public comment; there is none.
 7. Mr. Hogan acknowledges an email from the LRC in support of the application with the modifications.
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Motion:

8. Mr. Serrao motions to approve the revised submission, with the side wall mural to be eliminated and the signage to be submitted under a separate application.
 9. Mr. Hogan seconds.
 10. Mr. Hogan asks for a vote; Mr. Hogan and Mr. Serrao approve and Mr. Harless abstains. Motion carries.
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1322 Liverpool Street

Manchester Historic District

Owner:

Michael & Michele Robb
1322 Liverpool
Pittsburgh, Pa 15233

Ward: 21st

Lot and Block: 22-K-380

Inspector: Pat Brown

Applicant:

Michael & Michele Robb
1322 Liverpool
Pittsburgh, Pa 15233

Council District: 6th

Application Received: 9/11/14

National Register Status: Listed: X Eligible:

Proposed Changes: Window replacement, porch repairs, and construction of garage.

Discussion:

1. Mr. Michael Robb steps to the podium; he is the owner of the property. He explains the project, starting with the first portion which is repair and restoration of the front porch. He states that they found damage on the bases of the posts, so they will be replacing the blocking and then trimming it to match. They will also be repairing the box gutter and soffit in-kind. They are requesting the use of a different material for the porch floor itself which has been used in historic districts. They are also planning to scrape, prime, and paint the porch elements. The next part of the proposal is window replacement. He understands that the district standard is wooden windows, but he is wondering if they could use aluminum-clad windows for the third floor windows, as they are subject to more weathering. The last part of the project is for construction of a garage at the rear of the house. They are proposing a two-car garage on the alley which will not be visible from the front. He has already gone to the Zoning Board and received letters of permission from his neighbors. He shows examples of other garages on his block. He says they will be basing the design on a garage that is behind a house on the other side of the street.
 2. Mr. Hogan asks for public comment.
 3. Ms. Evelyn Jones steps to the podium. She states that she supports wooden windows for the third floor window replacement, as any other material would stand out on this block. She supports the porch renovation and materials that he proposed. She states that she doesn't have detailed guidelines on garage construction in the neighborhood, and declines to comment on it.
 4. Mr. Hogan states that the Commission will have to make a judgment call on the garage, as they don't know if the examples provided were approved by a prior commission or not.
 5. Mr. Robb says there are several vinyl-sided garages throughout the neighborhood.
 6. Mr. Hogan suggests that he could look into a recently-approved Andersen
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composite wood product for a more weatherproof window. As far as the garage, because it's visible from a public right-of-way, the vinyl siding is not appropriate. He states that what they have approved in the past is wood batten siding or cement board siding. He says that he doesn't believe that they have approved a garage door like that either.

7. Mr. Robb asks if a garage door that looks more like a carriage house door would be appropriate.
8. Mr. Hogan says yes. He says that they can approve the garage with the more appropriate door and the alternative siding.

Motion:

9. Mr. Serrao motions to approve the window replacement, porch repairs, and garage construction, with final materials and door for garage to be submitted to staff.
 10. Mr. Harless seconds.
 11. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1230 Buena Vista Street **Mexican War Streets Historic District**

Owner:

Ruth Parson
1231 Mimosa Way
Pittsburgh, Pa 15212

Ward: 22nd

Lot and Block: 23-J-306

Inspector: Pat Brown

Applicant:

BBI
200 Ross Street
Pittsburgh, Pa 15219

Council District: 6th

Application Received: 6/20/14

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

Proposed Changes: Demolition to grade.

Discussion:

1. Ms. Ruth Parson steps to the podium; she is the owner of the building. She explains that she was asked to submit a plan. She introduces her real estate agent, Ms. Bower.
 2. Ms. Irene Bower steps to the podium. She explains that she was contacted by Greg Mucha and Todd Meyer about the property, as she does business in the neighborhood and is also a resident. They are trying to find a way that Ms. Parson can stay in her home on Mimosa Way without demolishing the house on Buena Vista. They came up with the idea of subdividing the property and selling the Buena Vista property to an investor. She has been asked if she can find someone to purchase it. She explains that the utilities also run from the Buena Vista house to the Mimosa house. She spoke with a surveyor that said the property could be subdivided within 45 to 60 days, and in the meantime they could start marketing the Buena Vista house.
 3. Mr. Harless asks if anyone was able to get into the house.
 4. Ms. Bower says that she knows Mr. Meyer took a look at it and he believes it's salvageable, although it is in very poor condition.
 5. Mr. Serrao says he is concerned that the house can't survive another winter.
 6. Mr. Hogan says the subdivision will take at least 90 days with all the steps that need to be followed. Ms. Parson will also have to demonstrate her ability to deal with the easement of the utilities.
 7. Mr. Harless explains to the applicants that the reason BBI brought this before the HRC is that they are concerned about the public safety hazard this building poses, being so close to the public right-of-way. He states that if the building does continue to collapse further, BBI will have to take emergency action immediately. He also says that scheduled demolition could still be pursued through the city, and the utilities would then be reconnected, but the demolition costs would still go
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back to the owner.

8. Mr. Hogan says that he is inclined to give approval for demolition, but that the applicant should still go through the process of selling the property and should keep BBI informed. If someone does buy the property, he imagines they would end up having to take down most of the structure anyway. He also would not want to see someone get hurt and make claims against the owner and the city.
9. Mr. Hogan asks for public comment; here is none.

Motion:

10. Mr. Serrao motions to approve demolition to grade.
 11. Mr. Harless seconds.
 12. Mr. Hogan asks for a vote; all are in favor and motion carries.
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Certificates of Appropriateness Report – October 2014

Staff Approval	C of A Number	Date Issued	Application Address	Historic District	Work Approved
Y	14-112	1-Oct-14	1239 Monterey Street	Mexican War Streets	In-kind repair and replacement of windows
N	14-113	1-Oct-14	423 Lockhart Street	Deushtown	Replacement of door
Y	14-114	2-Oct-14	1333 Columbus Avenue	Manchester	In-kind window replacement
N	14-115	3-Oct-14	E North & Cedar Avenues	Allegheny Commons Park	Phase III of park renovations including fountain and promenade
N	14-116	3-Oct-14	851 Beech Avenue	Allegheny West	Replacement of fencing
N	14-117	3-Oct-14	917-925 Beech Avenue	Allegheny West	Rear parking lot
N	14-118	6-Oct-14	1719 & 1731 E Carson Street	East Carson Street	Façade renovations
N	14-119	6-Oct-14	1322 Liverpool Street	Manchester	Window replacement, porch repairs, construction of garage

N	14-120	6-Oct-14	1230 Buena Vista Street	Mexican War Streets	Demolition to grade
Y	14-121	7-Oct-14	4101 Bigelow Boulevard	Individual	In-kind façade renovations
Y	14-122	7-Oct-14	915 Liberty Avenue	Penn-Liberty	Signage
Y	14-123	8-Oct-14	1323 N Franklin Street	Manchester	Repointing of brick
Y	14-124	13-Oct-14	2429 E Carson Street	East Carson Street	Signage
Y	14-125	21-Oct-14	823 N Lincoln Avenue	Allegheny West	In-kind window replacement
Y	14-126	27-Oct-14	1331 Pennsylvania Avenue	Manchester	In-kind replacement of wooden dormer trim
Y	14-127	29-Oct-14	21 Oakland Square	Oakland Square	In-kind repair and replacement of windows