



**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 November 5, 2014  
Beginning at 12:30 PM  
200 Ross Street  
First Floor Hearing Room  
Pittsburgh, PA 15219

In Attendance:

<b><i>Members</i></b>	<b><i>Staff</i></b>	<b><i>Others</i></b>	
Erik Harless	Sarah Quinn	Carole Malakoff	Troy A. Potteiger
Joe Serrao	Sharon Spooner	Geoff Lester	Ray Marks
Ray Gastil		Ivor Hill	Nate Morgan
Ernie Hogan		Randy Hamilton	Anthony DiFulvio
		Evelyn Jones	Alan Schlossberg
		John DeSantis	Fred Ishii
		Saki Ishii	Ray Sefscik Jr.
		Jim Smint	

**Old Business**—None.

**New Business**

**Approval of Minutes:** In regards to the Octoberr 2014 minutes, Mr Serrao motions to approve and Mr. Harless seconds. Mr. Hogan asks for a vote; all are in favor and motion carries.

**Certificates of Appropriateness:** In regards to the October Certificates of Appropriateness, Mr. Serrao motions to approve and Mr. Harless seconds. Mr. Hogan asks for a vote; all are in favor and motion carries.

**Other:**

1. Ms. Quinn talks a bit about the survey. She also talks about planned developments for the ARC House/Workingman's Savings Bank.

**Adjourn:**

Mr. Serrao motions to adjourn the meeting.

**The discussion of the agenda items follows.**

**827 N. Lincoln Avenue**

**Allegheny West Historic District**

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**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

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

**Proposed Changes:** Façade renovations including front porch and railing

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**Discussion:**

1. Mr. Ivor Hill steps to the podium; he is the owner of the property. He explains his changes to his proposal, consisting of the following items: construction of a porch per the drawings, installation of wood windows on the upper left hand side of the façade, replacement of the French doors with windows to match those on the other side of the façade, replacement of the rear door with a wooden door, replacement of the railings on the front to match the spindle railings on the new porch, and construction of a wooden privacy fence at the rear property line. He shows his new drawings of the proposed front elevation. The base of the porch will be concrete scored to look like stone, to match the rest of the foundation. He shows a picture of another porch in the neighborhood that is similar to what he is proposing. He shows drawings of the side elevation; they will be using the existing concrete steps and replacing the railing. They increased the post size on the porch per the LRC's recommendation. He talks about the window replacements. He talks about the door replacement on the rear; they will also be replacing the railing with a railing with spindles, similar to the front. He talks about the rear privacy fence, which will be six feet high and ten feet long, and will conceal the Dumpster in the yard.
  2. Mr. Hogan states that the Commission will need the full set of architectural drawings, showing measurements and materials.
  3. Mr. Hogan asks for public comment.
  4. Ms. Carole Malakoff steps to the podium, she is representing the LRC. She states that Mr. Hill has worked diligently with the LRC, and it has really made a difference in the plans. They feel that the porch is appropriate, and the porch, windows, and entire front elevation will be symmetrical and appropriate. They are happy to see that the rear door and railing are going to be changed to follow the guidelines as well.
  5. Mr. John DeSantis steps to the podium. He echoes the LRC's position. He also recommends that the HRC requires final drawings to be submitted for approval.
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6. Mr. Hogan enters an email from the LRC into the record.

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**Motion:**

7. Mr. Serrao motions to approve the façade renovations, including the front porch railings, the rear exit door, the privacy fence, and the window replacements on the first and second floors to replicate the existing windows, with final drawings, materials, and colors to be submitted to staff for final review.
  8. Mr. Gastil seconds.
  9. Mr. Hogan asks for a vote; all are in favor and motion carries.
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**826 Ridge Avenue**

**Allegheny West Historic District**

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**Owner:**

Raymond Marks  
CCAC  
800 Allegheny Avenue  
Pittsburgh, Pa 15233

Ward: 22nd

Lot and Block: 8-A-172

Inspector: Pat Brown

**Applicant:**

Alan Schlossberg  
Perkins Eastman Architects  
1100 Liberty Avenue  
Pittsburgh, Pa 15222

Council District: 6th

Application Received: 10/16/14

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

**Proposed Changes:** Exterior improvements including steps and landscaping.

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**Discussion:**

1. Mr. Alan Schlossberg steps to the podium; he is the architect for the project. He explains the planned improvements to CCAC's West Hall. He gives a brief history of the project and talks about the siting within the neighborhood and the Allegheny West historic district. He states that the building has two components: the original Y-shaped neo-tudor building from around 1911, and the rear annex that was added around 1968. The main entrance is on Ridge Avenue, and there is also a rear service yard and an accessible entrance in the annex. He show pictures, pointing out details such as the reddish brick that is now discolored, the deep-raked joints, and the tile and limestone coining. He shows pictures of the basically unimproved service yard and the utilitarian annex. He states that they are proposing to reinvigorate the building for its new use as arts and humanities classrooms. They are looking to change the building's presence on the street and make it more outward in focus, and they are also looking to make changes to the rear yard and replace windows and louvers. He talks about the proposal for the front of the building; the front entrance is about six or seven feet above street level and is accessible by several stairs, and they would like to maintain this basic scheme. He shows different proposals that they have gone through for the front and some of the problems and suggestions of the LRC. He presents their two current solutions: the base solution, and an alternate solution that they would like to implement if funding becomes available. He moves on to the rear yard, for which they also have a base scheme and a preferred alternate. The base scheme would include small improvements as well as screening and fencing, and the alternate scheme would add an outdoor art shed. They have selected a darker grey color for the roof to match the main building, as per the suggestion of the LRC, and the screening wall will be brick with deep-raked joints to match as well.
  2. Mr. Gastil asks for more details on the shed.
  3. Mr. Schlossberg says that there is no real interior space; it will have a roof, a storage closet, and running water and electrical service. He talks about the window
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replacement scheme. The building was a science building, and thus had many louvers that are no longer needed, so they are looking to organize and streamline the location of any louvers. They are also looking to clean the building, which has been discouraged by the LRC. He shows images of the plans for the window and louver replacement, and adds that they would like to screen the mechanical systems on the roof. He adds that they are proposing some small signage as well.

4. Mr. Gastil asks if the wall in front was part of the original building.
5. Mr. Schlossberg believes that at some point the wall was added and the front of the building was reconfigured.
6. Mr. Hogan asks for public comment.
7. Ms. Carole Malakoff steps to the podium; she is representing the LRC. They feel that the front walls are an important part of the historic character of the building and should not be demolished. They suggest taking the tree down and putting some benches in and leaving the rest alone. They are also against the cleaning of the brick. They are fine with the window replacement and the rear service yard plan, except for the shed.
8. Mr. John DeSantis steps to the podium. He applauds CCAC for hiring a top-notch architect for the job. He agrees with the LRC; he cites a postcard from the 1920s or so that has the wall pictured. He believes that the base plan is the way to go for the front.
9. Mr. Hogan acknowledges the email received from the LRC as well.
10. Mr. Hogan asks how they will handle the cleaning process.
11. Mr. Schlossberg says they don't have a detailed scope on that yet, but they would prefer to avoid chemicals and just power wash the brick.
12. Mr. Gastil speaks a bit about how they should consider addressing the front wall.

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**Motion:**

13. Mr. Serrao motions to approve the front courtyard base scheme for exterior improvements for the steps and landscaping, the enhanced scheme for the rear service yard and shed with darker roof, the window and louver replacement plan, and screening for HVAC units. Final plans are to be submitted to staff.
  14. Mr. Harless seconds.
  15. Mr. Hogan asks for a vote; all are in favor and motion carries.
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**607 Middle Street**

**Deushtown Historic District**

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**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

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

**Proposed Changes:** Building renovations.

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**Discussion:**

1. Mr. Nate Morgan steps to the podium; he is the one of the owners of the property.
  2. Mr. Ray Sefscik also steps to the podium; he is also an owner.
  3. Mr. Morgan explains the project, stating that they have decided to not do the rear addition, and have come up with more detailed plans for the building renovation. They have taken down the last remaining wall of the rear addition because it was unsafe, and have saved the clapboard siding for reuse on the back of the house. They are planning on putting a courtyard in the rear instead. The house will have clapboard siding all around, with 1x4, 1x6, and 1x8 trim on the windows, wooden windows, and a six-panel wooden door; the complete specs are listed in the packet.
  4. Mr. Sefscik states that they did work with the neighborhood group in deciding on the six-panel door.
  5. Mr. Morgan states that the roof will be a red standing-seam metal roof. The chimneys have already been repointed and repaired.
  6. Mr. Sefscik states that they had planned to do a cinderblock wall in the alley, but in discussions with the neighborhood, they decided brick would be more appropriate. The wall will be six feet high.
  7. Mr. Serrao suggests that they use a simpler iron gate without the spikes on the top.
  8. Mr. Hogan asks for public comment; there is none. He acknowledges a letter of support from an adjoining property owner.
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**Motion:**

9. Mr. Serrao motions to approve the building renovations as shown in the drawings.
  10. Mr. Harless seconds.
  11. Mr. Hogan asks for a vote; all are in favor and motion carries.
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**1607 E. Carson Street**      *East Carson Street Historic District*

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**Owner:**

17<sup>th</sup> and Carson Street LLC  
1607 E. Carson Street  
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 12-E-293

Inspector: Brian Ralston

**Applicant:**

17<sup>th</sup> and Carson Street LLC  
1607 E. Carson Street  
Pittsburgh, Pa 15203

Council District: 3rd

Application Received: 9/15/14

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

**Proposed Changes:** Fencing of vacant lot.

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**Discussion:**

1. Mr. Jim Smith steps to the podium; he is representing the owner. He explains the project, stating that the property is a vacant lot that has trash cans and HVAC. They are proposing a gate between the two buildings that would still allow access for trash pickup. There is also an egress door that they can't block, so there will be a man door that opens from the inside. The gate will swing inward towards the lot. The material will be steel, and they are proposing lettering for the fence.
  2. Mr. Hogan says that they should drop the lettering from the proposal. He asks about material and color.
  3. Mr. Smith says the material will be steel, they haven't finalized the color yet but are thinking about black or gunmetal.
  4. Mr. Hogan asks for public comment; there is none.
  5. Mr. Harless suggests that they consider some lighting or exit signs for the lot.
  6. Mr. Smith says they hadn't thought about it, but it is a good idea that they will consider.
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**Motion:**

7. Mr. Serrao motions to approve the fencing for the vacant lot, with final color selection and material to be submitted to staff.
  8. Mr. Gastil seconds.
  9. Mr. Hogan asks for a vote; all are in favor and motion carries.
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**1831 E. Carson Street**      *East Carson Street Historic District*

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**Owner:**

1831 E. Carson LLC  
1831 E. Carson Street  
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 12-E-338

Inspector: Brian Ralston

**Applicant:**

1831 E. Carson LLC  
1831 E. Carson Street  
Pittsburgh, Pa 15203

Council District: 3rd

Application Received: 9/15/14

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

**Proposed Changes:** Façade renovations.

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**Discussion:**

1. Mr. Jim Smith steps to the podium. He states that some of the façade renovations were approved months ago and were completed. They are back today for additional signage and for a façade wall above the metal screening for the deck area. Eventually they would like to put a roof over the deck, but they would not be enclosing the entire area. He shows a drawing of the plan and an additional rendering.
2. Mr. Hogan and Mr. Serrao state that they will need more details on the façade renovations. They can take a look at the signage and lighting elements.
3. Mr. Adam DeSimone steps to the podium; he states that the cactus logo was not part of the over-the-counter signage submission so they are looking for approval on it.
4. Mr. Hogan asks for public comment; there is none.

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**Motion:**

5. Mr. Serrao motions to approve the signage, cactus logo, and building lighting.
  6. Mr. Hogan says that no action has been taken on façade renovations.
  7. Mr. Harless seconds.
  8. Mr. Hogan asks for a vote; Mr. Hogan, Mr. Serrao, and Mr. Harless are in favor and Mr. Gastil abstains.
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**2100 E. Carson Street**      **East Carson Street Historic District**

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**Owner:**

Troy Potteiger  
8111 Palomino Drive  
Bridgeville, Pa 15017

Ward: 17th

Lot and Block: 12-K-27

Inspector: Brian Ralston

**Applicant:**

Crossfire Hospitality Group, LLC  
2100 E. Carson Street  
Pittsburgh, Pa 15203

Council District: 3rd

Application Received: 10/17/14

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

**Proposed Changes:** Storefront renovations and installation of awnings.

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**Discussion:**

1. Mr. Troy Potteiger steps to the podium; he is the owner of the property and also the managing member of the applicant group. He talks about the project, stating that they are focusing on several primary areas. The first area is the façade renovation, which includes improvements to the windows and doors, the second area is the replacement of the awning, the third is painting, and the last is a railing for the ADA ramp on the side of the building. He shows additional pictures and talks about the paint colors; he doesn't have the paint samples. He does state that the areas they are looking to paint have already been painted. He also says they are proposing new, more energy-efficient windows for the front and side. The fronts of the windows have wood inserts, and they are proposing to take those out and replace them with insulated glass and a bifold window on one side. He talks about the awning, stating that it will be a fixed awning.
  2. Mr. Serrao states that fixed awnings aren't permitted in the district.
  3. Mr. Hogan asks about the windows. He states that it looks like they are putting a bifold door on top of a kneewall, and eliminating the transoms on top. He states that this would eliminate the rhythm of the transom system with smaller window below, which is important. He states that they will need more detailed drawings, renderings, and information about materials to consider approval of the window system and other elements of the façade renovations.
  4. Mr. Serrao agrees.
  5. Ms. Quinn states that they were the first to fill out a One Step application for ADA compliance, so that is why the railing is included.
  6. Mr. Serrao says they can approve the railing portion of the application.
  7. Mr. Hogan asks for public comment; there is none.
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**Motion:**

8. Mr. Serrao motions to approve the ADA railing as submitted.
  9. Mr. Harless seconds.
  10. Mr. Hogan asks for a vote; all are in favor and motion carries.
  11. Mr. Hogan states that the storefront restoration is tabled until next month, but if they do want to continue with painting they can have that approved over the counter.
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**Certificates of Appropriateness Report - November 2014**

<b>Staff Approval</b>	<b>C of A Number</b>	<b>Date Issued</b>	<b>Application Address</b>	<b>Historic District</b>	<b>Work Approved</b>
N	14-128	1-Nov-14	1435 Adams Street	Manchester	Façade restoration and window replacement
Y	14-129	3-Nov-14	901 E Carson Street	East Carson Street	In-kind window replacement
Y	14-130	6-Nov-14	1323 N Franklin Street	Manchester	In-kind repair of box gutter and fascia
N	14-131	6-Nov-14	607 Middle Street	Deushtown	Construction of rear addition
Y	14-132	12-Nov-14	1319 N Franklin Street	Manchester	Parging of side wall
N	14-133	17-Nov-14	700 Arch Street	Allegheny Commons Park	Replacement of condor aviaries
Y	14-134	17-Nov-14	2512-2514 E Carson Street	East Carson Street	Neon signage
N	14-135	19-Nov-14	2100 E Carson Street	East Carson Street	Storefront renovations, installation of awnings

Y	14-136	19-Nov-14	542Fourth Avenue	Individual	Painting
Y	14-137	24-Nov-14	3438Parkview Avenue	Oakland Square	In-kind door replacement