



Historic Review Commission of Pittsburgh

200 Ross Street, First Floor Hearing Room
June 1, 2016

AGENDA

(Vacant), *Chairman*
Ernie Hogan, *Acting Chairman*
Raymond Gastil, *Director of Planning*
Erik Harless, *Assistant Chief PLI, Secretary*
Joe Serrao
Carol Peterson
Matthew Falcone

➤ **12:30 PM CALL TO ORDER**

➤ **12:30 PM INTERNAL BUSINESS**

Old Business-None

New Business

- Approval of the minutes from the May 2016 hearings
- Certificates of Appropriateness Report – May 2016
- Applications for a Certificate of Economic Hardship – None

➤ **1:00 PM HEARING & ACTION**

1. Deutschtown Historic District
501 Avery Street
N. Davis Enterprises LLC, owner
William G. West, Jr., applicant
Building renovations to incorporate parking

2. Deutschtown Historic District
1010 Cedar Avenue
Paul Bissell, Brent Bissell, & Justin Mistovich,
owners and applicants
Relocation of HVAC units

3. East Carson Street Historic District
925 E. Carson Street
CoGo's, owner and applicant
Installation of LED signage

4. East Carson Street Historic District
1719 E. Carson Street
Gregg Carson, owner
Sign Innovation, applicant
Installation of awnings

5. Immanuel Church—Individual Landmark
810 Tripoli Street
Homestead Property Ventures, owner
Alterations to after-the-fact building renovations

6. Manchester Historic District
1115 Liverpool Street
Eric Contakos, LLC, owner and applicant
Installation of fencing

7. Manchester Historic District
1321 Sheffield Street
Millard W. Landis, owner
Geoffrey Radkoff, applicant
Change in openings on rear elevations

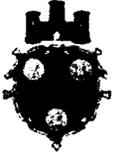
8. Mexican War Streets Historic District
1209 Palo Alto Street
Rob & Heather Fletcher, owners and applicants
Construction of deck on rear garage

9. Oakland Civic Center Historic District
201 N. Bellefield Avenue
Western PA School for Blind Children, owner
PWWG Architects, applicant
Alterations to previously approved plans

- **DEMOLITIONS**
- **HISTORIC NOMINATIONS**
- **DIRECTOR'S REPORT**
- **ADJOURNMENT**

The John Robin Civic Building, located at 200 Ross St. downtown, is wheelchair accessible. This meeting is open to all members of the public. INTERPRETERS FOR THE HEARING IMPAIRED WILL BE PROVIDED WITH FOUR DAYS NOTIFICATION BY CONTACTING RICHARD MERITZER AT 412-255-2102.

Please contact Sarah Quinn with questions and comments: 412-255-2243
sarah.quinn@pittsburghpa.gov



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
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

STAFF USE ONLY:

DATE RECEIVED: 2/18/16

LOT AND BLOCK NUMBER: 8-0-172

WARD: 23rd.

FEE PAID: yes

FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

501 Avery Street
Pittsburgh, PA 15212

DISTRICT:

City of Pittsburgh - Deutschtown

OWNER:

NAME: N. Davis Enterprises LLC
 ADDRESS: 400 Island Avenue
McKees Rocks, PA 15136
 PHONE: 412-787-0720
 EMAIL: morgan@mpcci.net

APPLICANT:

NAME: William G. West Jr
 ADDRESS: 406 10th Street
Dakmont PA 15139
 PHONE: 412-999-3035
 EMAIL: wgwest@castledev.com

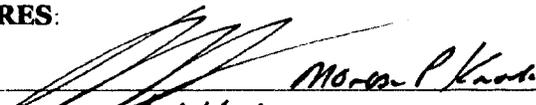
REQUIRED ATTACHMENTS:

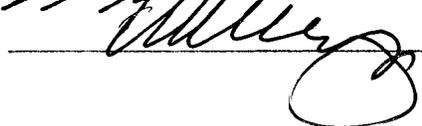
- Drawings Photographs Renderings Site Plan Other

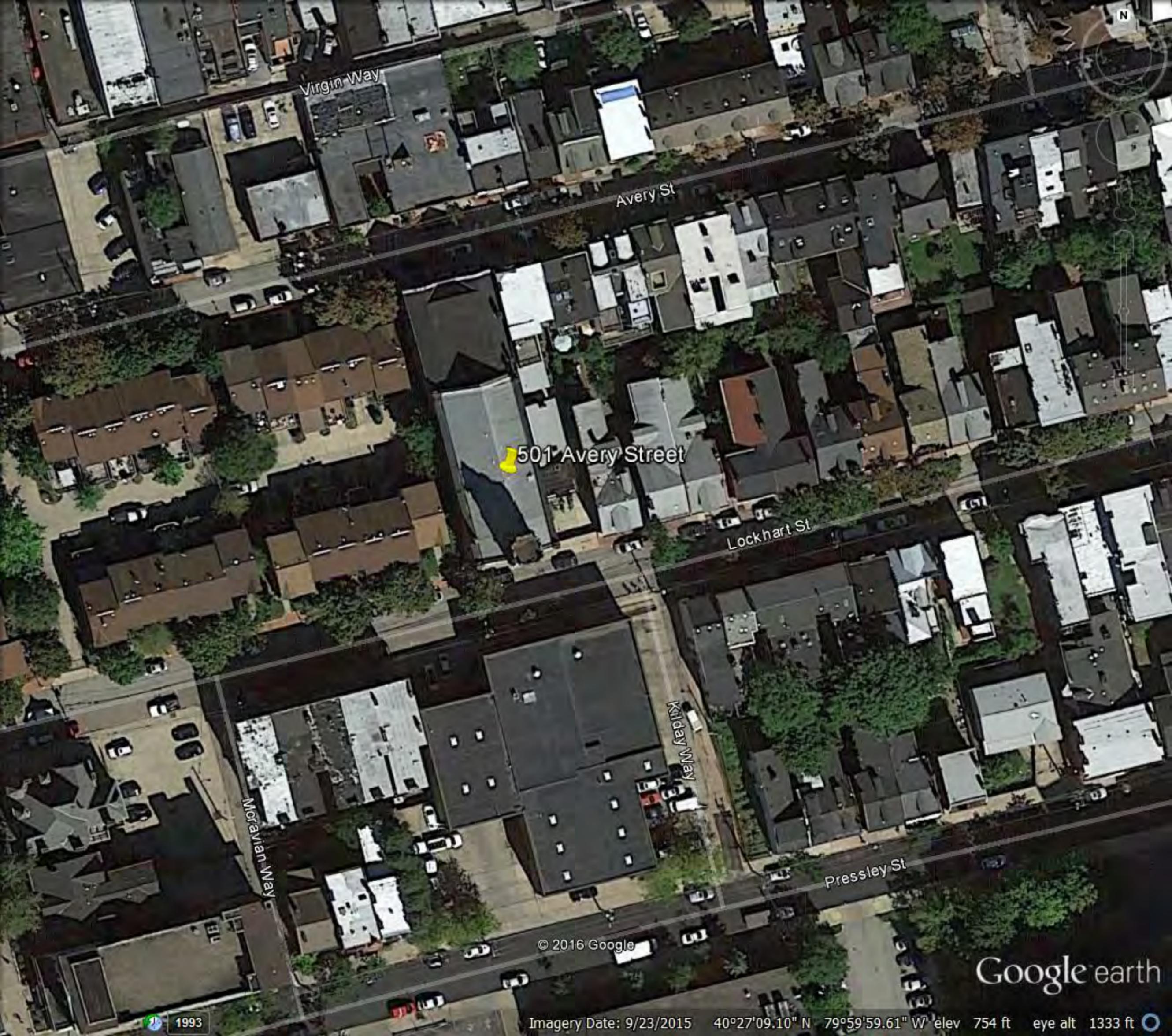
DETAILED DESCRIPTION OF PROPOSED PROJECT:

See Attached Description

SIGNATURES:

OWNER:  DATE: 3/16/2016

APPLICANT:  DATE: 3/18/2016



Virgin Way

Avery St

501 Avery Street

Lockhart St

Moravian Way

Kilday Way

Pressley St

© 2016 Google

Google earth

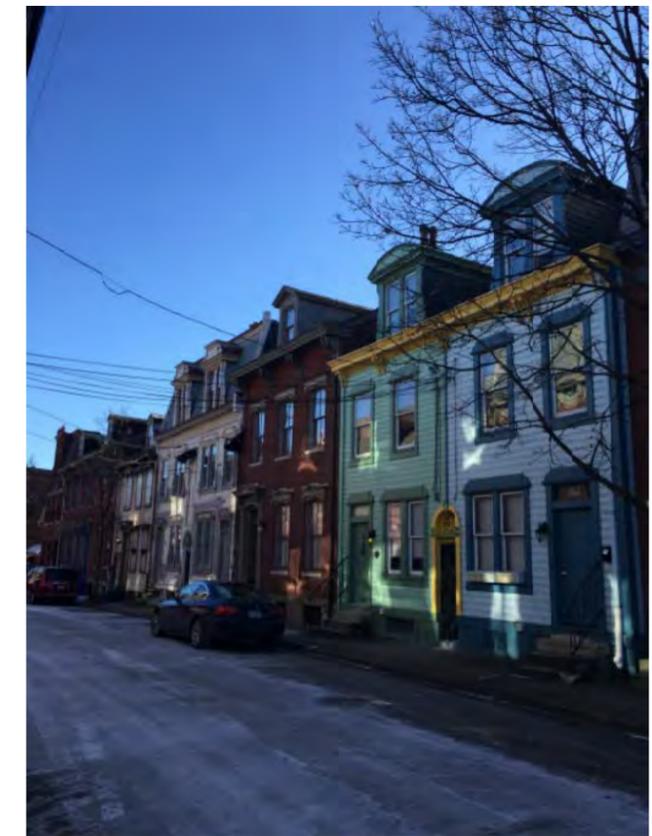
1993

Imagery Date: 9/23/2015 40°27'09.10" N 79°59'59.61" W elev 754 ft eye alt 1333 ft

Tabled application—applicant to submit new documents prior to
June 1st meeting



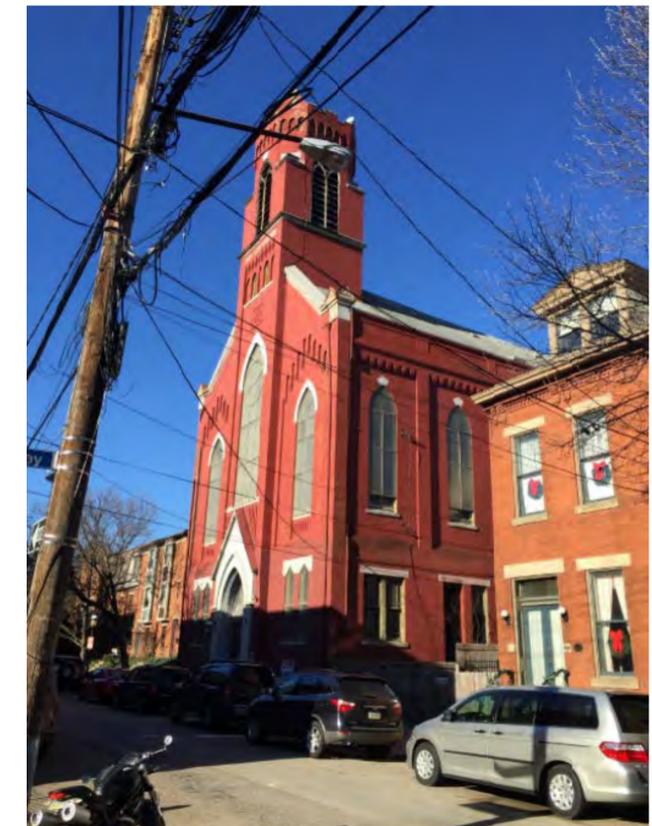
View looking East on Avery Street



View looking East on Avery Street



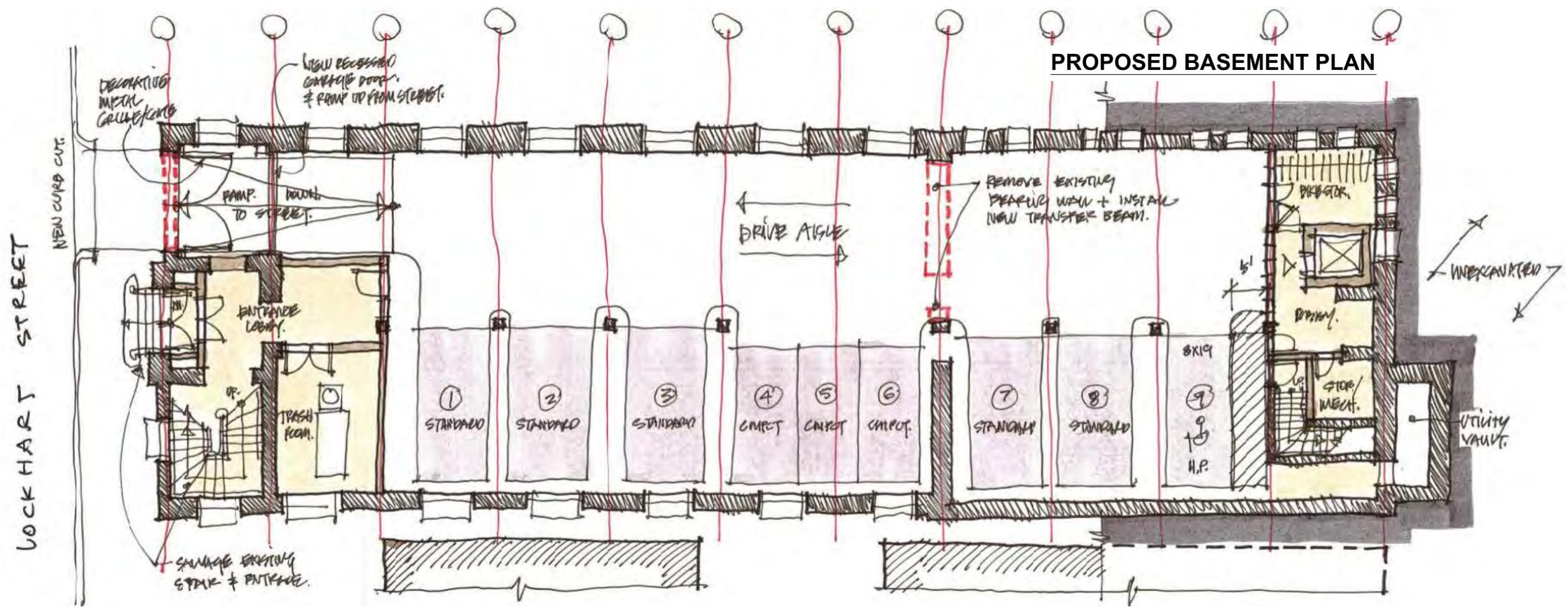
Existing Church Facade - Avery Street



Existing Church Facade - Lockhart Street

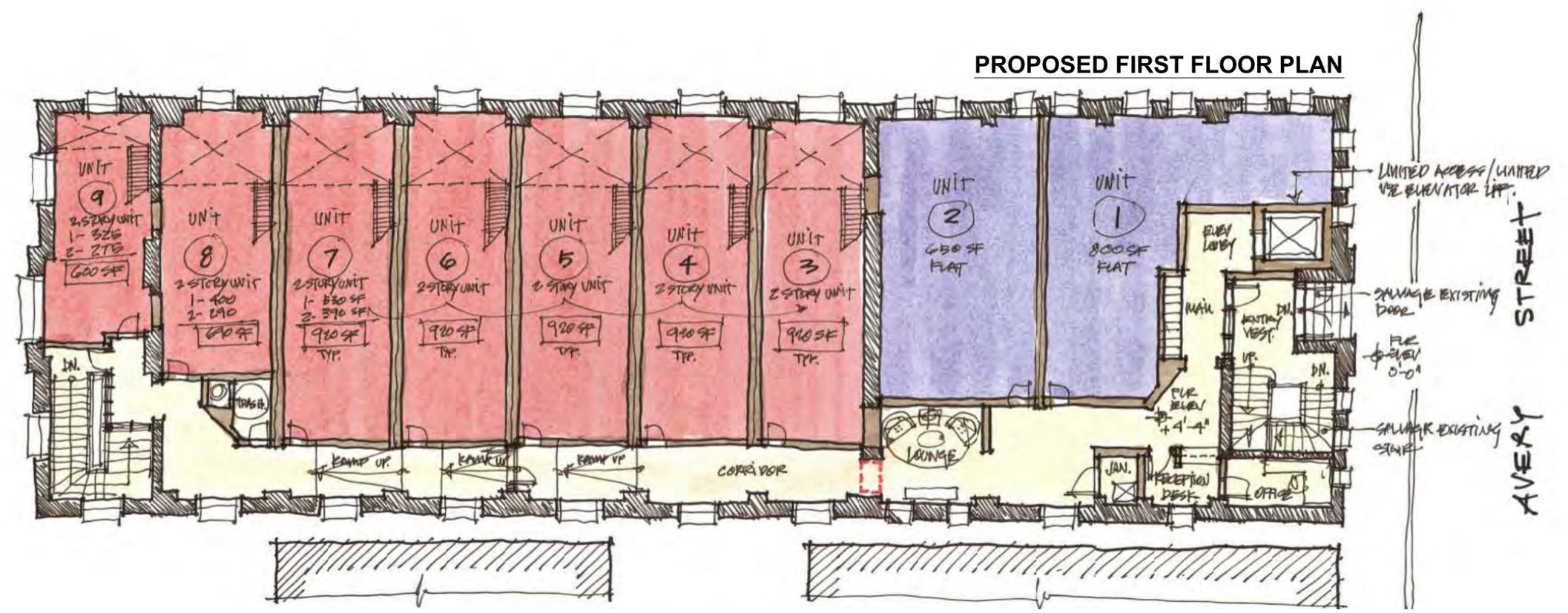


View looking East on Lockhart Street



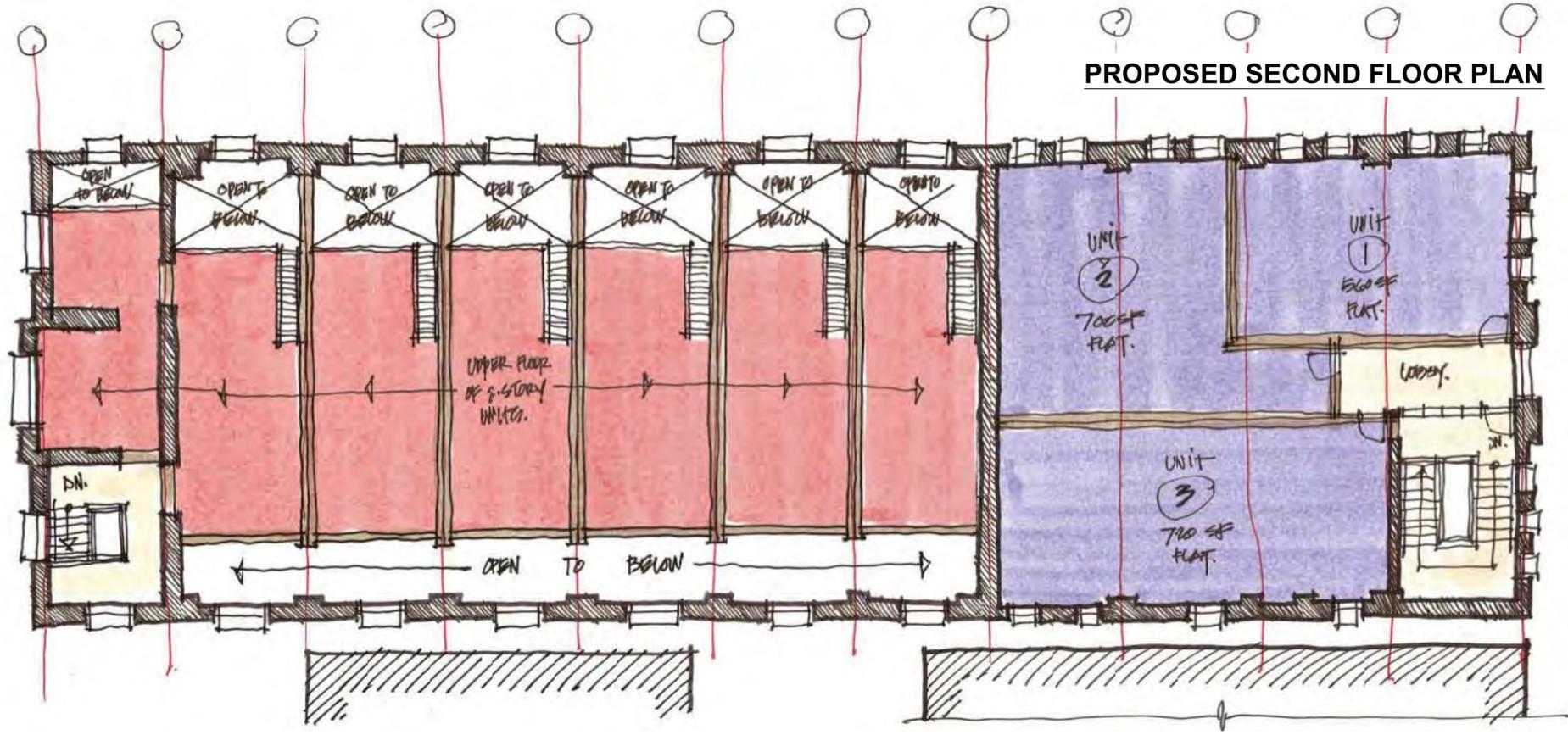
PROPOSED DEVELOPMENT STATISTICS

1st Floor:	2 units (Flats)	
	7 units (2-story walk-ups)	
2nd Floor:	3 units (Flats)	
	12 units Total	
Parking Required:		
1 Parking Space/unit = 12 Spaces Required		
- 30% Bicycle Reduction		
	9 Spaces Required	
70% Car spaces =	9 Spaces Provided	OK
(6 standard & 3 compact [<40%] parking spaces)		
30% Bike spaces:	4 Required, 10+ Provided	OK



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PROPOSED SECOND FLOOR PLAN



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EXISTING LOCKHART STREET ELEVATION

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Sheet No.

A3

GRAPHIC SCALE: 1/8" = 1'-0"
0' 2' 4' 8' 16' 24'
Project # 16007
Date APRIL 29, 2016

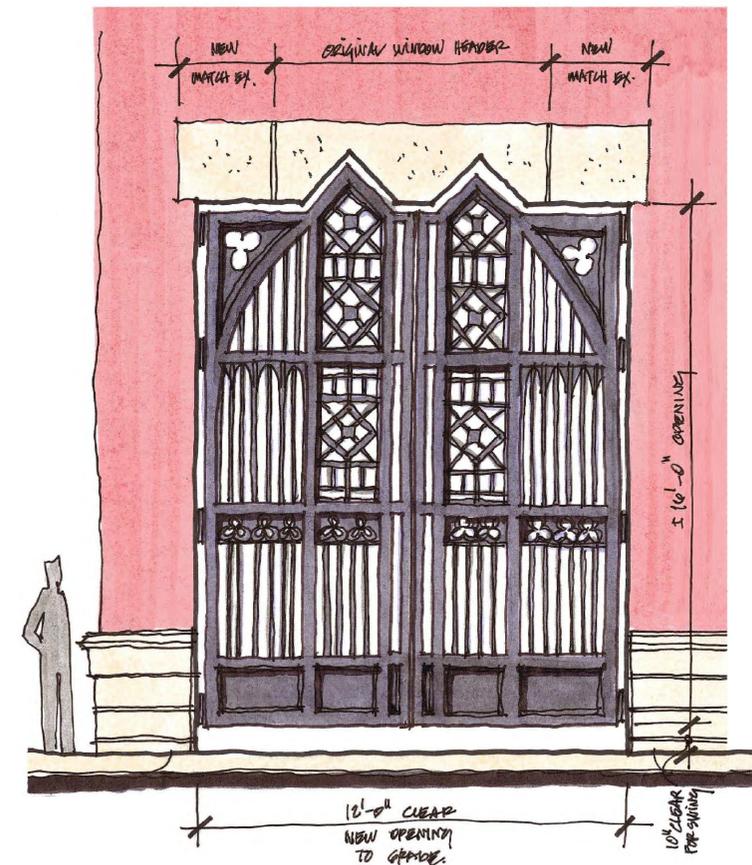
St. Peter's Evangelical & Reform Church - Adaptive Reuse

501 Avery Street Pittsburgh, PA

lga PARTNERS
1425 Forbes Ave. Suite 400 Pittsburgh, PA 15219
P 412.243.3430 F 412.224.4747



PROPOSED LOCKHART STREET ELEVATION



PROPOSED OPENING & GATE



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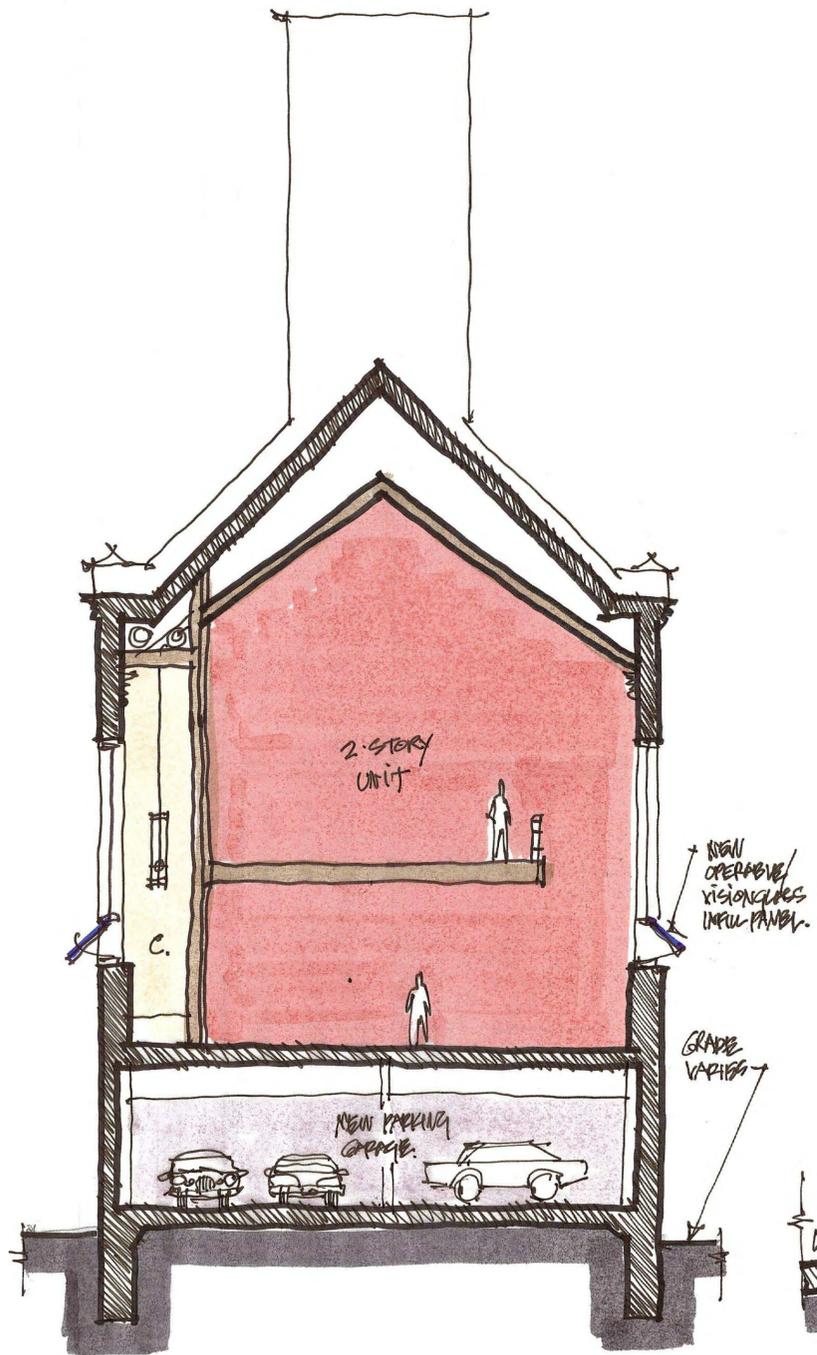
Sheet No.

A4

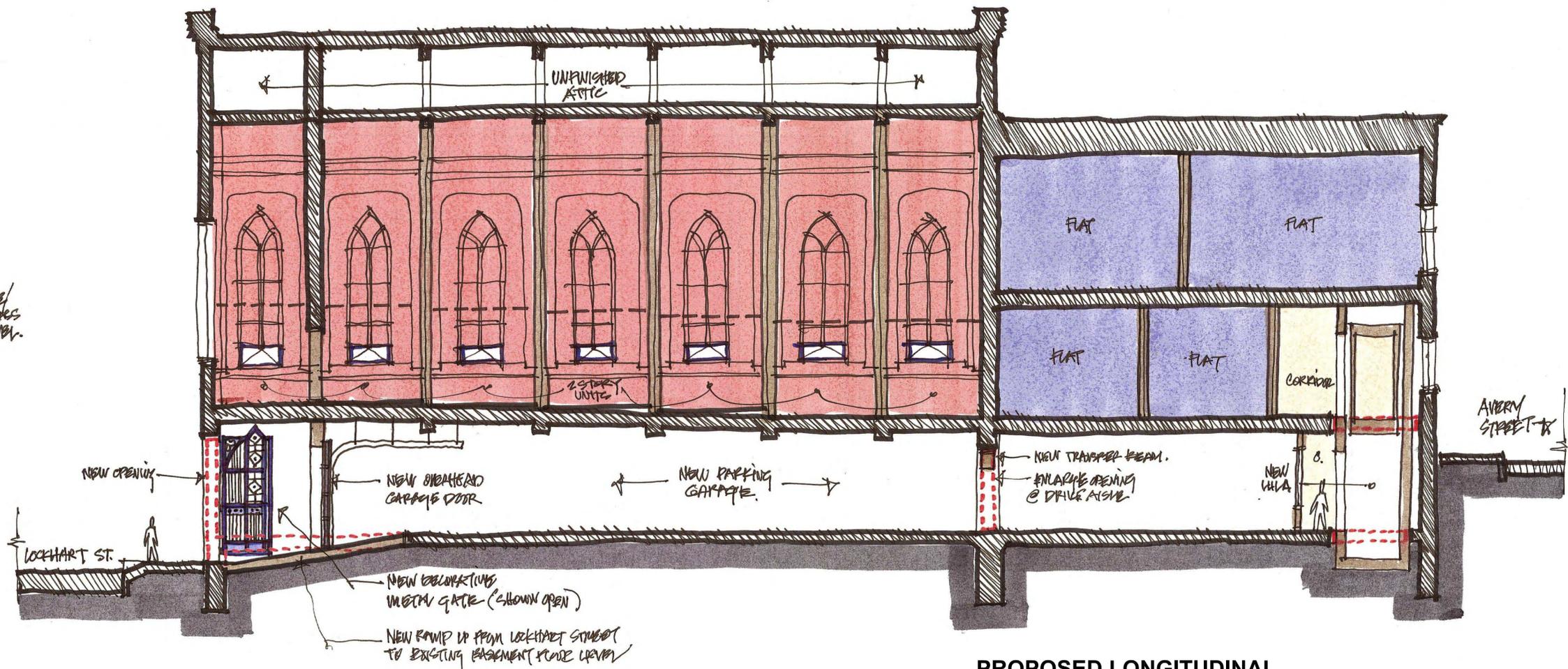
Project # 16007
Date APRIL 29, 2016

St. Peter's Evangelical & Reform Church - Adaptive Reuse
501 Avery Street Pittsburgh, PA

lga PARTNERS
1425 Forbes Ave. Suite 400 Pittsburgh, PA 15219
P 412.243.3430 F 412.224.4747



PROPOSED TRANSVERSE BUILDING SECTION



PROPOSED LONGITUDINAL BUILDING SECTION

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Sheet No.

A5

GRAPHIC SCALE: 1/8" = 1'-0"



Project # 16007

Date APRIL 29, 2016

St. Peter's Evangelical & Reform Church - Adaptive Reuse

501 Avery Street Pittsburgh, PA

lga PARTNERS

1425 Forbes Ave. Suite 400 Pittsburgh, PA 15219

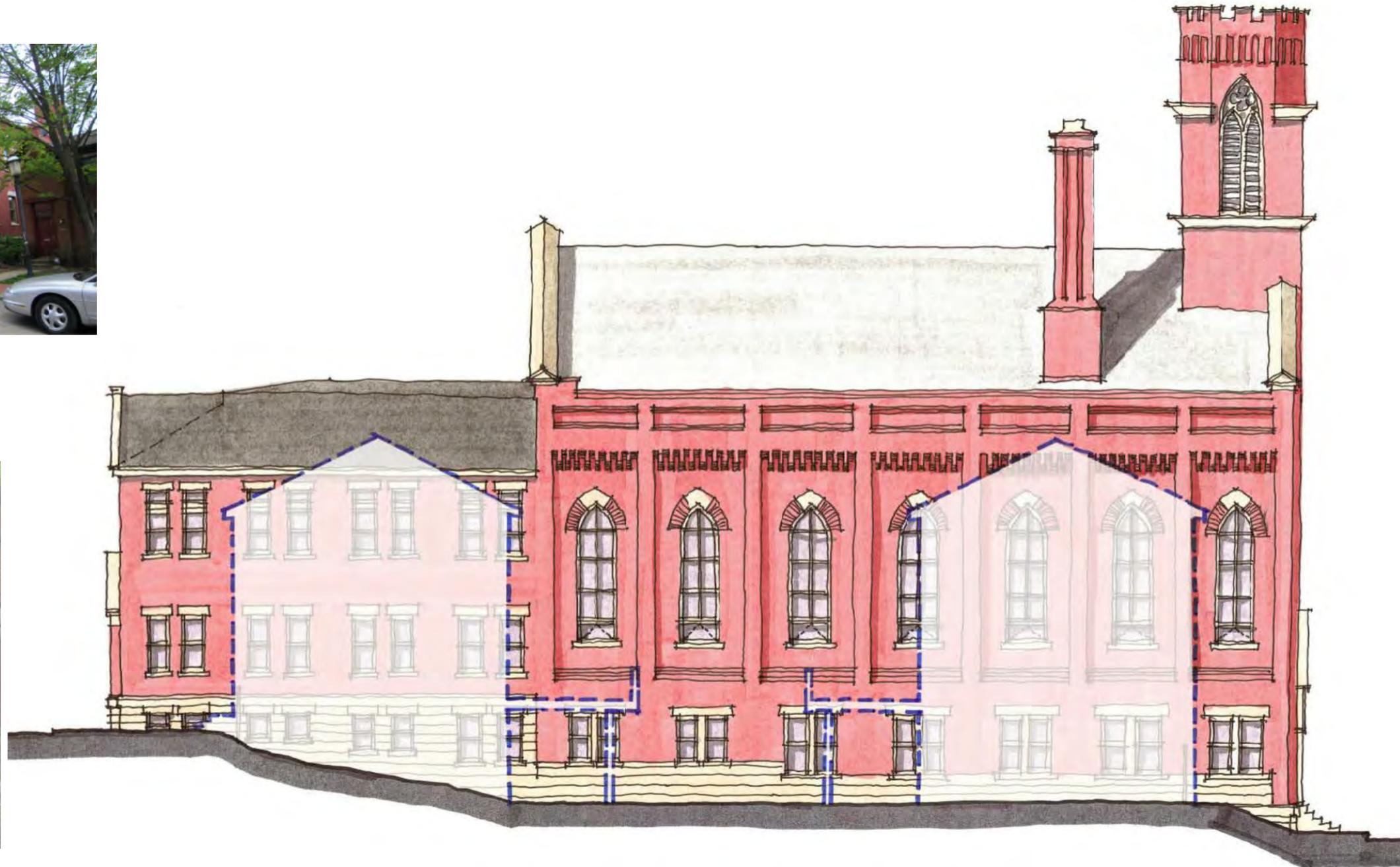
P 412.243.3430 F 412.224.4747



View looking east on Avery Street



View looking east on Avery Street



View looking east on Lockhart Street



View looking east on Lockhart Street

WEST EXTERIOR BUILDING ELEVATION

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Sheet No.

A6



Project # 16007
Date APRIL 29, 2016

St. Peter's Evangelical & Reform Church - Adaptive Reuse
501 Avery Street Pittsburgh, PA

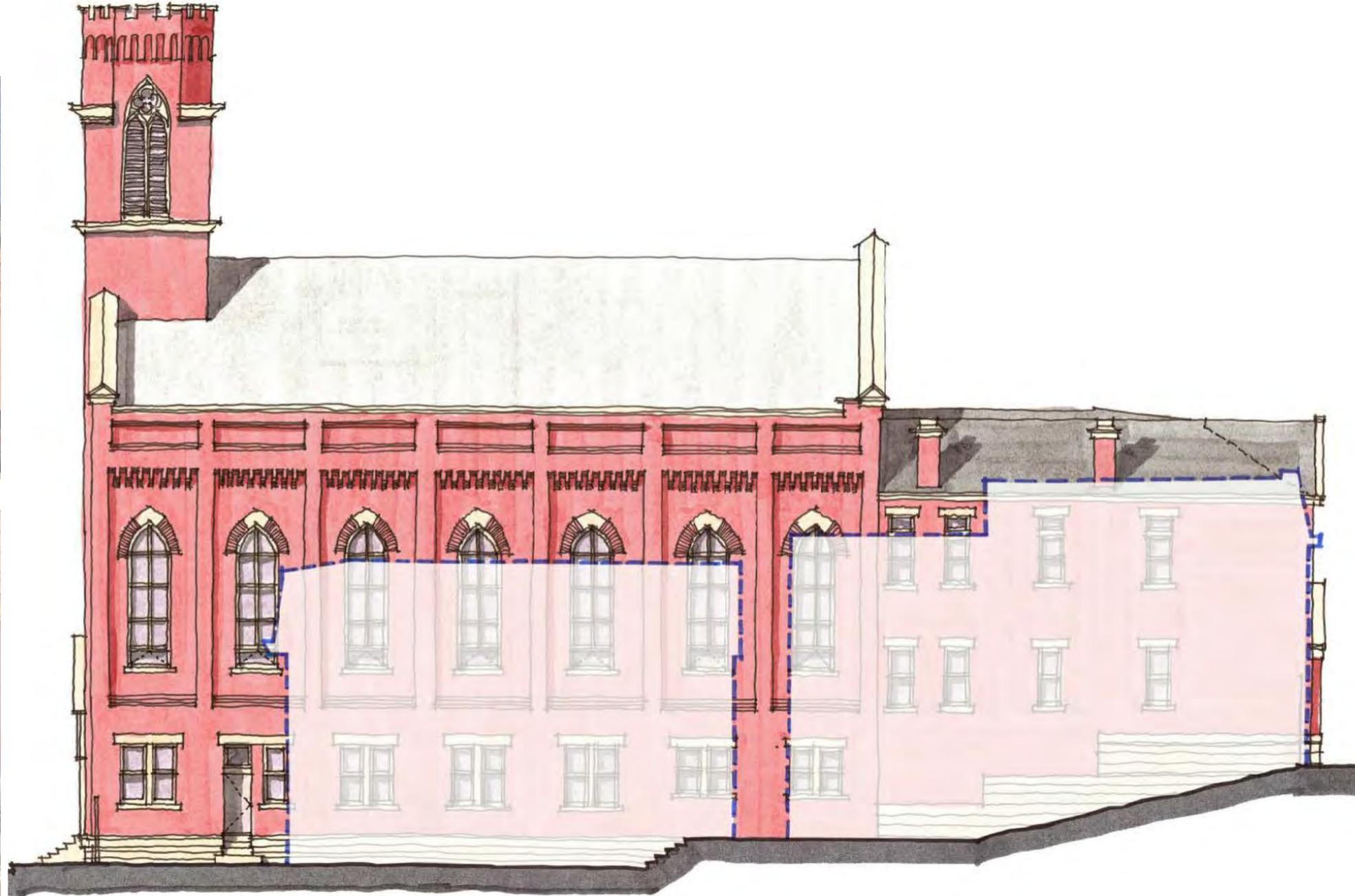
lga PARTNERS
1425 Forbes Ave. Suite 400 Pittsburgh, PA 15219
P 412.243.3430 F 412.224.4747



View looking west on Lockhart Street



View looking west on Lockhart Street



EAST EXTERIOR BUILDING ELEVATION



View looking west on Avery Street



Avery Street Elevation

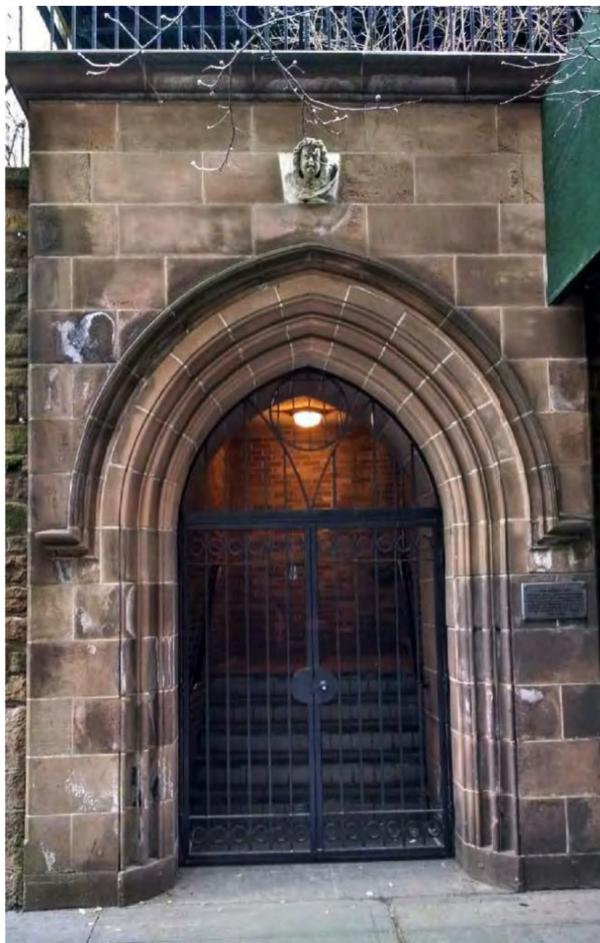
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Sheet No.
A7

GRAPHIC SCALE: 1/8" = 1'-0"
0 4 8 16 24
Project # 16007
Date APRIL 29, 2016

St. Peter's Evangelical & Reform Church - Adaptive Reuse
501 Avery Street Pittsburgh, PA

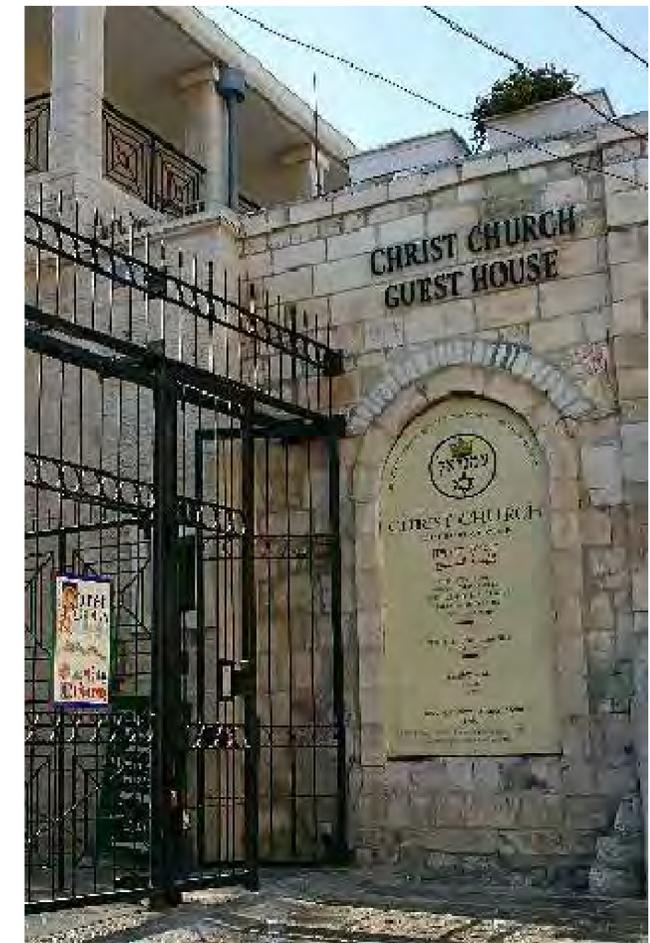
lga PARTNERS
1425 Forbes Ave. Suite 400 Pittsburgh, PA 15219
P 412.243.3430 F 412.224.4747



New York City



Norwich, UK



Jerusalem, Israel



New York City



Canterbury, UK

PRECEDENT PHOTOS: Global examples of Church architecture with wrought-iron gates.

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Sheet No.

EX1

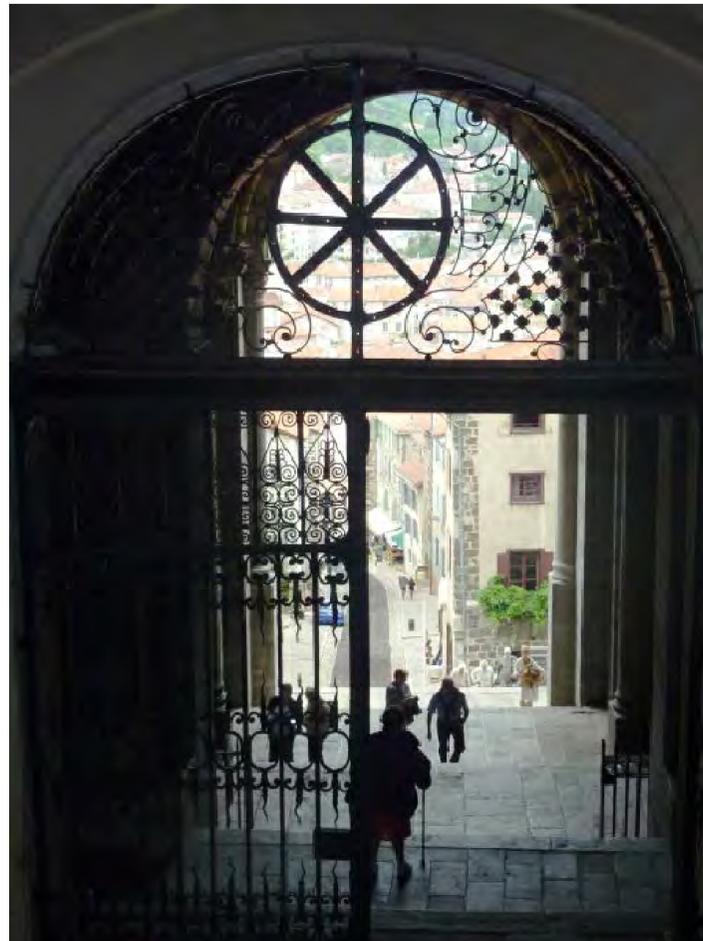
Project # 16007
Date APRIL 29, 2016

St. Peter's Evangelical & Reform Church - Adaptive Reuse
501 Avery Street Pittsburgh, PA

lga PARTNERS
1425 Forbes Ave. Suite 400 Pittsburgh, PA 15219
P 412.243.3430 F 412.224.4747



Le Puy, France



Le Puy, France



Leeds, UK



Warsaw, Poland



Canterbury, UK

PRECEDENT PHOTOS: Global examples of Church architecture with wrought-iron gates.

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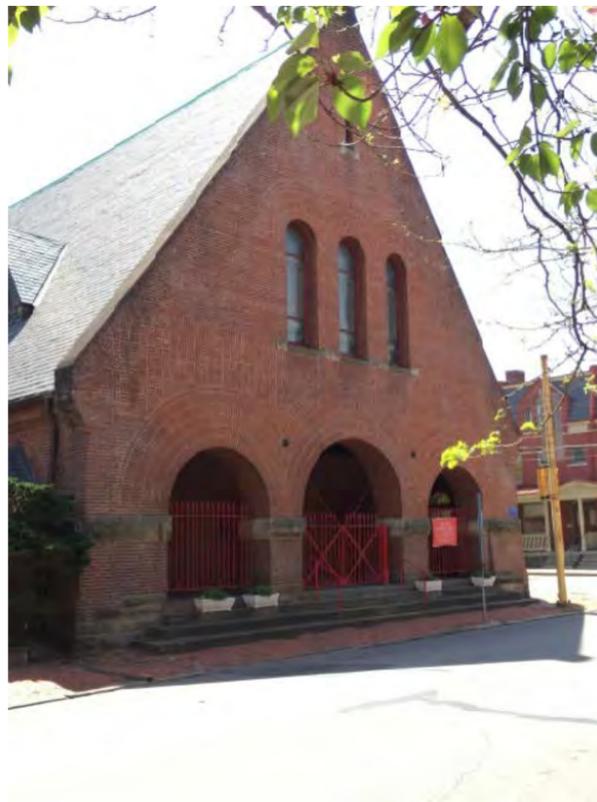
Sheet No.

EX2

Project # 16007
Date APRIL 29, 2016

St. Peter's Evangelical & Reform Church - Adaptive Reuse
501 Avery Street Pittsburgh, PA

lga PARTNERS
1425 Forbes Ave. Suite 400 Pittsburgh, PA 15219
P 412.243.3430 F 412.224.4747



Emmanuel Episcopal Church
957 W. North Avenue, Pittsburgh

PRECEDENT PHOTOS: Local example of Church architecture with wrought-iron gates.

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Sheet No.

EX3

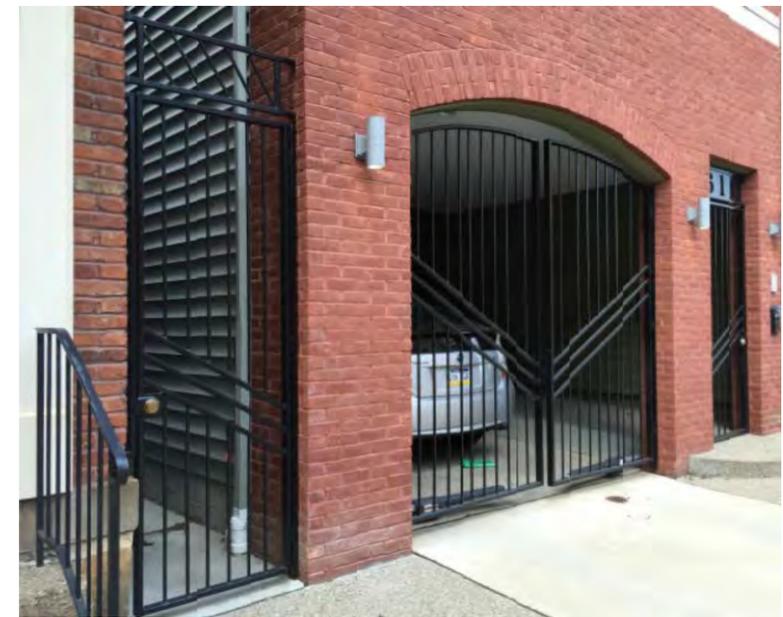
Project # 16007
Date APRIL 29, 2016

St. Peter's Evangelical & Reform Church - Adaptive Reuse

501 Avery Street Pittsburgh, PA

lga PARTNERS

1425 Forbes Ave. Suite 400 Pittsburgh, PA 15219
P 412.243.3430 F 412.224.4747



Historic Residence @ 523 Lockhart Street

New Infill Residence @ 614 Lockhart Street

PRECEDENT PHOTOS: Deutschtown architecture with wrought-iron gates.

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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
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

STAFF USE ONLY:

DATE RECEIVED: 9/12/14

LOT AND BLOCK NUMBER: 23-M-209

WARD: 23rd

FEE PAID: yo

DISTRICT: Deutschtown

FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

1010 Cedar Avenue

OWNER:

NAME: Paul Bissell,

ADDRESS: Brent Bissell,
Justin Mistovich

PHONE: _____

EMAIL: _____

APPLICANT:

NAME: Anthony G. Poli, AIA

ADDRESS: 322 Cobblestone Circle
McKees Rocks, PA 15136

PHONE: 412 779-9125

EMAIL: tonypoli@me.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

- Screened HVAC Units at grade
- In-Kind replacement of concrete sidewalk @ waterline installation

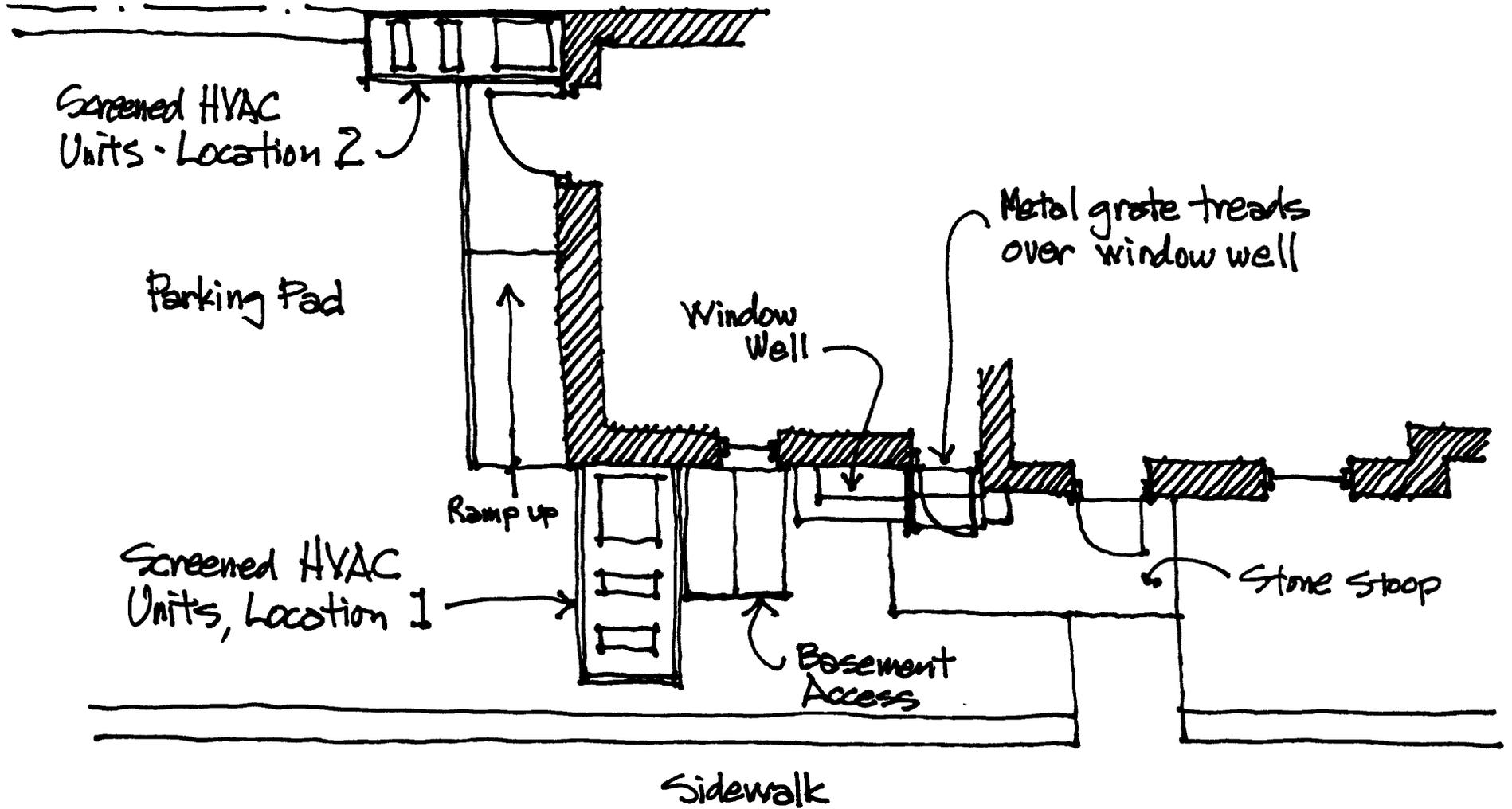
SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT: Anthony G. Poli DATE: 9/12/14



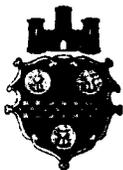
Tabled application—applicant to submit new documents prior to
June 1st meeting



Partial Site Plan @ Rear
 Allegheny Inn







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
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

925 E. Carson St.
Pittsburgh, PA 15203

OWNER:

NAME: CoGo's Co.
 ADDRESS: 2589 Bayce Plaza Rd
Pittsburgh, PA 15241
 PHONE: 412-257-1550 (267)
 EMAIL: sqrimus@coegosco.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

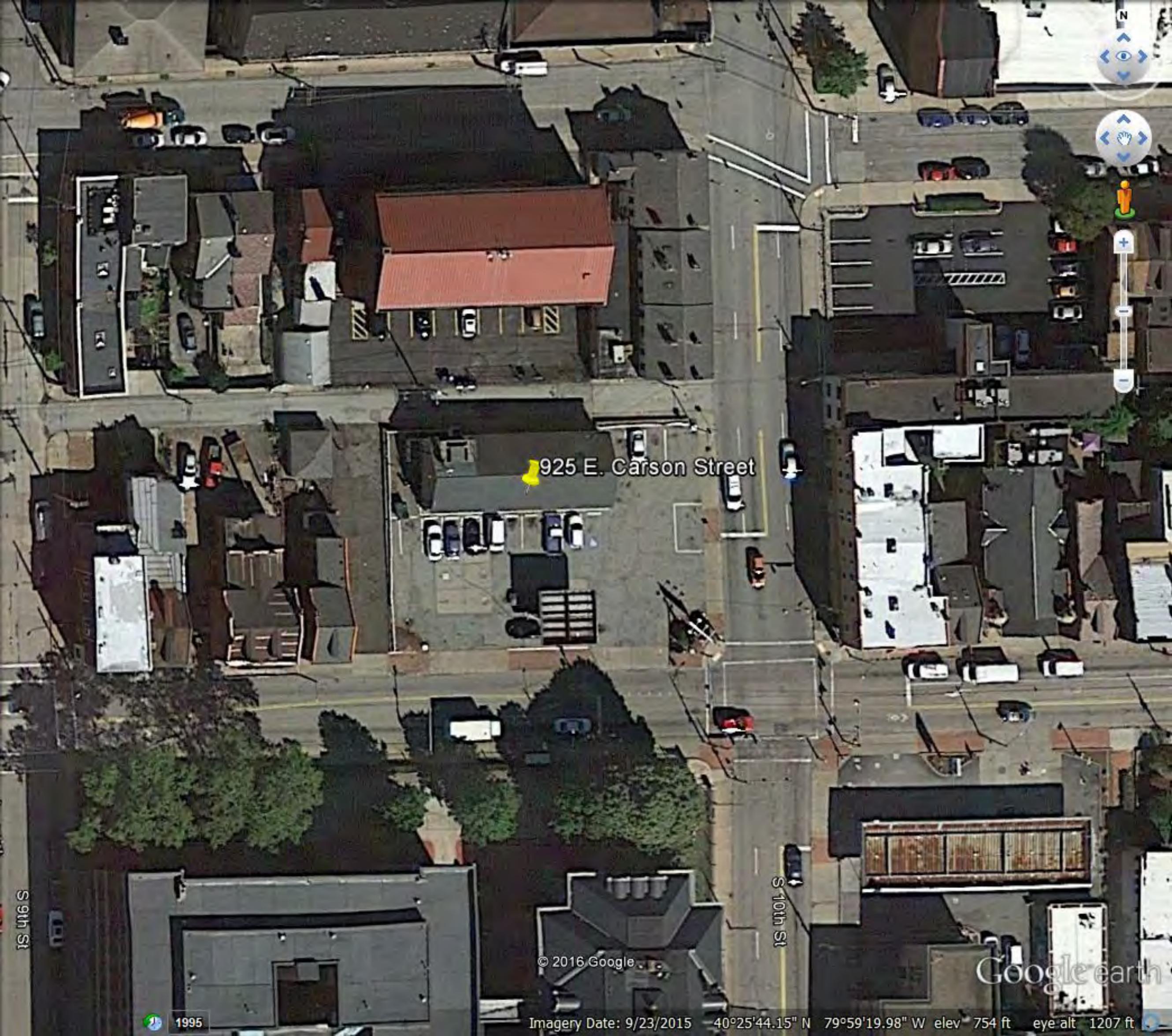
LED signage to replace existing sign.

SIGNATURES:

OWNER: [Signature] DATE: 4/21/16
 APPLICANT: [Signature] DATE: 4/21/16

STAFF USE ONLY:

DATE RECEIVED: 4/21/16
 LOT AND BLOCK NUMBER: 3-6-66
 WARD: 17th
 FEE PAID: yes
 DISTRICT: E. Carson Street



925 E. Carson Street

S 9th St

S 10th St

© 2016 Google

Google earth



1995

Imagery Date: 9/23/2015 40°25'44.15" N 79°59'19.98" W elev 754 ft eye alt 1207 ft



Regular 246⁹
Self

Plus 266⁹
Self

Premium 286⁹
Self

PNC BANK ATM

S 10th St

Capot Way





Building Quality Signage Since 1901

Revisions:

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____
- 6 _____
- 7 _____

d. Fuller

Account Rep:

E Williams

Project Manager:

mike h

Drawn By:

Project / Location:

Elevation Drawing
 12' Offset Pole
 (see rendering in request files)
 5x10 CP Sign
 5x5 - CITGO ID
 CoGo's Logo



Note: Two faces w/ H-Divider Bar
 5x5 - 1 Product 16" LED FL3000 Pricer
 Screened Product
 Reg Unld

 Underwriters Laboratories Inc.  ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

**THIS DRAWING IS YOUR FINAL PROOF:
 IT SUPERCEDES ALL VERBAL AND
 WRITTEN COMMUNICATION. BY SIGNING
 BELOW YOU ARE AUTHORIZING US TO
 MANUFACTURE TO THESE SPECIFICATIONS.**

Client Approval/Date:

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Colors Depicted In This Rendering May Not Match Actual Material Finishes. Refer To Product Samples For Exact Color Match.

Job Number: **Ci158153**

Date: **01.05.16**

Sheet Number: _____ Of _____

File Name: _____

Design Number: _____

5x10 CP Sign

5x5 - CITGO Logo

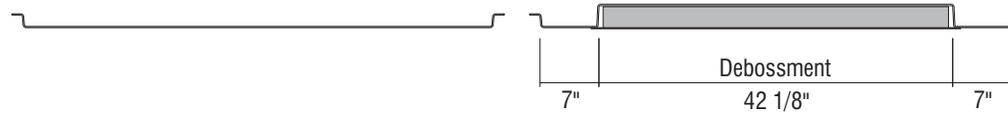
CoGo's Logo

Note: Two faces w/ H-Divider Bar (see request files)

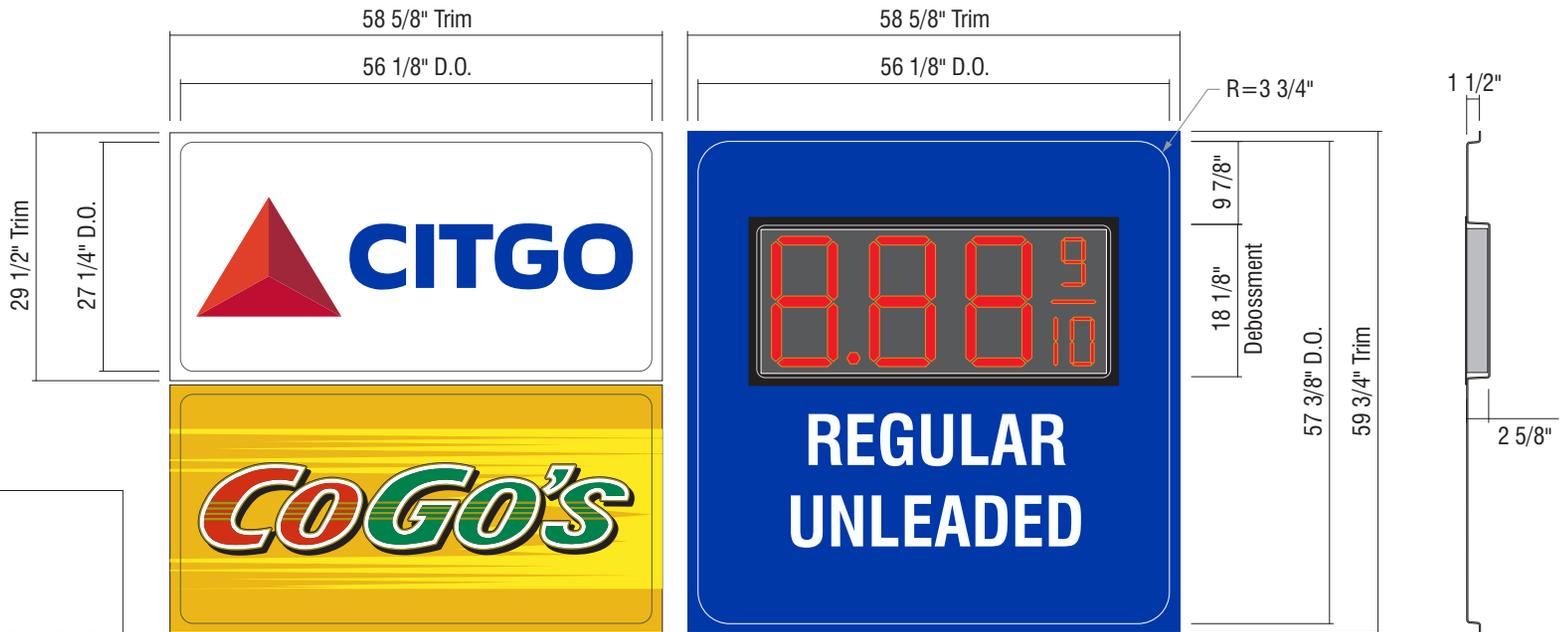
5x5 - 1 product LED w/ 16" Red DAK 3000 Units

Screened Products

Reg Unld



TOP VIEW



SIDE VIEW

COLORS

L8-3124	PAINT	WHITE
L8-6394	PAINT	MED. RED
L8-6839	PAINT	LT. RED
L8-6768	PAINT	DK. RED
L8-6715	PAINT	BLUE/OPAQUE ON PRICE

L8-3124	PAINT	WHITE
L8-880	PAINT	BLACK
Match PMS 485	PAINT	RED
Match PMS 348	PAINT	GREEN
Match PMS 104	PAINT	GOLD
Match PMS 1235	PAINT	ORANGE
Match PMS 803	PAINT	YELLOW

Revisions:

THIS DRAWING IS YOUR FINAL PROOF. IT SUPERCEDES ALL VERBAL AND WRITTEN COMMUNICATION. BY SIGNING BELOW YOU ARE AUTHORIZING US TO MANUFACTURE TO THE ABOVE SPECIFICATION.

Client Approval/Date: _____

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Account Rep: **d. Fuller**

Project Manager: **e williams**

Drawn By: **mike h**

Underwriters Laboratories Inc. **nema** ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:



Job Number: **Ci158141**

Date: **01.06.16**

Sheet Number: **1** of **1**

Design Number: **Xx**

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SIGN COMPANY
www.FederalHealth.com

1500 North Bolton • Jacksonville, Texas 75766
(903) 589-2100 • Fax (903) 589-2101



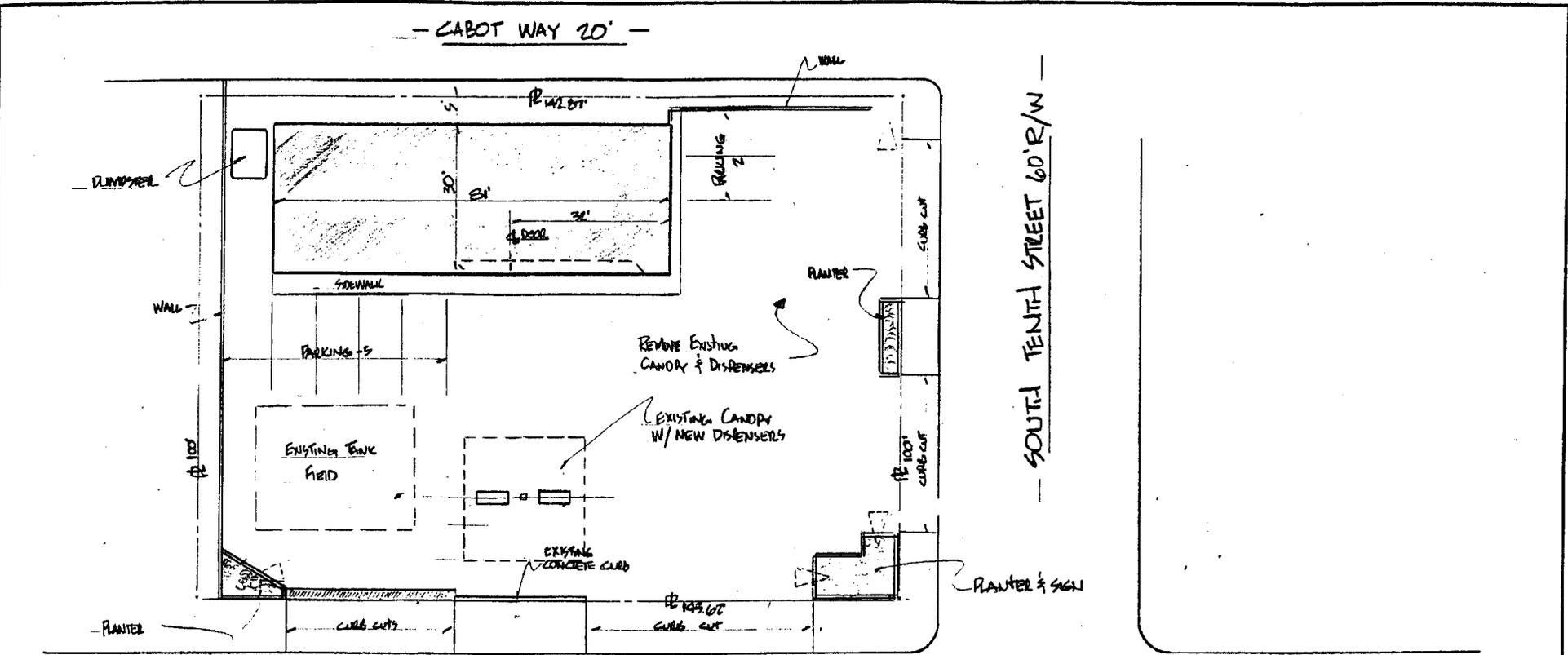
YIELD ON GREEN

NO TURN ON RED 280-0700

bp
1.998

STAR ATM INSIDE

SPEED LIMIT 25



— EAST CARSON ST. 50' R/W —

COGOS # 813 EAST CARSON ST.		
CITY OF PITTSBURGH		
SCALE: 1" = 40'-0"	APPROVED BY:	DRAWN BY: R.H.
DATE: 11-21-97		REVISED: 1.13.98
SITE PLAN FUEL UPGRADE POTOMAC STYLE		
DRAWING NUMBER		112797B1



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
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

1719 E Carson St

STAFF USE ONLY:

DATE RECEIVED: 5/13/16

LOT AND BLOCK NUMBER: 12-E-313

WARD: 17th

FEE PAID: 460

DISTRICT:

E Carson St

OWNER:

NAME: Gregg Carson LLC

ADDRESS: _____

PHONE: _____

EMAIL: _____

APPLICANT:

NAME: Sign Innovation - Chad Melberg

ADDRESS: _____

PHONE: _____

EMAIL: _____

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

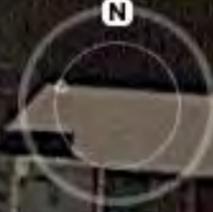
DETAILED DESCRIPTION OF PROPOSED PROJECT:

Installation of awnings

SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT: _____ DATE: _____



Wrights Way

S 18th St

1719 E Carson Street



© 2016 Google

Google earth

Carey Way

1995

Imagery Date: 9/23/2015 40°25'43.95" N 79°58'51.87" W elev 756 ft eye alt 1192 ft



HIN'S

SERIOUS DELIVERY

© 2016 Google



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
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

STAFF USE ONLY:

DATE RECEIVED: June 9, 2015

LOT AND BLOCK NUMBER: 24-J-229-1

WARD: 23 rd

FEE PAID: yes

DISTRICT:

FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

810 TRIPOLI ST

Individual

OWNER:

NAME: HOMESTEAD PROPERTY VENTURES

ADDRESS: 5889 AYLESBORO AVE

PITTSBURGH, PA 15217

PHONE: 412 427 7539

EMAIL: gkparker@outlook.com

APPLICANT:

NAME: same

ADDRESS: |

|

PHONE: |

EMAIL: |

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

SIGNATURES:

OWNER: [Signature] DATE: 5/27/15

APPLICANT: [Signature] DATE: 5/27/15



Tabled application—applicant to submit new documents prior to
June 1st meeting

HOMESTEAD PROPERTY VENTURES, LLC
5889 Aylesboro Avenue
Pittsburgh, PA 15217
412 427 7539

29 May 2015

Sarah Quinn
Historic Preservation Planner
City of Pittsburgh
200 Ross Street, 3rd floor
Pittsburgh, PA 15219

RE: 810 Tripoli Street
Immanuel Church Historic Application

Dear Ms Quinn:

Please find enclosed our application for work completed on this property, a check for \$350, and photos of the work completed.

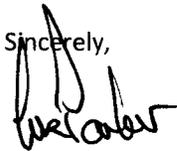
We replaced cinder blocks with glass windows and believed that the designation process had not been completed so did not apply at the time for this work. I apologise for this error.

Our contractor is certain that the property originally had glass block windows and we have attached a photo of the property where we believe you can see the block windows as they were.

We may also wish to replace the cinder block in the Tripoli Street house along the Turtle Way frontage. I have enclosed a photo of this property also.

Please call me if you have any questions on 412 427 7539.

Sincerely,



G.K. Parker
Director

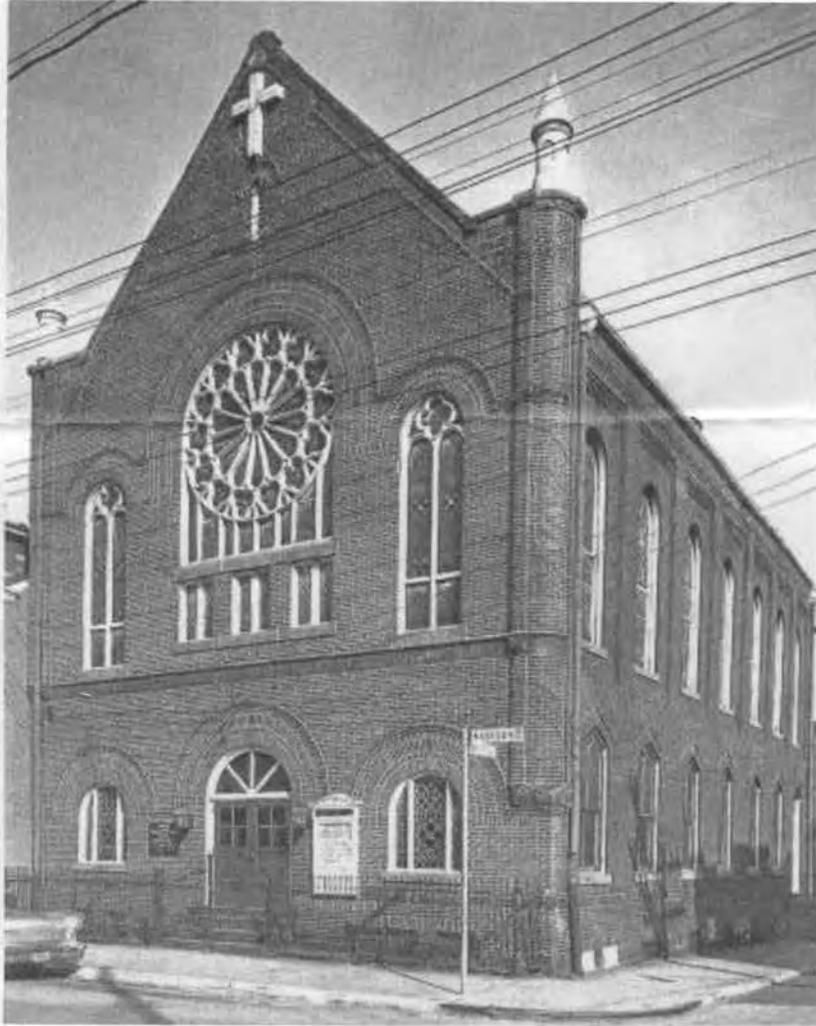
Description of Work Completed

The cinder block inserts that had been put into the old church basement block window spaces were removed in four spots and new glass block windows were inserted.

The glass block contractor indicated that these windows had previously been glass block based on the nature of the ledge that he encountered during construction.

This has greatly improved the light and ventilation into the basement space and we believe is consistent with how the building looked in the past.

ORIGINAL BUILDING.



1 blocks.



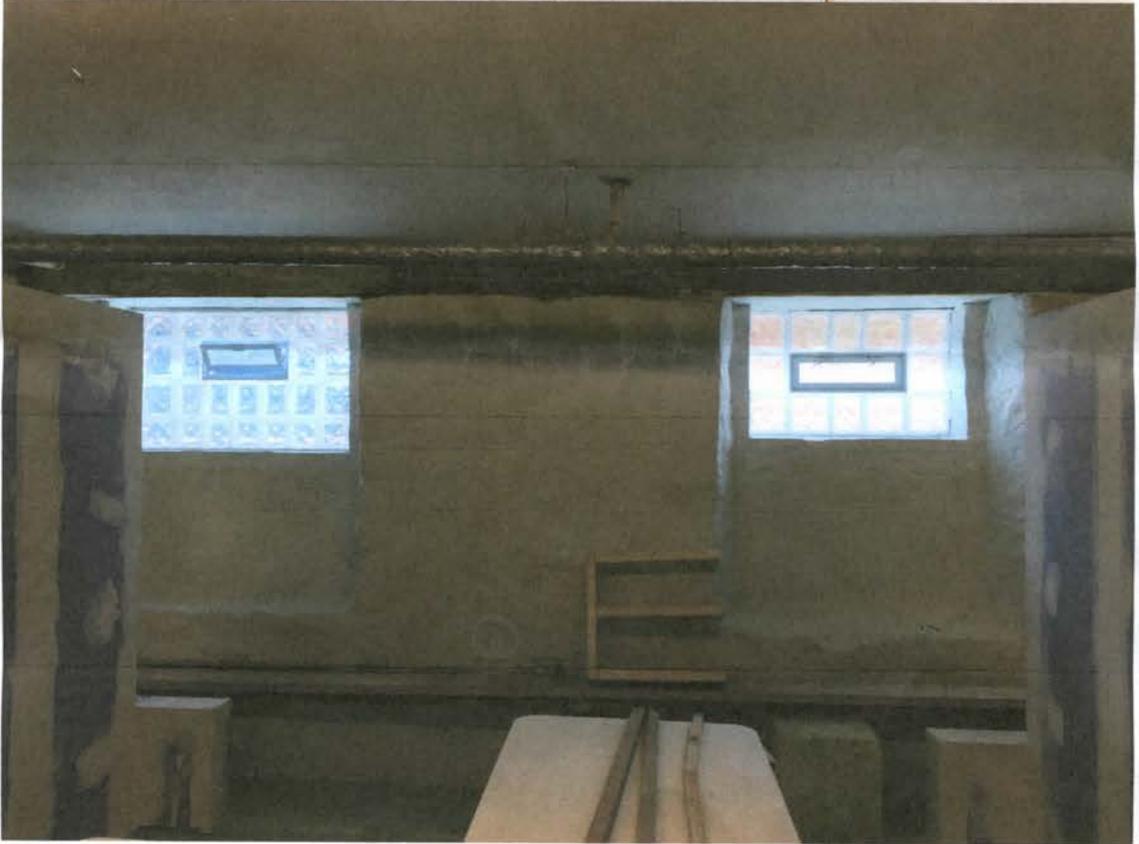
PICTURE BEFORE WORK COMPLETED

Four windows as they look now.







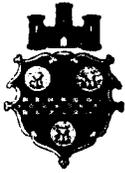


TRIPOLI RESIDENCE.



Block wall on Turtle Way.

Replace with block windows.



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
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

1115 LIVERPOOL STREET
PITTSBURGH PA 15233

OWNER:

NAME: ERIC CONTAKOS
 ADDRESS: 1115 LIVERPOOL ST.
PITTSBURGH PA 15233
 PHONE: 757 375 8917
 EMAIL: eric_contakos@yahoo.com

STAFF USE ONLY:

DATE RECEIVED: 4/21/16
 LOT AND BLOCK NUMBER: 22-L-293
 WARD: 21st
 FEE PAID: yes
 DISTRICT: Manchester

APPLICANT:

NAME: ERIC CONTAKOS
 ADDRESS: 1115 LIVERPOOL STREET
PITTSBURGH PA 15233
 PHONE: 757 375 8917
 EMAIL: eric_contakos@yahoo.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

SIGNATURES:

OWNER: Eric Contakos DATE: 21 APR 2016
 APPLICANT: Eric Contakos DATE: 21 APR 2016

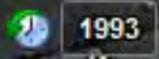


Sedgwick St

1115 Liverpool Street

© 2016 Google

Google earth



1993

Imagery Date: 9/23/2015 40°27'19.71" N 80°01'19.57" W elev 764 ft eye alt 1203 ft

Date **3/14/2016**
GLS Order # **49552** Client Order # **16-01-43108**
Client **BARRISTERS LAND ABSTRACT CO 16-01-43108**
Grantee: **ERIC CONTAKOS AND JENNY CONTAKOS** Grantor **JACK ROSENBERGER**
Premises **1115 LIVERPOOL STREET PITTSBURGH, PENNSYLVANIA**
Sublot / Orig Lot Subdivision / Allotment
As recorded in **ALLEGHENY COUNTY RECORDS, VOLUME , PAGE**

Description of encroachments, or other violations found at the time of our inspection

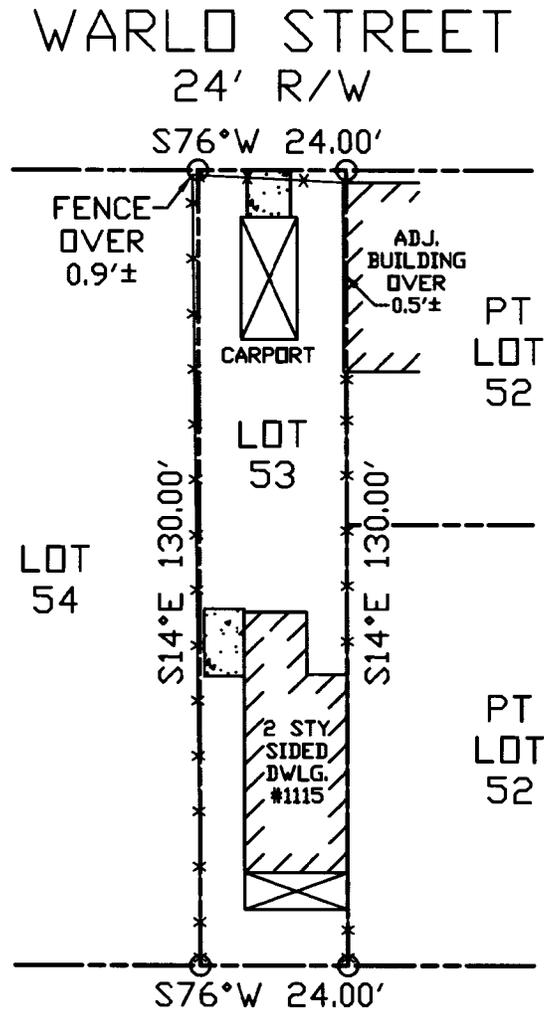
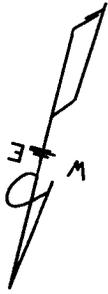
FENCE OVER ADJ BLDG OVER SEE SURVEY

Description of the structure(s) on said subject premises:

2 STORY SIDED DWELLING

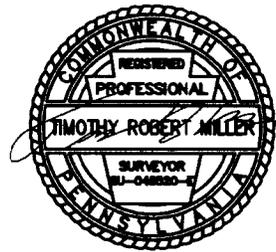


BARRISTERS LAND ABSTRACT AND HHMS



- NOTE:
1. BUILDING LOCATED ONLY
2. PA 1-CALL MUST BE INITIATED PRIOR TO ANY CONSTRUCTION
3. NO UTILITIES LOCATED

LOT 53
OVERSEERS OF THE POOR PLAN OF LOTS
P.B.V. 1 PAGE 107
ALLEGHENY COUNTY, PENNSYLVANIA



PLAN OF SURVEY
SITUATED IN
21ST WARD OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PA.

MADE FOR
ERIC CONTAKOS & JENNY CONTAKOS

SCALE 1"=30'
DATE 3-12-16

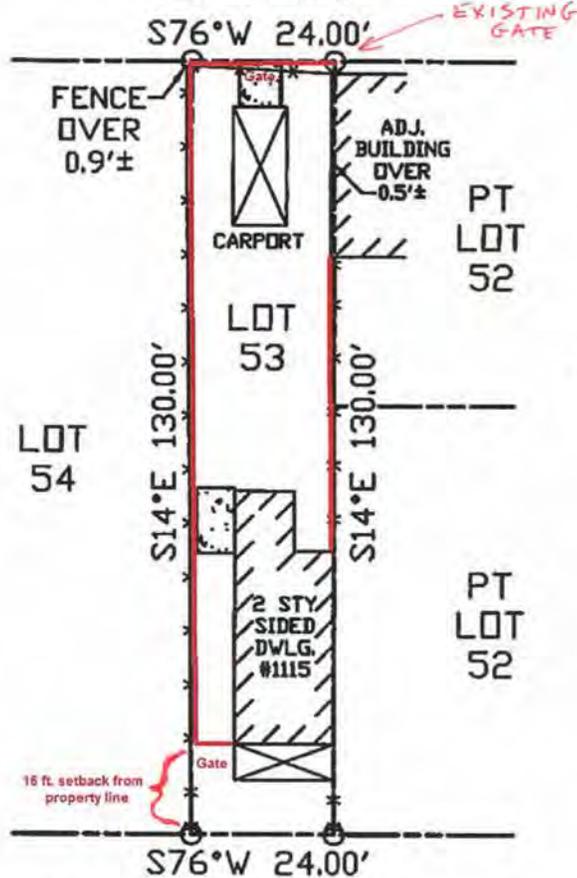
IN CONSIDERATION OF THE ACCEPTANCE OF THIS PLAN OF SURVEY I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF, THAT THIS IS A CORRECT PLAN OF SURVEY MADE BY ME UPON THE PREMISES SHOWING ALL BUILDINGS, EASEMENTS OR SERVITUDES APPARENT FROM A SURVEY MADE ON THE GROUND. THIS SURVEY PLAN IS SUBJECT TO ALL R/W'S AND EASEMENTS AS PER PRIOR DEEDS AND INSTRUMENTS OF RECORD.

ALL-POINTS SURVEYING CO. 3325 TARR HOLLOW RD., MURRYSVILLE, PA 15668 PHONE: (724) 325-5751

J49552



WARLO STREET
24' R/W



Proposed Fence Line
8ft. wood privacy fence

16 ft. setback from property line

LIVERPOOL STREET
66.25' R/W
(FORM. HAMILTON ST.)

- NOTE:**
1. BUILDING LOCATED ONLY
2. PA 1-CALL MUST BE INITIATED PRIOR TO ANY CONSTRUCTION
3. NO UTILITIES LOCATED

LOT 53
OVERSEERS OF THE POOR PLAN OF LOTS
P.B.V. 1 PAGE 107
ALLEGHENY COUNTY, PENNSYLVANIA



PLAN OF SURVEY

SITUATED IN
21ST WARD OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PA.

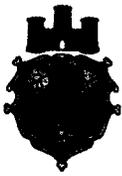
MADE FOR
ERIC CONTAKOS & JENNY CONTAKOS

SCALE 1"=30'

DATE 3-12-16

IN CONSIDERATION OF THE ACCEPTANCE OF THIS PLAN OF SURVEY I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF, THAT THIS IS A CORRECT PLAN OF SURVEY MADE BY ME UPON THE PREMISES SHOWING ALL BUILDINGS, EASEMENTS OR SERVITUDES APPARENT FROM A SURVEY MADE ON THE GROUND. THIS SURVEY PLAN IS SUBJECT TO ALL R/W'S AND EASEMENTS AS PER PRIOR DEEDS AND INSTRUMENTS OF RECORD.

ALL-POINTS SURVEYING CO. 3325 TARR HOLLOW RD., MURRYSVILLE, PA 15668 PHONE: (724) 325-5751
J49552



HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

1321 SHEFFIELD ST.

STAFF USE ONLY:

DATE RECEIVED: 5/13/16

LOT AND BLOCK NUMBER: 22 R-30A

WARD: 21st

FEE PAID: yd

DISTRICT:

MANCHESTER

OWNER:

NAME: MILLARD W. LANDIS

ADDRESS: 1321 SHEFFIELD ST
 PGH, PA 15233

PHONE: 412.999.2020

EMAIL: yomillardo@comcast.net

APPLICANT:

NAME: GEOFFREY RADKOFF

ADDRESS: 112 DOPSEYVILLE RD
 PGH, PA 15215

PHONE: 412 527 1328

EMAIL: geoffrad@aol.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

- 1) Remove window, enlarge opng. for new french door (rear elev)
- 2) Remove window & Mas., raise sill for new window (rt. side elev)

SIGNATURES:

OWNER: Millard W. Landis

DATE: 5/9/16

APPLICANT: [Signature]

DATE: 5.9.16



1321 Sheffield Street

© 2016 Google

Google earth

1993

Imagery Date: 9/23/2015 40°27'10.55" N 80°01'30.39" W elev 765 ft eye alt 1150 ft



1321 Sheffield St

© 2016 Google

Google earth

Google earth



REAR VIEW - 1321 SHEPPFIELD ST.



LOCATION OF NEW
FRENCH DOOR



REAR ELEVATION

1321 SHEFFIELD STREET



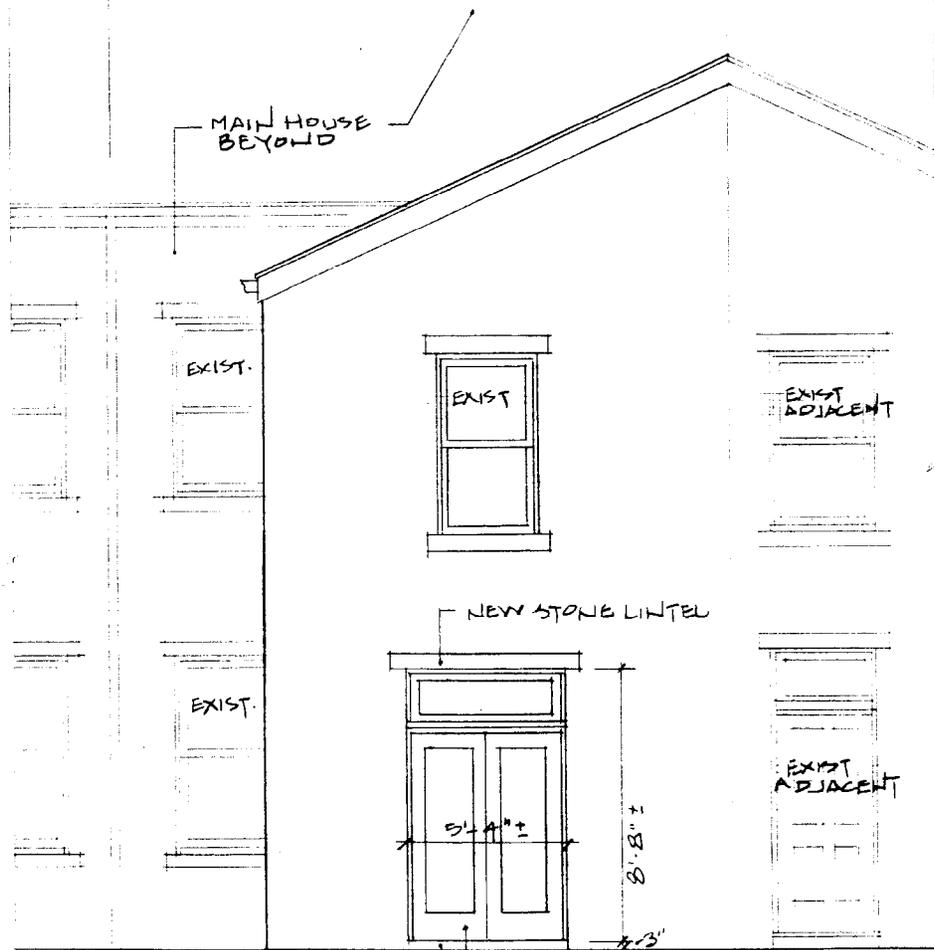
RIGHT SIDE AREAWAY



WINDOW TO BE REPLACED
W/ RAISED SILL

1321 SHEFFIELD STREET

1321 SHEFFIELD ST.



NEW CONCRETE SILL
 NEW 50 x 70 FRENCH
 DOOR W/ 50 x 16 TRAN-
 SOM COMBINATION
 (MARVIN OR EQUIV.)

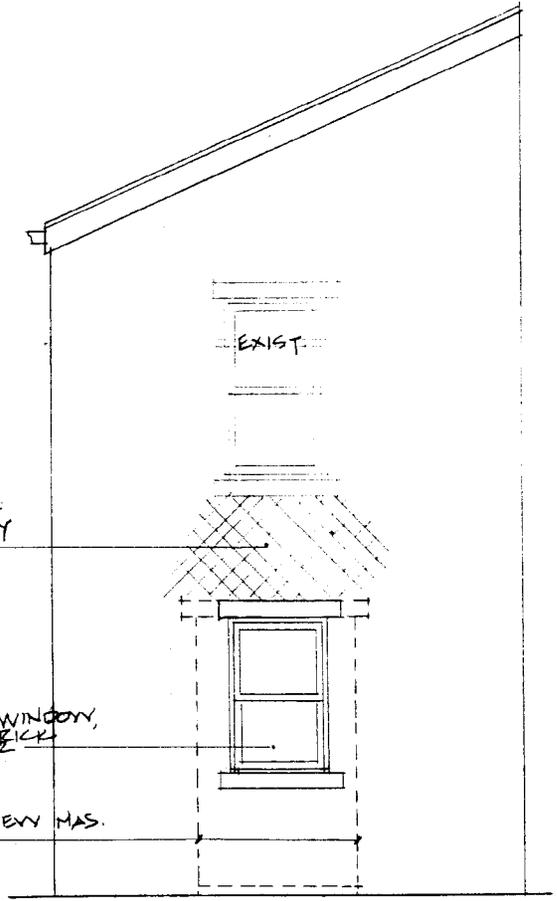
PROPOSED NEW DOOR
 REAR ELEVATION

SCALE 1/4" = 1'-0"

REBUILD DETERI-
 ORATED MASONRY
 AS PER'D

REMOVE EXIST. WINDOW,
 SILL, LINTEL & BRICK
 FOR NEW DOOR

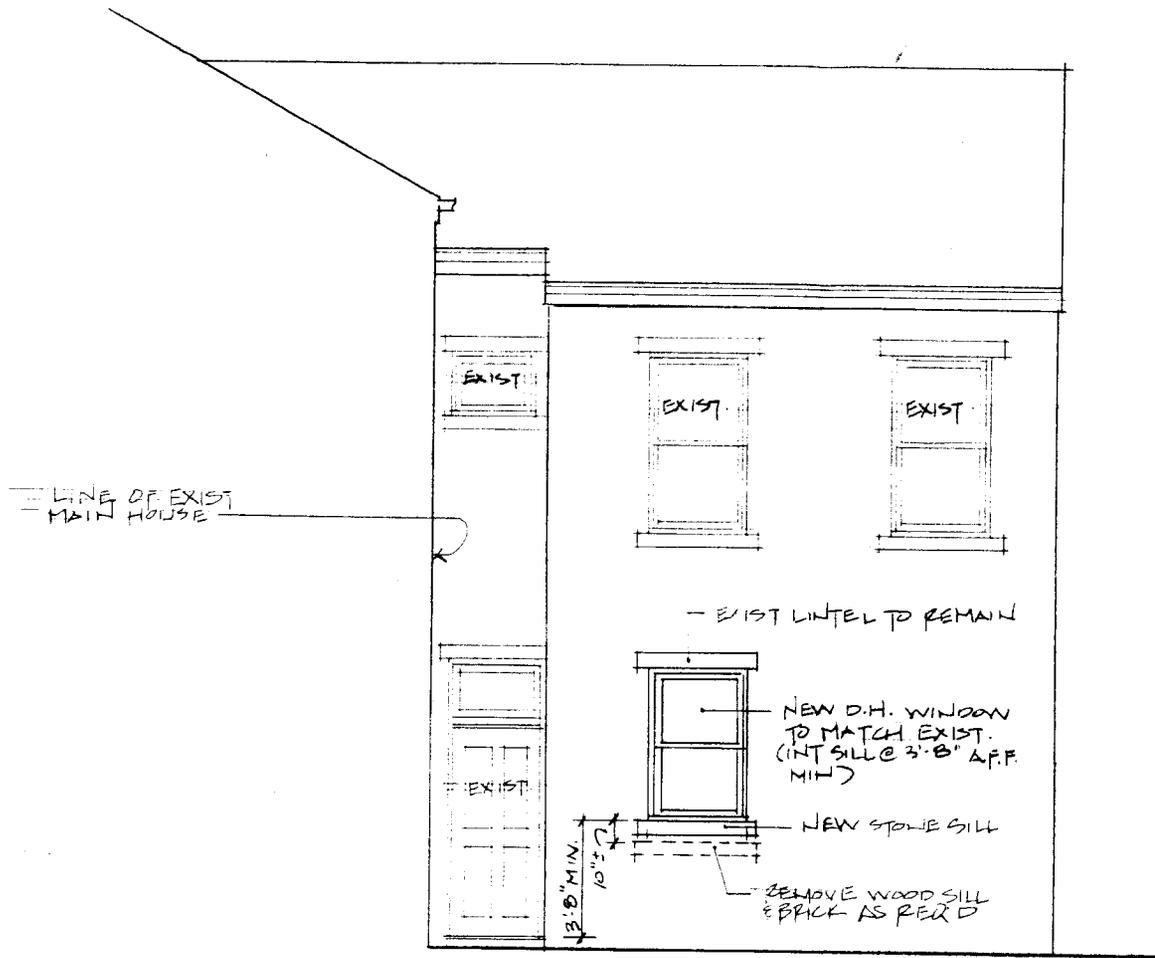
OUTLINE OF NEW MAS.
 OPNG



EXISTING REAR ELEV.

SCALE 1/4" = 1'-0"

PROPOSED EXTERIOR ALTERATIONS
 LANDIS RESIDENCE
 1321 SHEFFIELD STREET
 PITTSBURGH, PA 15233
 Date: 5-6-16 Sheet No. 1 of 2



RIGHT SIDE ELEV.
 SCALE: 1/4" = 1'-0"

PROPOSED EXTERIOR ALTERATIONS
 LANDIS RESIDENCE
 1321 SHEFFIELD STREET
 PITTSBURGH, PA 15233
 Date: 5-6-16 Sheet No. 2 of 2



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
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to:
 Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

1209 Palo Alto St.
Pittsburgh PA 15212

OWNER:

NAME: Rob & Heather Fletcher
 ADDRESS: 1209 Palo Alto St.
Pittsburgh PA 15212
 PHONE: 814-673-3148
 EMAIL: heather.r.stone@gmail.com

STAFF USE ONLY:

DATE RECEIVED: _____
 LOT AND BLOCK NUMBER: _____
 WARD: _____
 FEE PAID: _____

DISTRICT:

Mexican War Streets

APPLICANT:

NAME: Same
 ADDRESS: same
 PHONE: same
 EMAIL: same

REQUIRED ATTACHMENTS:

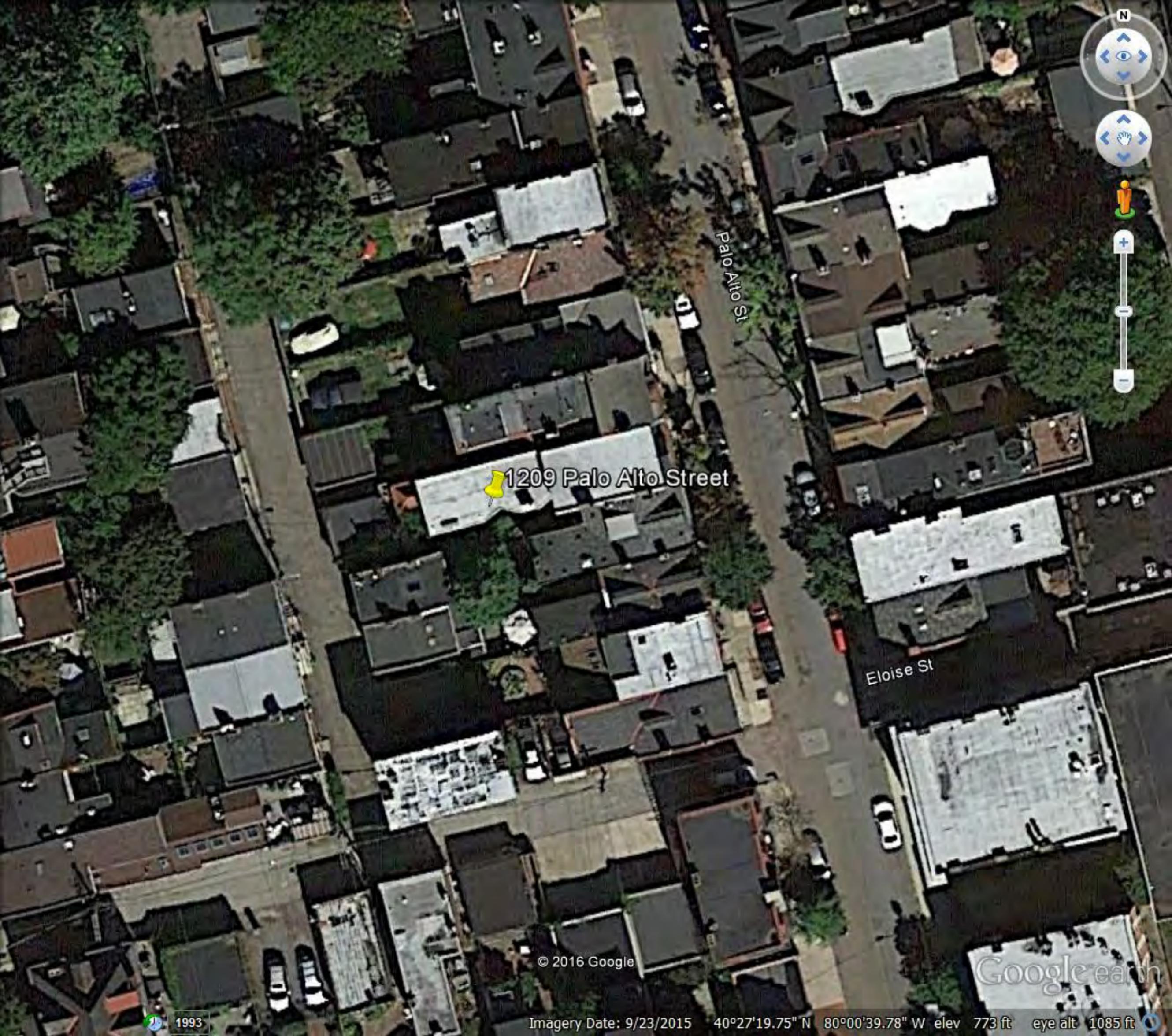
- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

See attachment

SIGNATURES:

OWNER: Heather S Fletcher DATE: May 6, 2016
 APPLICANT: Heather S Fletcher DATE: May 6, 2016



1209 Palo Alto Street

Palo Alto St

Eloise St

© 2016 Google

Google earth

1993

Imagery Date: 9/23/2015 40°27'19.75" N 80°00'39.78" W elev 773 ft eye alt 1085 ft

Attachment to Application for a Certificate of Appropriateness
1209 Palo Alto Street
Pittsburgh, PA 15212
May 10, 2016

The owners and applicants, Heather and Rob Fletcher, propose to expand their current deck to the top of the adjacent one-story garage.

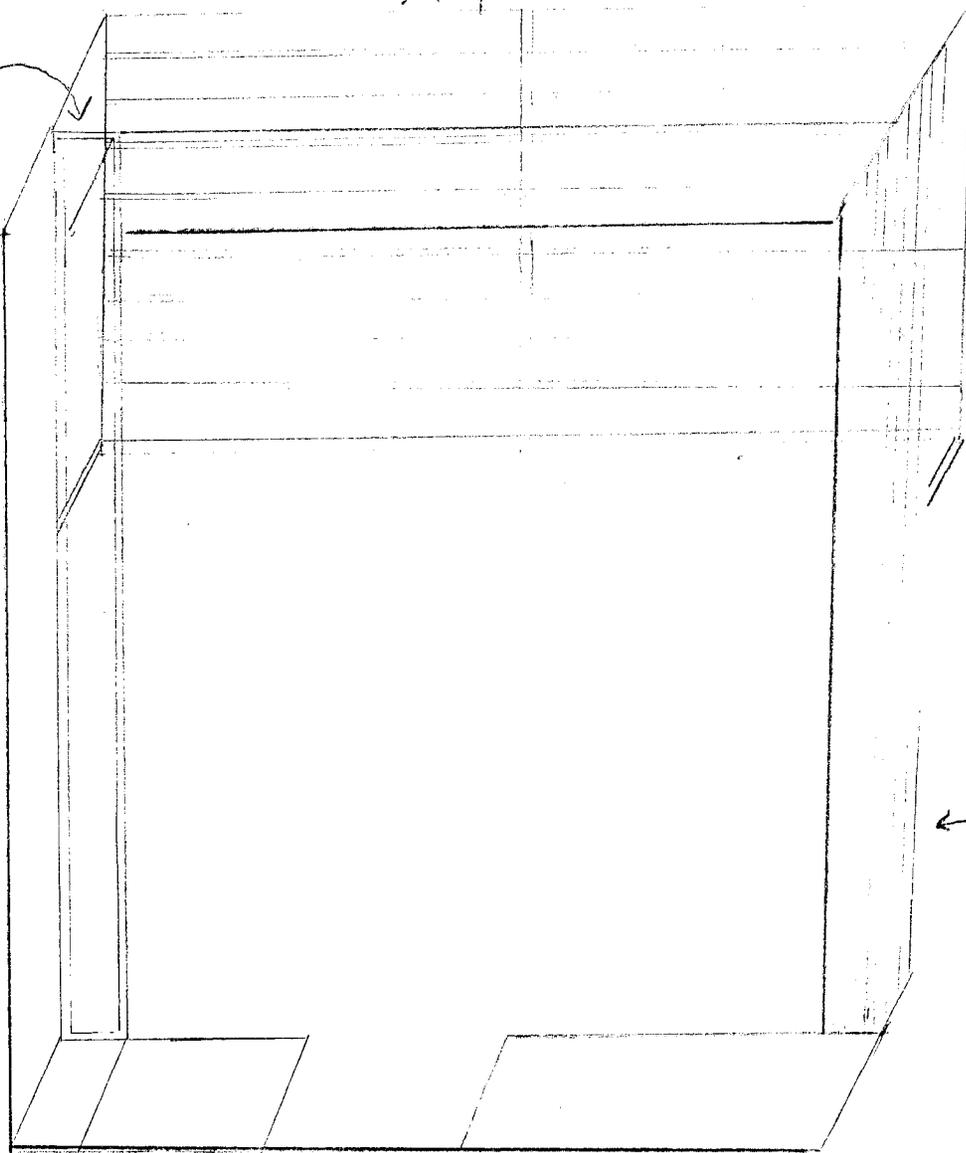
The property currently includes a small deck which sits in the 13 feet between the house and the garage. The current deck is composed of wood and beadboard, with wrought iron railings and canvas awnings. The owners propose to add a small set of stairs to the current deck and add an expansion of the deck which will sit on top of the garage. As shown in the attached drawing, the expansion will reflect the style and details of the current deck and will be composed of the same materials (i.e., wood, beadboard and wrought iron). The deck will be stained a natural color and any painted elements will be tan or black to match the current exterior of the home.

Through the use of the previously-listed materials and paint colors, the deck will be visually compatible with the surrounding properties. As evidenced from the attached pictures, the property does not contain character defining elements which would be obscured or destroyed by the expanded deck. It is the opinion of the owners that the deck will improve the aesthetics of the view from the alley through the use of the character-appropriate materials and visible vegetation.

- Wood or cast iron railings along back of deck facing alley

- Flower box planned to run length of side wall

- Height will be same as railings along front
- Made of wood which will be treated with natural color



- Pergola will cover part of planned deck to provide shade

- Approx 9 ft from back of deck to middle
- Wood w/ natural color

- Privacy wall (~6 ft) will run length of side wall.

- Wood w/ natural color

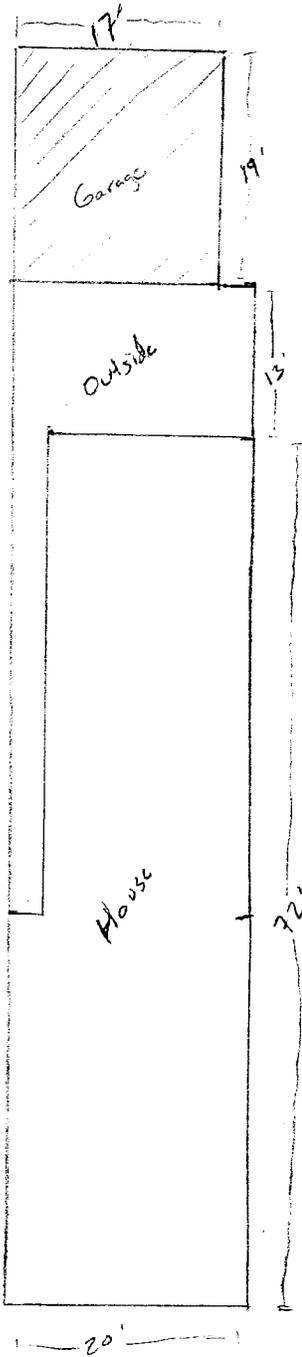
- Cast iron railings (black) will be used for front railing facing house

House

1 inch = 16 feet

Proposed Deck
on top of
garage

FILSON (alley)



PALO ALTO ST











HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to:
Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:

201 N. Bellefield Ave.

Pittsburgh, PA 15213

OWNER:

Western PA School for Blind Children
 NAME: Todd Reeves, Exec. Director

ADDRESS: 201 N. Bellefield Ave.

Pittsburgh, PA 15213

PHONE: 412-621-6030

EMAIL: reevest@wpsbc.org

STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

DISTRICT:

Oakland Civic Center

APPLICANT:

NAME: Lisa Carver, AIA - PWWG Architects

ADDRESS: 408 Blvd of the Allies

Pittsburgh, PA 15219

PHONE: 412-391-2884

EMAIL: lcarver@pwwgarch.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

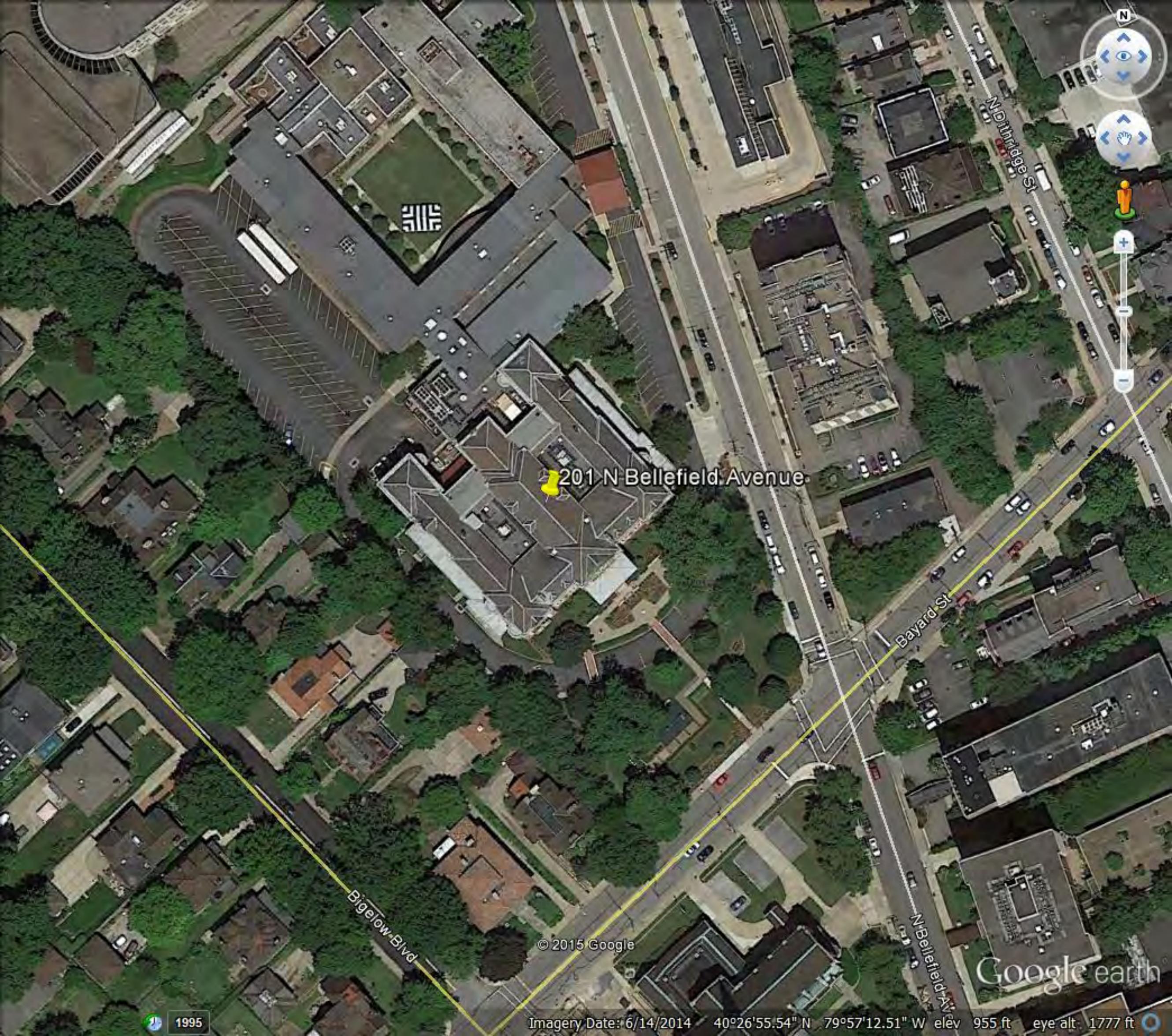
DETAILED DESCRIPTION OF PROPOSED PROJECT:

Demolish the existing porte cochere structure built in 1988 and construct new canopies for additional cover for students during drop off and pick up times.

SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT: Lisa M. Carver DATE: 5/13/2016



201 N Bellefield Avenue

Bigelow Blvd

Bayard St

N Dittbridge St

N Bellefield Ave

© 2015 Google

Google earth

1995

Imagery Date: 6/14/2014 40°26'55.54" N 79°57'12.51" W elev 955 ft eye alt 1777 ft

May 13, 2016

RE: Western Pennsylvania School for Blind Children
Student Loading Zone Canopies and Vestibule Revision
City of Pittsburgh – Historic Review Commission Application Narrative

Design Narrative

The Western Pennsylvania School for Blind Children received HRC approval in December 2015 for the proposed pedestrian bridge over North Bellefield Avenue in Oakland. Following that approval, we learned of a road safety audit that was performed by the Southwestern Pennsylvania Commission that included a few recommendations for the loading/unloading operations of the school. During design development of the bridge and further investigation into the SPC recommendations, it was determined to include this additional scope of work into the pedestrian bridge construction project.

The original proposal included retaining but modifying the existing porte cochere over the main entrance to the school. Due to constructability concerns, it was determined that salvaging this structure and the existing entrance vestibule was becoming increasingly unlikely and the removal was a benefit to the overall design by providing a more simple, refined, approach to the loading canopies to the north and south of the main entrance. As can be seen in the road safety audit, the current loading area directly in front of the main entrance is not deep enough to accommodate school bus wheelchair lifts. By pushing the loading areas to the north and south, sidewalk paving can be widened to accommodate the lifts while also navigating around them.

The use of this additional loading is only practical when provided with protection from the elements – shade from the summer sun and cover from rain and snow. The proposal is to provide a visually ‘light’ structure, consisting of painted steel structure and corrugated stainless steel or aluminum roof. The 8’ tall posts will have lights that shine up and down for visual safety as well as highlight the structure. The intent is the language of the canopies and the bridge be similar – of their own time, not trying to recreate a period of history that currently exists on campus.

The construction will span two summers, with utility relocation occurring this summer/fall (2016) and the main bridge and canopy construction to occur next summer (2017). The School will assume the role of maintaining the bridge and canopies as they do for the other structures on their campus.

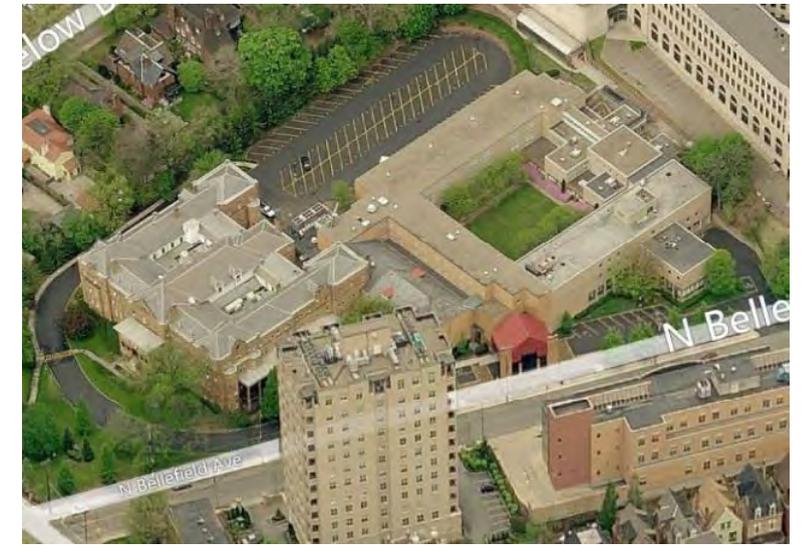
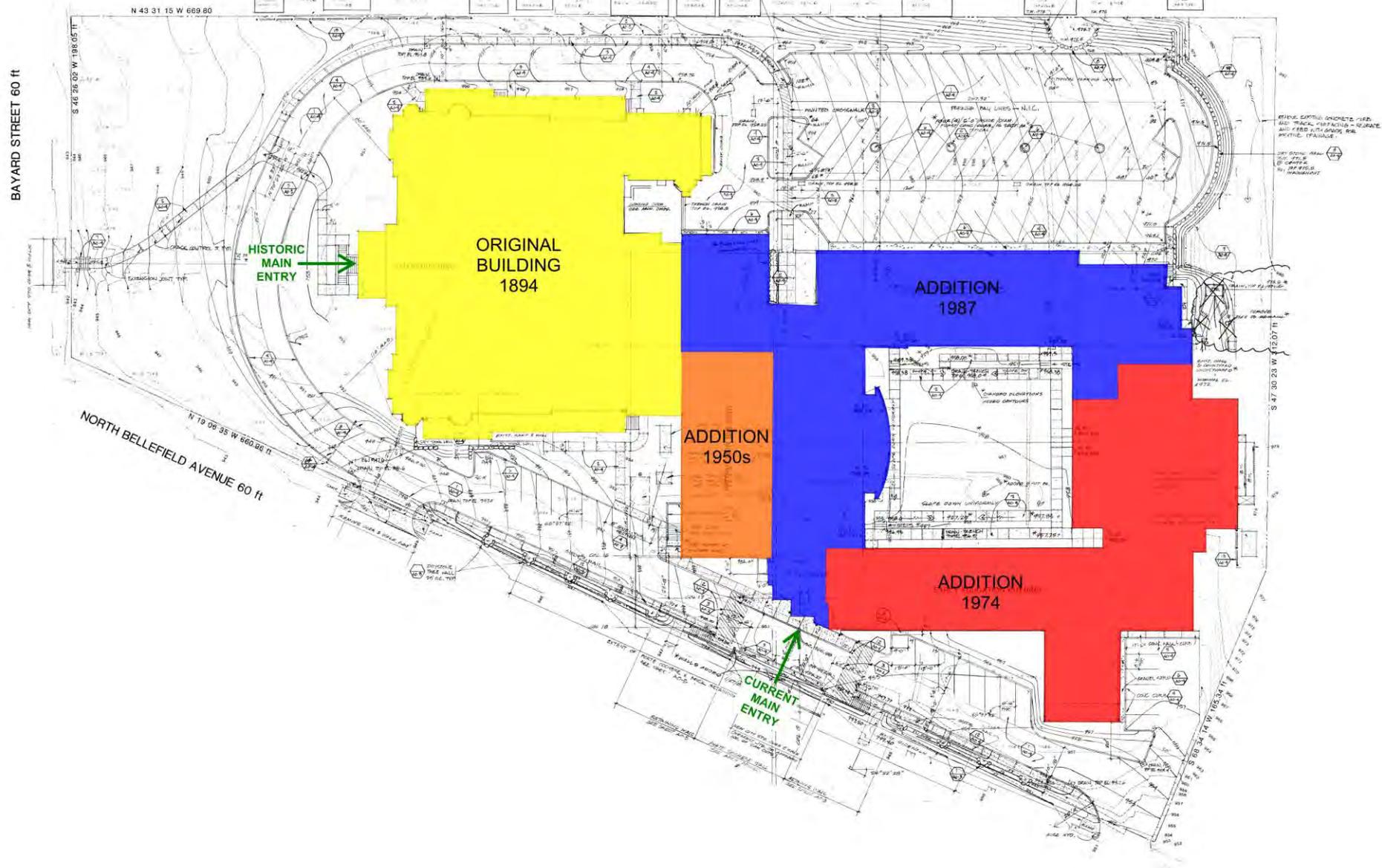
Entrance Vestibule and Loading Canopy – HRC

Application May 13, 2016

Hearing June 1, 2016

Western Pennsylvania
School for Blind Children

PERFIDO
WEISKOPF
WAGSTAFF+
GOETTEL



201 N. Bellefield Avenue – Existing Site Diagram

Historic Review Commission
 Application May 13, 2016
 Hearing June 1, 2016
Western PA School for Blind Children





201 N. Bellefield Avenue – Existing Building Photos

Historic Review Commission
Application May 13, 2016
Hearing June 1, 2016
Western PA School for Blind Children





Historic Review Commission
Application May 13, 2016
Hearing June 1, 2016

Western PA School for Blind Children

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL

Pedestrian Bridge – HRC approved December 2015

Southwestern Pennsylvania Commission
Road Safety Audit



Bellefield Avenue

Oakland Neighborhood, City of Pittsburgh, Allegheny County, PA



September, 2015

*Western PA School for
 Blind Children*

EXPECTED FREQUENCY	EXPECTED SEVERITY	RISK RATING	D
Frequent	Low	Moderate-High	

OBSERVATION: Sidewalk is not wide enough or missing altogether in loading and unloading zones in front of the building. Buses and Western PA School for Blind Children personnel must navigate around vehicles parked in the visitor spaces in front of the building.



Historic Review Commission
 Application May 13, 2016
 Hearing June 1, 2016

Western PA School for Blind Children



Southwestern Pennsylvania Commission
Road Safety Audit



Bellefield Avenue

Oakland Neighborhood, City of Pittsburgh, Allegheny County, PA



September, 2015



SUGGESTION:

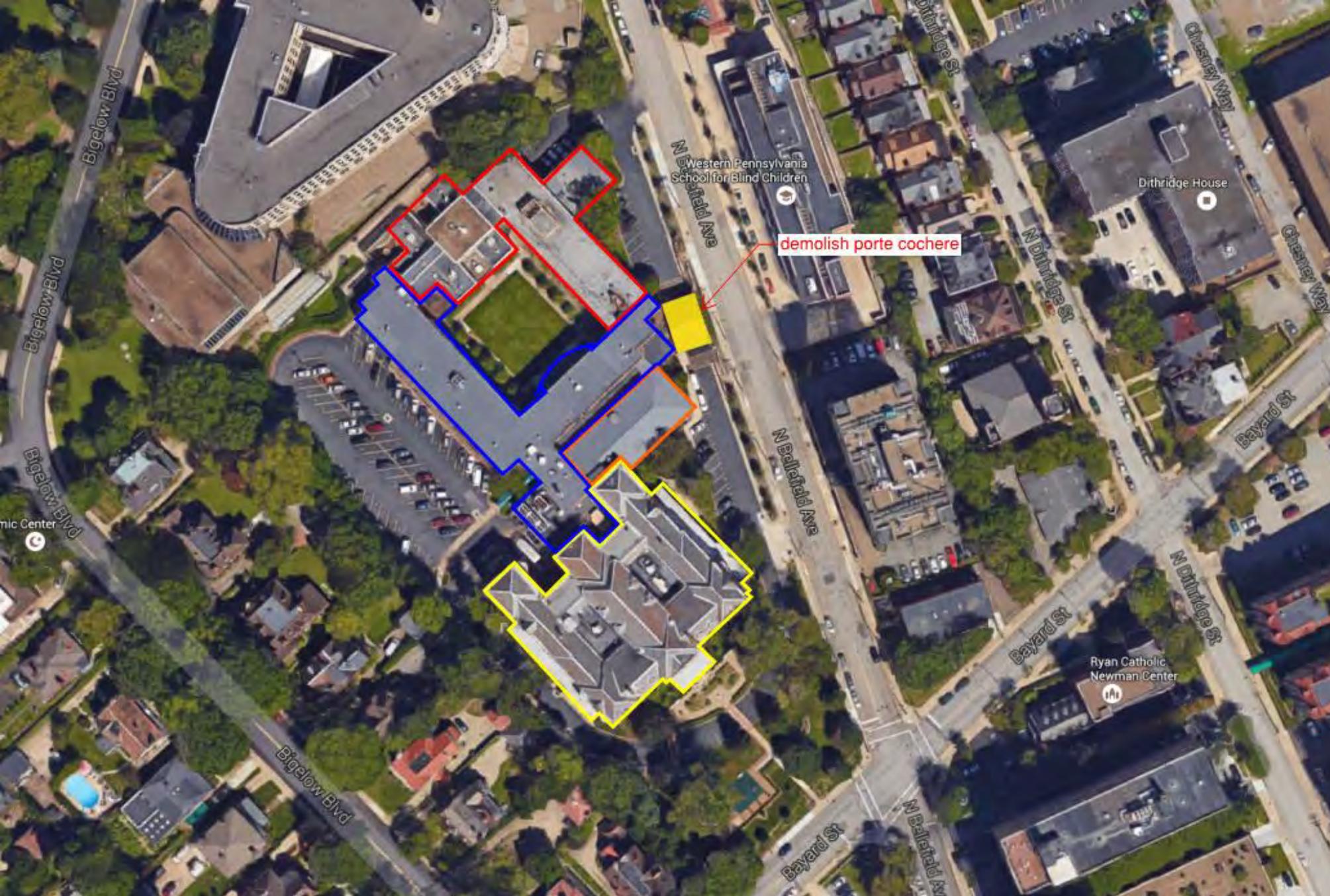
- Restrict buses/vans from loading and unloading underneath the entranceway where sidewalk width is limited to 5-6 feet and cannot accommodate chair lifts (lifts ~ 7 ft. wide).
- Remove the parking to the north and south sides of the entranceway and install a sidewalk wide enough to accommodate lifts (minimum 12 ft.).

CONSIDERATIONS:

- Maintain 2 travel lanes to allow buses and vans to navigate around one another.
- WPSBC Operations

Historic Review Commission
 Application May 13, 2016
 Hearing June 1, 2016

Western PA School for Blind Children



Aerial view of site and context - Existing

Historic Review Commission
Application May 13, 2016
Hearing June 1, 2016

Western PA School for Blind Children



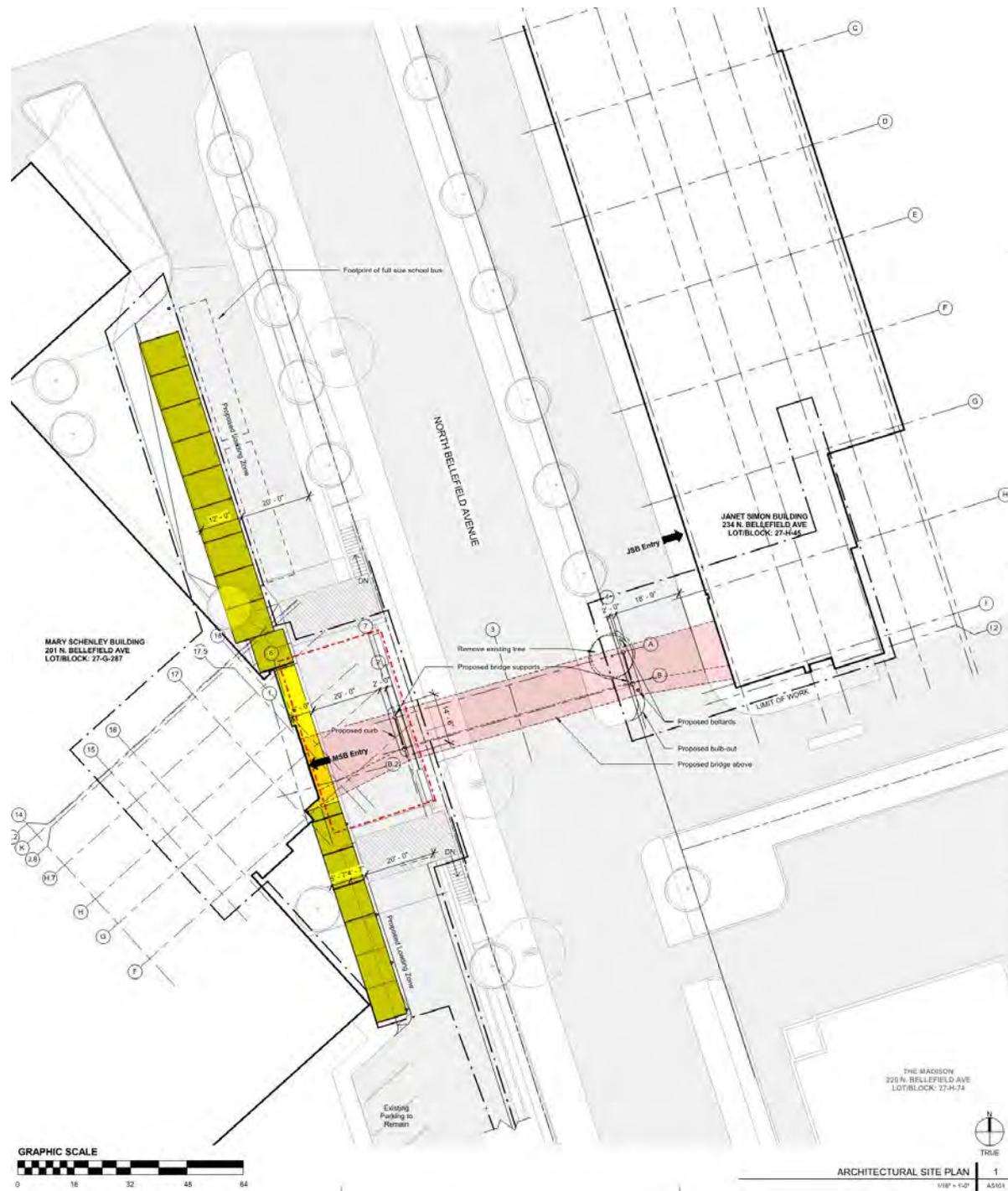


Historic Review Commission
Application May 13, 2016
Hearing June 1, 2016

Western PA School for Blind Children

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL

Aerial view of site and context - Proposed



NORTH OF ENTRY

- Eliminate visitor parking north of main entrance
- New 12' wide sidewalk paving, maintain 20' wide drive lanes
- Remainder of parking becomes additional greenspace
- Construct canopy over new sidewalk loading zone for continuous cover from main entry

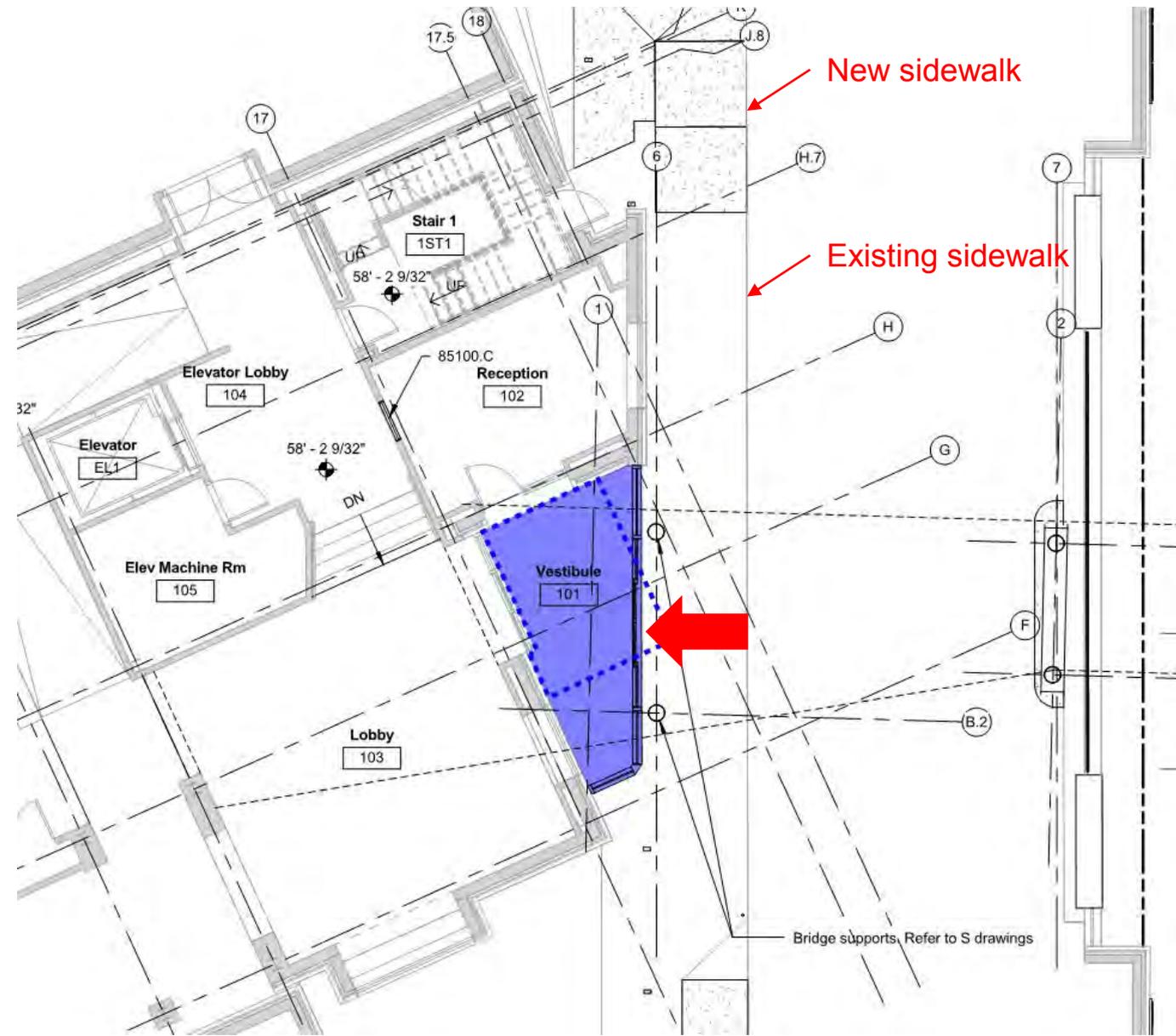
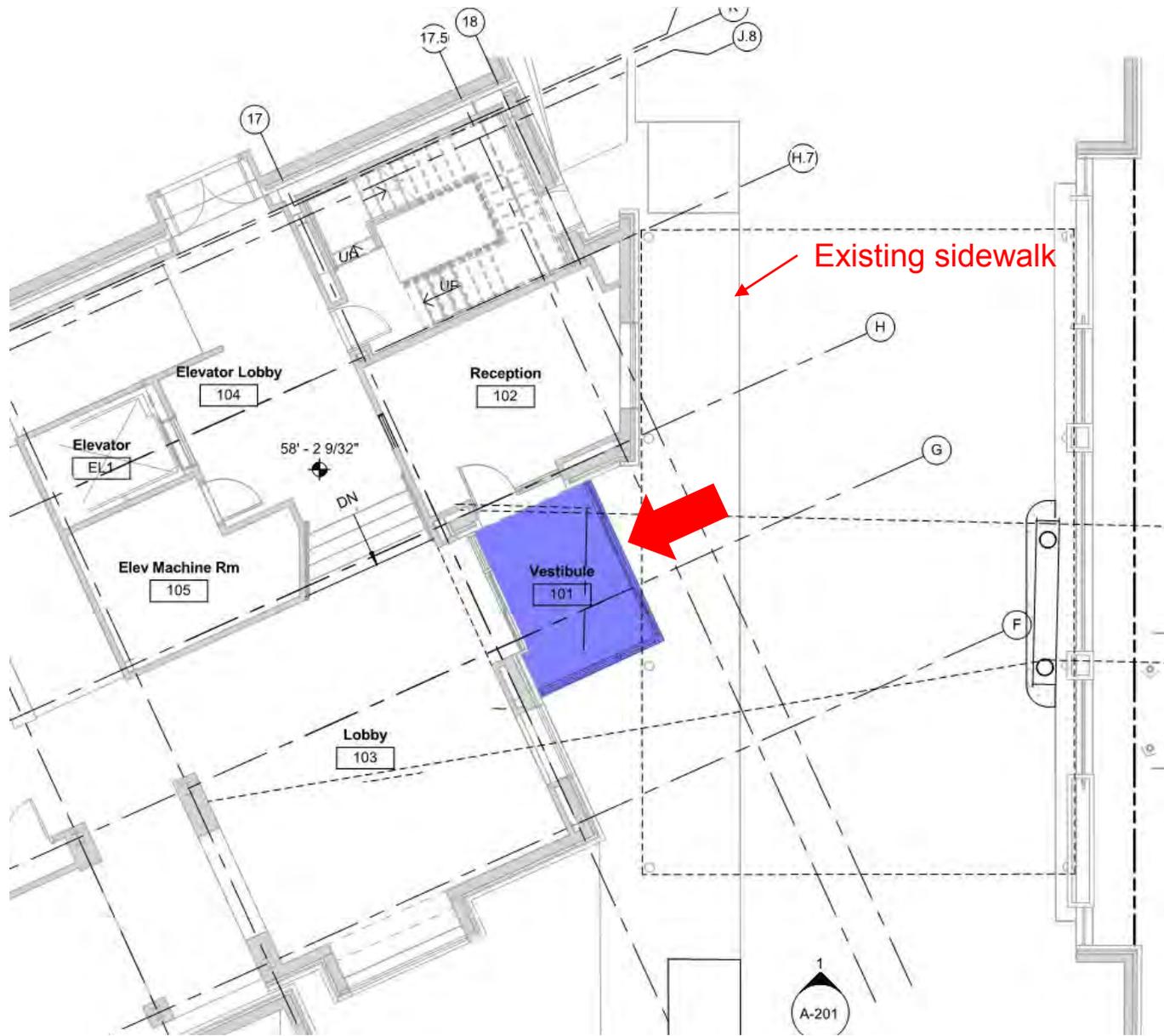
SOUTH OF ENTRY

- Eliminate parallel parking south of main entrance
- 10' wide sidewalk paving, maintain 20' wide drive lanes
- Construct canopy over new sidewalk loading zone for continuous cover from main entry
- Pull-in parking further south remains
 - No visual impact to historic 1894 building
 - Slope too steep to be wheelchair accessible

Historic Review Commission
 Application May 13, 2016
 Hearing June 1, 2016

Western PA School for Blind Children

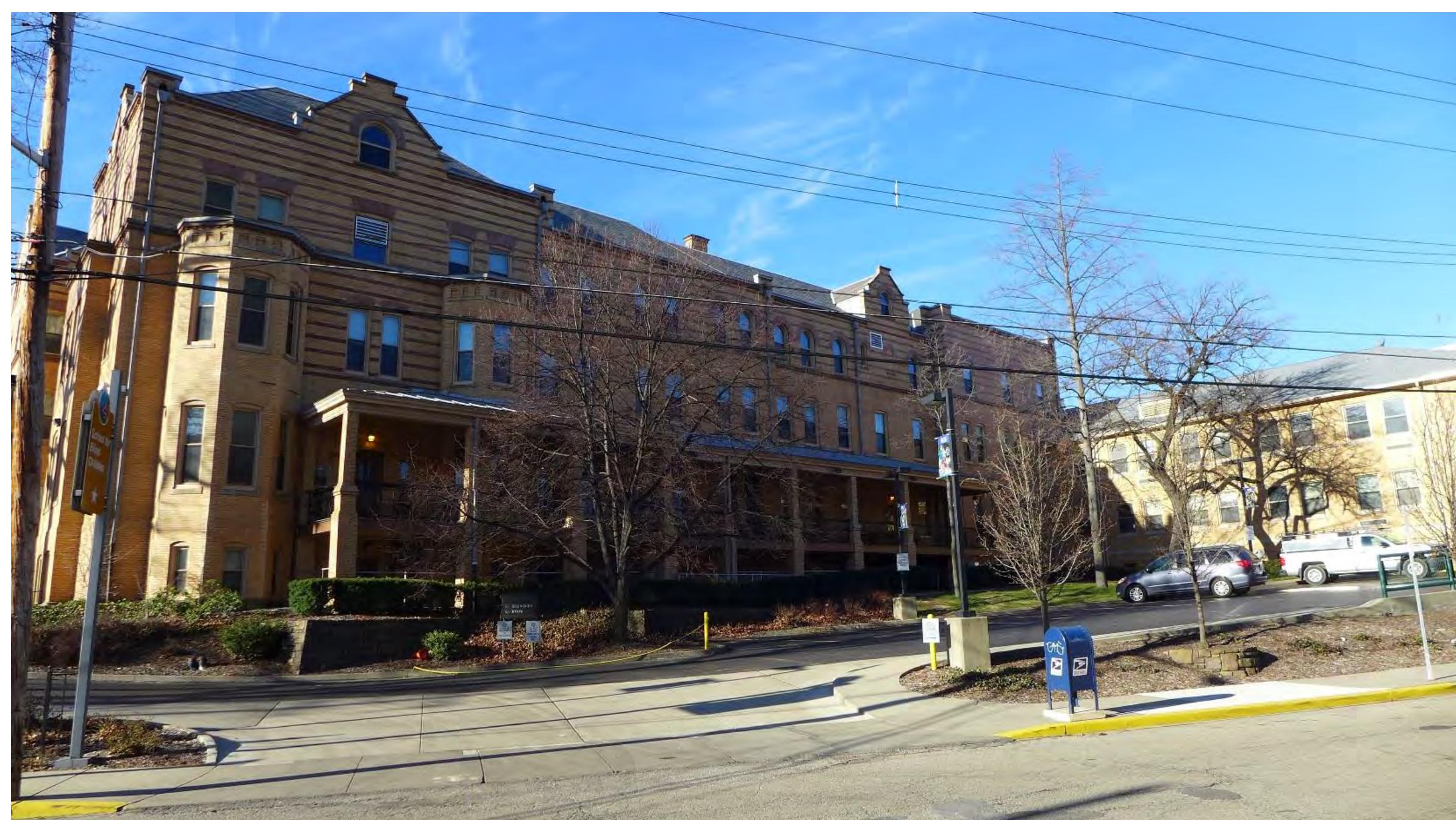




Existing Vestibule

Proposed Vestibule





Original School Building - 1894

Historic Review Commission
Application May 13, 2016
Hearing June 1, 2016

Western PA School for Blind Children





Existing Birdseye View

Historic Review Commission
Application May 13, 2016
Hearing June 1, 2016

Western PA School for Blind Children





HRC Approved Proposal (December 2015)



Revised Proposal

Aerial View

Historic Review Commission
Application May 13, 2016
Hearing June 1, 2016
Western PA School for Blind Children





Pedestrian Bridge and Loading Canopy – Driveway Approach

Historic Review Commission
Application May 13, 2016
Hearing June 1, 2016

Western PA School for Blind Children





Pedestrian Bridge and Loading Canopy – Vestibule Revision

Historic Review Commission
Application May 13, 2016
Hearing June 1, 2016

Western PA School for Blind Children





Historic Review Commission
Application May 13, 2016
Hearing June 1, 2016

Western PA School for Blind Children

PERFIDO
WEISKOPF
WAGSTAFF +
GOETTEL

Existing View up N. Bellefield



Historic Review Commission
Application May 13, 2016
Hearing June 1, 2016

Western PA School for Blind Children



Bridge and Loading Canopy – Proposed View up N. Bellefield