



Division of Zoning and Development Review
City of Pittsburgh, Department of City Planning
200 Ross Street, Third Floor
Pittsburgh, Pennsylvania 15219

Minutes of the Meeting of May 4, 2016
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>		
Joe Serrao	Sharon Spooner	LaShawn Burton-Faulk	Carole Malakoff	George Rieke
Erik Harless	Sarah Quinn	Scott Bofinger	Doug Cotton	James Smith
Raymond Gastil		Robert Eckenrode	Robin Zoufalik	Jim Henderson
Ernie Hogan		Jason Wirick	James Secosky	Gary Cirrincione
Matthew Falcone		Ryan Dedes	Lisa Freeman	Dennis Vodziak
		Evelyn Jones	Nick Kyriazi	Rob Pfaffman
		James Pastorius		

Old Business-None.

New Business

Approval of Minutes: In regards to the April 2016 meeting minutes, Mr. Serrao motions to approve and Mr. Falcone seconds. Mr. Hogan asks for a vote; all are in favor and motion carries.

Certificates of Appropriateness: In regards to the April 2016 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 Business:

1. Ms. Quinn talks about the Planning Commission hearing for Albright Church.

Adjourn:

Mr. Falcone motions to adjourn the meeting.

Mr. Gastil seconds.

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

The discussion of the agenda items follows.

832 N. Lincoln Avenue

Allegheny West Historic District

Owner:

Cotton Acquisitions
102 Woodhaven Court
Allequippa, Pa 15001

Ward: 22nd

Lot and Block: 8-A-95

Inspector:

Applicant:

Cotton Acquisitions
102 Woodhaven Court
Allequippa, Pa 15001

Council District: 6th

Application Received: 4/11/16

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

Proposed Changes: Window replacement.

Discussion:

1. Mr. Douglas Cotton steps to the podium; he is the owner of the property. He states that the project is a window replacement at the front of the building. He states that the building is non-contributing in the historic district. He states that there is a combination of vinyl sliders and double hung vinyl windows on the building and they are proposing to replace the sliders with side by side double hung white vinyl windows. He states that they met with the LRC and the LRC did recommend a darker color window as opposed to white, which they will consider although they have some concerns about fading.
 2. Mr. Serrao asks if the windows will be the same as the upper left windows.
 3. Mr. Cotton says yes, but the windows will be milled together instead of having a board in between.
 4. Mr. Hogan states that he has used the darker colored vinyl **before and didn't have** issues with fading.
 5. Mr. Hogan acknowledges for the record an email received from the LRC.
 6. Mr. Hogan asks for public comment.
 7. Ms. Carole Malakoff steps to the podium representing the LRC. She states that they did meet with the applicant and agree that this is a non-contributing structure. They do recommend that a dark color window would make the windows recede instead of stand out.
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Motion:

1. Mr. Serrao motions to approve window replacement with a darker color finish to be approved by staff.
 2. Mr. Falcone seconds.
 3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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852 Beech Avenue

Allegheny West Historic District

Owner:

Robin & Katherine Zoufalik
852 Beech Avenue
Pittsburgh, Pa 15233

Ward: 22nd

Lot and Block: 22-S-85

Inspector:

Applicant:

Robin & Katherine Zoufalik
852 Beech Avenue
Pittsburgh, Pa 15233

Council District: 6th

Application Received: 4/15/16

National Register Status: Listed: X Eligible:

Proposed Changes: Renovations to rear of building, carport, and fencing.

Discussion:

1. Mr. Robin Zoufalik steps to the podium; he is the owner of the property. He shows photos of the existing conditions, including the existing carport, fence with a manual sliding door, and a mudroom that is attached to the house. He shows drawings of the proposal, stating that they are proposing a carriage-style wooden automatic garage door for the carport. Changes to the alley view will include architectural columns on the carport and fence. The fence will be wood and similar to the existing fence, and the roof of the mudroom will be slightly bigger and a different style to match other roofs in the neighborhood. He states that beadboard will be used on the front of the mudroom and on the roofs.
 2. Mr. Hogan asks about the materials.
 3. Mr. Zoufalik states that they are removing the carport roof but retaining the structural posts to construct the new roof on. The roof will be asphalt in a brown color, although it won't be very visible from the alley. They are using a painted wood beadboard for the front elements of the garage and mudroom and wooden elements to enclose the carport.
 4. Mr. Hogan acknowledges for the record an email received from the LRC.
 5. Mr. Hogan asks for public comment.
 6. Ms. Carole Malakoff steps to the podium representing the LRC. She states that the applicant met with the LRC and they are satisfied with the proposal. She states that they find that the way the two roofs match as well as the materials and colors are appropriate.
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Motion:

1. Mr. Serrao motions to approve the renovation to the rear of the building, carport, and fencing as submitted.
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2. Mr. Falcone seconds.
 3. Mr. Hogan clarifies that all materials and colors should be submitted to staff.
 4. Mr. Hogan asks for a vote; all are in favor and motion carries.
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857 Western Avenue

Allegheny West Historic District

Owner:

John DeSantis
719 Brighton Road
Pittsburgh, Pa 15233

Ward: 22nd

Lot and Block: 7-D-163

Inspector:

Council District: 6th

Application Received: 4/12/16

Applicant:

John DeSantis
719 Brighton Road
Pittsburgh, Pa 15233

National Register Status: Listed: X Eligible:

Proposed Changes: Alterations to building and grounds.

Discussion:

1. Mr. John DeSantis steps to the podium. He states that the site was a former gas station that was renovated in 2008. He states that the proposal has several different elements. He states that the first element is the addition of a 19 foot tall clock in an existing open planter built into the wall at the corner of the lot. They are also proposing a small copper roof to be attached to the building, which will be visible as a copper band that echoes the copper band on the parapet. He talks about proposed iron tree pit surrounds. He asks the Commission if they know if the city has any standards for surrounds.
 2. Mr. Harless says no, just for tree grates.
 3. Mr. DeSantis states that they are proposing to follow New York City standards for the surrounds. He states that they are proposing to affix a small plaque to the existing gates. He talks about the alley façade of the building, stating that there are three service bays that have been boarded up. He shows the interior view and the existing metal casement windows; he states that they will be reglazing the painted glass in a translucent glass. They would also like to reface the alley facade in the one-inch brick veneer that was used on the rest of the building.
 4. Mr. Hogan asks if the garage door will stay.
 5. Mr. DeSantis says yes, they are painted the same dark green that they are propping for the windows and trim.
 6. Mr. Hogan acknowledges for the record an email from the LRC. He asks for public comment.
 7. Ms. Carole Malakoff steps to the podium representing the LRC. She states that they are in support of the project.
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Motion:

1. Mr. Serrao motions to approve the alterations to the building and grounds as submitted.
 2. Mr. Harless seconds.
 3. Mr. Hogan asks for a vote; all are in favor and motion carries.
 4. Mr. Hogan states that the applicant should check if he needs to go before the Art Commission for the tree surrounds.
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501 Avery Street

Deushtown Historic District

Owner:

N. Davis Enterprises LLC
400 Island Avenue
McKees Rocks, Pa 15136

Ward: 23rd

Lot and Block: 8-D-172

Inspector:

Applicant:

William G. Nest, Jr.
406 10th Street
Oakmont, Pa 15139

Council District: 6th

Application Received: 3/18/16

National Register Status: Listed: X Eligible:

Proposed Changes: Building renovations including window replacement and garage door.

Discussion:

1. Mr. Bill West steps to the podium; he is representing the developer. He states that last month they were instructed by the Commission to revisit their entry proposal. He states that they did consider **the Commission's solution** as well as some other options. He introduces Mr. Scott Bofinger and Mr. Jonathan Glanz from LGA, the architects for the project.
 2. Mr. Scott Bofinger steps to the podium. He states that they did speak with Sienna in Market Square about their storefront as recommended. He shows the drawings and plans for the project and explains that their goal is to get conceptual approval, and come back to the HRC with final drawings. He shows the gate that they designed, which they thought was a sensitive solution. In exploring the Sienna solution, they found that Sienna is all wood and glass whereas this is all masonry. In talking to the structural engineer, they found that the weight of the garage door would be too heavy to be operable. Masonry is also brittle and may crack on an operable system. He also talks about the frequency of operation; this would be operated ten or twenty times a day, where as a restaurant like Sienna would use it twice a day. He also talks about pedestrian safety concerns and the fact that the garage entrance should look like an entrance. Lastly, they do feel that their solution is sensitive. He shows examples from around the world and locally of similar gates and projects. He also shows new drawings showing how visible the side windows are, and they also studied where penetrations for HVAC would go; they are confident that they will be able to locate all of that out of sight of the public right of way. He states that they have met with two window specialists for the restoration of the stained glass as well.
 3. Mr. Serrao states that he was the one that recommended the hangar door, and he feels that it would not be an issue as they are industrial hangar doors that are designed to open and close and could withstand the weight of the façade.
 4. Mr. Jonathan Glanz steps to the podium. He states that the issue is not just the weight but the masonry material and frequency of movement. He states that they
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are trying to adapt this structure that has a limited reuse. He states that the issue is not the design or the money, but the possibility of technical infeasibility and finding an engineer to sign off on the design.

5. Mr. Falcone states that the rendering is missing the crosses on the central tower.
 6. Mr. Glanz states that they would be kept.
 7. Mr. Falcone asks about the windows.
 8. Mr. Glanz says that they are looking to restore all the stained glass, and replace the other windows.
 9. Mr. Harless asks if they are still proposing to replace the stained glass hoppers with clear glass.
 10. Mr. Bofinger states that they would like to use clear glass, but will consider the Commission's suggestions.
 11. Mr. West states that they aren't asking for replacement of the stained glass at this point. He states that they are asking for conceptual approval for the gates and penetration as proposed. He states that if it not able to be approved, they probably won't be able to proceed.
 12. Mr. Hogan states that he does appreciate the investigation they did, but he feels that it doesn't apply as none of the examples were of adaptive reuse. He also mentions the alternate option that was explored at the last meeting, and how it was not deemed infeasible to enter from the other street although it had economic issues, which the Commission would not consider at this point. He asks for public testimony and acknowledges for the record an email received from Mary Armstrong in support of the project.
 13. Mr. Nick Kyriazi steps to the podium. He states that he did have an opportunity to walk through the building and there is significant damage. He states that there is an issue in that they are required to provide parking, and that would be the least disruptive option for the neighborhood. He states that there is no way that they can provide parking without making changes to the building. He states that the hangar door will be visible and won't be a good solution. He believes that the garage door and gate is an elegant, witty, and appropriate solution that makes a statement that is sensitive to the past but not chained to it. He states that the East Allegheny Community Council does support the design in its current configuration.
 14. Mr. Hogan states that the community raises an interesting point. His issue is that if they consider this, it sets a precedent for other churches and other structures, which is worrisome. He states that he does understand economics, and states that he thinks they could have a hardship case. He also still thinks an entrance on the rear could be a possibility.
 15. Mr. Falcone asks about the side view of the building and what the shown structures are. He asks if they have had any discussions with the neighbors about possible use of their right-of-way to be able to have a parking entrance on the side of the building.
 16. Mr. Glanz states that they have not explored that option, but it sounds like it is worth exploring.
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17. Mr. Falcone states that his issue comes back to the guidelines. He reads from the Deutschtown guidelines on windows and doors, which prohibit this type of alteration on a primary façade.
 18. Mr. West states that he doesn't think **that use of the neighbors' right**-of-way is a viable option, but he won't rule it out.
 19. Mr. Kyriazi steps back to the podium. He mentions that one of the EACC members lives in the neighboring condominium complex, and she had indicated that the condo association would be unlikely to approve use of their right-of-way. He does think they should be approached and have it put to a vote.
 20. Mr. Hogan agrees and states that he would be willing to attend a meeting.
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Motion:

1. Mr. Serrao motions to extend the application for 30 days.
 2. Mr. Glanz asks what the Commission would like from them at this point.
 3. Mr. Hogan states that he would be inclined to deny the application as submitted.
 4. Mr. Serrao agrees that they cannot approve the application as submitted, so they will need an alternate proposal or they will need to deny it. He asks if 30 days will do them any good.
 5. Mr. West asks if they will need to make a new application if they cannot enter on the Lockhart Street side.
 6. The Commission states that they can still propose alternate options.
 7. Mr. West states that they will take the 30 days to explore alternate options.
 8. Mr. Falcone seconds the motion.
 9. Mr. Hogan asks for a vote; all are in favor and motion carries.
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526 Pressley Street

Deushtown Historic District

Owner:

George Rieke
526 Pressley Street
Pittsburgh, Pa 15212

Ward: 23rd

Lot and Block: 9-A-33

Inspector:

Applicant:

George Rieke
526 Pressley Street
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 4/15/16

National Register Status: Listed: X Eligible:

Proposed Changes: Building renovations.

Discussion:

1. Mr. George Rieke steps to the podium; he is the owner and applicant. He states that his house is non-contributing in the district; it was built in 1970. He shows existing photos of his house and states that it is set back from the street and not very visible. He shows photos of other non-contributing buildings on the street. He shows his proposal and talks about the materials, which he would like to be more compatible with the district. The materials would include stucco, wood siding, brick fencing, and a metal panel system for the garage. The existing window openings will remain but the upper floor windows will become doors for access to a deck.
 2. Mr. Hogan asks if he will be changing the type of windows.
 3. Mr. Rieke states that he would like to keep the look of the double-hung, but he would like to install hopper or casement windows to fit the contemporary style of the house. The existing windows are metal and he will be keeping the same material.
 4. Mr. Hogan asks for public comment.
 5. Mr. Nick Kryhazi steps to the podium. He states that this is a non-contributing building. He does suggest that portions of the facade not be white in order to not attract attention.
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Motion:

1. Mr. Serro motions to approve the building renovations as submitted, with colors to be more muted and to be reviewed by staff.
 2. Mr. Falcone seconds.
 3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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729 E. Carson Street

East Carson Street Historic District

Owner:

JCWS, LLC
PO Box 13444
Pittsburgh, Pa 15243

Ward: 17th

Lot and Block: 3-F-16

Inspector:

Applicant:

Robert Eckenrode
PO Box 13444
Pittsburgh, Pa 15243

Council District: 3rd

Application Received: 3/14/16

National Register Status: Listed: X Eligible:

Proposed Changes: Construction of a rear addition.

Discussion:

1. Mr. James Secosky steps to the podium; he is the architect for the project. He shows photos of the building and surroundings. He shows the front of the building and states that they are cleaning it up and repairing and keeping the windows, doors, and storefront. He states that they will be painting to match the original colors. He states that the addition will not be visible from the front. On the side, he states that they are keeping the windows on the main building. He shows the elevations and shows what will come down and where the new wood-framed structure will be. He states that the new windows will be wood and will match the profile and mullions to the existing. He shows the side door and shows how it will be trimmed to match the front facade. He states that the siding will be Hardie lap siding.
 2. Mr. Hogan asks about the height inside the rear door and if they could include a transom.
 3. Mr. Secosky states that the ceiling height is there and they could add a transom.
 4. Mr. Hogan asks for public testimony; there is none.
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Motion:

1. Mr. Serrao motions to approve the construction of a rear addition with the condition that the exit door be analyzed for an additional transom above it, to be reviewed by staff.
 2. Mr. Harless seconds.
 3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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Langley High School
2940 Sheraden Boulevard

Individual Landmark

Owner:

Vidyadhar Patil
1305 Muriel Street
Pittsburgh, Pa 15203

Ward: 20th

Lot and Block: 42-R-45

Inspector:

Applicant:

Gary J. Cirrincione
5507 Hays Street
Pittsburgh, Pa 15206

Council District:

Application Received: 4/8/16

National Register Status: Listed: X Eligible:

Proposed Changes: Installation of fencing for playground.

Discussion:

1. Mr. Gary Cirrincione steps to the podium; he is the architect for the project. He shows the location for the proposed playground, which is as far away from the main tower feature of the building as they could get it. He states that they are proposing a six foot high aluminum picket fence to surround the playground.
2. Mr. Hogan asks for public testimony; there is none.

Motion:

1. Mr. Serrao motions to approve the installation of fencing around the relocated playground as submitted.
 2. Mr. Falcone seconds.
 3. Mr. Hogan clarifies that the approval is for installation of a playground with aluminum fencing.
 4. Mr. Hogan asks for a vote; all are in favor and motion carries.
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***Phipps Conservatory
1 Schenley Drive***

Individual Landmark

Owner:
City of Pittsburgh

Ward: 4th

Lot and Block: 27-S-150

Inspector:

Applicant:
Phipps Conservatory
One Schenley Drive
Pittsburgh, Pa 15213

Council District: 8th

Application Received: 4/13/16

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

Proposed Changes: Rehabilitation of serpentine roof glazing system.

Discussion:

1. Mr. Jason Wirick steps to the podium. He shows the past projects that were approved and shows existing photos of the Serpentine Room, which is the current project.
 2. Mr. Smith steps to the podium; he is the conservatory preservation consultant for Phipps. He talks about the steps that they use for the roof preservation projects, including removal of the glass and replacement of the wooden rafters with extruded aluminum with the same profile. He states that this room maintains the original glass spacing so they will not have to alter it. He states that this room has modern fasteners already, and they will be replacing the ice guards with stainless steel mesh. They hope to begin the project this summer and have it completed before the winter show.
 3. Mr. Hogan asks for public testimony; there is none.
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Motion:

1. Mr. Serrao motions to approve the application as submitted.
 2. Mr. Harless seconds.
 3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1438 Columbus Avenue

Manchester Historic District

Owner:

Manchester Housing Development

Ward: 21st

Lot and Block: 22-J-305

Inspector:

Applicant:

Lisa Freeman
1320 Liverpool Street
Pittsburgh, Pa 15233

Council District: 6th

Application Received: 4/15/16

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

Proposed Changes: Alterations to vacant lot including construction of a pavilion.

Discussion:

1. Ms. Lisa Freeman steps to the podium. She states that the community garden has newly moved to this site and is looking for permission to put a mobile shed there. She shows a picture of the shed from the catalog and states that it will be the **location of a farmer's market and the enclosed portion may possibly be retrofitted for a kitchen. She states that the majority of the shed measures 14' x 32' and will be** used as a farmstand, a stage, and a place for community events. She states that they have received approval for the neighborhood development group and historical society.
 2. Mr. Hogan asks if the shed will be wood.
 3. Ms. Freeman says yes.
 4. Mr. Falcone asks if it will be painted.
 5. Ms. Freeman states that they will keep the neutral color scheme as shown.
 6. Mr. Hogan asks for public comment; there is none.
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Motion:

1. Mr. Hogan asks to move to a motion since it is a temporary unit.
 2. Mr. Serrao motions to approve alterations to the vacant lot and construction of a temporary pavilion as submitted.
 3. Mr. Falcone seconds.
 4. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1115-1119 Fulton Street

Manchester Historic District

Owner:

BHI Capital, LLC
302 E Main Street
Carnegie, Pa 15106

Ward: 21st

Lot and Block: 22-P-301-303

Inspector:

Applicant:

BHI Capital, LLC
302 E Main Street
Carnegie, Pa 15106

Council District: 6th

Application Received: 4/13/16

National Register Status: Listed: X Eligible:

Proposed Changes: Building rehabilitation including installation of windows and doors.

Discussion:

1. Mr. Ryan Dedes steps to the podium; he is one of the owners of the property. He states that they have put together a proposal for exterior improvements. He states that there are currently no windows in the buildings, and they plan on installing new all-wood windows on the front facades. The specific window will be the Trimline Liberty 200 series. They will be painting the windows white.
 2. Mr. Hogan states that the windows would not have originally been white. He asks if the rear is visible from a street or alley.
 3. Mr. Dedes says yes.
 4. Mr. Hogan states that the rear windows will also have to be wood.
 5. Mr. Dedes states that he understands. He states that they will be installing all new wood front doors with transoms above which will also be wood. They were planning to paint the wood white, but they can scrape and find the original color.
 6. Mr. Hogan agrees that they should do that.
 7. Mr. Dedes says that as far as the soffit and fascia, they will be replacing in-kind as necessary and painting. He states that they are keeping the slate mansard as-is and repair as necessary. They will be keeping the porches and cleaning the foundation. They would like to paint, but if they clean it and the paint comes off cleanly they will leave it unpainted. He states that they will also be cleaning and repairing the stucco party wall.
 8. Mr. Hogan states that they can and probably should paint the stucco the same color as the brick to make it blend it.
 9. Mr. Serrao clarifies the windows and doors being used.
 10. Mr. Dedes states that the windows will be one over one, and the door was chosen for cost reasons but they are open to suggestions.
 11. Mr. Hogan states that the selected door is not appropriate for the period. He states
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that a fiberglass door will be acceptable which will help with cost.

12. Mr. Serrao states that they should try to match the 4080 Newport door as shown in the catalog.
13. Mr. Hogan asks if they are retaining the original brick mold.
14. Mr. Dedes states that they will have to replace the brick mold. He states that there are few different available profiles which he can submit for approval.
15. Mr. Hogan asks for public testimony.
16. Ms. Evelyn Jones steps to the podium. She states that the property has been empty for many years. She states that there seem to be structural issues, but she states that they have been provided with the guidelines and she will monitor the project.

Motion:

1. Mr. Serrao motions to approve the rehabilitation and installation of new windows and doors, with final color selections and details to be approved by staff.
 2. Mr. Falcone seconds.
 3. Mr. Hogan clarifies that the approval is for the restoration of the exterior of the three structures, including retention of the slate roof, box gutters, and window openings, with all final materials and colors to be submitted to staff.
 4. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1445 W. North Avenue

Manchester Historic District

Owner:

James R Hoy
1322 Juniata Street
Pittsburgh, Pa 15233

Ward: 21st

Lot and Block: 7-B-313

Inspector:

Applicant:

James R Hoy
1322 Juniata Street
Pittsburgh, Pa 15233

Council District: 6th

Application Received: 4/15/16

National Register Status: Listed: X Eligible:

Proposed Changes: Alterations to after-the-fact window replacement.

Discussion:

1. Mr. James Hoy steps to the podium; he is the applicant. He explains the project, stating that he did renovate the front of the house, and overlooked that that the rear of the building was visible from the public right-of-way.
 2. Mr. Harless asks if the window openings were changed.
 3. Mr. Hoy says yes.
 4. Mr. Harless asks if French doors were used in the upper opening.
 5. Mr. Hoy says yes. He states that there are other French doors in the neighborhood that they tried to copy.
 6. Mr. Hogan asks for public testimony.
 7. Ms. Lashawn Burton-Faulk steps to the podium; she is the executive director of Manchester Citizens Corporation. She states that this property was vacant and open for a long time. She states that it is great to see the property restored and that there is already a buyer for it. She states that the applicant is willing to comply with her as well as the Commission.
 8. The Commission discusses the application.
 9. Mr. Hogan states that he thinks the window should be replaced with double-hung windows. He states that the doors and balcony can be approved.
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Motion:

1. Mr. Serrao motions to approve the after the fact installation of the second story Juliet balcony with French door, with the lower window to be replaced with two double-hung windows painted to match.
 2. Mr. Harless seconds.
 3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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223 Fourth Avenue

Market Square Historic District

Owner:

Bill Benter Orthos
223 Fourth Avenue, 11th Floor
Pittsburgh, Pa 15222

Ward: 1st

Lot and Block: 1-H-181

Inspector:

Applicant:

Robert S. Pfaffman
223 Fourth Avenue
Pittsburgh, Pa 15222

Council District: 6th

Application Received: 4/14/16

National Register Status: Listed: X Eligible:

Proposed Changes: Revisions to roof deck and window replacement.

Discussion:

1. Mr. Rob Pfaffman steps to the podium. He states that he is an owner in the building and also serves on the facilities commission. He explains that he is presenting some modifications to the previously approved plans for the top three floors of the building as well as window replacement. He shows the minor alterations to the roof deck. He presents the concept for the window replacement, stating that the proposal is to replace the windows on the top three floors to start with, and replace the rest of the windows in the building in using a proper preservation approach that can also be incremental. He states that the condo association, not the tenants, owns the windows. He states that he is proposing, and the condo association has agreed, to remove the anodized aluminum panning and restore the original brick molds that are underneath. He explains the proposal for window replacement, starting with the 17th, 18th, and 19th floors. He states that, although they will come back for approval when replacing windows, they are looking to have a policy that the Commission could adopt as they start this process that will take decades. He states that the concept for window replacement will be to only do entire floors, and to start from the top down
 2. Mr. Hogan asks for public comment; there is none.
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Motion:

1. Mr. Serrao motions to approve the revisions to the roof deck and window replacement strategy and type as submitted.
 2. Mr. Falcone seconds.
 3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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506 W. North Avenue

Mexican War Streets Historic District

Owner:

James Pastorius
West North Development Corp.
506 W. North Avenue
Pittsburgh, Pa 15212

Ward: 22nd

Lot and Block: 23-N-66

Inspector:

Council District: 6th

Application Received: 4/15/16

Applicant:

John D. Francona
1234 Resaca Place
Pittsburgh, Pa 15212

National Register Status: Listed: X Eligible:

Proposed Changes: Revisions to previously approved plans.

Discussion:

1. Mr. John Francona steps to the podium; he is the architect for the project. He states that the project was previously approved, and now that they have gotten into the project they are asking for some changes. One of the main changes is with respect to the series of garages at the rear of the property, which they had proposed to leave as painted concrete block. They are looking to add a new opening in this area and cover the area in Hardie plank. He states that there is also a garage/loading dock in the front that they would like to cover with Hardie plank. He talks about the previously approved project, including the addition; they are proposing to use Hardie plank instead of brick at the top of the addition. He states that they had originally proposed a standing-seam metal roof on the addition, but they would like to change it to a shingle roof to be more in keeping with the neighborhood. He states that they had originally proposed windows on the side of the building, but as they are on the property line they have removed them.
 2. Mr. Serrao asks about the garage/loading dock in the front. The Commission discusses and determines that it is pushed back far from the street.
 3. Mr. Hogan asks for public comment.
 4. Mr. Dennis Vodzak steps to the podium; he is the next door neighbor and states that he is in support of the project.
 5. Mr. Hogan states that he is in favor of Hardie board on the back of the garage, but he states that the visible portions of the addition should remain the brick that was originally approved.
 6. Mr. Falcone states that the garage that is set back but visible from W. North should possibly have brick as well.
 7. Mr. Hogan states that it is set far back and may not be visible. He also states that it was typical for garages to have Dutch-lap siding. He asks if there are any plans for
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landscaping.

8. Mr. Francona states that there is an accessible ramp on the side of the building that helps to shield the parking.

Motion:

1. Mr. Serrao motions to approve the revisions as submitted, with the condition that the main building, both rear and side, maintain the brick façade on the roof addition.
 2. Mr. Harless seconds.
 3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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512 W. North Avenue

Mexican War Streets Historic District

Owner:

Dennis Vodzak
512 W. North Avenue
Pittsburgh, Pa 15212

Ward: 22nd

Lot and Block: 23-N-70

Inspector:

Council District: 6th

Application Received: 4/15/16

Applicant:

Dennis Vodzak
512 W. North Avenue
Pittsburgh, Pa 15212

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

Proposed Changes: Construction of new garage.

Discussion:

1. Mr. Dennis Vodzak steps to the podium; he is the owner of the property. He explains the project, stating that he is proposing a new garage for the rear of his house. He shows the current configuration of the garage, stating that it is very small. He has already obtained approval from zoning to go out to the property line with a new garage. He states that the garage will be a two-car garage with a single garage door measuring 21.2 feet long by 22 feet deep, with the door to be a standard 16 foot wide door. He states that he is proposing demolish the current garage and construct the new garage as a wood structure with a cement block foundation and Hardie clapboard siding on the sides and front. He shows photos of similar garages in the neighborhood and shows the color scheme.
 2. Mr. Hogan asks for public testimony.
 3. Mr. James Pastorius steps to the podium; he owns the property next door and states his support for the project.
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Motion:

1. Mr. Serrao motions to approve the construction of a new garage a submitted, with colors as presented by the owner.
 2. Mr. Falcone seconds.
 3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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Walton House
4412-4416 Plummer Street

Individual Landmark

Owner:

Chan Real Estate LP
3340 Smallman Street
Pittsburgh, Pa 15201

Ward: 9th

Lot and Block: 80-P-68

Inspector:

Applicant:

Chan Real Estate LP
3340 Smallman Street
Pittsburgh, Pa 15201

Council District: 6th

Application Received: 4/15/16

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

Proposed Changes: Demolition and new construction.

Discussion:

1. Mr. James Henderson steps to the podium; he is representing the owners of the property. He states that the buildings are deteriorated, and they had a structural engineer review the structure from the foundation to the roof. The only element they found that was not in bad shape was the roof framing, although the roofing itself needs to be replaced. The engineer found that the foundation was weakened, and his recommendation was that the building should be demolished. He states that in place of the demolished structure, they are proposing to build two townhouses that would represent similar construction to what is there, so the neighborhood would not be changed. The existing structure is a wood-framed, wood-clad building, and they are proposing a building with cement-board clapboard siding all over, or alternately with brick on the front façade and clapboard siding at the rear. He also states that most of the stairways are not compliant with code, and trying to bring everything up to code would be so invasive that it would not make sense to renovate. He shows photos of the rear of the buildings, stating that the rear addition is two feet lower as it was added later. He shows photos and talks about the poor condition of the interior of the buildings. He talks about the existing opening between the buildings which was for carriages, and states that on the new buildings they are planning to add a carriage door in that area to echo the original. He talks about the issues with the condition of the basement and chimneys.
2. Mr. Hogan asks for public testimony.
3. Ms. Jill Joyce steps to the podium; she is an architect, resident of Lawrenceville, and is also a member of Lawrenceville Stakeholders. She states that LS has over 200 members, and they deemed it very important to save these buildings; they first became aware they were in danger when they saw the demolition notice posted over a year ago. They attended the Zoning hearing where the applicant was approved for variances and they are currently appealing the decision in court. She

states that they were able to tour the interiors a year ago, and the interiors were not in as poor of shape as they are now, and they feel that the buildings have been intentionally neglected. She has, however, read the structural report and feels that renovation is possible. She states that there are two other similar buildings within a few blocks that were completely restored. She states that the LS are definitely opposed to the demolition of these buildings.

4. Mr. Hogan notes for the record a letter received from Justin Greenawalt opposed to the demolition and a letter from Preservation Pittsburgh opposing the demolition. He asks for additional public testimony.
 5. Mr. Keith Cochran steps to the podium; he lives in Lawrenceville and has been an architect there for 35 years. He states that these buildings are gems that should be saved, and he states that the neighborhood is under attack by developers coming in to make money. The neighborhood cares about the historic about the historic fabric and values these types of buildings, which have more character than any of the new development. He is also the co-chair of the preservation committee of LS and states that they feel very strongly that it would be a loss to the neighborhood if these buildings were demolished. He also has an issue with the proposed construction, stating that although the applicant said that the design would evoke the designs of the era, there is nothing in the new construction that echoes the existing buildings.
 6. Mr. Justin Greenawalt steps to the podium. He states that he is opposed to the demolition of these buildings, and having shepherded buildings through the nomination and designation process, he states that the fact that these are historic landmarks is not to be taken lightly. He also states that it is important to recognize that these buildings are vernacular style rather than the high-style that is usually a shoo-in for designation, and to have this style of building that is this old be designated speaks to their importance.
 7. Mr. Hogan asks for additional testimony; there is none. He states that in reviewing **the engineer's report, it doesn't seem like the property is in any state of failure.** He **states that he doesn't like to approve demolition of any historic structures without** proof of structural failure. In addition, if he were to consider demolition, he would want an acceptable design and building plan, which he feels this is not; it is not appropriate in size and scale, it does not represent the articulation or the rhythm of the neighborhood, and the window sizes, massing, and roofline are wrong. He states that he cannot in good faith approve these drawings, and so cannot even consider demolition.
 8. Mr. Falcone states that he is in agreement.
 9. Ms. Quinn states that Mr. Serrao has left and Mr. Gastil has arrived.
 10. Mr. Hogan notes that the quorum has been maintained.
 11. Mr. Harless states that he read over the report. He notes that, regarding the interior stairs, there are provisions for older buildings and code issues so that they may not have to be brought up to current code. He also states several parts of the report seem to indicate that the basic structure of the building is sound and not in immediate danger.
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Motion:

1. Mr. Falcone motions to deny.
 2. Mr. Harless seconds.
 3. Mr. Henderson asks if they would consider giving him 30 days for a new design.
 4. Mr. Hogan states that the issue is that the threshold for demolition has not been met. They would be able to submit a new application if desired.
 5. Mr. Hogan asks for a vote; all are in favor and motion carries.
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