



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 June 1, 2016
Beginning at 12:30 PM
200 Ross Street
First Floor Hearing Room
Pittsburgh, PA 15219

In Attendance:

<u>Members</u>	<u>Staff</u>	<u>Others</u>		
Joe Serrao	Sharon Spooner	Mark Perrott	David L. Bauer	Andrew Miller
Erik Harless	Sarah Quinn	Davin Zugates	Jody Schurman	John Francona
Carol Peterson		Carole Malakoff	Jeff Slack	Rob Pfaffmann
Ernie Hogan		Steven Hawkins	Zach Ingoldsby	Bob Russ
		Christian Kasilag	Xiaonan Huang	Jake Bier
		Jerry Morosco	Matthew Grebner	Angelique Bamberg

Old Business-None.

New Business

Approval of Minutes: In regards to the June 2016 meeting 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 June 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 hearing scheduled at City Council for Albright Church. She also talks about additional Zoning information for agenda items and passes out a list from the Zoning Administrator with potential Zoning issues.
2. The Commission discusses their role in addressing potential zoning issues.

Adjourn:

Mr. Serrao motions to adjourn the meeting.

Mr. Hogan asks for a second; hearing none, he adjourns the meeting.

The discussion of the agenda items follows.

840 N. Lincoln Avenue

Allegheny West Historic District

Owner:
Debra Kelly & Doug Debelak
840 N Lincoln Avenue
Pittsburgh, Pa 15233

Ward: 22nd
Lot and Block: 8-A-98

Applicant:
Jody Schurman
Lab8 Designs
55 S 17th Street
Pittsburgh, Pa 15203

Inspector:
Council District: 6th
Application Received: 6/8/16

National Register Status: Listed: Eligible:

Proposed Changes: Construction of new garage.

Discussion:

1. Ms. Peterson recuses herself from the discussion.
 2. Mr. Jody Schurman of Lab8 designs steps to the podium. He states that the clients are proposing a garage addition on the rear of the property to replace an existing garage. He states that they initially proposed to replace the existing dilapidated garage in-kind, but found through the zoning review that the existing structure was non-conforming so they moved the proposed location. They are working with zoning on the needed exception. He talks about the design of the new garage, which the owners would like to match the front of the main house, which is a Spanish Eclectic style. He shows the elevations and talks about the materials, including a stucco finish painted to match the house and a simulated clay tile that they are proposing for the roof. He states that the garage door will be a custom wooden garage door.
 3. Mr. Hogan asks for public testimony.
 4. Carole Malakoff steps to the podium representing the LRC. She states that the applicant and owners did meet with the LRC and they are pleased with the plans.
 5. Mr. Hogan asks for additional testimony; there is none.
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Motion:

1. Mr. Serrao motions to approve the construction of the new garage as submitted.
 2. Mr. Harless seconds.
 3. Mr. Hogan asks for a vote; Mr. Serrao, Mr. Harless, and Mr. Hogan are in favor and Ms. Peterson recused herself. Motion carries.
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53 S. 10th Street

East Carson Street Historic District

Owner:
Christine Chojnicki
Devin Zugates
1700 Jane Street
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 3-G-105

Applicant:
Christine Chojnicki
Devin Zugates
1700 Jane Street
Pittsburgh, Pa 15203

Inspector:

Council District: 3rd

Application Received: 5/31/16

National Register Status: Listed: Eligible:

Proposed Changes: Installation of LED-illuminated signage.

Discussion:

1. Mr. Devin Zugates steps to the podium and presents the application for signage.
 2. Ms. Peterson asks about the measurements, as there is a discrepancy in the drawings.
 3. Mr. Hogan clarifies with the applicant that there are two separate signs; the wall sign was approved over the counter. The one being discussed is the projecting sign. He clarifies that the letters and logo are carved into the box, so they project with side illumination and the fronts are painted to be opaque.
 4. Mr. Hogan asks for public testimony.
 5. Mr. Bob Russ steps to the podium representing the LRC. He states that acrylic box signs are prohibited in the district, but this type of sign with the push-through letters has been accepted in other projecting signs in the district. He states that they do have issues with the wall sign that was approved over the counter, but that may be an issue that needs to be revisited with respect to the guidelines.
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Motion:

1. Mr. Serrao motions to approve the installation of an LED-illuminated sign as submitted.
 2. Ms. Peterson seconds.
 3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1021 E. Carson Street East Carson Street Historic District

Owner:
Morgan Family Development
6 Parklea Drive
Monroeville, Pa 15146

Ward: 17th
Lot and Block: 3-G-134

Applicant:
Morgan Family Development
6 Parklea Drive
Monroeville, Pa 15146

Inspector:
Council District: 3rd
Application Received: 6/17/16

National Register Status: Listed: Eligible:

Proposed Changes: After-the-fact building alterations.

Discussion:

1. Mr. Nate Morgan steps to the podium; he is representing the ownership and developer. He also introduces his construction manager who has taken over the project in the last few months. He states that they are here to re-present the alterations to the exterior of the building. He states that they have made some steps forward with the building, especially the interior, but there are changes and corrections that need to be made to the exterior.
 2. Mr. Luke Ezzo steps to the podium; he is the construction manager for the project. He states that they are now proposing to remove the storefront as installed and go back to what was approved last year per the CofA. He talks about the after-the-fact alterations to the side of the building. He states that they will be removing the painted mural on the side of the building, as they now understand that they are not permitted to paint the front or side of the building. He talks about the wooden doors on the side of the building that they replaced with steel doors, and states that they are proposing to go back to wooden doors. He talks about the challenges that they faced with building code and the need for fire-rated windows in the second and third floor side, since there is a fire escape there. He states that they have ordered steel fire-rated windows, but understand that wood is required per the guidelines because the side is visible. They are proposing to wrap the windows in wooden trim and have also researched fire-rated wooden windows.
 3. Mr. Harless asks if there are any original wood windows left in the side, to make sure the profiles match.
 4. Mr. Ezzo states that there are two original windows left on the first floor.
 5. Mr. Morgan states that the profiles do match.
 6. Mr. Hogan states that they replaced the windows with glass block, which is not permitted. He wonders where the project went off the rails, as they received a CofA only for the façade. They have gone from a relatively intact building, with all of its original architecture, and they have installed off-the-shelf elements that are clearly
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not acceptable per the guidelines. He would like to propose a corrective action plan, which they are already on their way towards. He states that he would like to see a complete, in writing, proposal that outlines how they will proceed. He states that the reason that he is asking for this is because the project went off the rails from what was originally approved. The Commission needs to be very clear about what was approved for the inspection team and the neighborhood, so that the permit may be revoked if there are any deviations. He states that the challenge for the Commission will be finding a fire-rated window that makes sense. He states that wood molding in front of a steel window will most likely not be appropriate.

7. Mr. Harless agrees and states that he would like to see more information about the profiles of the fire-rated wood windows.
 8. Mr. Hogan agrees that they need more information, even though they provided cut sheets. They will need to go back to the same brick mold profile and they will need to have the right reveal on a wood window.
 9. Mr. Serrao states that if they gave approval today, it would only be a partial approval, and they should look at the project as a whole.
 10. Mr. Hogan states that if they are working with an architect, they should work with them to prepare a detailed submissions including a correction plan and cut sheet as to how they will remedy these issues.
 11. Mr. Harless notes for the record that a stop-work order has been issued for exterior work and will remain in place until approval has been obtained from the HRC.
 12. Mr. Hogan asks for public comment.
 13. Mr. Mark Perrott steps to the podium. He states that he lives near the building in question and states that the painting is inappropriate for the district.
 14. Mr. Bob Russ steps to the podium representing the LRC. He states that the LRC did submit written comments, and he expresses his support for requirement of a detailed remediation plan and caution and supervision going forward.
 15. Mr. Gerry Morosco also from the LRC steps to the podium. He states that this is one of the most egregious examples of destruction of historic fabric in the district that he can think of. However, he states that members of the LRC walked the district and found scores of violations. He states that there have been improvements in building inspection but thinks the HRC and historic review can improve.
 16. Mr. Hogan suggests that the applicant lean on the LRC for assistance with materials. He also states, so that the neighborhood knows, that staff has been going out and turning in violations via 311 and recently turned in a long list for the East Carson corridor.
 17. Mr. Harless states that the neighborhood should also feel free to use the 311 system, and they are constantly looking for ways to improve it.
 18. Mr. Hogan acknowledges the email received from the LRC. He recommends that the application be tabled for 30 to 60 days for them to put together a plan.
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Motion:

1. Mr. Serrao motions to table the application for 30 days.
 2. Mr. Harless seconds.
 3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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2429 E. Carson Street East Carson Street Historic District

Owner:
Tim Hosni
PO Box 42323
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 12-M-8

Inspector:

Applicant:
Steven G. Hawkins
2041 Wightman Street
Pittsburgh, Pa 15217

Council District: 3rd

Application Received: 5/17/16

National Register Status: Listed: Eligible:

Proposed Changes: Façade renovations.

Discussion:

1. Mr. Steve Hawkins steps to the podium; he is the architect for the project. He states that the proposed project is part of a tenant conversion of the first floor front space. He also introduces Will Carpenter, the contractor for the project. He states that the owner likes the idea of replacing the existing aluminum windows with steel windows for a more industrial aesthetic. They are proposing to enlarge the existing door and surrounding masonry while keeping the side windows and 25th Street window the same size. They are also proposing a small hanging sign. He states that the original façade was removed and replaced with what is there now, and their goal is to get the façade closer to the original while making it more attractive.
 2. Mr. Hogan asks if they are altering the masonry addition on the façade.
 3. Mr. Hawkins states that they are not removing the masonry that is there now except where they are enlarging the opening.
 4. Mr. Hogan asks for public comment.
 5. Mr. Bob Russ steps to the podium representing the LRC. He states that they realize that the storefront has been changed at some point and is not original; however it is still quite old. He reads from the guidelines, stating “All buildings and structures are products of their own time. Alterations that attempt to make a building look older than it is, or that try to change the architectural style of the building, should be avoided.” He states that putting industrial metal windows into a turn of the **century building is inappropriate. He reads further, stating** “Later additions to an old building, or non-original facades or storefronts (especially Carrara glass facades), may have gained significance in their own right as examples of an architectural style or evidence of historical changes to the building. If so, these additions or alterations to the original building should be recognized and respected.” **They do believe that this storefront has gained significance in its own right.** He states that the LRC went by the building and looked at the existing conditions, and although there have been many changes they think that the
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original windows may have been wood and may still existing under the metal wrapping. He states that they are not in support of the storefront changes as submitted, but are fine with the projecting sign as shown in the drawings.

6. Mr. Gerry Morosco steps to the podium. He states that the building is the only contributing building left on that side of the street and is very significant. He states that there are solutions for storefront infill that would be approvable and would match the guidelines in terms of proportion and scale, with a signboard, transom, and a continuous bulkhead, but this solution is not in accordance with the guidelines.
7. Mr. Hogan asks the applicant if they have considered some of the solutions provided by the LRC.
8. Mr. Hawkins states that he understands all of the points that were made but **doesn't know if the owner would agree and fears that her may prefer to do nothing.**
9. Mr. Hogan talks about various options that could help the owner with renovations. **He states that the Commission can't approve the application** as submitted and asks if the applicant would prefer it to be tabled.
10. Mr. Hawkins states that he would prefer the application to be tabled so they can go over options with the owner. He asks if the building owner or a business owner could come back down the road with another proposal.
11. The Commission states that they could. The Commission discusses the signage; it was not included in the application and the applicant does not have details yet, so no action is taken.

Motion:

1. Mr. Serrao motions to table the application for 90 days.
 2. Ms. Peterson seconds.
 3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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*August Wilson House
1727 Bedford Avenue*

Individual Landmark

Owner:
Daisy Wilson Artist Community
1621 Bedford Avenue
Pittsburgh, Pa 15219

Ward: 3rd
Lot and Block: 9-S-36

Applicant:
Pfaffmann and Associates
223 Fourth Avenue, Suite 800
Pittsburgh, Pa 15222

Inspector:
Council District:
Application Received: 6/17/16

National Register Status: Listed: Eligible:

Proposed Changes: Building renovations including window replacement.

Discussion:

1. Mr. Rob Pfaffmann steps to the podium and introduces the project and talks about some of the history of the project. He also introduces Mr. Jeff Slack, their preservation planner and project manager.
 2. Mr. Slack steps to the podium. He talks about some of the attachments to the application and goes through the presentation including some history of the building and the phases of the project. He states that unfortunately earlier this year, the building on the left, which had been condemned, was about to collapse and had to be demolished. He states that they are looking to the house and its history for guidance as to restoration; they found that the front gable was slate, so they will be restoring it with slate. There is no information on the shed roof, so they are proposing a new standing-seam metal roof for that area. From a historic photo, they found that there were wooden brackets, wooden window hoods, and an intact storefront cornice, so they are proposing to restore those details. He states that the existing windows are stored in the house and are being analyzed and documented. He states that they will be coming back to the Commission in the future for a proposed addition. He talks about the connector between the front and rear buildings; he states that they are proposing to paint it and use it as an ADA entrance for the building. He also states that they are proposing to switch the position of a door and window in the basement of the house for code reasons. On the front of the house, in addition to the already approved and proposed restorations, they are proposing railings at the entrance to the upper floors and removal of a steep ramp and stair at another entrance, which they will come back at a later time for approval of a replacement. He talks about the side of the building, where the adjacent building was torn down; they are proposing to rebuild in kind as shown and repoint to match the existing details as shown.
 3. Mr. Hogan asks about the stabilizing bars shown in the drawings.
 4. Mr. Pfaffmann states that at some point they would like to put an addition on the
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building there, so they would be covered over. He speaks further about future plans and states that they will probably come back before the Commission in the fall.

Motion:

1. Mr. Serrao motions to approve the building renovations and window replacement as submitted.
 2. Ms. Peterson seconds.
 3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1416 Arch Street

Individual Landmark

Owner:
Matthew Grebner
1741 Hunnell Street
Pittsburgh, Pa 152122

Ward: 25th
Lot and Block: 23-F-406

Applicant:
Jake Bier
1416 Arch Street
Pittsburgh, Pa 15212

Inspector:
Council District: 6th
Application Received: 6/17/16

National Register Status: Listed: Eligible:

Proposed Changes: Door replacement and alteration of entrance for ADA access.

Discussion:

1. Mr. Dave Bauer with KSBA Architects steps to the podium. He introduces Jake Bier and Zach Ingelsby, the owners of the War Streets Brewery. He states that they have gone through zoning and receiving permits for the interior renovations, and they realized they will have to make some exterior changes, which is why they are before the Commission today. He also introduces Matt Grebner, the owner of the building. He shows the floor plans and states that they had issues with the entry door swinging out over the property line and they also needed to provide ADA access. They are proposing an entry vestibule which initially included a roll-down security door; they have revised the proposal to include a pair of inward-swinging doors that will stay open during business hours. The door will be a custom painted wood door. He also states that there is plywood covering the original transom of the entry doors, and they are proposing to restore them. They will also be restoring all of the glass in the existing garage doors and repainting them.
 2. Mr. Harless asks about the existing front entry door.
 3. Mr. Bauer steps to the podium. He states that the existing door is just a cheap solid-core door that swings out. The original door frame is still existing.
 4. Mr. Harless asks about the side entry shown on the plan.
 5. Mr. Bauer states that the owner owns the lot next door and is working with zoning to obtain an easement to be able to have outdoor seating eventually. The door will need to be a fire-rated door per code.
 6. Mr. Harless states that he has a concern with the swing of the front entry doors; he states that for building code purposes, the doors will have to swing outward; in the direction of egress. He asks if they could use doors that can swing outward.
 7. Mr. Bauer states that they can.
 8. Mr. Hogan asks for public testimony; there is none.
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Motion:

1. Mr. Serrao motions to approve the restoration and new door installation with noted issues with regard to door swing and building code, with restoration of garage doors, transom, and installation of a new entry door on the side of the building.
 2. Ms. Peterson seconds.
 3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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810 Tripoli Street

Individual Landmark

Owner:
Homestead Property Ventures
5889 Aylesboro Avenue
Pittsburgh, Pa 15217

Ward: 23rd
Lot and Block: 24-J-229

Applicant:
Homestead Property Ventures
5889 Aylesboro Avenue
Pittsburgh, Pa 15217

Inspector:
Council District: 6th
Application Received: 6/5/16

National Register Status: Listed: Eligible:

Proposed Changes: Alterations to after-the-fact building renovations.

Discussion:

1. Ms. Angelique Bamberg with Clio Consulting steps to the podium; she states that she and architect Jason Roth have been working with the building owners to resolve the issue with the basement windows as well as to take a look at the entire property and work that needs to be done. She presents the historic structure report that they have prepared for the structure as well as the phased and scheduled scope of work.
 2. Mr. Jason Roth steps to the podium to go through the scope of work. He talks about the approvals received at the last meeting as well as what they were required to bring to this meeting, which were drawings showing how they would address the HVAC units. He shows the drawings and explains their plan. He goes on to talk about their plans for repairs and replacements throughout the next few years as outlined in the scope of work. With regards to the basement windows, what they are proposing to do is to push the existing glass block windows to the back of the masonry opening for security, and install new windows at the front of the masonry openings. He states that the windows are a problem as they are at grade and could be very easily broken, which is why the glass block was originally installed. They are also considering installing metal security grates of a design to be determined. They are looking to implement this solution next summer.
 3. Mr. Hogan states that what they are applying for today is Phase 1 of renovations. He states that he appreciates the correction plan, as it articulates a timeline and approach to renovations. He states that although the basement windows are being pushed out to 2017, the Commission now has the scope in writing so if the **applicants don't come back, the Commission can address the issue with them.**
 4. The Commission discusses enforcement issues with the basement windows.
 5. Ms. Peterson asks about approval of cementitious siding.
 6. Mr. Hogan states that it has been approved for the rear of buildings in the case **that wood siding can't be restored. He asks for public testimony; there is none.**
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Motion:

1. Mr. Hogan asks for a motion for Phase 1, which includes glazing, organ enclosure, and air conditioning installations.
 2. Ms. Peterson motions to approve
 3. Mr. Serrao seconds.
 4. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1215 Resaca Place

Mexican War Streets Historic District

Owner:
Gary & Martha Lilly
1215 Resaca Place
Pittsburgh, Pa 15212

Ward: 22nd
Lot and Block: 23-J-234

Applicant:
John D Francona
1234 Resaca Place
Pittsburgh, Pa 15212

Inspector:
Council District: 6th
Application Received: 6/13/16

National Register Status: Listed: Eligible:

Proposed Changes: Construction of a rear addition.

Discussion:

1. Mr. John Francona steps to the podium; he is the architect for the project. He shows photographs from the alley and goes over his proposal.
 2. Mr. Hogan asks about the profile on the siding and the windows.
 3. Mr. Francona states that he will be using lap siding and painted wooden Pella windows.
 4. Mr. Hogan states that next time he would like to see cut sheets for the materials.
 5. Mr. Harless asks if the addition will be mostly hidden by the tree.
 6. Mr. Francona says yes.
 7. Mr. Hogan asks if the brick piers will be red brick to match and what the paint colors will be.
 8. Mr. Francona says that the brick will be red and the paint color will be a buff color to match.
 9. 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 amendment that the brick piers be red to match existing, the mortar is to match existing, paint colors are to match existing house, the windows are to be wooden Pella brand or equivalent, and the siding is to be painted Hardie board.
 2. Ms. Peterson seconds.
 3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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4305 Centre Avenue

Schenley Farms Historic District

Owner:
Xiaonan Huang
4305 Centre Avenue
Pittsburgh, Pa 15213

Ward: 5th

Lot and Block: 27-G-27

Applicant:
Xiaonan Huang
4305 Centre Avenue
Pittsburgh, Pa 15213

Inspector:

Council District:

Application Received: 6/17/16

National Register Status: Listed: Eligible:

Proposed Changes: Roof repairs and installation of skylight.

Discussion:

1. Mr. Xiaonan Huang steps to the podium; he is the owner of the property. He also introduces his housemate Christian Kasilag. He states that the proposal is to repair the slate roof in-kind and to add a skylight on the left side of the house. The measurements of the skylight will be 21 ½ by 38 3/8 inches, with the color to be brown.
 2. The Commission discusses whether the skylight would be visible from the public right-of-way; it is determined that it will be from almost all angles and cannot be approved.
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Motion:

1. Mr. Serrao motions to approve the in-kind roof repairs as submitted and to deny the application for the skylight.
 2. Mr. Harless seconds.
 3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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