



Historic Review Commission of Pittsburgh

200 Ross Street, First Floor Hearing Room

February 6, 2013

AGENDA

(Vacant), *Chairman*

Ernie Hogan, *Acting Chairman*

Noor Ismail, *Director of Planning*

John Jennings, *Secretary, Acting Chief BBI*

Linda McClellan

Joe Serrao

Vacant

➤ **12:30 PM CALL TO ORDER**

➤ **12:30 PM INTERNAL BUSINESS**

Old Business

New Business

- Approval of the Minutes from the January 2013 hearing
- Certificates of Appropriateness Report – January
- Applications for a Certificate of Economic Hardship – None

Upcoming Demolitions, no action at this time

- None

➤ **1:00 PM HEARING & ACTION**

1. Individual Designation

1 Bedford Square-Southside Market House

City of Pittsburgh, owner

Rick Avon, applicant

Installation of HVAC units

2. Manchester Historic District

1500 Chateau Street

Chuck Menzock, owner

Sam Patti, applicant

Rehabilitation and construction of a coffee shop

3. Mexican War Streets Historic District

1111 Palo Alto Street

AK Redevelopment, owner and applicant

Installation of an awning, hand railing, and post lights

4. Penn-Liberty Historic District

908 Penn Avenue

PMC Property Group, owner

Strada Architects, applicant

Exterior renovations

5. Penn-Liberty Historic District

921 Penn Avenue

PMC Property Group, owner

Strada Architects, applicant

Installation of awnings and replacement of window glass

6. Penn-Liberty Historic District

945 Liberty Avenue

Bruno Bldg Limited Partnership, owner

The Sprout Fund, applicant

Installation of a public art work

➤ **DEMOLITIONS**

**1. Mexican War Streets Historic District
Expansion**

700 Armandale Street
Jessie Johnson, owner
Bureau of Building Inspection, applicant
Proposed demolition

➤ **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@city.pittsburgh.pa.us



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:

SOUTH SIDE MARKET HOUSE
1 BEDFORD SQUARE PITTSBURGH
PA, 15203
 OWNER:

NAME: CITY OF PITTSBURGH

ADDRESS: DEPARTMENT OF PUBLIC WORKS
301 CITY COUNTY BUILDING
414 GRANT STREET PITTSBURGH, PA
15219

PHONE: 412 255 2649

EMAIL: CASIM IR. PELLEGRINI@CITY.

REQUIRED ATTACHMENTS: PITTSBURGH.PA.US

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

SEE ATTACHED LETTER

STAFF USE ONLY:

DATE RECEIVED: 1/16/12

LOT AND BLOCK NUMBER: 3-H-202

WARD: 17th

FEE PAID: yes

DISTRICT:

CITY HISTORIC DISTRICT
(Individual Landmark)

APPLICANT:

NAME: RICK AVON

ADDRESS: 100 EAST SWISSVALE AVE
PITTSBURGH, PA, 15218

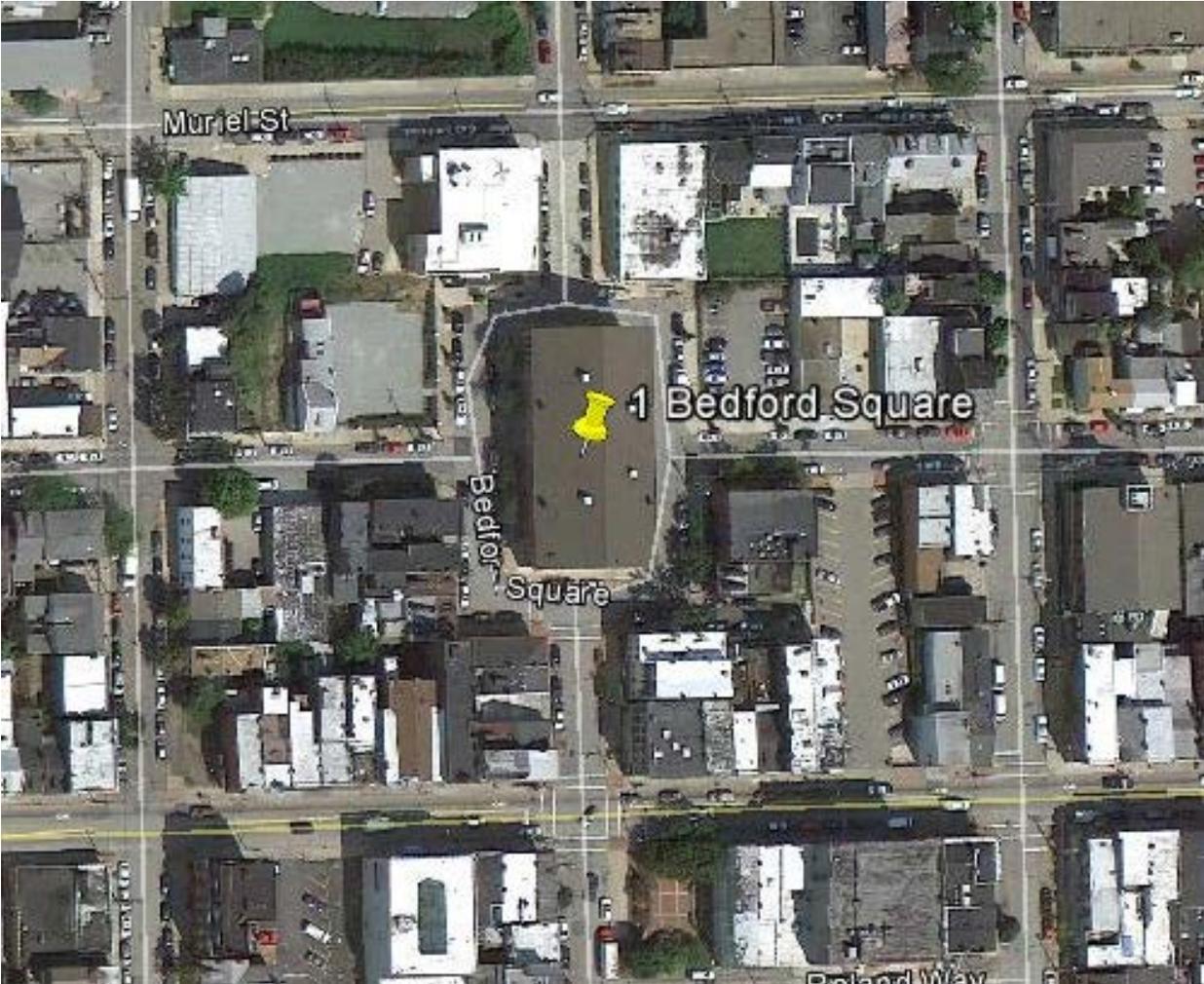
PHONE: 412 243-3430

EMAIL: _____

SIGNATURES:

OWNER: [Signature] DATE: 1-24-13

APPLICANT: [Signature] DATE: 1/2/13



Lami Grubb

A R C H I T E C T S

January 2, 2013

Sarah Quinn
Historic Preservation Planner
Department of City Planning
City of Pittsburgh
200 Ross Street, 4th Floor
Pittsburgh, Pa 15219

Lami Grubb Architects LP
100 East Swissvale Ave
Pittsburgh, PA 15218
Phone: 412.243.3430
Fax: 412.371.1586

RE: South Side Market House

Sarah,

The City of Pittsburgh would like to add air conditioning for the basketball court located on the second floor of this building. The design team did not want to add anything to the roof or exterior walls knowing that this is an historic structure. After much study the scheme we are submitting would have the least impact to the building compared to other options such as roof tops units and screening.

The HVAC units would be located in side on the balcony that resides on the second floor. Currently this space is used for storage and is primarily unoccupied. To allow for fresh air two of the arched windows would need to be replaced with louvers. The frames would remain the goal would be to just replace the glass with custom louvers. We are including pictures of the facade with markings showing where the new louvers would be installed. Note that this façade has been changed in the past and is not in its original state.

Condensing units- The biggest impact is the necessity for condensing units. Once again we did not want to place anything on the building and the site is very restrictive due to its limited size. We are proposing widening the sidewalk and screening the units. The wall would be built out of brick to match the original building. The stone base and cap would also match the stone on the building. The enclosure would have a mesh screen over top of the units, that would not be visible, to prohibit people from climbing over the wall. The doors would be metal doors painted to

Date January 2, 2013

Page 2 of 2

match the egress doors. We have submitted a picture of the area where this would be built.

We want to maintain the integrity of the building while updating it to provide the proper ventilation for the basketball court. We would ask for your consideration on this project.

Sincerely



Rick Avon, AIA



South elevation



East Elevation



louvers only in these two areas same size as window

North Elevation



West Elevation





LOWER

Ⓟ
1



LOWER



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

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Application for a Certificate of Appropriateness

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FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

1500 Chateau St.
Pittsburgh, PA 15233

OWNER:

NAME: Chuck Menzock
 ADDRESS: 825 Behan Street
Pittsburgh, PA 15233
 PHONE: (412) 322-1155
 EMAIL: Cmenzock@three-rivers-scrap-metal.com

STAFF USE ONLY:

DATE RECEIVED: 12-19-2012
 LOT AND BLOCK NUMBER: 22-P-5
 WARD: 21st
 FEE PAID: 400

DISTRICT:

Manchester

APPLICANT:

Contact: Sam Patti
 NAME: La Prima Espresso Company
 ADDRESS: 205 21st Street
Pittsburgh, PA 15222
 PHONE: (412) 901-7364
 EMAIL: spatti@laprima.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

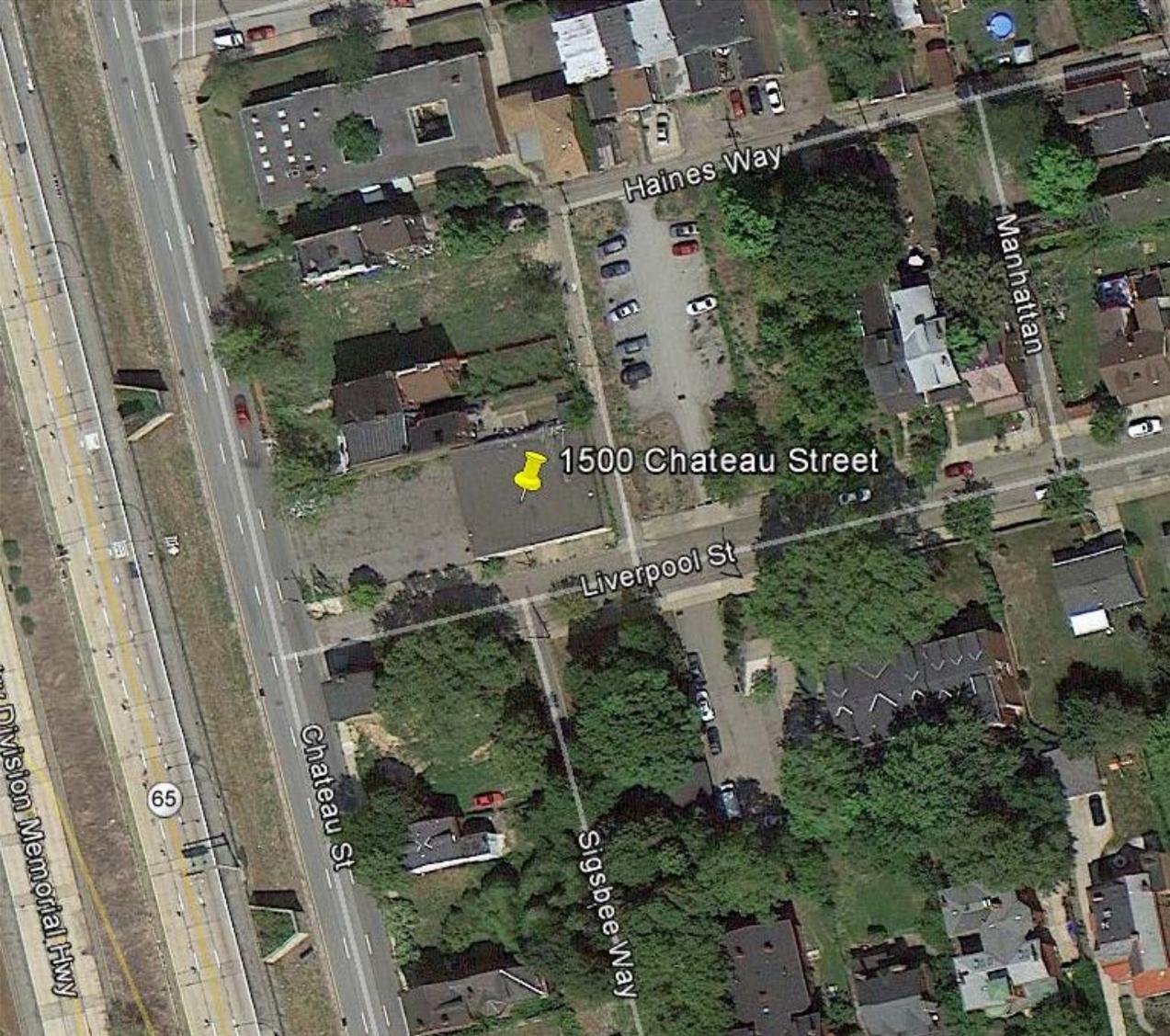
Renovation of existing industrial buildings using existing window openings.

Installation of 6' aluminum fence w/ 8' masonry piers. Installation of painted wood trellis roof.

SIGNATURES:

OWNER: [Signature] DATE: 12-18-2012

APPLICANT: [Signature] DATE: 18 Dec 2012



**1500 Chateau St.
Photographs**



Looking east from Chateau St.



Front view



Accessory building fronting Chateau St.

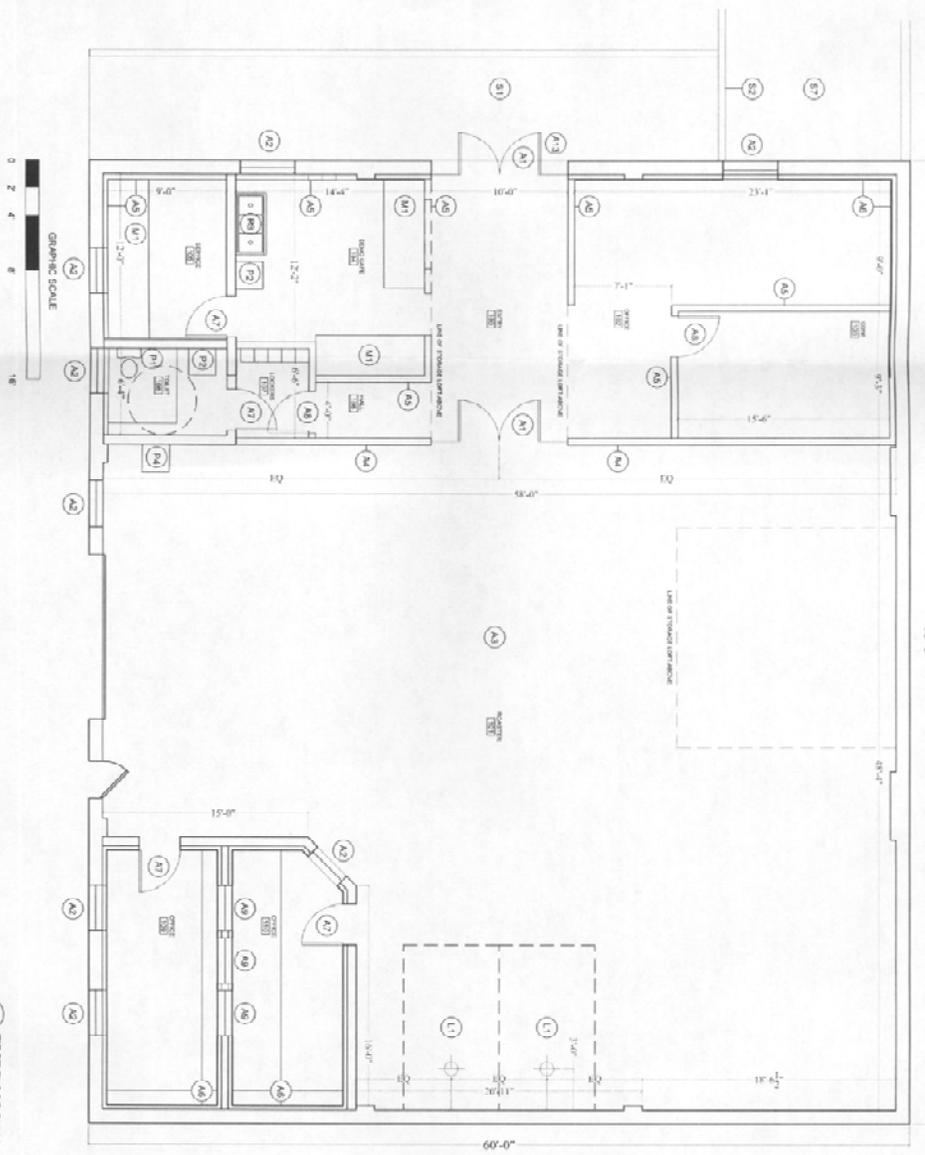


Liverpool St. side



Rear side

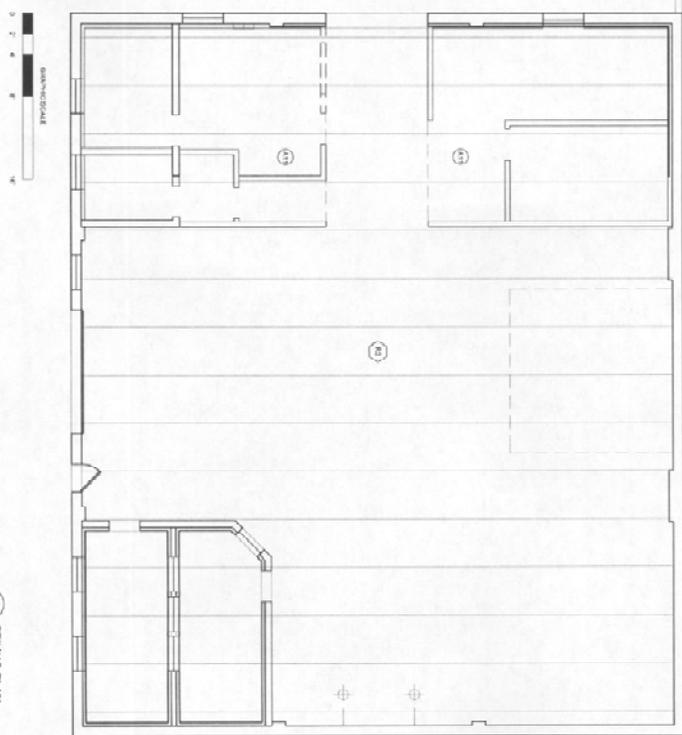
#	Item	Description	Quantity	Units
1	Concrete	15000 sq ft	15000	sq ft
2	Rebar	15000 sq ft	15000	sq ft
3	Formwork	15000 sq ft	15000	sq ft
4	Steel Decking	15000 sq ft	15000	sq ft
5	Structural Steel	15000 sq ft	15000	sq ft
6	Roofing	15000 sq ft	15000	sq ft
7	Insulation	15000 sq ft	15000	sq ft
8	Interior Partitions	15000 sq ft	15000	sq ft
9	Exterior Partitions	15000 sq ft	15000	sq ft
10	Windows	15000 sq ft	15000	sq ft
11	Doors	15000 sq ft	15000	sq ft
12	Stairs	15000 sq ft	15000	sq ft
13	Elevators	15000 sq ft	15000	sq ft
14	Mechanical	15000 sq ft	15000	sq ft
15	Electrical	15000 sq ft	15000	sq ft
16	Plumbing	15000 sq ft	15000	sq ft
17	Fire Protection	15000 sq ft	15000	sq ft
18	Security	15000 sq ft	15000	sq ft
19	IT Infrastructure	15000 sq ft	15000	sq ft
20	Site Work	15000 sq ft	15000	sq ft
21	Landscaping	15000 sq ft	15000	sq ft
22	Signage	15000 sq ft	15000	sq ft
23	Construction Management	15000 sq ft	15000	sq ft
24	Permitting	15000 sq ft	15000	sq ft
25	Professional Fees	15000 sq ft	15000	sq ft



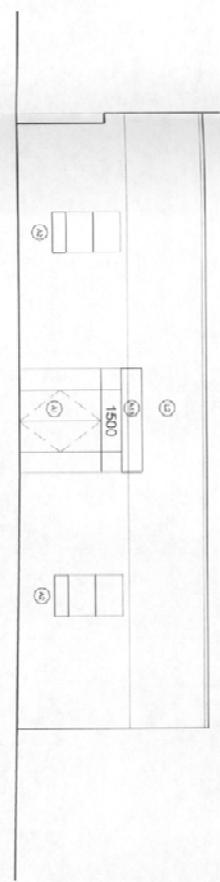
1st FLOOR PLAN
1/8" = 1'-0"

PRELIMINARY | COPYRIGHT 2012: DAVID J. BORTH | DESIGN BUILD DRAWING | VERIFY ALL DIMENSIONS IN THE FIELD

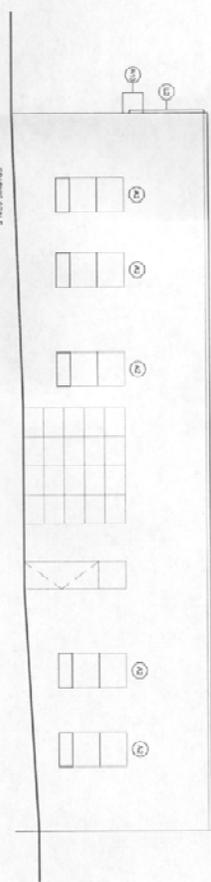
A1	SCHEMATIC DESIGN	LA PRIMA ESPRESSO Roaster & Offices 1500 Chateau Street Pgh, PA 15233	The Downtown Design Company David Julian Roth, AIA, LEED AP BD-C PA 011496X 1237 Shesha Street Pittsburgh, PA 15232 412-266-7487 thedowntowndesigncompany.com david@thedowntowndesigncompany.com	REVISIONS
	1/20/2012 AS NOTED DDC #1224			



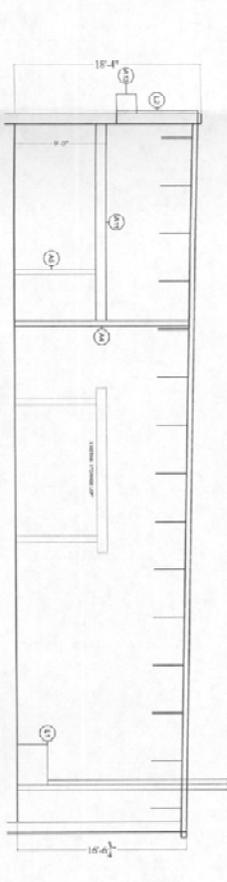
A1 CEILING PLAN
A2 3/16" = 1'-0"



1 FRONT ELEVATION (SOUTH)
A1 3/16" = 1'-0"



2 SIDE ELEVATION (EAST)
A2 3/16" = 1'-0"



3 BUILDING SECTION
A2 3/16" = 1'-0"

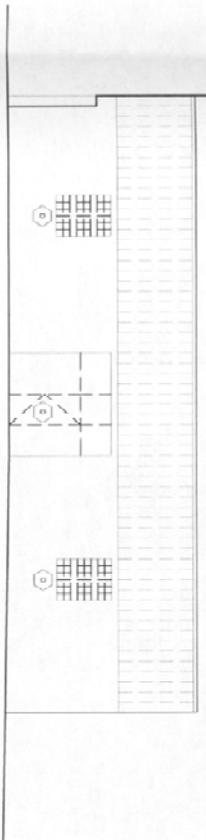
PRELIMINARY | COPYRIGHT 2012 DAVID J. ROTH | DESIGN BUILD DRAWING | VERIFY ALL DIMENSIONS IN THE FIELD

A2	ELEVATIONS
	SECTIONS
	CEILING PLAN
	10-02-2012 AS NOTED DOC #124

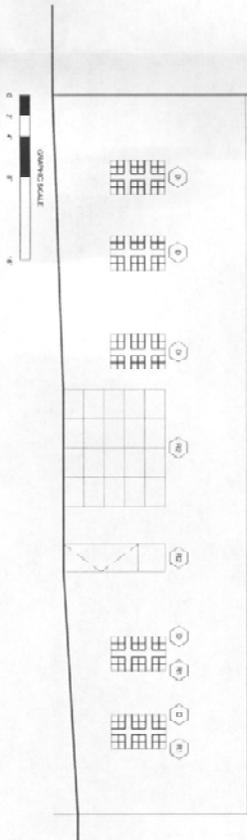
LA PRIMA ESPRESSO
Roaster & Offices
1500 Chateau Street
Pgh, PA 15233

The Downtown Design Company
David J. Roth, AIA, LEED AP-ND, LEED AP-IBD
1217 Shaka Street | Pittsburgh, PA 15212 | (412) 261-1181
thedowntowndesigncompany.com | david@thedowntowndesigncompany.com

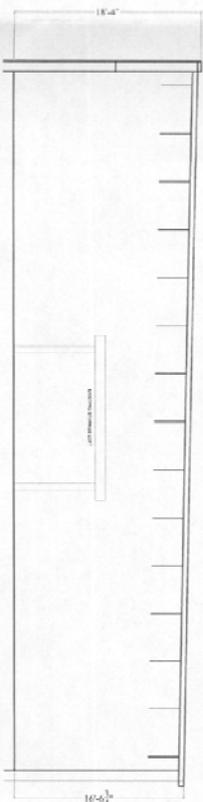
REV	DESCRIPTION



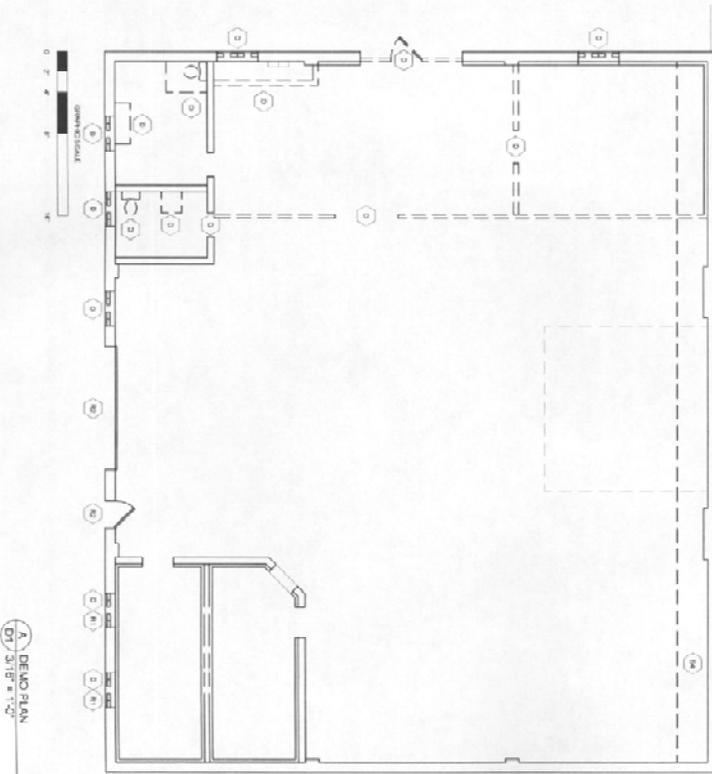
1 FRONT ELEVATION (SOUTH)
DT/ 3/16" = 1'-0"



2 SIDE ELEVATION (EAST)
DT/ 3/16" = 1'-0"



3 BUILDING SECTION
DT/ 3/16" = 1'-0"



4 DEMO PLAN
DT/ 3/16" = 1'-0"

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REV. REVISIONS

The Downtown Design Company

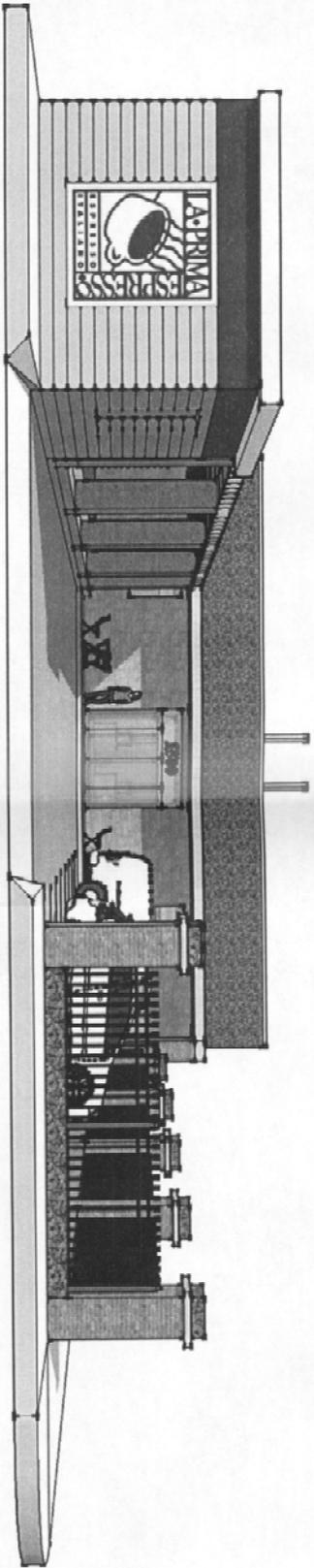
Derek J. Roth, AIA, LEED AP NC/C | 610-114-6100
1237 Shaka Street | Pittsburgh, PA 15222 | 412-208-7187
thedowntowndesigncompany.com | deroth@thedowntowndesigncompany.com

LA PRIMA ESPRESSO
Roaster & Offices
1500 Chateau Street
Pgh, PA 15233

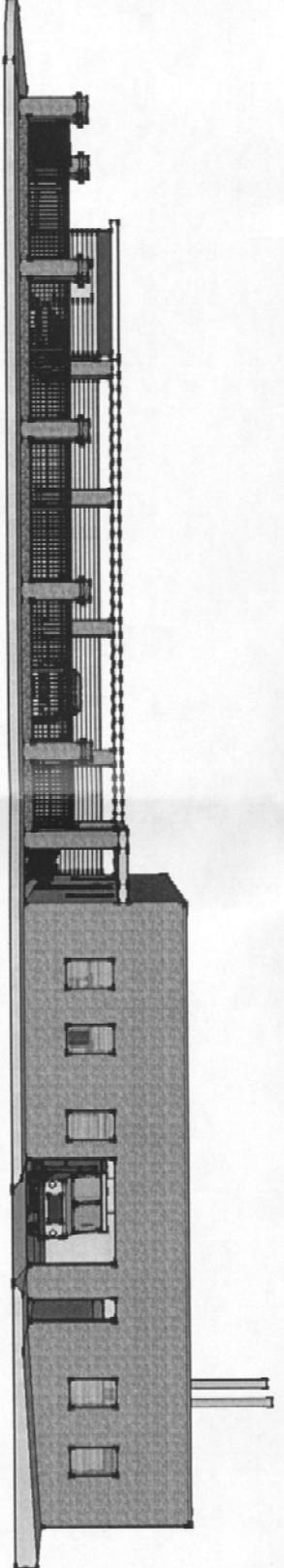
SCHEMATIC DEMOLITION

10-20-2012
AS NOTED
DOC # 234

D1



1 CHATEAU STREET (South)
Not to Scale



2 LIVERPOOL STREET (East)
Not to Scale

PRELIMINARY | COPYRIGHT 2012 DAVID J. ROTH | DESIGN BUILD DRAWING | VERIFY ALL DIMENSIONS IN THE FIELD

A4

3D VIEWS: South & East

LA PRIMA ESPRESSO
Roaster & Offices
1500 Chateau Street
Pgh, PA 15233

The Downtown Design Company

David John Roth, AIA, LEED AP BD+C | PA 011496X
1237 Shook Street | Pittsburgh, PA 15212 | 412-286-7167
thedowntowndesigncompany.com | david@thedowntowndesigncompany.com

REV. REVISIONS

REV.	REVISIONS

Since 1955 **Kalwall**®

High-performance Translucent Building Systems

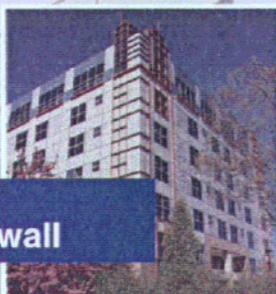


Wall Systems



Pre-engineered Skylights

Bill Lampke Photography



Unitized Curtainwall



Custom Skyroof® Skylights



Window Replacement



Walkways & Canopies



Standard Unit Skylights

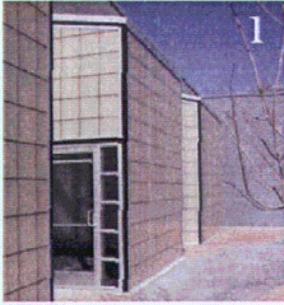


Clearspan™ Skyroofs

Green/Sustainable — LEED® Contributor

daylightmodeling.com
skylightinfo.com
kalwall.com

Wall Systems



- Structural Sandwich Panels up to 5' x 20' (1.5 m x 6 m), 2 3/4" (70 mm) or 4" (100 mm) thick are secured to building with simple, Clamp-tite™ aluminum extrusions. System seals panel/panel and building, allowing for expansion/contraction and proper weepage to channel any moisture to building exterior.
- May be either flat or curved sandwich panels.
- Controlled, natural daylight combined with finely tuned thermal and solar controls.



Unitized Curtainwall



- Factory-assembled 2 3/4" (70 mm) sandwich panels, operating/ fixed windows, louvers, even opaque panels.
- Provide rapid installation and permanent weather seal, unlike most stick-built, "frame and glaze" components that are all field-assembled.
- Delivered to the job site in large preassembled units up to 5' x 35' (1.5 m x 10.7 m) and larger.

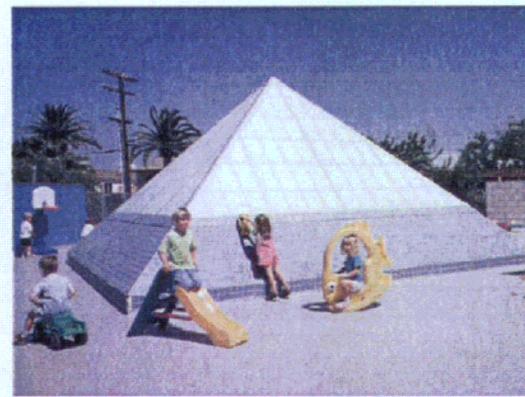
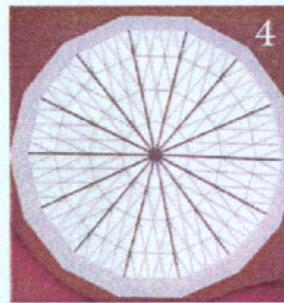
The Single-source Solution!

Window Replacement



- Kalwall heavy-duty Window Replacement Systems – like our prefabricated Curtainwall Systems – are factory-assembled into easily managed building units.
- Kalwall provides optimum performance-controlled daylighting and still allows for fulfillment of vision/ventilation requirements.
- Vandal, graffiti, and impact resistance add up to minimal maintenance expenses with Kalwall.

Standard Unit Skylights



- 2 3/4" (70 mm) and 4" (100 mm) thick flat Skylights up to 5' x 20' (1.5 m x 6 m).
- Pyramids from 4' (1.2 m) square up to 20' (6 m) square.
- Geo-Roof® units in 17 standard-sized units from 8' to 24' diameter (2.4 m to 7.3 m).
- Available knocked down or prefabricated.

OSHA Compliant

Pre-engineered Skylights

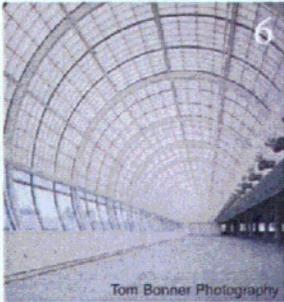


5



- Centerline self-supporting ridges with 20°, 27°, 33°, 45°, slope to 24' (7.3 m).
- Kalcurve® 180°, Low-Profile 90° in 1' (300 mm) curb width increments.
- Lightweight – less than 3 lbs. per square foot (16 kg/m²) means substructure may be minimized. Only thrust-bearing curbs designed to accommodate local live, snow and wind load designs are required.

Custom Skyroof® Skylights



6

Tom Bonner Photography



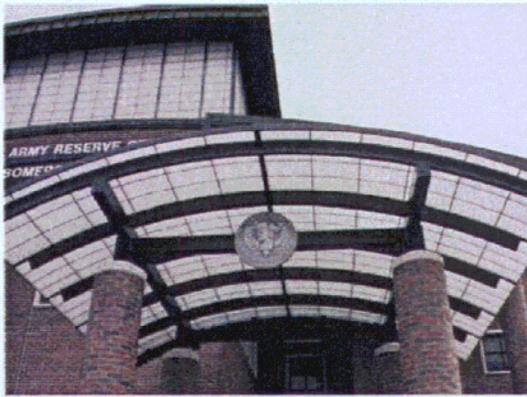
- Sandwich Panel Systems over substructure designed and installed by others.
- Flat, curved or combination for design versatility and consistent with all Kalwall Systems.
- Easy, fast installation, coupled with large-sized panels to eliminate troublesome joints.
- 2¼" (70 mm) or 4" (100 mm) possible

GREEN — LEED®

Walkways & Canopies



7



- Combinations of sandwich panels and framing components.
- Standard modular walkways.

NEW!

- Fully pre-engineered canopies and walkways, including aluminum structure, are now available!

Clearspan™ Skyroofs

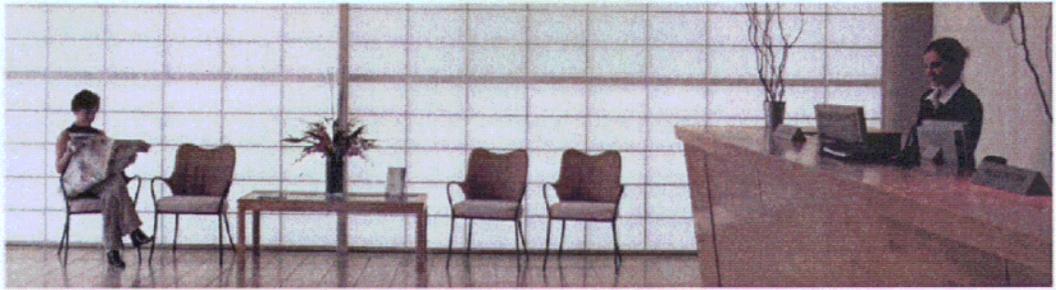


8



- Taking Kalwall to another dimension... aluminum box beams and Kalwall panels form monolithic, structural enclosures.
- Design control, fabrication, delivery and complete installation with single-source responsibility!
- Installations completed in weeks – not months – due to component standardizations and CAD technology.
- Complete buildings, including Pool Enclosures, featuring built-in non-corrosion and moisture resistance.

Kalwall's 8 Systems allow designers to achieve the most desirable and efficient balance of natural light, solar gain and thermal insulation.



High-Performance Translucent Building Systems

Kalwall invented the translucent sandwich panel in 1955. Since that time, Kalwall has been the world leader in the development of Museum-quality Daylighting™. Today, our standard Kalwall is a truly remarkable composite just beginning to evolve for the future!

A unique composite sandwich panel, either curved or flat, Kalwall is formed by permanently bonding specially formulated, fiberglass reinforced translucent faces to a grid core constructed of interlocked, extruded structural aluminum or composite I-beams. The panel's natural thermal properties are further enhanced by adding various densities of translucent spun glass "batts" or aerogel and a thermally broken grid core. U-value options range from .53 to .05 (3.0 to 0.28 W/m²K) by NFRC methods for 2 3/4" (70 mm) and 4" (100 mm) panels. The total effect is a fenestration system that is beautiful, contemporary, colorful and TOUGH. One that requires almost no maintenance... and is low in cost to buy, erect and own!

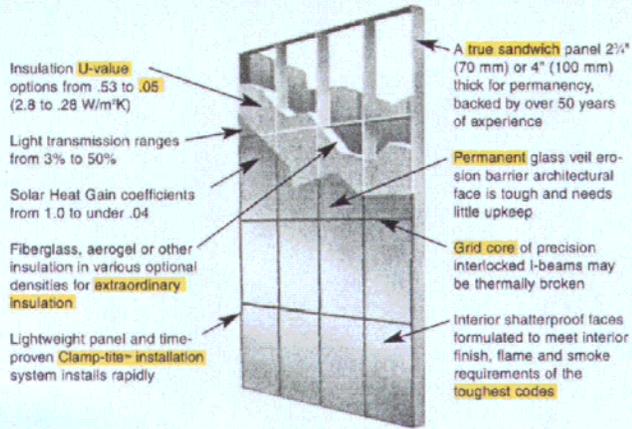


Standard Panel Metrics

- Width:** 4' and 5' (1.2 and 1.5 m), other widths up to 5' (1.5 m) optional
- Length:** 3' to 20' (.9 to 6 m) standard, 16' (5 m) max. for Skyroof
- Thickness:** 4" (100 mm) flat panels
2 3/4" (70 mm) flat or curved panels
1" (25 mm) window glazing only
- Weight:** Systems weigh under 3 lbs/ft² (16 kg/m²)
- Panel U-Value:** .53 to .05 (3.0 to 0.28 W/m²K)
- NFRC System U-Value:** .46 to .10 (2.7 to .29 W/m²K)

Light-years Ahead!

Kalwall creates truly people-friendly, controlled daylight environments that enhance the comfort, practicality and elegance of any space. Kalwall is unique in its ability to provide glare-free daylight that is soft yet bright and illuminating. When viewed from outside a structure at night and back lit by the building's interior lighting, Kalwall creates a dramatic, soft glow that often becomes an entire building's statement of identity.



A Highly Insulated Structural Unit...



Outstanding load capacity and structural integrity!

Quick, Low-cost Installation

A system of interconnected structural components, forming rigid, modular units, replaces the heavy mullions and floating panels of other systems. Normal loads are dispersed throughout the panels, rather than converging on the mullions. Clamp-tite closures serve only a sealing function. The unique composite construction provides extreme structural strength unlike polycarbonate or acrylic products. Structural components permit even the largest panel unit wall sections to be installed quickly and efficiently.

Kalwall®

See our "Bright Ideas" Web sites!
kalwall.com daylightmodeling.com

Phone: +1 603-627-3861 • 800-258-9777 (N. America)
 Fax: +1 603-627-7905 • Email: info@kalwall.com

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© 2012 Kalwall Corporation 1/12 2.5K





MANCHESTER
Citizens Corporation

1319 Allegheny Ave., Pgh., PA 15233
ph-412.323.1743 | fx-412.323.1744
www.manchestercitizens.org

November 26, 2012

Zoning Board of Adjustment
200 Ross Street
3rd Floor
Pittsburgh, PA 15219

**RE: Zone Case #228 of 2012
La Prima Espresso Company – 1500 Chateau St.
Letter of Support for Proposed Variance**

Dear Zoning Board of Adjustment:

Please accept this letter of support from Manchester Citizens Corporation (MCC) for the above referenced zone case for La Prima Espresso Company. La Prima has worked closely with MCC on plans to relocate their roastery and wholesale operation to 1500 Chateau Street. La Prima is making this move to accommodate redevelopment plans for the Produce Terminal in the Strip District.

We are pleased that La Prima will be keeping these jobs in the City and adding a new employer to the Manchester community. La Prima's proposed investment along the Chateau Street Corridor is consistent with MCC's community plan that calls for businesses along this corridor. La Prima's plans include the renovation of an existing, vacant building that has been an eyesore for the community for many years.

We understand that use variances such as the one proposed in La Prima's application are significant; however, in this case the proposed variance is warranted by the facts and circumstances of the property and the Chateau St. Corridor. The existing structure has always been a commercial or industrial use. It is not possible to reasonably develop the existing structure in conformance with the Zoning Code because the property is at grade with an existing 3 lane highly trafficked street that feeds an elevated highway. Many of the properties originally built as housing along Chateau St are now vacant or demolished, as people have relocated to the interior of the neighborhood away from the highway.

Thank you for considering the requested zoning variance. If you have any questions regarding this letter please feel free to contact me.

Sincerely,

LaShawn Burton-Falk
Executive Director



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**

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STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

FEE SCHEDULE:

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

DISTRICT:

Mexican War Streets

ADDRESS OF PROPERTY:

1111 Palo Alto Street
Pgh PA 15212

OWNER:

NAME: AK Redevelopment

ADDRESS: 270 Meier Lane
Pgh PA 15223

PHONE: 412 670 0052

EMAIL: safescapel@gmail.com

APPLICANT:

NAME: Same

ADDRESS: _____

PHONE: _____

EMAIL: _____

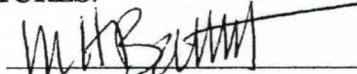
REQUIRED ATTACHMENTS:

- Drawings
- Photographs
- Renderings
- Site Plan
- Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

- ① Portico Awning 88"x 22" x 44" attached by 1/2" lag bolts.
- ② Hand railing
- ③ Replace post lights with similar design photos attached.

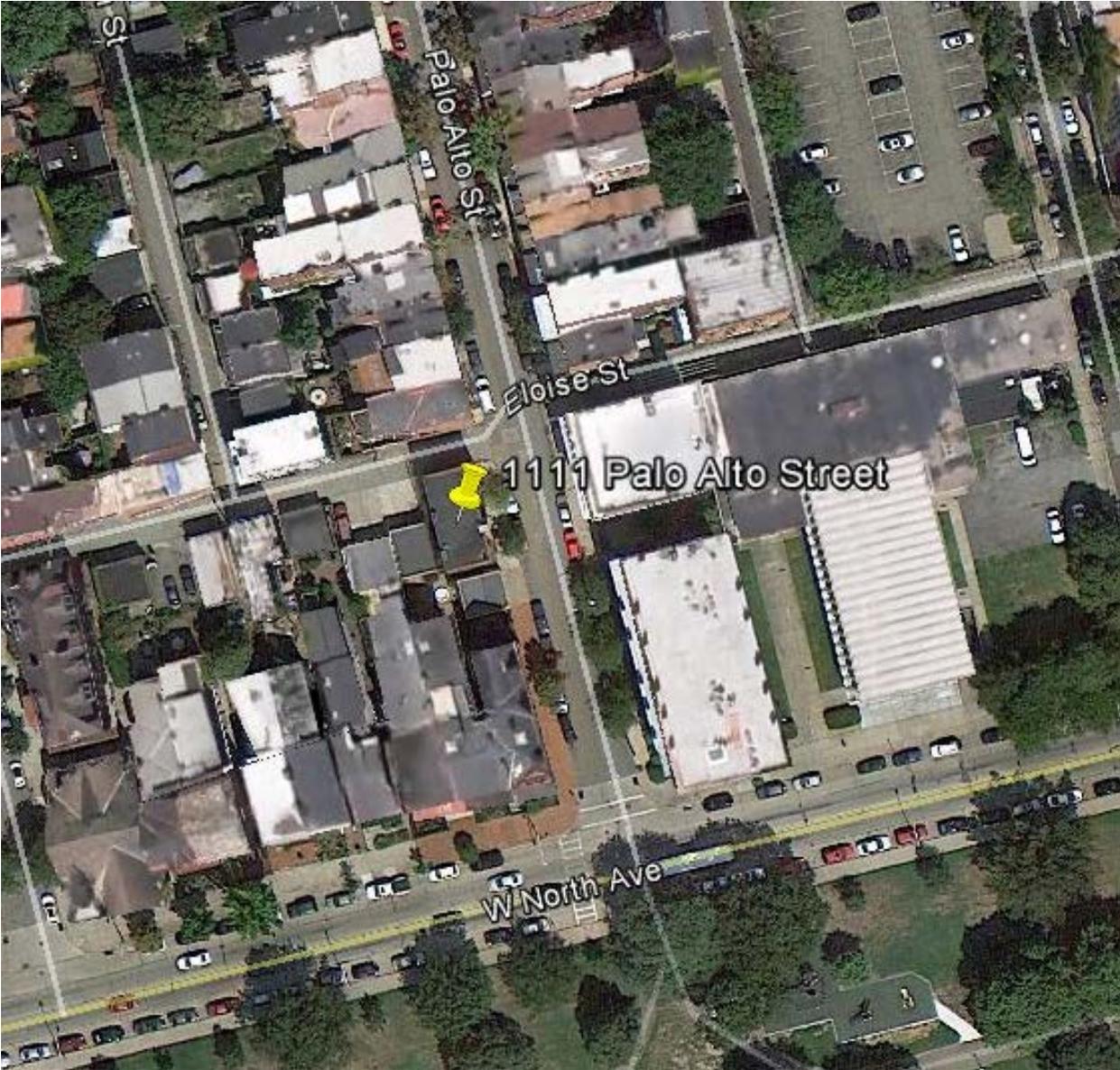
SIGNATURES:

OWNER: 

DATE: 1/17/13

APPLICANT: Same

DATE: _____

















HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

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FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

908 PENN AVENUE

STAFF USE ONLY:

DATE RECEIVED: 1/18/2013

LOT AND BLOCK NUMBER: 9-N-94

WARD: 2nd

FEE PAID: yes

DISTRICT:

PENN LIBERTY

OWNER:

NAME: PMC Property Group

ADDRESS: 915 Penn Avenue

Pgh, PA 15222

PHONE: 412.227.0959

EMAIL: dobe@pmcpropertygroup.com

APPLICANT:

NAME: Sean Beasley - Strada Arch

ADDRESS: 925 Liberty Avenue

Pgh, PA 1522

PHONE: 412.263.3800

EMAIL: sbeasley@stradallc.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

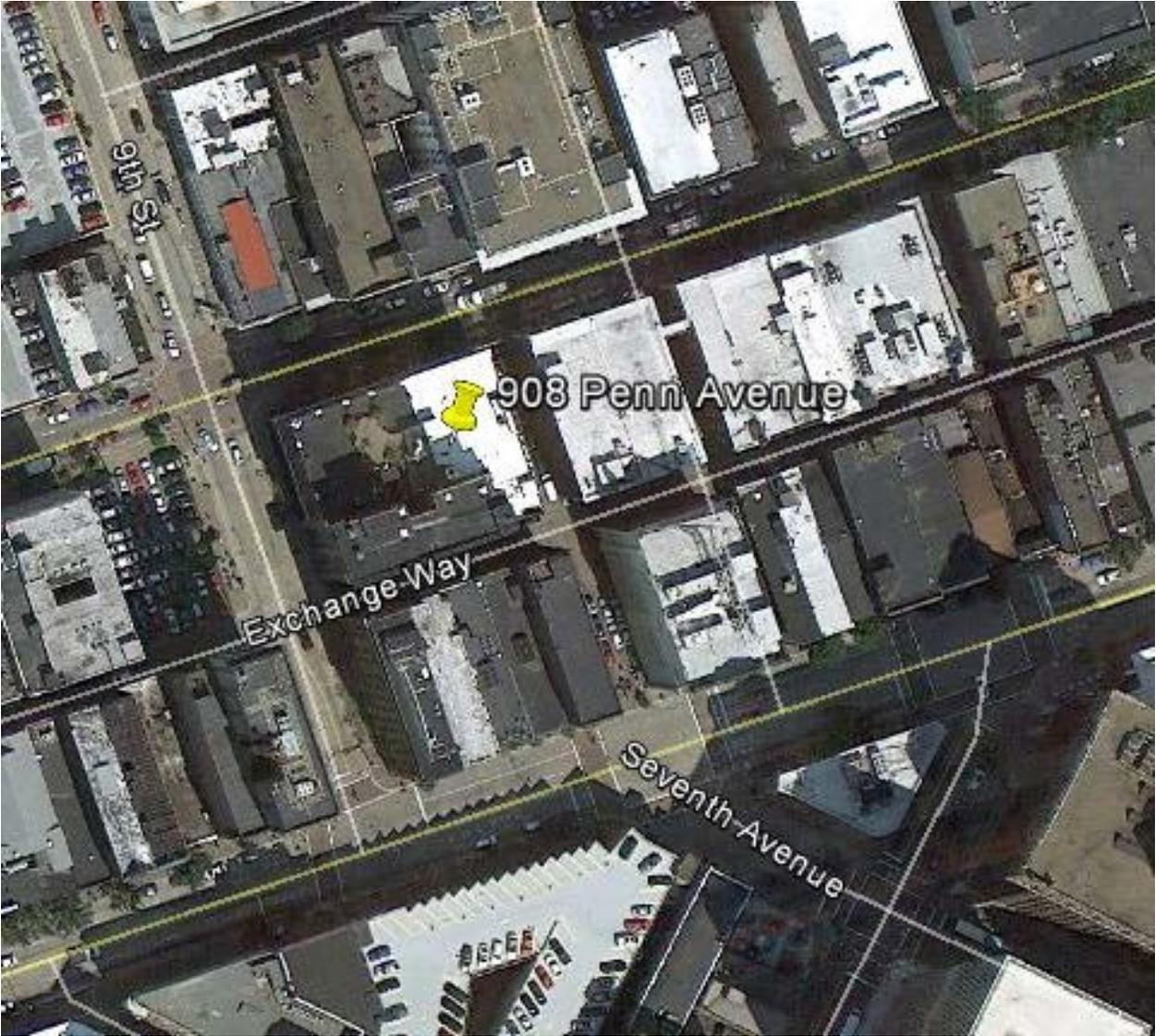
DETAILED DESCRIPTION OF PROPOSED PROJECT:

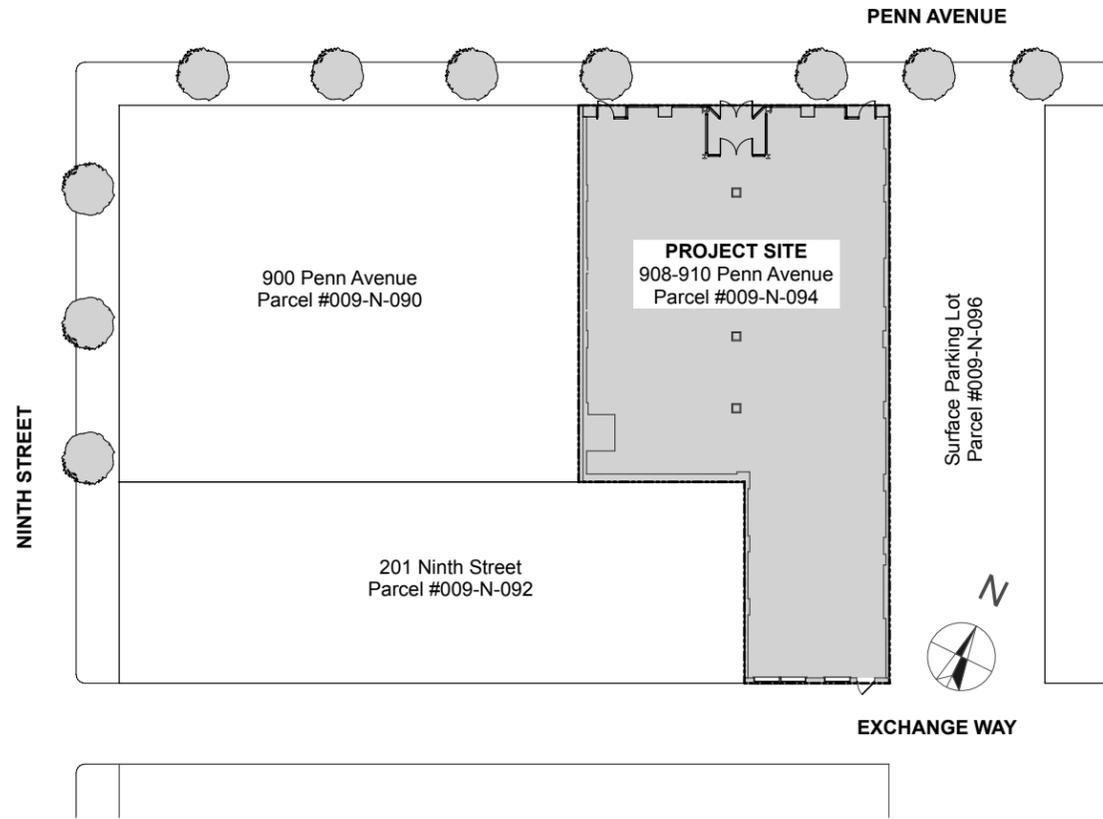
Alteration of previously approved storefront elevation

SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT: Sean Beasley DATE: 1.18.13

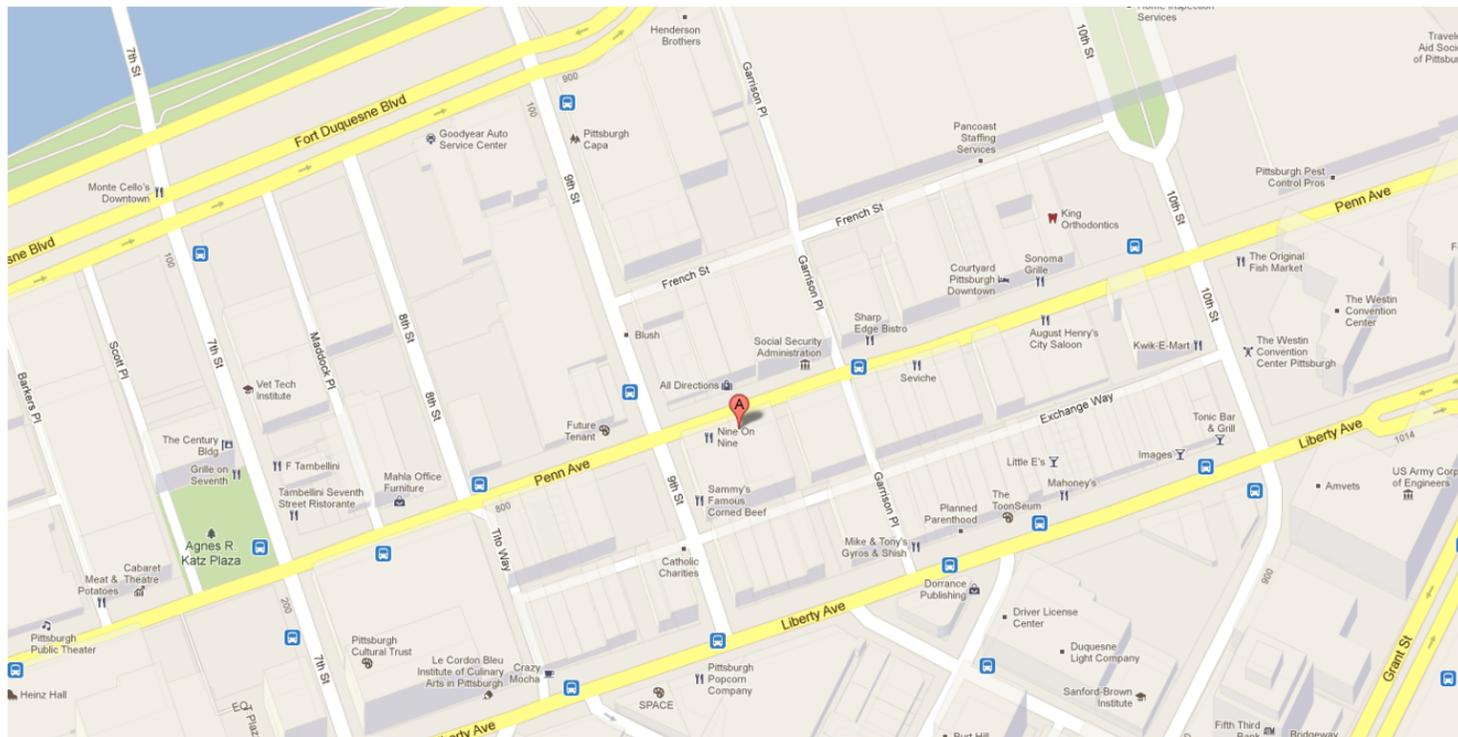




1
01.01 Site Plan
SCALE: 1/16" = 1'-0"

2
01.01 Existing Front Condition

3
01.01 Existing Rear Condition



4
01.01 Site Location

THE EWART BUILDING
925 LIBERTY AVENUE
PITTSBURGH, PA 15222
412/263/3800 PHONE
412/471/5704 FAX
WWW.STRADALIC.COM
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STRADA
ARCHITECTURE + INTERIORS + LANDSCAPES + URBAN DESIGN

Professional's Seal

Project Name

908 Penn Ave
Renovation

Project Number

12071

Client

PMC Property Group

Issue Dates

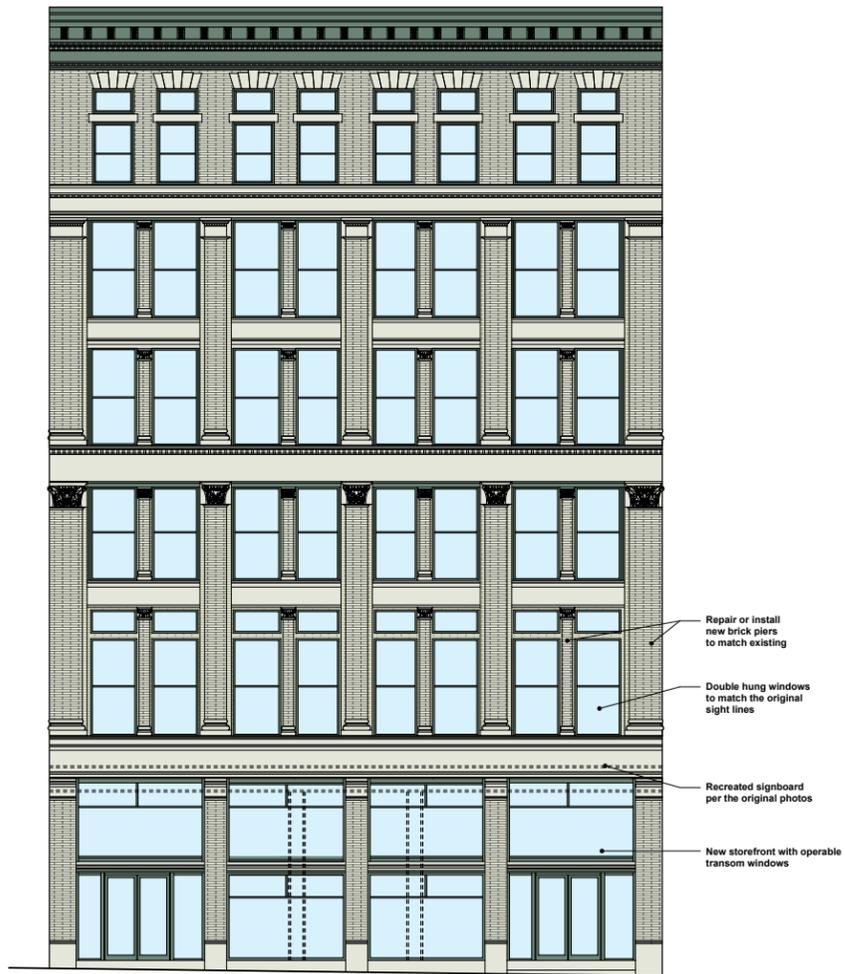
1/21/13 Plans

Drawing Title

Site Plan & Existing
Conditions

Sheet Number

01.01



1 North Elevation
01.03 SCALE: 1/8" = 1'-0"



2 South Elevation
01.03 SCALE: 1/8" = 1'-0"

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ARCHITECTURE + INTERIORS + LANDSCAPES + URBAN DESIGN

Professional's Seal

Project Name

908 Penn Ave
Renovation

Project Number

12071

Client

PMC Property Group

Issue Dates

1/21/13 Plans

Drawing Title

Original Elevations

Sheet Number

01.03



Proposed Elevation

1
01.02

Proposed Facade

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



1
01.02

Enlarged Facade

SCALE: 1/4" = 1'-0"

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Professional's Seal

Project Name

908 Penn Ave
Renovation

Project Number

12071

Client

PMC Property Group

Issue Dates

1/18/13 Plans

Drawing Title

Elevations

Sheet Number

01.02



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:

921 PENN AVENUE

STAFF USE ONLY:

DATE RECEIVED: 1/18/2013

LOT AND BLOCK NUMBER: 9-N-154

WARD: 2nd

FEE PAID: yes

DISTRICT:

PENN LIBERTY

OWNER:

NAME: PMC Property Group

ADDRESS: 915 Penn Avenue

Pgh, PA 15222

PHONE: 412.227.0959

EMAIL: dobe@pmcpropertygroup.com

APPLICANT:

NAME: Sean Beasley - Strada Arch

ADDRESS: 925 Liberty Avenue

Pgh, PA 1522

PHONE: 412.263.3800

EMAIL: speasley@stradallc.com

REQUIRED ATTACHMENTS:

- Drawings, Photographs, Renderings, Site Plan, Other

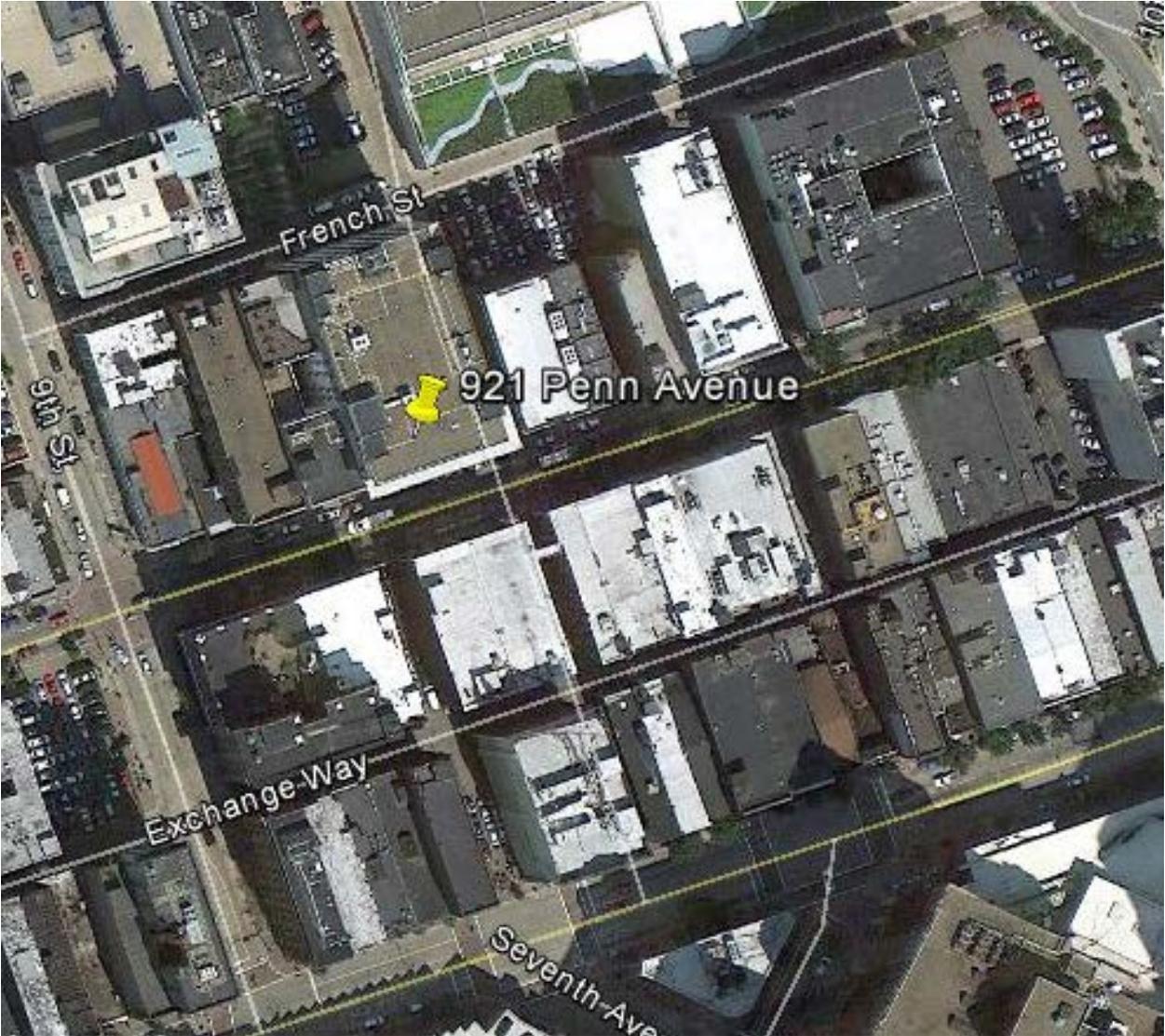
DETAILED DESCRIPTION OF PROPOSED PROJECT:

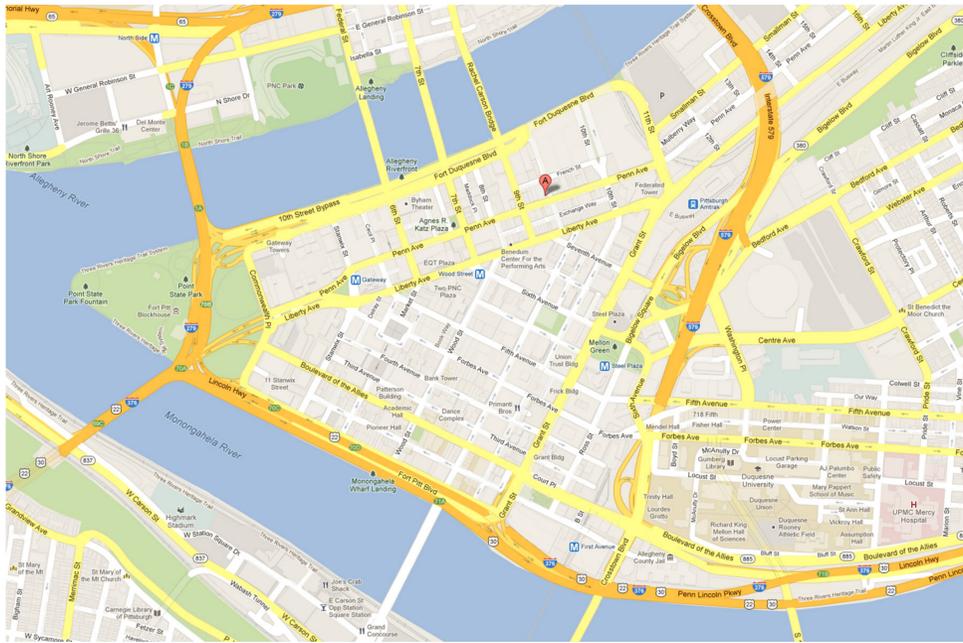
Replacement of one awning and addition of one other as well as replacement of the second floor glazing with insulated glass

SIGNATURES:

OWNER: DATE:

APPLICANT: Sean Beasley DATE: 1-18-13

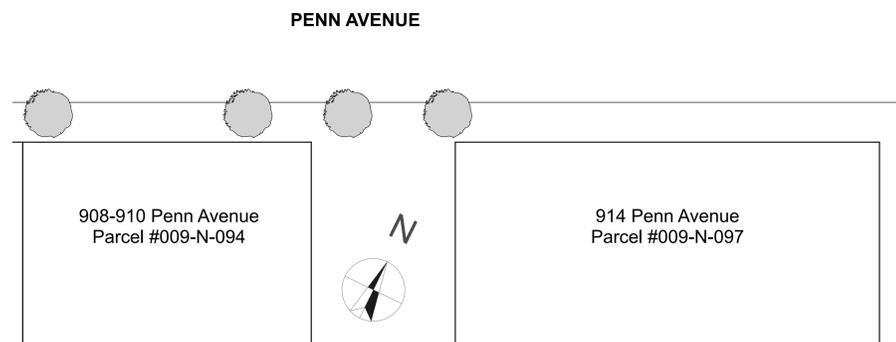
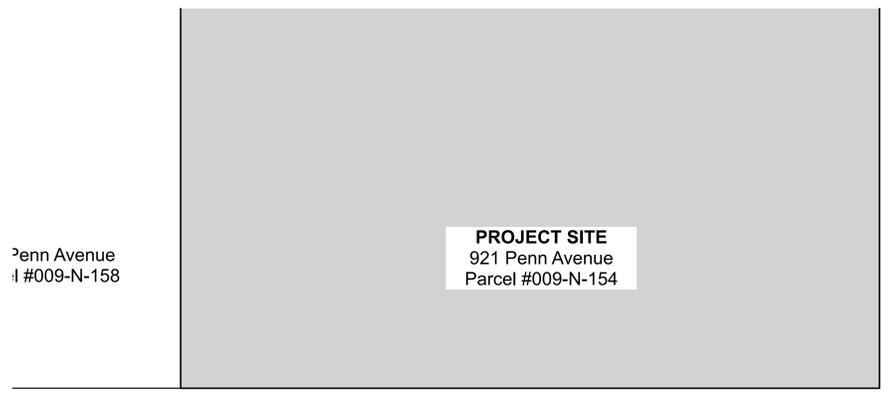




1
01.01 Vicinity Map
SCALE: 1" = 1'-0"



3
01.01 Existing Facade
SCALE: 1" = 1'-0"



2
01.01 Site Plan
SCALE: 1/16" = 1'-0"



4
01.01 Detail of Upper Windows
SCALE: 1" = 1'-0"

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Professional's Seal

Project Name
921 Penn Ave Facade

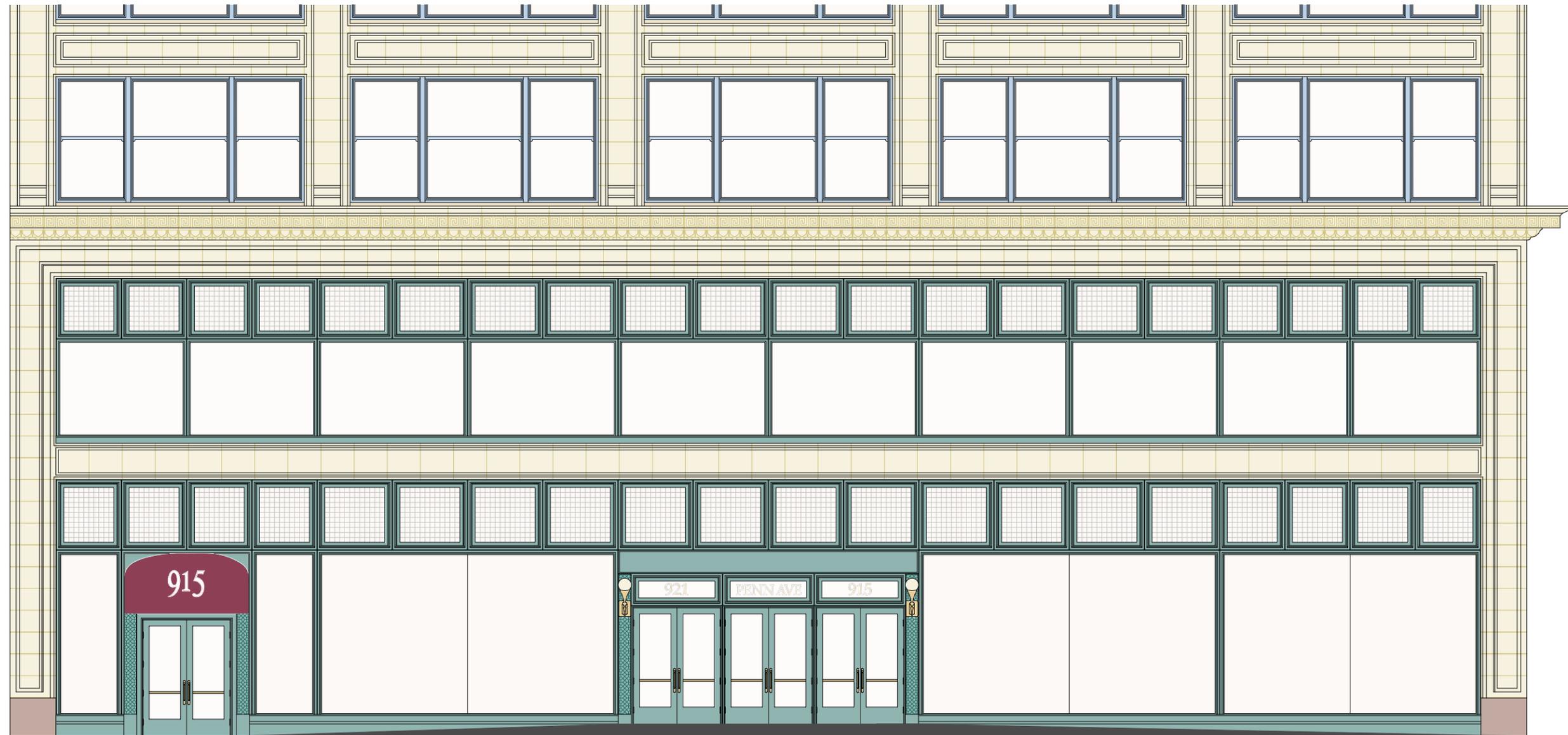
Project Number
12094

Client
PMC Property Group

Issue Dates
1/21/13 Plans

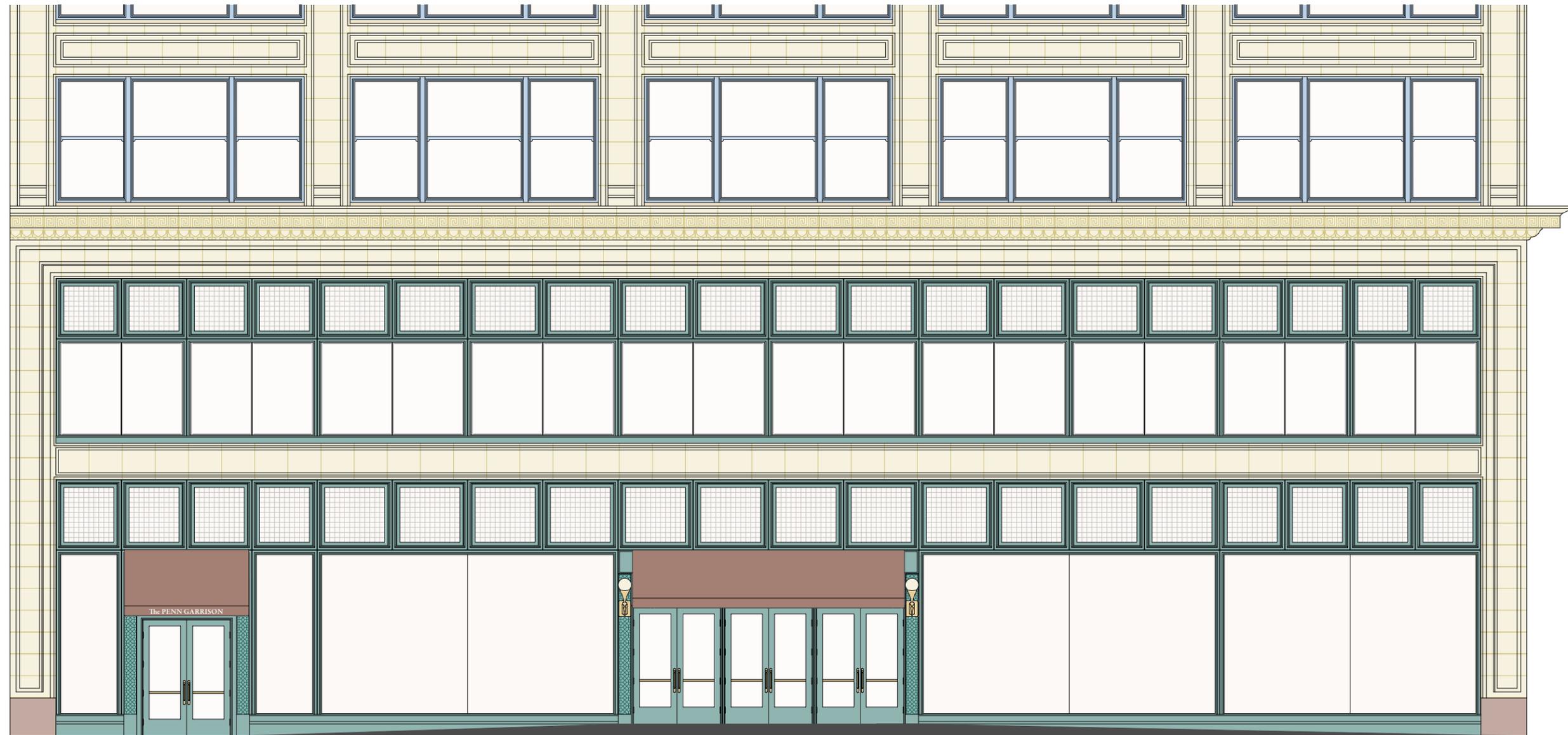
Drawing Title
Site Plan & Existing Conditions

Sheet Number
01.01



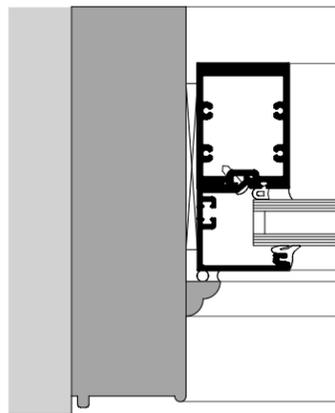
Existing Elevation

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



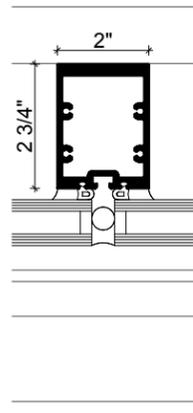
Proposed Elevation

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



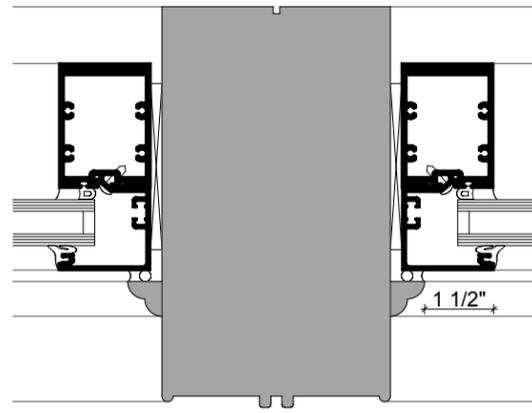
Existing Mullion

SCALE: 3" = 1'-0"



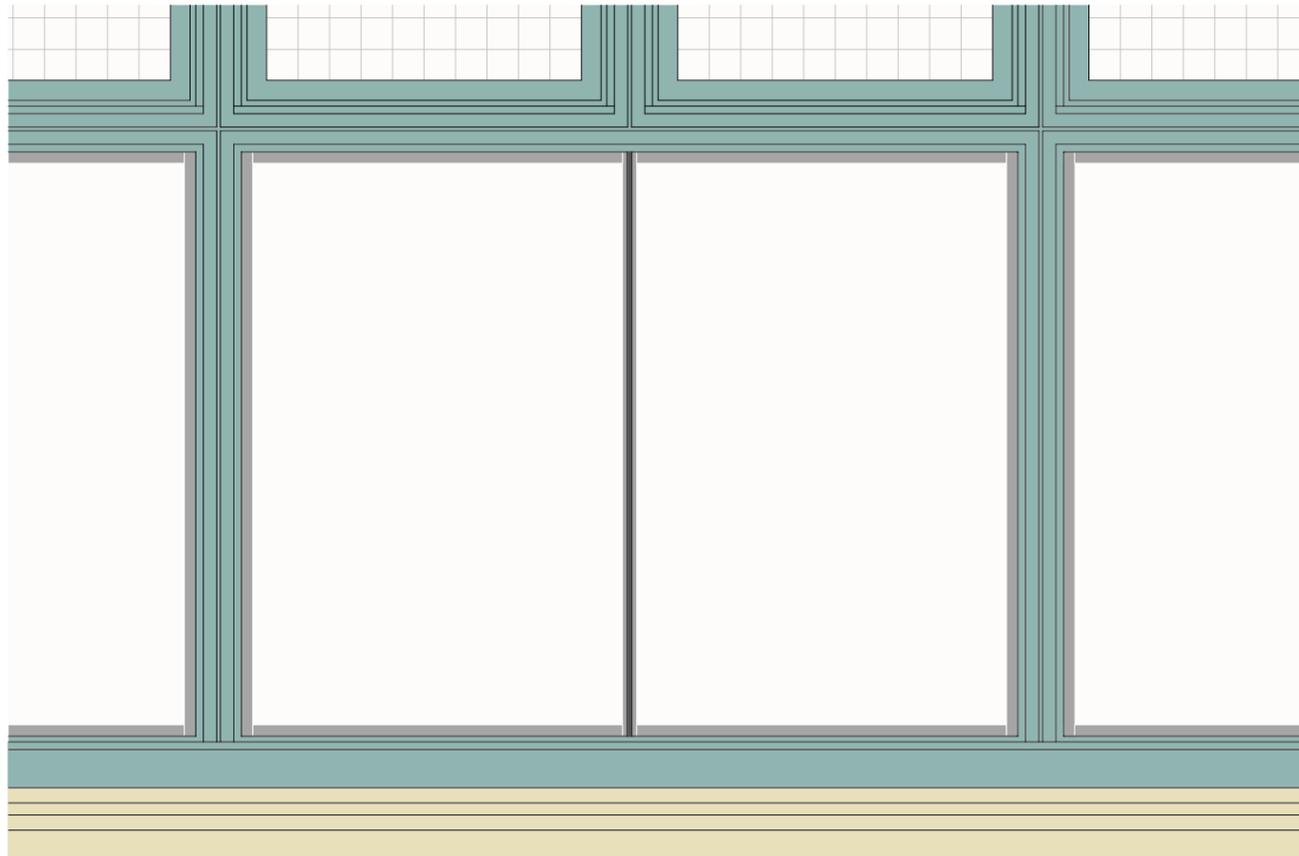
New Mullion

SCALE: 3" = 1'-0"



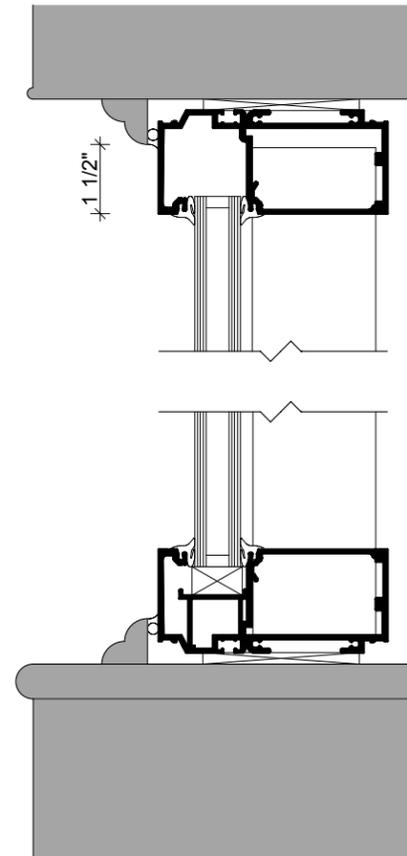
Existing Mullion

SCALE: 3" = 1'-0"



Proposed Elevation

SCALE: 1/2" = 1'-0"



Detail Section

SCALE: 3" = 1'-0"

PMC Property Group
915 Penn Avenue, Pittsburgh PA

The Penn Garrison

EXTERIOR AWNING A

Qty: 1
Size: 108" wide x 54" high x 36" deep
Detail: Awning frame is fabricated from 1"x 1" MP-3 aluminum extrusion. Welded construction.
Awning frame is covered with brown color Coolsy Brite awing material.
Copy reading: The PENN GARRISON across the front and 921 on both ends.

Project Colors:
Brown TBD Coolsy Brite Fabric
Aluminum frame

Graphics:
Applied to awning material

Electrical:
None

Mounting:
Awning mounted to existing building mullions with aluminum brackets

Notes:

- Approved
- Approved as Noted
- Revise & Resubmit

Signature: _____

Date: _____

Drawn By: CJK
(chuck.kim@signproinc.com)

Date: 12.19.12

Project No: 000-0113

File Name: 3/PMC Property / Penn Garrison

Revised:

Sign Type: **AWNING . A**

Sheet No: 1



PMC Property Group
915 Penn Avenue, Pittsburgh PA

The Penn Garrison

EXTERIOR AWNING A

Qty: 1
Size: 108" wide x 54" high x 36" deep
Detail: Awning frame is fabricated from 1"x 1" MP-3 aluminum extrusion. Welded construction.
Awning frame is covered with brown color Cooly Brite awing material.
Copy reading: The PENN GARRISON across the front and 921 on both ends.

Project Colors:
Brown TBD Cooly Brite Fabric
Aluminum frame

Graphics:
Applied to awning material

Electrical:
None

Mounting:
Awning mounted to existing building mullions with aluminum brackets

Notes:

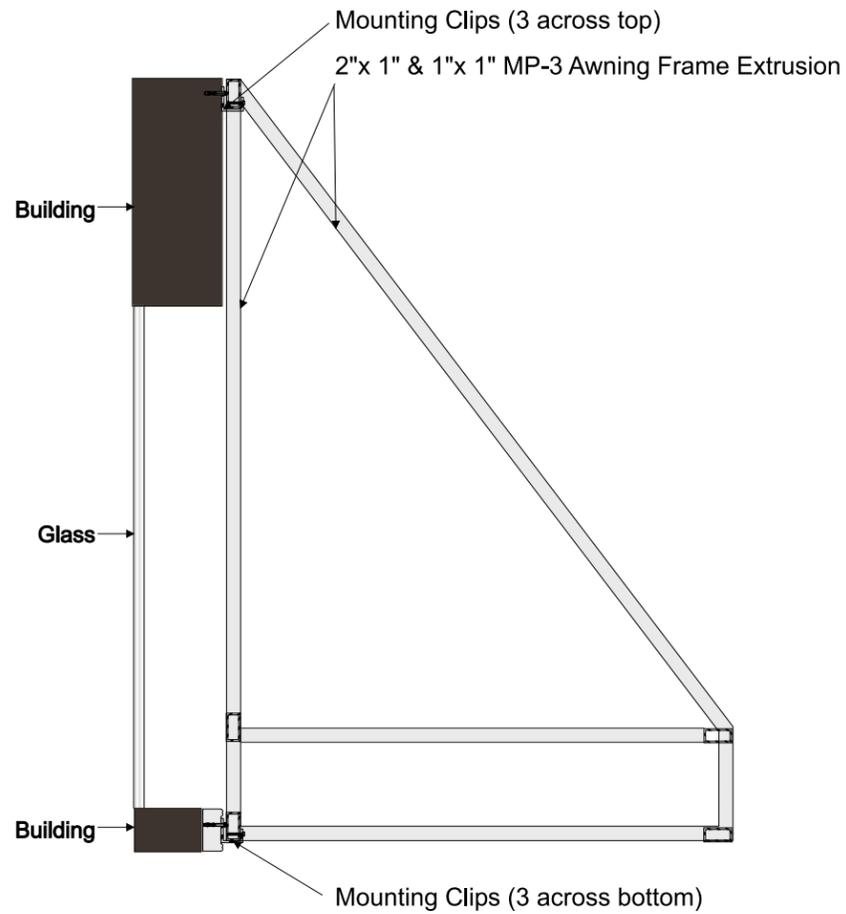
- Approved
- Approved as Noted
- Revise & Resubmit

Signature: _____

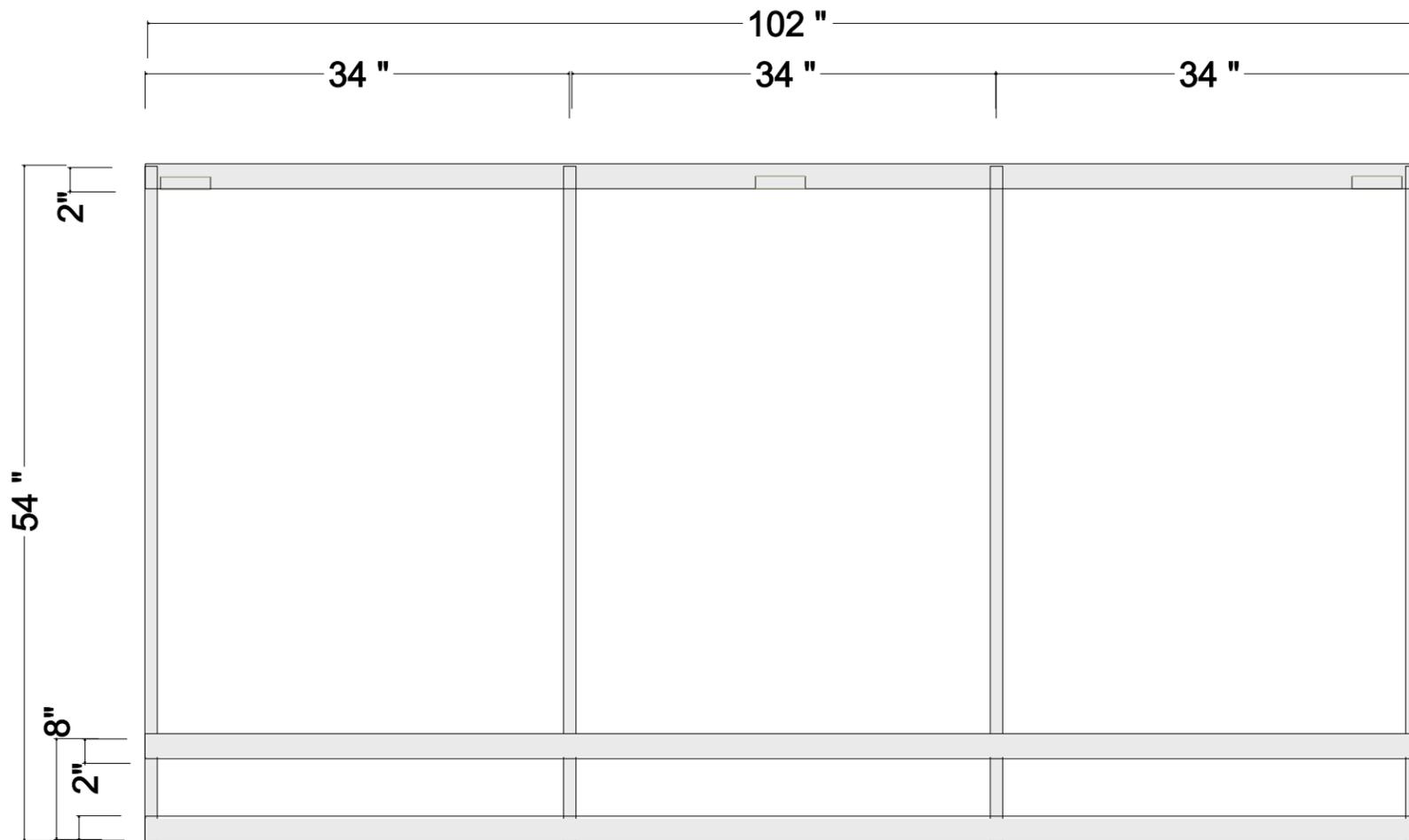
Date: _____

Drawn By: CJK
(chuck.kim@signproinc.com)
Date: 12.19.12
Project No: 000-0113
File Name: 3/PMC Property / Penn Garrison
Revised:

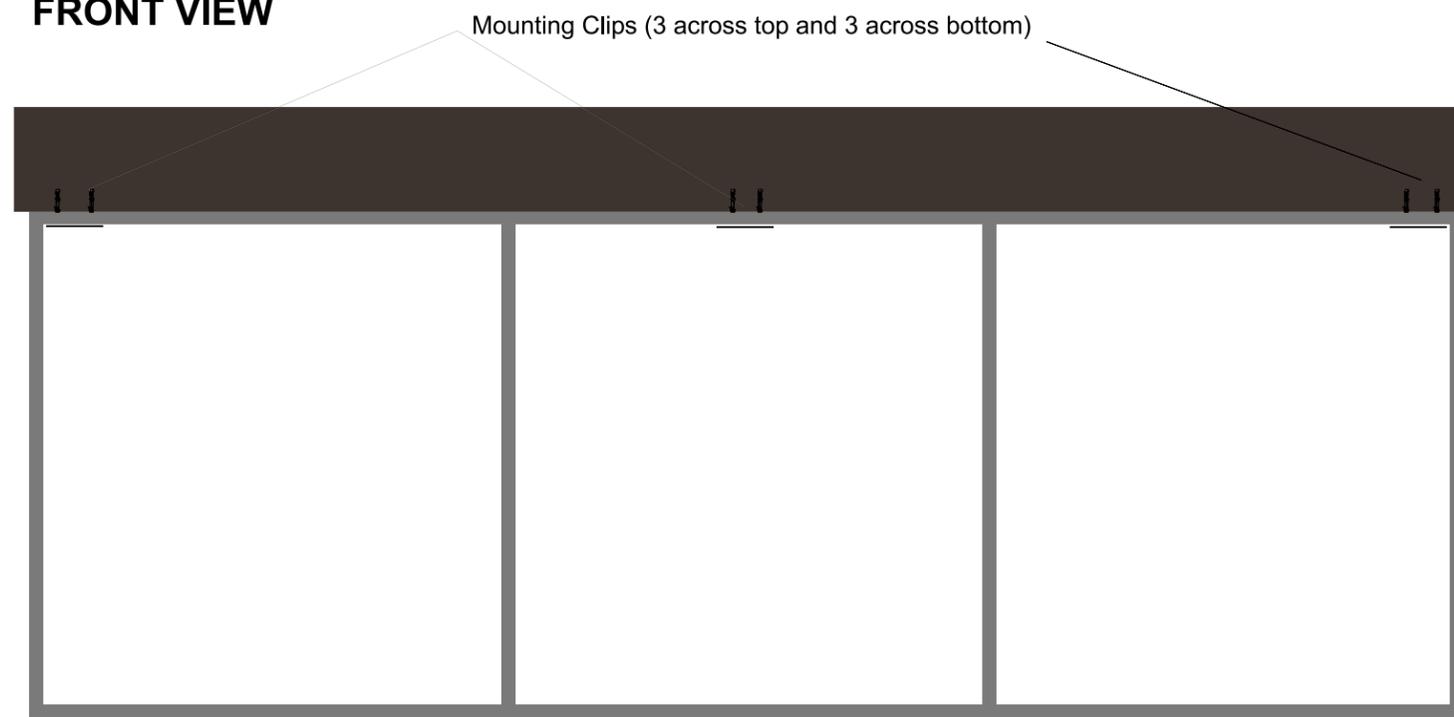
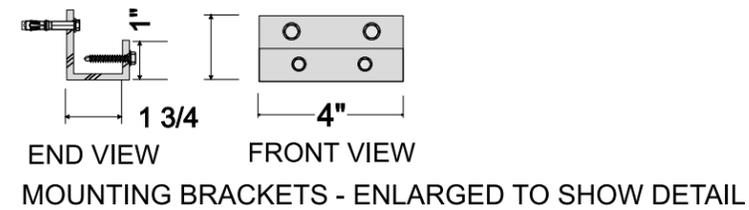
Sign Type: **AWNING . A**
Sheet No: **2**



SIDE VIEW



FRONT VIEW



TOP VIEW

PMC Property Group

915 Penn Avenue, Pittsburgh PA

The Penn Garrison

EXTERIOR AWNING B

Qty: 1
Size: 213" wide x 54" high x 36" deep
Detail: Awning frame is fabricated from 1"x 1" MP-3 aluminum extrusion. Welded construction. Awning frame is covered with brown color Cooly Brite awing material. Copy reading: 921 on both ends.

Project Colors:
Brown TBD Cooly Brite Fabric
Aluminum frame

Graphics:
Applied to awning material

Electrical:
None

Mounting:
Awning mounted to existing building mullions with aluminum brackets

Notes:

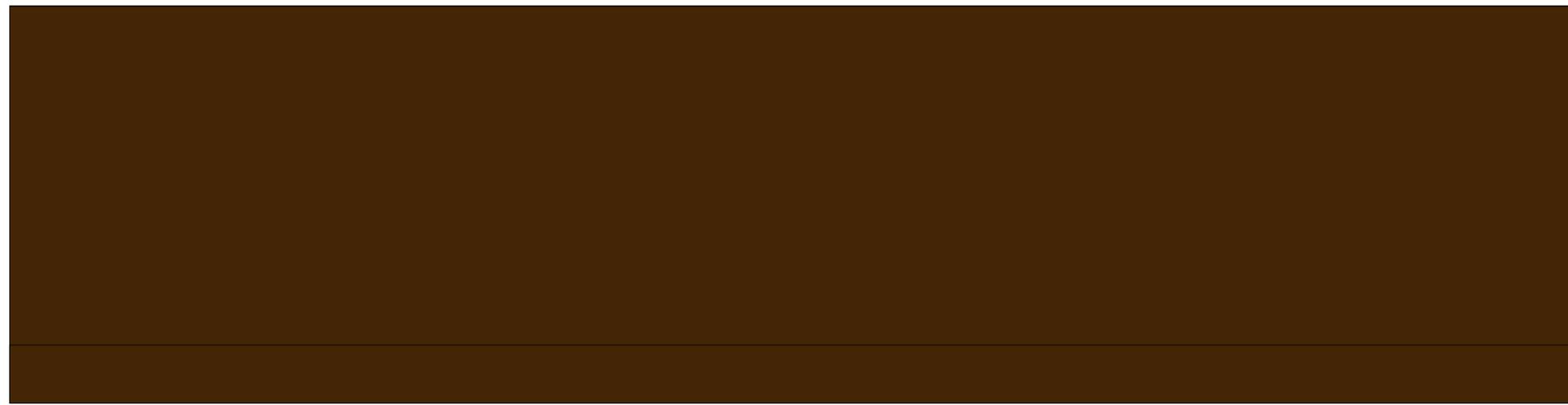
- Approved
- Approved as Noted
- Revise & Resubmit

Signature: _____

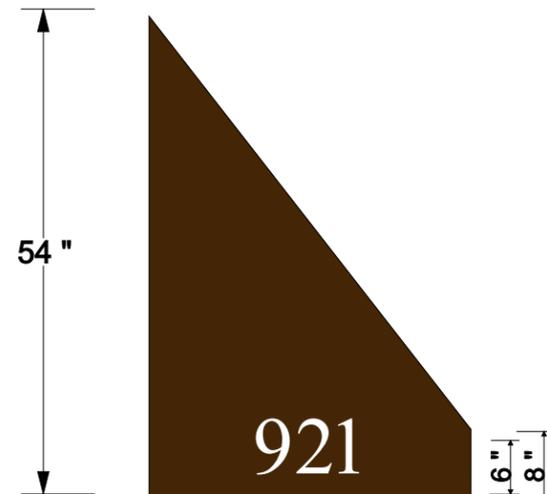
Date: _____

Drawn By: CJK
(chuck.kim@signproinc.com)
Date: 12.19.12
Project No: 000-0113
File Name: 3/PMC Property / Penn Garrison
Revised:

Sign Type: **AWNING . B**
Sheet No: **3**



213 "



54 "

921

6"
8"

36 "



EXTERIOR AWNING B

Qty: 1
Size: 213" wide x 54" high x 36" deep
Detail: Awning frame is fabricated from 1"x 1" MP-3 aluminum extrusion. Welded construction.
Awning frame is covered with brown color Cooly Brite awing material.
Copy reading: The PENN GARRISON across the front and 921 on both ends.

Project Colors:
Brown TBD Cooly Brite Fabric
Aluminum frame

Graphics:
Applied to awning material

Electrical:
None

Mounting:
Awning mounted to existing building fascia with aluminum brackets and mechanical expansion fasteners

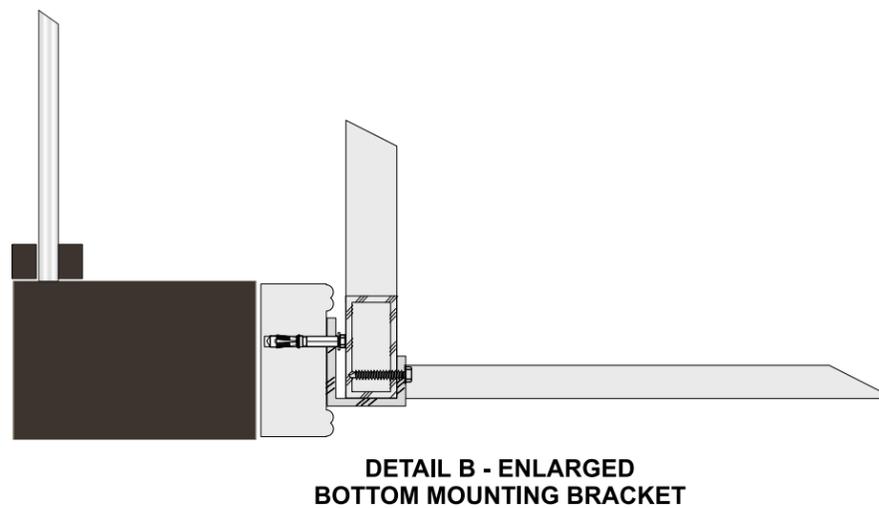
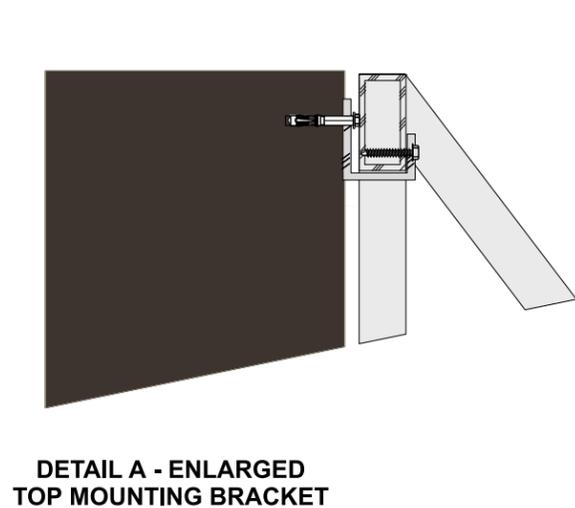
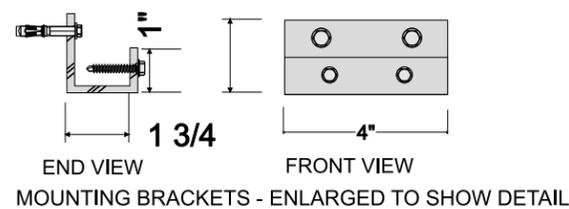
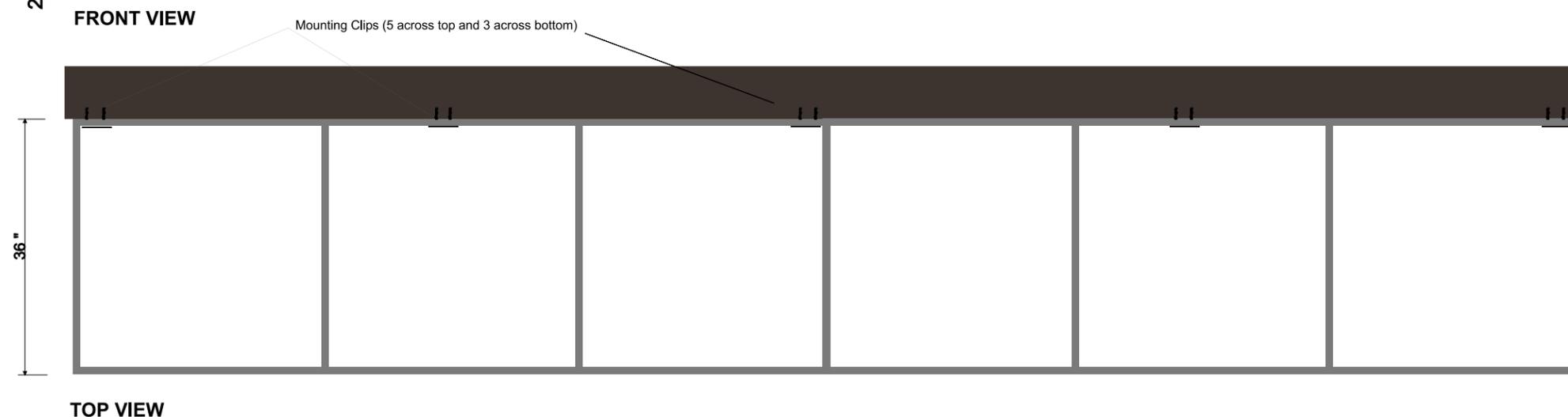
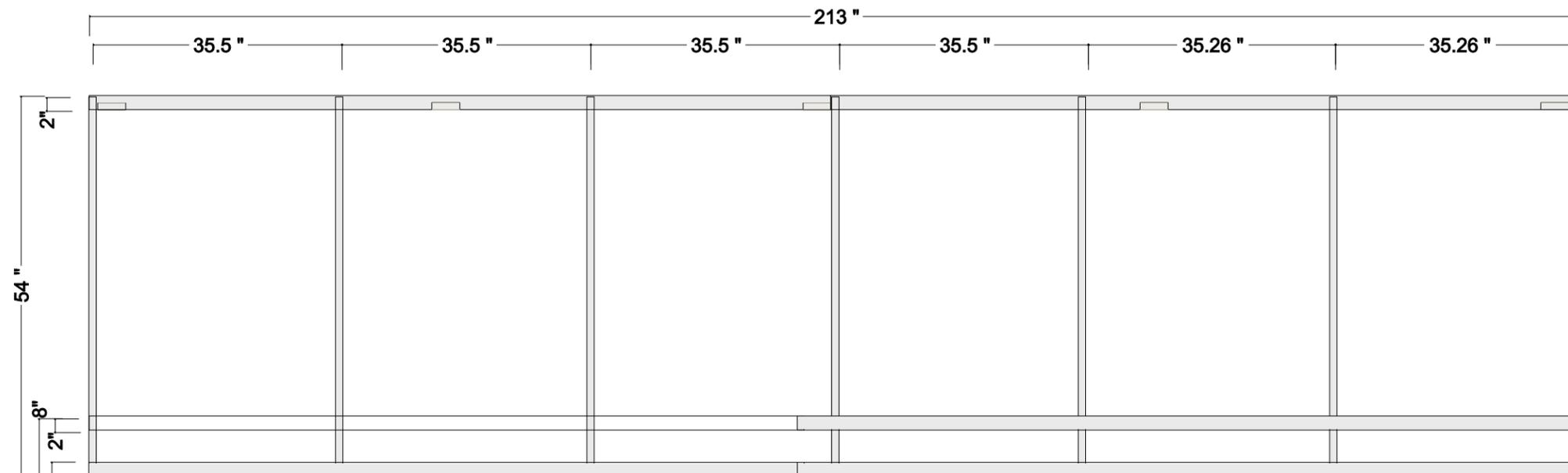
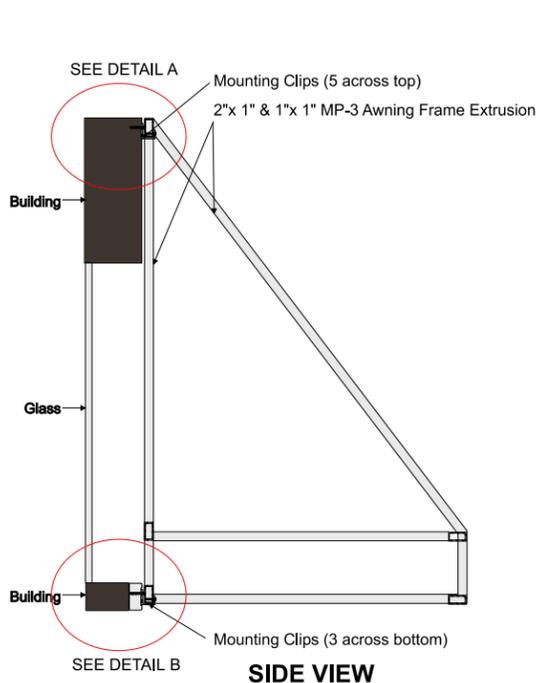
Notes:

- Approved
- Approved as Noted
- Revise & Resubmit

Signature: _____
Date: _____

Drawn By: CJK
(chuck.kim@signproinc.com)
Date: 12.19.12
Project No: 000-0113
File Name: 3/PMC Property / Penn Garrison
Revised:

Sign Type: **AWNING . B**
Sheet No: **4**





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:

945 Liberty Ave.
Pittsburgh, PA 15222

OWNER:

NAME: Bruno Bldg Limited
 ADDRESS: 945 Liberty Ave. Partnership
Pittsburgh, PA 15222
 PHONE: 412.434.7080
 EMAIL: eve@nowall.com

STAFF USE ONLY:

DATE RECEIVED: 1/18/13
 LOT AND BLOCK NUMBER: N-42-1
 WARD: 2nd
 FEE PAID: yes

DISTRICT:

Penn-Liberty

APPLICANT:

NAME: The Sprout Fund
 ADDRESS: 5423 Penn Ave.
Pittsburgh, PA 15206
 PHONE: 412.325.0646
 EMAIL: curt@sproutfund.org

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

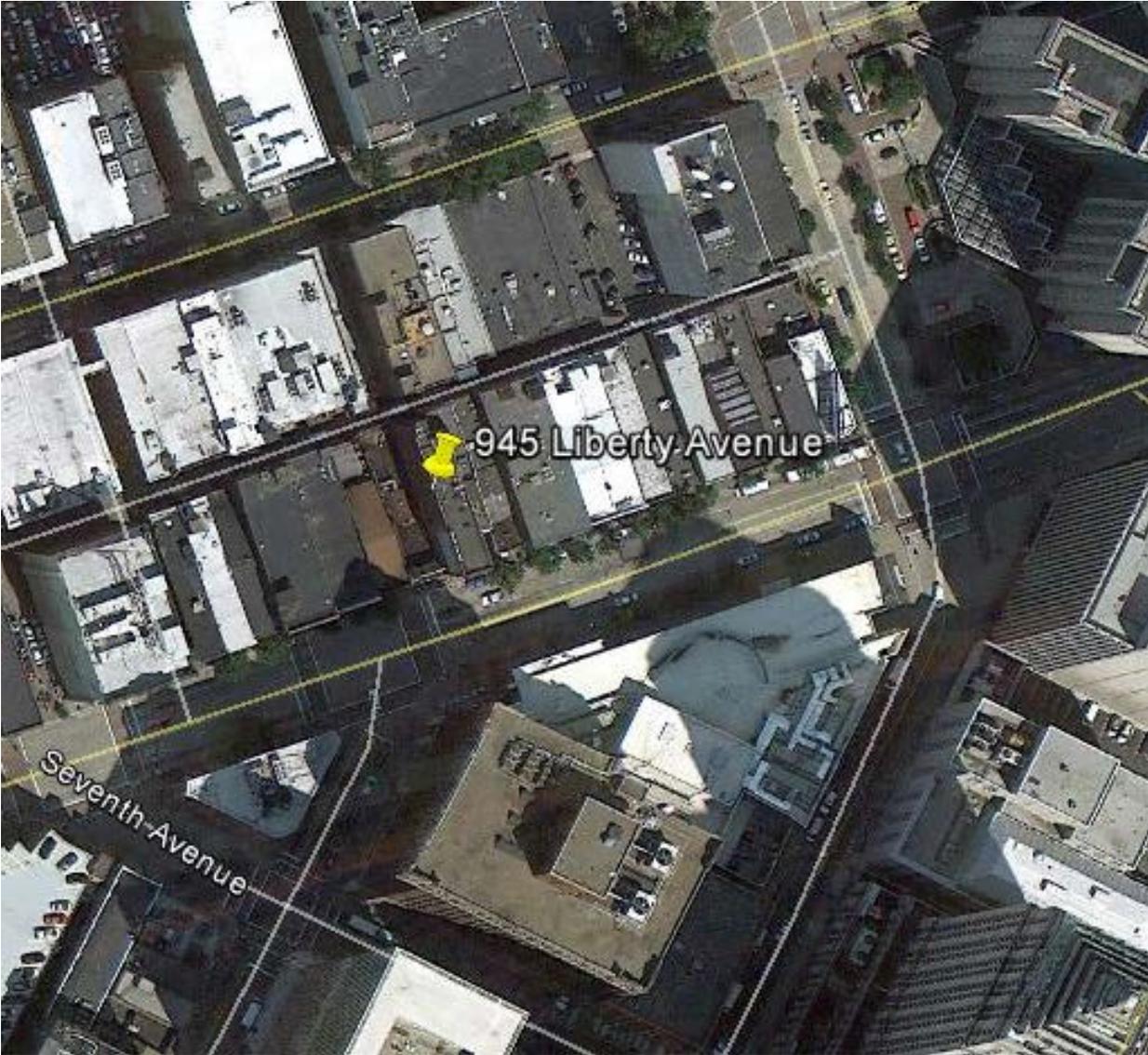
DETAILED DESCRIPTION OF PROPOSED PROJECT:

Installation of illuminated public art work on
upper west-facing wall of building - see encl specs

SIGNATURES:

OWNER: [Signature] DATE: 1/16/2013

APPLICANT: [Signature] DATE: 1/16/2013





Friday, January 18, 2013

Chair
Mark Broadhurst

President
Cathy Lewis Long

Secretary
Anne Sekula

Treasurer
John Rhoades

Directors
Stephan Bontrager
Dan Byers
David Caliguiri
Mike Haggerty
Jasdeep Khaira
Paul Magovern
Todd Palcic
Seema Patel
John Robinson
Ken Spruill
Luke Skurman

Emeritus Director
Henry J. Simonds

Co-Founders
Cathy Lewis Long
Matt Hannigan

Contact Us
The Sprout Fund
5423 Penn Avenue
Pittsburgh, PA 15206
412.325.0646 tel
412.325.0647 fax
www.sproutfund.org

Historic Review Commission
200 Ross Street
Pittsburgh, PA 15219

Re: Proposed Public Art Installation on 945 Liberty Avenue
Penn-Liberty Historic District

Dear Historic Review Commission members:

Along with our application for approval of a public art installation on the building at 945 Liberty Avenue, The Sprout Fund respectfully submits this letter in explanation of our project. We support the preservation of the Penn-Liberty Historic District and appreciate the opportunity to describe how our project fits within the established character of the district.

First, as you well know, the Penn-Liberty Historic District is inextricably linked to the Pittsburgh Cultural Trust's successful effort to establish a downtown cultural district. In the 1980s, the Cultural Trust recognized that historic preservation would be key to its strategy and initiated the designation of the Penn-Liberty Historic District. In 1996, the Trust adopted a Public Art Plan for the district which encourages light-based works of art. The artists who created our piece, Jacob Ciocci and Matt Barton, were guided in their choice of medium by this plan. *[We are pleased to report that the Cultural Trust's Design Committee favorably reviewed the project on January 14.]*

Artists Ciocci and Barton considered the historic character of the building and the district when designing their work. Due to its height and visibility, the west-facing side of 945 Penn Avenue has been used for graphic communication since at least the 1930s. A photograph from 1938 shows a large painted sign in this location for The Graff Company, which sold stoves and ranges. The ghosts of later painted signs still exist, layered upon one another on this wall. Ciocci and Barton used the parameters of one of these signs, whose white background is still distinguishable from the painted letters of the others, as a backdrop for their work.

Ciocci and Barton's design further refers to the legacy of large, exuberantly designed, illuminated and animated signs which once prevailed on the streetscape of Liberty Avenue. Due to this legacy, the HRC's Design Guidelines for the Penn-Liberty Historic District state that the Commission "will review favorably... signs that move, flash, or are intermittently illuminated." The work we propose is illuminated by iLight, a solid-state LED successor to the volatile gas neon, which once characterized much of the Penn-Liberty District's signage.

However, while our project is similar to a sign in that it is a graphic display mounted on a building, it is, in fact, a work of public art. The important distinction between this and a sign is that the art work contains no content related to business conducted, goods sold, or services offered inside the building or elsewhere; it is a work of purely artistic expression rendered, in this case, in light.

As such, it is a project of a type effectively not referenced in the Penn-Liberty Design Guidelines, whose preparers, 20 years ago, did not anticipate the robust public art program

which exists in downtown Pittsburgh today. The Guidelines' brief section on illumination refers to the practical lighting of facades and entrances, not to light-based works of art.

In the absence of explicit guidelines for public art in the Penn-Liberty Historic District, we believe there are two pertinent questions which should guide the review of our project:

1. What is the direct physical impact of the installation on the building? and
2. What is the overall effect of the work on the historic district as a whole?

In response to the first question, the installation is designed to be minimally invasive and reversible. The lighting tubes will be mounted to the side of the building on an armature which connects to the building using metal rods and a Hilti chemical anchoring system. Use of an armature requires fewer points of attachment (12-16) than mounting the lighting directly onto the building. Such armatures were commonly used to mount large signs to building walls during the district's period of significance and provide a historically-appropriate, reversible model for attaching large-scale lighting installations today. If necessary, aircraft cable connecting the armature to the roof may be used for additional support. However, weighing less than a thousand pounds, the entire apparatus is not heavy by architectural standards and the load is distributed evenly across 574 square feet. The wall has been inspected for integrity and the attachment detail reviewed by two structural engineers, Chris Hennessey from WBCM and Joe Cherichetti from Brace Engineering.

In considering the second question, since the Commission cannot rule on the content of the artwork, it must appraise the effect of its general characteristics. Light is ephemeral, not permanent. It has no weight, substance, or dimension. Therefore, its effect is not substantial, but visual. We believe this ephemeral realm is the appropriate one for a contemporary work of art in a historic district. We further believe that the west-facing wall of 945 Liberty Avenue, which lacks architectural features and has a long history of use for graphic display, is an appropriate location for our project.

Historic Districts are not intended to freeze neighborhoods in time, but to preserve and protect their irreplaceable architecture as buildings are continually reused and re-imagined for new purposes. Such is the case with the Cultural District, where preserved historic buildings and contemporary public art can coexist in a dynamic urban environment.

If you have any questions or require additional information, please feel free to contact me at (412) 325-0646 or curt@sproutfund.org. We look forward to sharing more details about our project with the Commission.

Sincerely,



Curt Gettman
Public Art Manager

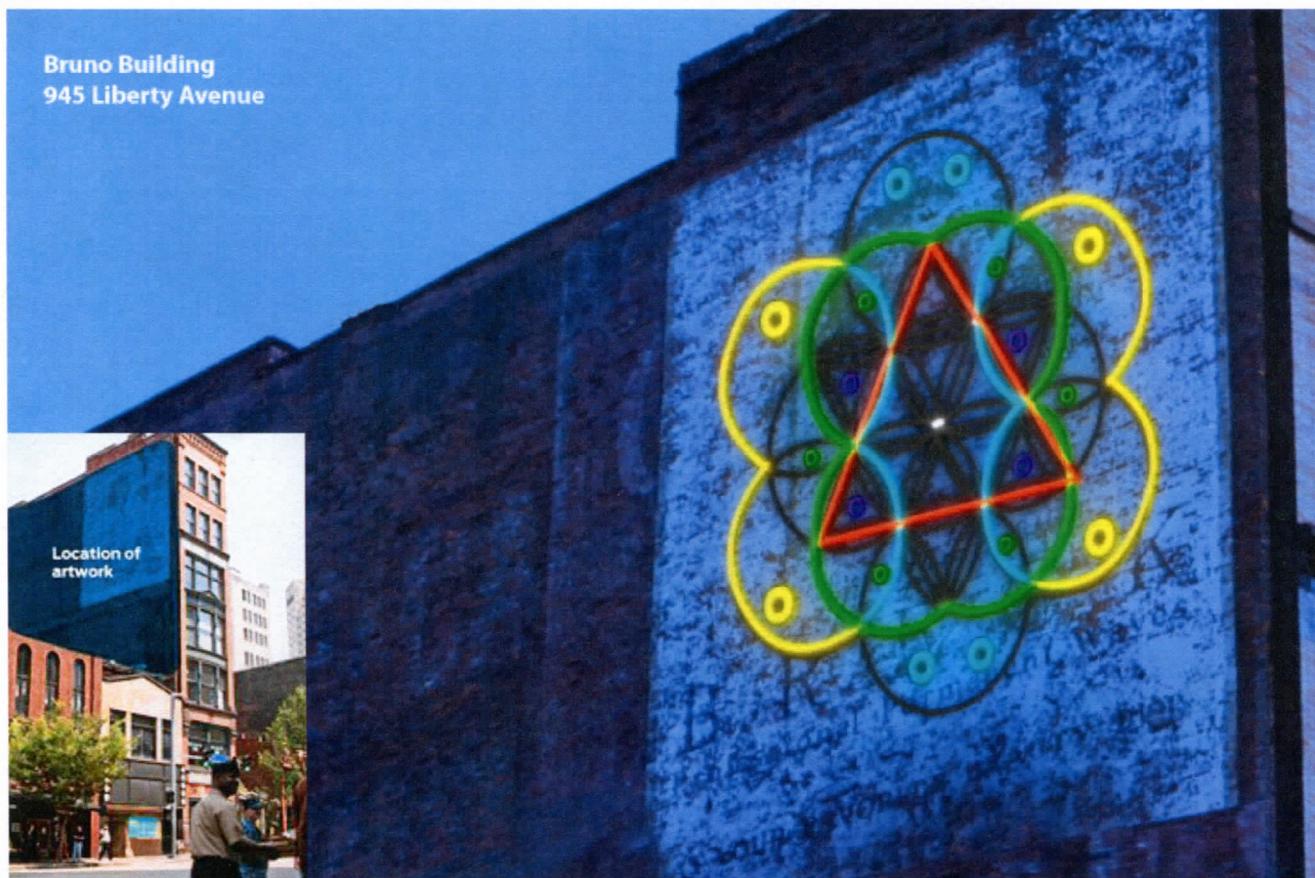
Enclosures

Sprout public art

2013 Downtown Public Art Project

In 2011, in celebration of its 10th anniversary year, The Sprout Fund initiated the creation of a signature work of wall-based public art to be sited in a highly prominent Downtown Pittsburgh location. Working in partnership with The Pittsburgh Office of Public Art, The City of Pittsburgh's Public Art Manager and many other downtown stakeholders, this project has a budget of over \$100,000 and is supported by contributions from **The Heinz Endowments, The Laurel Foundation, The PNC Foundation, The Allegheny Regional Asset District** and **The Hillman Foundation**.

Following a national call for artists and competitive selection process, a committee of local art experts and Downtown Pittsburgh stakeholders selected the up-and-coming, internationally-regarded artist duo of **Jacob Ciocci** (Pittsburgh/New York) and **Matthew Barton** (Colorado Springs) to receive the commission.



Ciocci and Barton's design proposes a light-based work comprised of low power LED fixtures (iLight) arranged in intricate patterns. Highly visible at night, the piece would be animated in such a way that different shapes and patterns emerge throughout the programmed loop—interacting with itself and the viewer throughout the day and evening hours.

Sprout proposes a life of 15-20 years for the work. The armature that holds the artwork to the wall could be unattached at a future time without significant changes to the wall.

Working closely with the **Pittsburgh Cultural Trust** and property ownership, Sprout has secured a location on the side of the **Bruno Building** located at **945 Liberty Avenue** within the city's **Cultural District**. The artists' design has been informed by the Trust's desire for additional exciting works of light-based art within the District.

This project is scheduled for a spring/summer 2013 installation.

Project Status:

While the artists refine their installation plan to a final state and prepare for fabrication, the Sprout Fund is currently securing the necessary permissions to see the work installed on schedule by spring/summer 2013. Additionally, Sprout is planning to work with the Pittsburgh Downtown Partnership on a public process in early 2013.

About the Artists:

Jacob Ciocci and **Matt Barton** have shown work collectively and independently in a wide range of galleries and art institutions around the world. Ciocci is a founding member of the Paper Rad art collective and has performed and exhibited at The New Museum and The MOMA in New York, Tate Britain, and more recently the TBA festival in Portland, Oregon and the Penrith National Gallery in Australia. Barton currently teaches sculpture at UC-Colorado Springs, where he is the co-director of Visual Art, and has exhibited at the New Museum of Contemporary Art, The Pittsburgh Children's Museum, The Carnegie Museum, and the Fine Arts Center – Colorado Springs. Barton and Ciocci's collaborative works include "Extreme Animalz The Movie Part 1" commissioned for Rhizome ArtBase 101 at the New Museum, and "Egypt Was A Test" commissioned for the Gestures exhibit at the Mattress Factory. Both artists earned their Masters in Fine Arts from the Carnegie Mellon University School of Art.

About the Process:

Between July and September, 2011, Sprout conducted a national Request for Qualifications. The call was open to artists currently living in the Pittsburgh region, artists who once called Pittsburgh home, and artists who were able to demonstrate a significant connection to the city. Teams from multiple disciplines were also welcome to apply. In total, Sprout received 97 applications from more than 156 individual artists.

Sprout Downtown Public Art Selection Committee:

Renee Piechocki, The Pittsburgh Office of Public Art
Morton Brown, Public Art Manager, City of Pittsburgh
Eric Shiner, Warhol Museum
Dan Byers, The Carnegie Museum of Art
John Carson, Carnegie Mellon School of Art
Murray Horne, Pittsburgh Cultural Trust
Astria Suparak, The Miller Gallery

Cecile Shellman, August Wilson Center
Jeremy Waldrup, Pittsburgh Downtown Partnership
Steve Glassman, Community Design Center of Pittsburgh
Jasdeep Khaira, Pittsburgh Filmmakers/
Pittsburgh Center for the Arts
Alice Snyder, Art Consultant

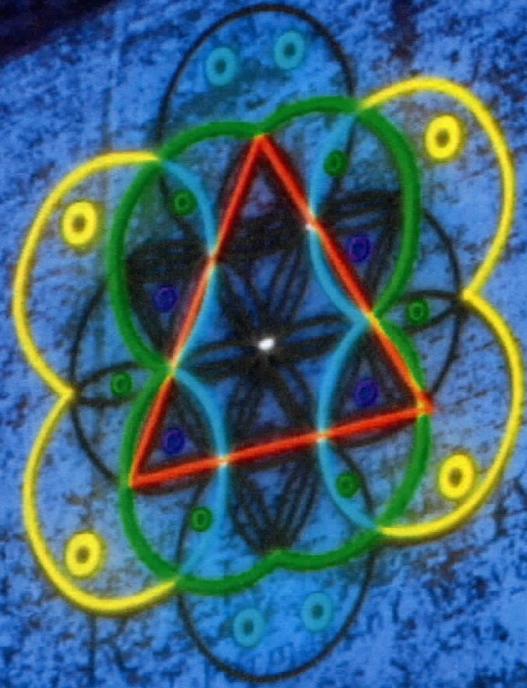
About Sprout:

Since 2003, The Sprout Fund has collaborated with communities and artists to create more than 50 enduring works of public art that enhance the urban landscape and consider the people of the community, their history and their vision for the future.

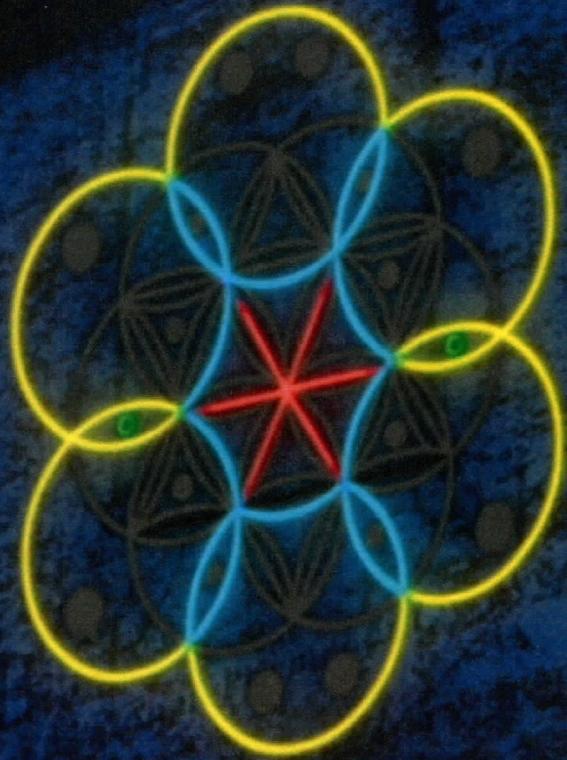
The Sprout Fund supports innovative ideas that are catalyzing change in Pittsburgh—making our community a better place to live, work, play, and raise a family. Through its programs and activities, Sprout enriches the Pittsburgh region's vitality by engaging citizens, amplifying voices, supporting creativity and innovation, and cultivating connected communities.

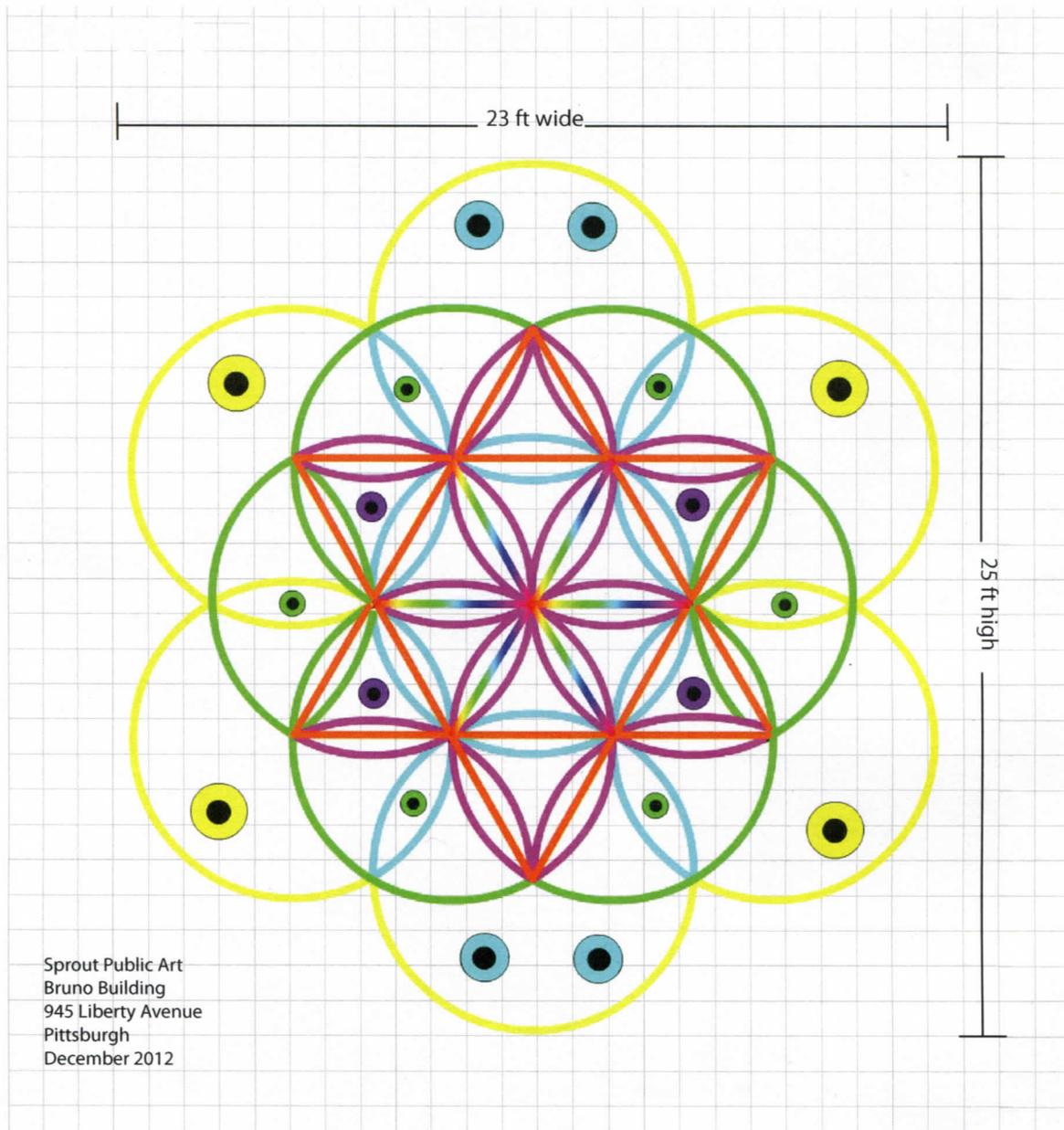
Founded in 2001, Sprout is one of Southwestern Pennsylvania's leading agencies for catalytic small-scale funding, civic engagement, digital media and learning, and public art. With strong working relationships to many community organizations and regional stakeholders, Sprout's approach has worked successfully across political and geographic boundaries to make hundreds of community-decided investments in early-stage projects, organizations, innovators, and activities.

EXAMPLE
MORNING
SEQUENCE:
Minute 15

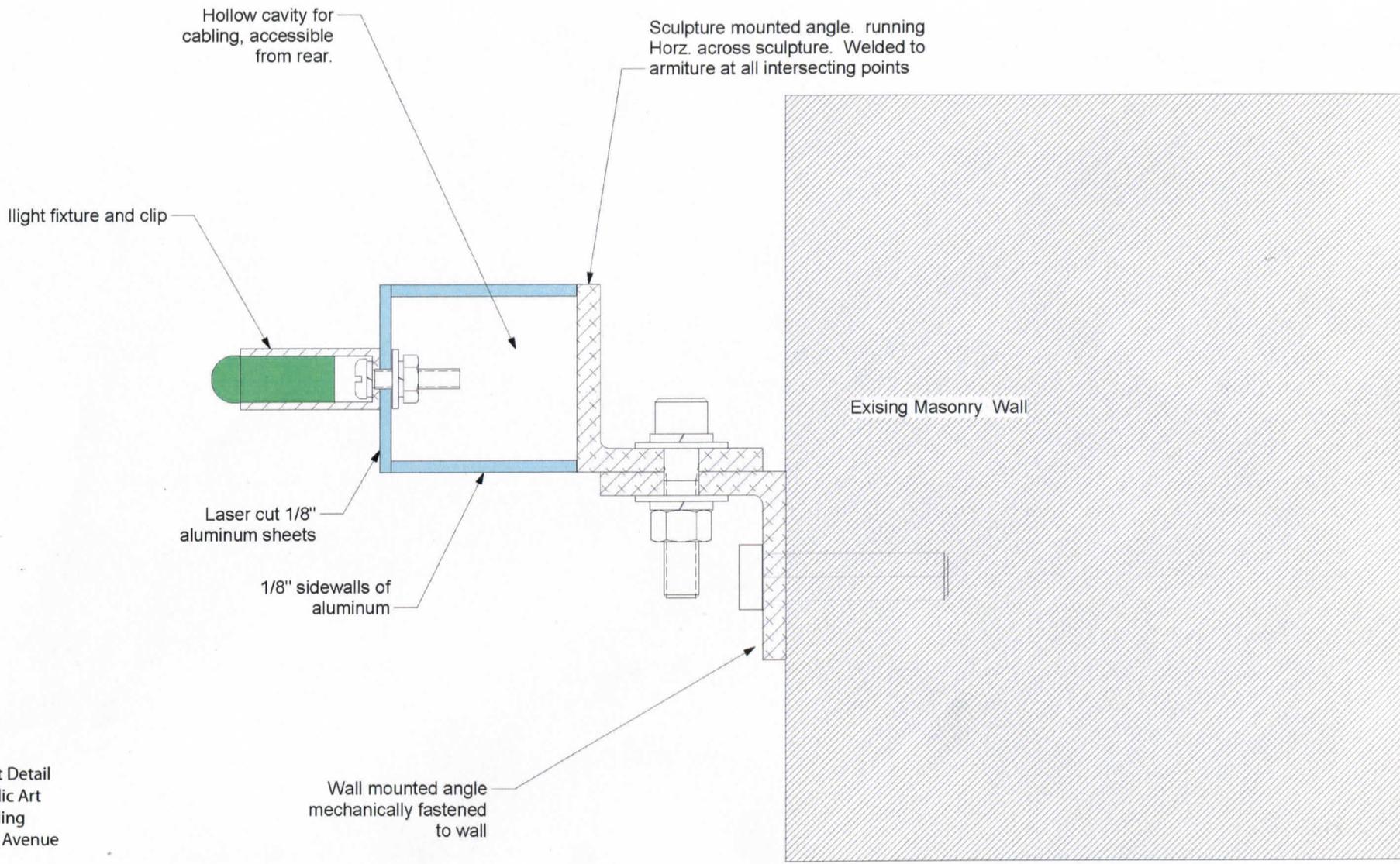


EXAMPLE
NIGHT
SEQUENCE:
Minute 5





Sprout Public Art
Bruno Building
945 Liberty Avenue
Pittsburgh
December 2012



Attachment Detail
 Sprout Public Art
 Bruno Building
 945 Liberty Avenue
 Pittsburgh
 December 2012

Plexineon Color Series

Plexineon®: A Rainbow of Colors

The next generation LED lighting solution from iLight Technologies opens a spectrum of possibilities in exterior and interior accent lighting design. The patented, low voltage design creates a bright, even glow across the surface of the product. Safe and cool to the touch, Plexineon can be used with confidence in high traffic areas.

Plexineon is a durable and versatile system that can accent linear and curved surfaces or highlight architectural details. Plexineon's low voltage system, ease of installation, and shatter-resistant construction support the product's position as the leading neon alternative.



FEATURES & SPECIFICATIONS

Features & Benefits

- Bright, even-toned color
- Exterior and interior uses
- Durable construction
- Energy efficient
- Low voltage
- Easy to install
- Cool to the touch

Intended Use

For use as exterior and interior direct view accent lighting, interior indirect lighting, cove lighting, counter lighting, signage and more

Construction

- UV and impact resistant acrylic diffuser
- UV resistant plastic channel in silver
- Stainless steel c-channel for rigidity
- High intensity LEDs as light source
- Patented system and components

Available

- 2', 4', 6', 8' standard lengths
- Custom easy, convex and concave bends
- Custom lengths
- 9" x 9" lit outside corner pieces
- 2' field cuttable pieces
- System includes power supply, clips, and wire

Listing

MetLabs listed. MetLabs is a nationally recognized testing lab. Complies with UL 1598 and CSA C22.2 No. 250 in Luminaries. Wet listed.

Available Colors



Call us today at 312.876.8630, or visit us on the Web.



Bruno Building
945 Liberty Avenue