



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

Minutes of the Meeting of July 10, 2013
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>	
Linda McClellan	Sarah Quinn	Paige Beal	Carole Malakoff
Joe Serrao	Sharon Spooner	Kathleen Hagan	Robert Grimes
John Jennings		Matt Brind'Amour	Karamagi Rujumba
Noor Ismail		John Demauro	David Roth
Ernie Hogan		Mike Abel	George Specter
		Randy Sokolski	Jerry Morosco
		Michael Bogdan	Paul Tedesco
		Nick Kyriazi	Kenneth Lee
		Lex Miller	Russell Blaich
		Chris Gates	Dan McSwiggen
		Michael Shealey	Akhtar Kahn
		Melissa McSwigan	Paul Svboda
		Joseph Jackovic	Michael Futar

Old Business

1. Mexican War Streets Update-Ms. Quinn states that they are aware of the results of the nomination. As a follow-up, City Planning is going to have the consultants work on the conservation district study in the upcoming weeks in that area.
2. Fairhaven Church Update-The nomination is on City Council's agenda, and their next step will be to hold a public hearing. The nomination has already received positive recommendations from the HRC and Planning Commission.

New Business

Approval of Minutes: In regards to the June 2013 minutes, Mr. Serrao motions to approve and Ms. McClellan seconds; all are in favor and motion carries.

Certificates of Appropriateness: In regards to the June 2013 Certificates of Appropriateness, Mr. Serrao motions to approve and Ms. Ismail seconds; all are in favor and motion carries.

Other:

1. Ms. Quinn says that she does have packets for the Commissioners on the Produce Terminal nomination, which they will talk about later. She talks a little more about the conservation study; she states that when the consultants were last in town, they suggested that instead of using one study area as an example, they would like to use three. The areas for study will be the Central North Side, the Hill District business district, and Brownsville Road. They wanted to spread the areas out across the city, and the inclusion of Brownsville Road will

allow them to work with Councilwoman Rudiak, who is very supportive of preservation in her district.

2. Mr. Hogan says that Councilman Lavelle is considering sponsoring legislation on conservation districts.
3. Ms. Quinn says that the legislation has already been submitted to Council, and she is not sure if they will be voting on it this week or not. She had gone up to Council last week to do a presentation on the conservation districts, and it did get a positive recommendation.
4. Mr. Hogan mentions that there is a hearing in progress for the blighted and abandoned properties ordinance. He also mentions that he heard Open Space was approved at Planning Commission.
5. Ms. Ismail says that it was approved yesterday.

Adjourn:

Mr. Serrao motions to adjourn.

Ms. McClellan seconds.

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

The discussion of the agenda items follows.

833 Western Avenue

Allegheny West Historic District

Owner:

Kirkley P. Beale & Erin G. Creighton
502 W. North Avenue
Pittsburgh, Pa 15212

Ward: 22nd

Lot and Block: 8-A-49

Inspector: Jim Seskey

Applicant:

Kirkley P. Beale & Erin G. Creighton
502 W. North Avenue
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 6/12/13

National Register Status: Listed: X Eligible:

Proposed Changes: Exterior renovations including rear window and door alterations and fencing.

Discussion:

1. Ms. Paige Beale steps to the podium; she is the owner of the property. She explains the first part of the project, stating that they would like to shorten the first floor kitchen window six inches from the bottom, as they wanted to install a sink there and need room for the backsplash. She also states that they would like to alter the adjacent door to be a window of the same size, and they would then move the door around to the side. They would also like to put a fence at the rear of the property. She goes through the photos showing each step of the project. They will be replacing windows on the front and back with wooden windows. The fencing will be six by eight foot dog ear fencing which will be stained. They will be restoring and repairing the rest of the elements of the building in-kind.
 2. Mr. Hogan asks for public comment.
 3. Ms. Carole Malakoff steps to the podium; she is representing the Allegheny West LRC. She states that they are very pleased that this building is finally being restored after being vacant for many years. She states that the owners came to them two years ago and again recently to have their project reviewed. The LRC did recommend that the fence have a lattice across the top to make it look less stockade-like. They are fine with the window and door alterations. The also recommended that the applicants be careful in choosing mortar color and brick to match what is there now, and they recommend that the applicants do research to choose an appropriate door.
 4. Mr. Hogan asks for any other public comment; there is none.
 5. Mr. Hogan asks for clarification on the windows; he asks if they will be one-over-one and not divided lights as in the specifications.
 6. Ms. Beale confirms that they will be one-over-one.
 7. Mr. Hogan asks what her response is to the fence recommendation by the LRC.
 8. Ms. Beale states they hadn't planned on putting lattice on top, but they do plan on
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making it as beautiful as possible. In response to the doors, she states that they have found several original doors in the basement and are planning on using those if possible.

Motion:

9. Mr. Serrao motions to approve the exterior renovations including window and door alterations with brick infill to match, and fencing of one of the types that was submitted.
 10. Ms. Ismail seconds.
 11. Mr. Hogan asks for a vote; all are in favor and motion carries.
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728 Cedar Avenue

Deuschtown Historic District

Owner:

Stephen Pascal & Chris Gates
127 W. 82nd Street #7B
New York, Ny 10024

Ward: 23rd

Lot and Block: 23-S-251

Inspector: Jim Seskey

Council District: 6th

Application Received: 6/21/13

Applicant:

Stephen Pascal & Chris Gates
127 W. 82nd Street #7B
New York, Ny 10024

National Register Status: Listed: X Eligible:

Proposed Changes: Exterior renovations including rebuilding of sidewall, demolition of clapboard addition, door and window alterations, and fencing.

Discussion:

1. Mr. Chris Gates steps to the podium; he is one of the owners of the property. He states that 726 and 728 Cedar are two small houses that they plan to combine into one unit. What they brought today is a preliminary proposal just to get the most important things handled, such as the bulging side wall and the dilapidated rear addition. He has broken up the proposal into four parts, the first being the repair of the side wall. It is bowing out by at least four inches. They do want to preserve as much of the brick as possible. The architect and the contractor that they have spoken to say that it may be possible to pull the wall back in, even when it is bowed out by that much. They would like to go that route if possible rather than the original plan, which was to pull the wall down to fix it. The side wall currently has six windows and a door, and as the back four windows and the door are not original, they are proposing to remove three of the windows and the door. They would also like to add basement transoms on the side wall if possible. The second main part of the proposal is the demolition of the back clapboard addition, which is extensively termite-damaged and has undersized rafters that have cracked due to snow load. The third component of the project is to remove the large stoops on the front of the properties to discourage loitering. The three foot area of the sidewalk that they own in front of the building would be cut out and replaced with plantings. They also plan to convert one of the front doors into a window, and they would just use a single small step up to the remaining door. At a later time they will apply to the HRC to install a fence with a gate around this whole area. The fourth component of the project will be to remove all the non-original Italianate additions of trim, window surrounds, and box gutters. There is a simple hanging wood gutter on the back that they think may be original or close to it. At this time they are not applying for any window replacement, but they would like to replace the front door with a six-panel wooden door.
 2. Mr. H0gan asks for public comment.
 3. Mr. Nick Kyriazi steps to the podium. He states that many neighbors originally
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wanted this house demolished. They had a house history done and found that the houses are pre-1850s and may date to the 1830s; there are very few examples of that period remaining in the neighborhood as the buildings have been demolished or Victorianized, and they are happy that the original style of the building will be brought back. The neighbors and neighborhood organization now fully support the project.

4. Mr. Hogan asks for any other public comment; there is none.

Motion:

5. Mr. Serrao motions to approve the exterior renovations including rebuilding of the side wall, demolition of the clapboard addition, door and window alterations and fencing, and stoop removal as submitted, with applicant to return to HRC when they have additional details.
 6. Ms. Ismail seconds.
 7. Mr. Hogan asks for a vote; all are in favor and motion carries.
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925 E. Carson Street

East Carson Street Historic District

Owner:

CoGos
638 Rostraver Road
Belle Vernon, Pa 15012

Ward: 17th

Lot and Block: 3-G-66

Inspector: Brian Ralston

Applicant:

Richard J. Welte
2490 Wildwood Road
Wildwood, Pa 15091

Council District: 3rd

Application Received: 6/3/13

National Register Status: Listed: X Eligible:

Proposed Changes: Installation of HVAC units on side of building.

Discussion:

1. Mr. Rondy Sokolski steps to the podium; he is from Sun-Ray Mechanical. He explains the project, noting that currently along the back side of the sloped roof of the building there is a ten-ton rooftop HVAC unit. He submits pictures of this existing unit for the Commissioners to review. He states that this unit has been problematic to service especially in the winter on that sloped roof, and it is coming time for it to be replaced. They are proposing to put two five-ton units in the attic space of the building, instead of on the roof, and they would then need to hang two condensing units on the side of the building near the Dumpsters.
 2. Mr. Hogan asks if they could be put on the ground.
 3. Mr. Sokolski says he feels that they might be vandalized or stolen if they were on the ground.
 4. Mr. Hogan mentions that they could be fenced in.
 5. Mr. Sokolski says there is a sidewalk very close to the area that limits their options, and there could be a risk of a truck coming too close and hitting the units. He says they would like to have them on the side and hang them about nine feet from the ground.
 6. Mr. Hogan thinks that there would be a risk of garbage trucks hitting them since they would be next to the Dumpsters.
 7. Mr. Serrao states that he feels the hanging units would draw more attention to the building, and he would like to see them installed on the ground with a chain-link fence around them.
 8. Mr. Hogan asks for public comment; there is none.
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Motion:

9. Mr. Serrao motions to approve the installation of two five-ton condensing units on the side of the building, to be located on the ground between the guardrail and the building, with a chain-link fence enclosure.
 10. Ms. McClellan seconds.
 11. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1701 E. Carson Street

East Carson Street Historic District

Owner:

Daniel McSwiggen
1741 Arlington Avenue
Pittsburgh, Pa 15210

Ward: 17th

Lot and Block: 12-E-304

Inspector: Brian Ralston

Applicant:

Daniel McSwiggen
1741 Arlington Avenue
Pittsburgh, Pa 15210

Council District: 3rd

Application Received: 6/4/13

National Register Status: Listed: X Eligible:

Proposed Changes: Replacement of wood windows on side and rear of building with aluminum.

Discussion:

1. Mr. Daniel McSwiggen steps to the podium; he is the owner of the property. He shows photos of the side and rear of the building and the wooden double-hung windows, which he says are in poor repair with rotten wood and glass falling out of some of them. He would like to replace the windows on the side and rear with aluminum double-hung windows which would be easier to maintain. He states that these windows are in a non-original rear addition and have no period details such as arched tops. In this rear addition alone there are 34 windows that need to be replaced. They have recently obtained occupancy permits for this part of the building and would like to improve it using double-paned glass in the windows for insulation and sound-deadening.
 2. Mr. Hogan asks if he will be maintaining the same separations and transoms.
 3. Mr. McSwiggen says yes.
 4. Mr. Serrao asks if there is an alley behind the building.
 5. Mr. McSwiggen says yes.
 6. Mr. Hogan asks if the side street is 17th Street.
 7. Mr. McSwiggen says yes.
 8. Mr. Hogan says that 17th is a public right-of-way, so the side elevation is treated the same as the front façade. He refers to the guidelines, which state that aluminum or vinyl replacement windows may be used in the side and rear of buildings except if they are corner buildings.
 9. Mr. Hogan asks for public comment; there is none.
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Motion:

10. Mr. Serrao motions to approve the aluminum replacement windows on the alley side of the building.
 11. Mr. Hogan states that they have to deny the application since the replacement windows are not acceptable on the side elevation.
 12. Mr. Serrao motions to deny the window replacement on the side elevation.
 13. Ms. McClellan seconds.
 14. Mr. Hogan asks for a vote; all are in favor and motion carries.
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2019 E. Carson Street **East Carson Street Historic District**

Owner:
Paul Rizzito
PO Box 90227
Pittsburgh, Pa 15224

Ward: 17th

Lot and Block: 12-F-142

Inspector: Brian Ralston

Applicant:
Robert J. Bilder
606 Pressley Street
Pittsburgh, Pa 15212

Council District: 3rd

Application Received: 6/20/13

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

Proposed Changes: Façade renovations including storefront renovation and window replacement.

Discussion:

1. Mr. Robert Bilder steps to the podium to explain the project. He states that they are looking to redo the façade in order to open up a new restaurant in the space. He shows photos of the existing façade and explains that they want to remove the black tile and existing windows.
 2. Mr. Hogan refers to the application and asks him if they are looking to remove the existing storefront glass, install a new side door, and replace the existing windows and doors on the front.
 3. Mr. Bilder says yes. He states that the doors on the front are dated and have also been damaged by vandalism, and they all need to be replaced.
 4. Mr. Hogan asks if they will be maintaining the pilasters on either side, or if they are looking to create new ones.
 5. Mr. Bilder says that he wouldn't be surprised if the original pilasters were under the existing storefront, but if not they will create them.
 6. Mr. Hogan asks for public comment; there is none.
 7. Mr. Hogan asks if the new windows they are proposing will be wood.
 8. Mr. Bilder says that everything is currently trimmed in metal. He doesn't know if the architect wants to replace the metal or use wood.
 9. Mr. Hogan refers to the application and notes that wood windows and doors are specified, so that is what they will use.
 10. Mr. Bilder has asks about signage—he was told that neon had to be used but wonders if LEDs could be used instead as they are more energy-efficient.
 11. Ms. Quinn says that LEDs are not addressed in the guidelines, so a case like that would have to come before the HRC to be reviewed.
 12. Mr. Bilder asks if the sign would be able to be backlit by LED.
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13. Mr. Hogan says yes, because the lights would not be visible, but he does have to submit the signage under a separate application.

Motion:

14. Mr. Serrao motions to approve the façade renovations and window replacement.

15. Ms. McClellan seconds.

16. Mr. Hogan asks for a vote; all are in favor and motion carries.

2108 E. Carson Street **East Carson Street Historic District**

Owner:

2108 E Carson Street, LLC
631 Saint James Street
Pittsburgh, Pa 15232

Ward: 16th

Lot and Block: 12-K-31

Inspector: Brian Ralston

Applicant:

Gerald Lee Morosco Architects, PC
1016 East Carson Street
Pittsburgh, Pa 15203

Council District: 3rd

Application Received: 6/20/13

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

Proposed Changes: Storefront renovation and demolition of rear addition.

Discussion:

1. Mr. Gerald Morosco steps to the podium; he is the architect for the project. He states that this building is a 19th century building that was significantly altered after Prohibition; a new façade was added, the mansard roof was removed, and additions were made to the rear portions of the building. He also believes there were Streetface alterations made within the last ten years, in which the steel casement windows from the 1930s were removed and replaced with wooden double-hung windows, and the wood cornice was added. He says that under the existing brown paint of the storefront, there is a 1950s or 1960s storefront constructed of lime-green Marlite. Their original plan was to restore the signboard cornice, but after the LRC expressed reservations that the signboard was not original and would not compliment the arched entrance that they are looking to create, they have decided that they would like to remove it. The arched entrance is informed by what they are looking to do on the interior, which is to create a series of five arches going back. They are also looking to widen the side door that currently goes to the second floor and make that the main entrance. There is a vestibule just inside which is original to the 1890s building. They also want to use two pairs of French doors on the front which will open up to outdoor seating. There is an eight inch step up to the side door which they can ramp up to comply with ADA. They will not be changing the upper façade, and as far as they can see the same brick exists under the Marlite storefront, so once uncovered they will texture and paint it to match. As far as the doors themselves, they are looking at using copper-clad doors. They are also looking at using an awning. Mr. Morosco states that the guidelines for the East Carson Street historic district and others only allow fabric awnings, as well as prohibit canopy-type awnings that have fixed posts on the sidewalk. There is no mention of anything similar to what they want to do, which would be a canopy-type awning that is wall-supported. He shows photographs of canopies that are similar to what they are thinking of doing; they will use the dimensions shown on their drawings and if they can obtain conceptual approval they will work with a fabricator to create the canopy. He states that they
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will most likely use wire glass with a pebble finish on the underside, fitted into a steel frame with the smallest cross section they can find.

2. Mr. Hogan asks how far the canopy is protruding.
 3. Mr. Morosco says it comes out about 4'4".
 4. Mr. Hogan asks what they are planning for the rear of the building.
 5. Mr. Morosco shows a drawing of what is there now. He points out the rear portion, which is a one-story building with a second floor open porch. They are proposing to demolish that non-contributing part of the addition, and then come all the way out to the twenty foot rear yard setback with a two-story addition. He mentions that the building is considered non-contributing in the National Register district, and they are working to de-certify the building and take the ten percent federal tax credit for a non-contributing structure. He asks if the HRC would also review it as a non-contributing structure.
 6. Ms. Quinn says they have to go by the legislation, which makes no distinction between contributing and non-contributing structures within a district.
 7. Mr. Hogan states that they are looking to then take down the addition and bring the building back, and to alter the storefront by opening doors, adding the canopy, cladding the doors in copper, and repainting the front of the building.
 8. Mr. Morosco says they will only be painting the new portions and as needed. They will also match the texture of the existing wire-cut brick.
 9. Mr. Hogan says the unusual elements are the copper on the doors and the canopy.
 10. Mr. Morosco says he can't recall an application for a canopy anywhere on East Carson Street.
 11. Mr. Hogan agrees.
 12. Mr. Morosco says that the comments he received from the LRC were that the canopy does not disrupt the rhythm of the streetscape.
 13. Mr. Hogan says they are more worried about the precedent it sets.
 14. Mr. Morosco states that the guidelines do state that if the window has an arched top, the awning should follow that arch, so he feels their design is appropriate.
 15. Mr. Hogan says that they are introducing metal and glass as the materials, which is unprecedented.
 16. Mr. Morosco says that type of canopy is not historically unprecedented, just unprecedented within the district. He also states that it is a non-contributing building which has already been significantly altered, and he feels that in this case the Commission can be more open to considering alternative designs.
 17. Mr. Hogan asks for public comment.
 18. Mr. Akhtar Khan steps to the podium; he is the owner of the building. He states that he would love for the Commission to consider the proposal, and he looks forward to being able to improve on the existing structure and to make it more functional as well as better contributing to the district.
 19. Mr. Hogan asks for any other public comment; there is none.
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20. The Commission discusses the canopy. Ms. Ismail and Mr. Hogan state they don't have a problem with it aesthetically, but are very concerned about the precedent it would set. Mr. Hogan asks if there are any examples of a glass canopy in any other historic districts in the city.
 21. Mr. Morosco states that there are quite a few canopies in the Penn-Liberty district, including a metal one at 9th and Penn. He also mentions one on an apartment building in Oakland. He talks about the creation of the guidelines, in which they wanted to prevent what some restaurants had which is a canvas awning all the way out to the curb and fixed posts. They didn't anticipate things like this, and he feels that it is within the Commission's purview to judge these things on an individual basis. He feels that this type of design is raising the bar for the district.
 22. Mr. Serrao agrees, but says it also opens a door for other applicants to request this, and they would then have a legal standing to do so.
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Motion:

23. Mr. Serrao motions to approve the storefront renovation, demolition of the rear addition, and expansion of the new addition to the rear of the property, with the noted exception that they do not approve the glass canopy.
 24. Ms. McClellan seconds.
 25. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1313-15 Allegheny Avenue *Manchester Historic District*

Owner:

Pittsburgh Factors, LP
4124 Butler Street
Pittsburgh, Pa 15201

Ward: 21st

Lot and Block: 22-R-54

Inspector: Jim Seskey

Applicant:

Pittsburgh Factors, LP
4124 Butler Street
Pittsburgh, Pa 15201

Council District: 6th

Application Received: 6/6/13

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

Proposed Changes: Porch repairs using composite material.

Discussion:

1. Mr. Mike Abel steps to the podium; he is representing Pittsburgh Factors, the owners of the property. He introduces the project for porch repairs at this property. He states that they are trying to match what is there and create a similar look while using a PVC product for the porch floorboards. They are also replacing the porch posts in-kind, and the spindles and bannisters will be repainted with any missing elements to be replaced in-kind. The porch roof will remain the same. The porch floor is the biggest concern; it is rotted and deteriorating. They would like to use a composite material to replace it, and he shows the Commission two product samples. The first is called Azek, which is the thicker of the two; it is a three and one-eighth inch tongue and groove board made of PVC. The texture and color is similar to the existing porch floor. He also has an email from the company sales rep stating that this product has been used in other historic properties.
 2. Mr. Serrao asks how the boards will look on the visible edges where they are cut and hanging over.
 3. Mr. Abel states that there are a few options. The first is similar to the existing setup, where there are bushes screening the edges. The company also sells a trim product that goes on the edges, so they could trim it out if needed. He shows another product which is smaller than the Azek; it is also a three and one-eighth inch tongue and groove board made of PVC. It has been approved for historic restoration in some states. He also has a sample in a texture and color that is similar to the existing.
 4. Mr. Hogan asks for public comment; there is none.
 5. Mr. Serrao asks which material they would prefer to use.
 6. Mr. Abel says the Azek, although they would be happy with either one.
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Motion:

7. Mr. Serrao motions to approve the porch repair using the composite material Azek in either color submitted.
 8. Ms. Ismail seconds.
 9. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1500 Chateau Street

Manchester Historic District

Owner:

Chuck Menzock
825 Behan Street
Pittsburgh, Pa 15233

Ward: 21st

Lot and Block: 22-P-5

Inspector: Jim Seskey

Applicant:

Sam Patti
LaPrima Espresso Company
205 21st Street
Pittsburgh, Pa 15222

Council District: 6th

Application Received: 6/14/13

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

Proposed Changes: Exterior renovations and fencing.

Discussion:

1. Mr. Tom Hardy steps to the podium; he is the project consultant for LaPrima Espresso Company. He will give a brief overview of the project and then turn it over to the architect, David Roth, for the project details. He explains that LaPrima was previously located in the Produce Terminal in the Strip District and had to relocate to 1500 Chateau Street, which is a warehouse building that had been vacant for many years. The company has completed all the interior work and has their occupancy permit, and they are now looking to complete the exterior work, which is mainly fencing, lighting, and some signage. LaPrima has worked closely with the LRC and with Manchester Citizens Corporation throughout the process.
 2. Mr. David Roth steps to the podium. He states that all the interior renovations were completed in May, and the work they are proposing today is really for security purposes. They tried to be sensitive to the context of the site. The building is located on the edge of the residential area, on the commercial viaduct of Chateau Street. The fence they are proposing is an iron-look aluminum fence which is meant to be contextual with other fences in the area. The only other fence they are considering is one on top of the building to address a security concern with a high-level adjacent property. They would like to make that fence as invisible as possible.
 3. Mr. Hogan asks if they are doing anything to the exterior of the building.
 4. Mr. Roth says no, they are just presenting the fence and some lighting. There are no retail customers at this location so signage will be minimal, consisting of a small identification sign and the address.
 5. Mr. Hogan asks for public comment.
 6. Ms. LaShawn Burton-Faulk steps to the podium; she is the executive director of Manchester Citizens Corporation. She states that LaPrima has been a great asset to the community, not only setting up their business but also becoming part of the community in working with residents and attending community meetings. She states that she and her organization are in full support of the project and wish it to
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move forward.

7. Mr. Roth states that the community helped set up a garden on the property recently. The fence will serve to both protect the business and the garden, and it will have a gate so the community can have access to the garden.
8. Mr. Hogan asks for any other public comment; there is none.

Motion:

9. Mr. Serrao motions to approve the exterior renovations and fencing.
 10. Ms. Ismail seconds.
 11. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1003-05 N. Franklin Street

Manchester Historic District

Owner:

Julie Christoffesen
3116 68th St. #1G
Woodside, Ny 11377

Ward: 21st

Lot and Block: 22-L-183,182

Inspector: Jim Seskey

Applicant:

Julie Christoffesen
3116 68th St. #1G
Woodside, Ny 11377

Council District: 6th

Application Received: 6/20/13

National Register Status: Listed: X Eligible:

Proposed Changes: Installation of railings on porch steps.

Discussion:

1. Ms. Quinn explains that the owner and applicant is in New York and had her railing contractor come to the meeting. She was present at the beginning of the meeting but was called away due to an emergency. All they are looking to do is install railings on the porch steps of these properties. The Commission reviews the example of the railing.
 2. Mr. Hogan asks for public comment; there is none.
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Motion:

3. Mr. Serrao motions to approve the installation of the railings.
 4. Ms. Ismail seconds.
 5. Mr. Hogan asks for a vote; all are in favor and motion carries.
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927 Liberty Avenue

Penn-Liberty Historic District

Owner:

Mike Tallo
927 Liberty Avenue
Pittsburgh, Pa 15222

Ward: 2nd

Lot and Block: 9-N-51

Inspector: Bob Molyneaux

Applicant:

Paul Tedesco
6016 Hampton
Pittsburgh, Pa 15206

Council District: 6th

Application Received: 6/4/13

National Register Status: Listed: X Eligible:

Proposed Changes: Installation of HVAC units at rear of building.

Discussion:

1. Mr. Paul Tedesco steps to the podium; he is with Tedesco Heating & Cooling. He explains the project, stating that the building houses a restaurant which has a rooftop HVAC unit that they are having problems with. They would like to hang two condensing units, a five-ton and a three-ton unit, on the back of the building where two windows currently are.
 2. Mr. Serrao asks how large the units are.
 3. Mr. Tedesco gives the dimensions of the three-ton unit as 33 inches wide, 34 inches deep, and 36 inches high. The five-ton unit is three by three feet and 38 inches tall.
 4. Mr. Serrao states there may be an encroachment issue.
 5. Mr. Tedesco says he is aware.
 6. Mr. Hogan asks for public comment; there is none.
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Motion:

7. Mr. Serrao motions to approve the installation of the condensing units at the rear of the building.
 8. Ms. Ismail seconds.
 9. Mr. Hogan asks for a vote; all are in favor and motion carries.
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12 Bedford Square **East Carson Street Historic District**

Owner:

John Demauro
1707 E. Carson Street
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 3-H-188

Inspector: Brain Ralston

Applicant:

Matt Brind'Amour
1273 Washington Pike
Bridgeville, Pa 15017

Council District: 3rd

Application Received: 6/21/13

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

Proposed Changes: Demolition to grade.

Discussion:

1. Mr. Matt Brind'Amour steps to the podium. He explains the project, stating that the owner recently purchased this property as well as several others that front along E. Carson Street. He states that the structure in question is a two-story brick and concrete block house. He states that at some point in the past the brick façade was removed and replaced with the concrete block and glass block windows that are there now. The front door was removed and inserted into the side wall of the building. He states that there are also structural concerns; the side wall is bowing out.
 2. Mr. Serrao asks if they measured how much the wall is bowing out.
 3. Mr. Brind'Amour says no, but he does have a letter from a structural engineer supporting their case for demolition. He states that there is also a rear addition that has a collapsing flat roof, and the gabled roof of the main structure has problems as well. He presents photos to the Commission of the context of the building in Bedford Square and states that there is precedent for demolition. He says there are two corners that have had the structures entirely removed and replaced with surface parking. He says they are not sure what they would replace the building with but they would work with the Commission on that in the future. Right now they are just seeking demolition to eliminate liability for the owner.
 4. Mr. Hogan asks if the structure is currently vacant.
 5. Mr. Brind'Amour says there is one tenant. They have had very limited access to the building as it is piled up with debris on the inside. They were not able to access the second floor at all to be able to assess the roof damage from the inside.
 6. Mr. Hogan asks for public comment; there is none.
 7. Mr. Hogan says the main problem is the visibility of the house. It is not an alley house. It is also at least 100 to 125 years old and adds to the historic fabric even in its current state.
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8. Mr. Serrao says there are houses in a lot worse shape that have been renovated.
 9. Mr. Brind'Amour agrees, but states that there is just not much left of a historical nature in the structure.
 10. Mr. Hogan says the massing and size does contribute to the district. He states that demolition in the Square is sensitive because it contains some of the oldest properties in the South Side and has had so many losses already. He is also concerned that once the structure is gone nothing may be built to replace it.
 11. Mr. Brind'Amour states that it is not their intention to leave the lot vacant. He asks if the approval can be contingent upon receipt of construction documents for a new structure possibly next year.
 12. Mr. Serrao says they have run into the issue in the past where the promised structure just never got built.
 13. Mr. Hogan says one option for them would be to go back and rethink the project, and come back with a different plan such as saving the main structure and demolishing the addition. He states that the problem is that it is a 100 plus years old house and one of the the last surviving houses on the Square.
 14. Mr. Serrao says they can table it to give them a chance to come back with something else.
 15. Mr. Hogan says they can give them six months.
 16. Mr. Brind'Amour says they may be able to come back even sooner.

Motion:

17. Mr. Serrao motions to table the application, with the applicant to reappear before the Commission within a six month period.
 18. Ms. McClellan seconds.
 19. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1007 N. Franklin Street

Manchester Historic District

Owner:

John Hancock
33 Colby Trail
Pittsburgh, Pa 15214

Ward: 21st

Lot and Block: 22-L-181

Inspector: Jim Seskey

Applicant:

Bureau of Building Inspection
200 Ross Street
Pittsburgh, Pa 15219

Council District: 6th

Application Received: 5/22/13

National Register Status: Listed: X Eligible:

Proposed Changes: Demolition to grade.

Discussion:

1. Mr. Russell Blaich presents photos of the property.
 2. Mr. Hogan asks if this property has been before the Commission before.
 3. Mr. Blaich says no, however there were recently a few other properties on N. Franklin up for demolition. He states that the owner of the adjacent properties 1003 and 1005 is looking to rehab those buildings, and 1007 is pulling them down.
 4. Mr. Hogan says that he has a problem that this will create a “missing tooth” in the row. He feels that it will eventually lead to the loss of the row with the party walls being destabilized and having to be repaired—once they get into demo they will find that the houses on either side will have exposed sidewall systems and no masonry in between.
 5. Mr. Hogan asks for public comment.
 6. Ms. LaShawn Burton Faulk from MCC steps to the podium. She says that as a result of someone wanting to rehab the property next door, MCC is in support of demolition. Like the Commission they are reluctant to see it come down, but they realize the damage it is doing and security risk it is posing to the neighboring properties as it is.
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Motion:

7. Mr. Serrao motions to approve the demolition.
 8. Ms. McClellan seconds.
 9. Mr. Hogan asks for a vote; Mr. Serrao, Ms. McClellan, and Ms. Ismail vote in favor and Mr. Hogan abstains. Motion carries.
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1403 Pennsylvania Avenue

Manchester Historic District

Owner:

Lex Miller
1403 Pennsylvania Avenue
Pittsburgh, Pa 15233

Ward: 21st

Lot and Block: 22-P-175

Inspector: Jim Seskey

Applicant:

Bureau of Building Inspection
200 Ross Street
Pittsburgh, Pa 15219

Council District: 6th

Application Received: 6/4/13

National Register Status: Listed: X Eligible:

Proposed Changes: Demolition of garage at rear of property.

Discussion:

1. Mr. Russell Blach presents photos of the garage at the rear of property. It is in poor repair and is missing its roof.
 2. Ms. Quinn states that she received a certified letter from the owner regarding the garage.
 3. Mr. Lex Miller steps to the podium; he is the owner of the property. He sold the property but the owner recently sold it back to him. He says he did not receive notification that the property was condemned.
 4. Mr. Blach produces a signed and registered notice that Mr. Miller was notified.
 5. Mr. Miller asks about the procedure for demolishing properties.
 6. Mr. Hogan states that either they can approve it so BBI can put a bid out, demolish it, and send him a bill, or he can hire someone himself to demolish it.
 7. Mr. Serrao asks him if he is in favor of having it demolished.
 8. Mr. Miller says yes.
 9. Mr. Hogan asks for public comment; there is none.
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Motion:

10. Mr. Serrao motions to approve the demolition of the garage.
 11. Ms. Ismail seconds.
 12. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1408 Sheffield Street

Manchester Historic District

Owner:

City of Pittsburgh
414 Grant Street
Pittsburgh, Pa 15219

Ward: 21st

Lot and Block: 22-P-259

Inspector: Jim Seskey

Applicant:

Bureau of Building Inspection
200 Ross Street
Pittsburgh, Pa 15219

Council District: 6th

Application Received: 6/11/13

National Register Status: Listed: X Eligible:

Proposed Changes: Demolition to grade.

Discussion:

1. Mr. Russell Blaich presents photos of the property. He states that the back is collapsed.
 2. Mr. Hogan comments that it is another attached house.
 3. Mr. Blaich says it is causing damage to 1406. It is a City-owned property, and the City has already signed off on demolition.
 4. Mr. Hogan wants to know when the City can be taken to Housing Court for problematic properties.
 5. Mr. Hogan asks for public comment.
 6. Ms. LaShawn Burton-Faulk from MCC steps to the podium. She states that they support the demolition.
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Motion:

7. Mr. Serrao motions to approve the demolition of the property.
 8. Ms. Ismail seconds.
 9. Mr. Hogan asks for a vote; Mr. Serrao, Ms. McClellan, and Ms. Ismail are in favor and Mr. Hogan abstains. Motion carries.
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Produce Terminal Nomination

Owner:

Urban Redevelopment Authority
200 Ross Street
Pittsburgh, Pa 15222

Ward: 2nd

Lot and Block: 9-D-200

Inspector: Bob Molyneaux

Nominator:

Sarah Kroloff
172 46th Street
Pittsburgh, Pa 15201

Council District: 7th

Application Received: 5/28/13

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

Proposal: Nomination as a City-designated historic structure.

Discussion:

1. Ms. Quinn states that on May 28, 2013, she received a nomination for historic status for the Produce Terminal in the Strip District. She shows some photos of the building. She gives some history of the building, much of which was taken from the nomination form which was very well done. She states that the building, originally the Pennsylvania Fruit Auction & Sales Building, was designed to provide access to the railroad. The linear form, with its steel frame and brick and masonry clad structure, served to maximize access to the railroad for transport of the fruit. The building is a quarter of a mile long and 155,000 square feet. The character-defining features of the exterior are the length of the façade, and the history. Many of the workers were from the Hill District, which formed a connection between the Hill and the Strip. The building was purchased in 1981 by the URA, who have an agreement with the Buncher Company for redevelopment of the site. One of the things she did want to stress to the Commission is that they are limited to looking at the building itself to make a preliminary determination, and not to review of any particular project. She pulled some points from the ordinance as to what they can look at, including location of the structure as the site of a significant historic event or activity, identification with a significant person, exemplification of an architectural type or style, identification as the work of a particular architect, exemplification of an important planning or urban design technique, location of a site as an important archaeological resource, association with important cultural aspects or events in city history, exemplification of a pattern of neighborhood development, representation of a cultural theme, and unique location or distinctive physical appearance. In addition they must consider the integrity of the property and decide if it still conveys the character as it did when it was constructed. She went through and considered each criterion individually and she agrees with the nomination that the building represents an exemplification of a distinguished architectural type; it is a very unique structure and the last remaining structure of its type. The urban streetscape along Smallman Street is defined by this building. It is also an exemplification of planning and urban design
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technique, as it reflects the 20th century character of the Strip District as a wholesale distribution center. She also agrees that it exemplifies criterion 7 as it was a direct response to the birth in the early 20th century of demand for fresh produce year-round. The last criterion it fits is number 10, in that its unique location and physical appearance makes it a distinctive visual feature in the neighborhood. As far as integrity, she feels that although there have been modifications to the building, they all relate to the same industry and function as originally intended and the integrity is preserved. Based on all of these items, she feels that the building should be approved for a positive preliminary determination for a future final decision and recommendation. She presents a few other items for consideration including the survey form that was submitted to the State Historic Preservation Office, which indicates that the building is historic and an eligible and contributing building to the National Register district. She also presents a letter from the URA stating that the building itself is historic.

2. Mr. Hogan acknowledges the nomination as submitted. He also asks Mr. Serrao to recuse himself due to a conflict of interest.
3. Mr. Serrao recuses himself.
4. Mr. Hogan acknowledges a letter from the owner dated July 2, 2013, objecting to the nomination. He asks for any further comments from the owner.
5. Mr. George Specter, representing the URA, steps to the podium. He states they have no further comments at this time but are prepared through the executive director of the URA, Robert Rubenstein, and the Buncher Company, to testify at the next HRC.
6. Mr. Hogan asks for public comment.
7. Mr. Kiramagi Rujumba, representing PHLF, steps to the podium. He states that they agree that the building is significant and does qualify for historic designation, but they also support the URA's and Buncher's efforts in redeveloping the building.
8. Mr. Hogan asks for any comment from the nominator.
9. Ms. Melissa McSwigan steps to the podium, she is on the board of Preservation Pittsburgh. She states that the nominator is not present today. She will hold her comments until the next HRC.
10. Mr. Hogan acknowledges Ms. McSwigan and Preservation Pittsburgh as the preparers of the nomination so that they do have standing to present at the next HRC.
11. Mr. Hogan states that the building does seem to meet at least four of the criteria for historic designation and should receive preliminary nomination.
12. Mr. Hogan asks if they still have a quorum. It is determined that they do.

Motion:

13. Ms. Ismail motions that the Produce Terminal be accepted for preliminary determination based on meeting at least four criteria for historic designation, specifically criteria 3, 7, 8, and 10, as presented by staff.
 14. Ms. McClellan seconds.
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15. Mr. Hogan asks for a vote; Mr. Hogan, Ms. McClellan, and Ms. Ismail are in favor and Mr. Serrao abstains. Motion carries.

Certificates of Appropriateness Report – July, August, September 2013

Staff Approval	C of A Number	Date Issued	Application Address	Historic District	Work Approved
N	13-087	15-Jul-13	1500 Chateau Street	Manchester	Construction of a coffee house
N	13-084	11-Jul-13	1007 N Franklin Street	Manchester	Demolition
N	13-090	15-Jul-13	925 E Carson Street	East Carson Street	Installation of HVAC units
N	13-089	15-Jul-13	927 Liberty Avenue	Penn-Liberty	HVAC installation
N	13-093	15-Jul-13	1403 Pennsylvania Avenue	Manchester	Garage demolition
Y	13-103	13-Aug-13	1701 E Carson Street	East Carson Street	In-kind window replacement
N	13-088	15-Jul-13	1313-1315 Allegheny Avenue	Manchester	Porch repairs
N	13-083	11-Jul-13	1408 Sheffield Street	Manchester	Demolition to grade
N	13-085	15-Jul-13	833 Western Avenue	Allegheny West	Exterior renovations and fencing

N	13-091	15-Jul-13	2019 E Carson Street	East Carson Street	Exterior renovations
N	13-082	11-Jul-13	1003-05 N Franklin Street	Manchester	Installation of railings
N	13-086	15-Jul-13	728 Cedar Avenue	Deuschtown	Exterior renovations
N	13-092	15-Jul-13	2108 E Carson Street	East Carson Street	Demolition and reconstruction of storefront and rear addition
Y	13-079	5-Jul-13	1003 Allegheny Avenue	Manchester	In-kind roof shingle replacement
Y	13-078	5-Jul-13	1616 Chateau Street	Manchester	In-kind window replacement
Y	13-080	8-Jul-13	725 N Beatty Street	Alpha Terrace	In-kind replacement of deck
Y	13-081	11-Jul-13	1505 Sedgwick Street	Manchester	In-kind door and window replacement, rear wall repairs
Y	13-094	17-Jul-13	1011 Galveston Avenue	Allegheny West	In-kind brick repair and painting
Y	13-095	22-Jul-13	1225 Liverpool Street	Manchester	Reglazing windows & painting
Y	13-096	23-Jul-13	2529 E Carson Street	East Carson Street	Replacing of sealant, brick repair, touch up painting

Y	13-097	26-Jul-13	2629 E Carson Street	East Carson Street	Signage
Y	13-098	26-Jul-13	47 Wabash Avenue	Individual	In-kind masonry, roof, and window restoration
Y	13-099	31-Jul-13	1327 W North Avenue	Manchester	In-kind window replacement
Y	13-100	1-Aug-13	2332 Beechwood Boulevard	Individual	In-kind door replacement
Y	13-101	12-Aug-13	2026 E Carson Street	East Carson Street	Painting
Y	13-102	12-Aug-13	47 S 14th Street	East Carson Street	In-kind replacement of front door
Y	13-104	14-Aug-13	1425 Brownsville Road	Individual	Painting
Y	13-105	20-Aug-13	1204 Resaca Place	Mexican War Streets	Painting
Y	13-106	21-Aug-13	1207 Resaca Place	Mexican War Streets	Window replacement
Y	13-107	28-Aug-13	1414 Pennsylvania Avenue	Manchester	In-kind window replacement and painting
Y	13-108	29-Aug-13	2313 E Carson Street	East Carson Street	Painting
Y	13-109	3-Sep-13	814C edar Avenue	Deutschtown	In-kind repair of trim and painting of brick and trim

Y	13-110	9-Sep-13	500 N Taylor Avenue	Mexican War Streets	In-kind roof replacement
Y	13-111	10-Sep-13	68 S 12th Street	East Carson Street	In-kind repair of box gutters and roof
Y	13-112	13-Sep-13	942 Penn Avenue	Penn-Liberty	Signage
Y	13-113	17-Sep-13	939 Western Avenue	Allegheny West	In-kind window replacement