



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 October 2, 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	Justin Greenawalt	Giulia Petrucci
Joe Serrao	Sharon Spooner	Mark Shick	William Petrucci
John Jennings		Pat Semon	Evelyn Jones
Noor Ismail		Elliot Levenson	Jonathan Kamon
Ernie Hogan		Michael Shealey	Kristin Kipke
		Nicholas Fedorek	Mark Baranowski
		Carole Malakoff	Kento Ohmori
		Matt Mazzaferro	Allan Slider
		Dave Murray	Sean Beasley
		David Palaza	Ed Shriver
		Tim Merrill	Matt Brind'Amour
		Seth Spaulding	Dusty Elias Kirk
		Stephanie Spaulding	Mike Corb
		George Rieke	Doug Sipp
		Ron Graziano	Kevin Laclare
		James A. Hill	Russell Blaich
		Mike Papariella	Andrew Masich
		Mike Kutzer	John DeMauro
		Joseph Jackovic	Cindy Cassell
		Karamagi Rujumba	Becky Rodgers
		Jim Smith	Betty Arenth
		Mary McDonough	Arthur Ziegler
		Maureen Neary	Sam Patti
		Sallyann Kluz	Kirk Bridges
		Susan Brandt	Laura Schwartz
		Mellissa McSwigan	Gretchen Haller
		Ashley Archie	Robert Rubenstein
		Katherine Camp	Kenneth Lee
		Peter Margittai	

Old Business—None.

New Business

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

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

Other:

1. Ms. Quinn updates the Commission on the conservation study; she states that she has received a solid draft outline from the consultants. She also states that Planning received a grant from PHMC for survey, and they are looking to choose a consultant for that within the next two weeks. They will be starting the survey in the 26th ward, since there is not much data from that area, and they will verify the survey for the preservation plan.
2. Mr. Serrao asks if there is any news on Manchester or the Mexican War Streets expansion.
3. Ms. Quinn says she doesn't have anything on Manchester or anything new about the expansion district. Ms. Quinn mentions that she and Micheal Shealey went on a site visit recently to investigate historic status for a house Shadyside which is owned by the same family that owns the Gropius house in that area. She also mentions that Planning has a consultant on board to do the economic study after a year and a half. He is planning on starting in December. He and his group are excited to work in the city, as they are trying to develop a model for using social indicators to predict non-monetary preservation impacts, and Pittsburgh is one of the only cities in the country that has the SNAP data assembled already for them to use.

Adjourn:

Mr. Hogan motions to adjourn.

Mr. Jennings seconds.

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

The discussion of the agenda items follows.

850 N. Lincoln Avenue

Allegheny West Historic District

Owner:

Michael Shealey
850 N. Lincoln Avenue
Pittsburgh, Pa 15233

Ward: 22nd

Lot and Block: 8-A-106

Inspector: Jim Seskey

Council District: 6th

Application Received: 8/14/13

Applicant:

Michael Shealey
850 N. Lincoln Avenue
Pittsburgh, Pa 15233

National Register Status: Listed: X Eligible:

Proposed Changes: Door replacement.

Discussion:

1. Mr. Michael Shealey steps to the podium; he is the owner of the property. He states that his project is a door replacement on his house. He shows a picture of the front of the house, explaining that it is a Second Empire Italianate building on which the façade has been nearly completely restored except for the front door. He shows pictures of the current door, which is a 15-panel non-period appropriate door which was probably installed in the 1920s. He points out the diamond-shaped raised panels on the door trim. He shows a four-panel Italianate door on a neighboring house, which he says are common in the neighborhood, especially on smaller houses like his. He plans to copy this door in proportion and style; the top two arched panels will also be glass, and he will make some small changes including incorporating the motif on the door trim of his house. He shows the planned colors for the door and trim. He is a member of the Allegheny West LRC, and notes that he was not involved with presenting the project to them or deliberating on it.
 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 in support of the project, and that Mr. Shealey sets a good example for other homeowners as he did extensive research.
 4. Mr. Hogan asks for any other public comment; there is none.
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Motion:

5. Mr. Serrao motions to approve the door replacement.
 6. Mr. Jennings seconds.
 7. Mr. Hogan asks for a vote; all are in favor and motion carries.
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920 Western Avenue

Allegheny West Historic District

Owner:

Kirk Bridges
1504 King Charles Avenue
Pittsburgh, Pa 15237

Ward: 22nd

Lot and Block: 7-D-141

Inspector: Jim Seskey

Applicant:

Kirk Bridges
1504 King Charles Avenue
Pittsburgh, Pa 15237

Council District: 6th

Application Received: 9/9/13

National Register Status: Listed: X Eligible:

Proposed Changes: After-the-fact window replacement.

Discussion:

1. Mr. Kirk Bridges steps to the podium; he is the owner of the property. He explains that the windows have already been replaced and he was cited for not obtaining a building permit. He states that he purchased the building nine years ago and completely renovated it; the windows were bad but they were still sealing so he did not replace them right away. He recently had four windows broken in the rear of his property, and made the decision to replace all the windows. He spoke with someone on the Allegheny West LRC, who told him the windows he used are not appropriate for the neighborhood, but he did find a property that has similar windows that he used as a reference, and he has a photo of that property. He acknowledges the issue of the muntin style as well as the fact that they are vinyl and states that he knows he should have obtained a permit, but explains again that he did have to deal with the broken windows for the safety and comfort of the tenant.
 2. Mr. Hogan asks if he clad any of the brick moldings.
 3. Mr. Bridges says no.
 4. Mr. Serrao asks what was there before.
 5. Mr. Bridges says they were old aluminum windows.
 6. Mr. Serrao states that the issue is that vinyl windows are not allowed for the front façade.
 7. Mr. Hogan states that his options would be wooden sash replacements or replacement wooden windows. He states that the muntins may not be an issue as they may not have been original to the building.
 8. Mr. Hogan asks for public comment.
 9. Mr. Michael Shealey steps to the podium to speak for the LRC. He states that they are opposed to vinyl windows on the front façade of any building in the district.
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Motion:

10. Mr. Serrao motions to approve the window replacement for the side and rear of the building. He motions to deny the front window replacement and states that the owner must remedy the façade to be in compliance with the guidelines. An application for the remedy can be submitted to staff.
 11. Mr. Jennings seconds.
 12. Mr. Hogan asks for a vote; all are in favor and motion carries.
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423 Lockhart Street

Deuschtown Historic District

Owner:

ILU Properties, LLC
322 Laurel Hill Road
Allison Park, Pa 15101

Ward: 23rd

Lot and Block: 8-D-152

Inspector: Jim Seskey

Applicant:

Bonnie Baxter
1442 W. Lunt #3
Chicago, Il 60626

Council District: 6th

Application Received: 7/12/13

National Register Status: Listed: X Eligible:

Proposed Changes: Window replacement with vinyl on side and rear of building.

Discussion:

1. Mr. Dave Murray steps to the podium, he is representing the owner Bonnie Baxter. He states that she is applying to replace 18 windows on the side and rear of the house. He shows photos of the building, noting that the side windows are minimally visible from the front. The windows that they are proposing will be bronze vinyl, to match the color of the windows on the front.
 2. Mr. Hogan asks what kind of windows are there now.
 3. Mr. Murray says they are wood. He states that the owner was approved for wooden windows on the front clad in bronze, and is looking to match that with the bronze vinyl.
 4. Mr. Serrao asks if all the windows on the house are being replaced.
 5. Mr. Murray says yes, although he will just be working on the side and rear.
 6. Mr. Hogan asks what the back of the house faces.
 7. Ms. Quinn shows the aerial photo.
 8. Mr. Hogan asks for public comment.
 9. Mr. Serrao notes for the record that they received three letters from neighbors, all in support of the project.
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Motion:

10. Mr. Serrao motions to approve the window replacement.
 11. Mr. Jennings seconds.
 12. Mr. Hogan asks for a vote; all are in favor and motion carries.
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**601-605 E. Carson
Street**

East Carson Street Historic District

Owner:

Mark Shick
15 S. 6th Street
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 3-F-48

Inspector: Brian Ralston

Applicant:

Mark Shick
15 S. 6th Street
Pittsburgh, Pa 15203

Council District: 3rd

Application Received: 5/17/13

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

Proposed Changes: Installation of vinyl windows on rear of building.

Discussion:

1. Mr. Mark Shick steps to the podium; he is the owner of the property. He states that the windows on the East Carson Street and 6th Street sides of the building have been replaced with wood windows, but he would like to be approved for vinyl windows on the rear. He says that some of the rear windows have already been replaced with vinyl on the first and second floor, and that the whole rear of the building makes a “cubbyhole” that makes the windows minimally visible. There are no apartments on the upper floors now and he is just looking to get the building sealed up before winter, but he states that if he ever does get a permit to put in apartments he will probably take the vinyl out and use wood for the rear as well.
 2. Ms. Quinn shows pictures of the rear of the building.
 3. Mr. Hogan says that the rear alley is small and abuts a commercial property.
 4. Mr. Hogan asks for public comment; there is none.
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Motion:

5. Mr. Serrao motions to approve the rear window replacement.
 6. Mr. Jennings seconds.
 7. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1001 E. Carson Street *East Carson Street Historic District*

Owner:

Najib & Nasra Aboud
1001 E. Carson Street
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 3-G-106

Inspector: Brian Ralston

Applicant:

Nathan Hart
3729 Parkview Avenue
Pittsburgh, Pa 15213

Council District: 3rd

Application Received: 9/16/13

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

Proposed Changes: Façade renovations including storefront and window replacement.

Discussion:

1. Mr. Nathan Hart steps to the podium; he is the architect for the project. He introduces the project, stating that the owners are mainly trying to stabilize and clean up the building at this point. The windows on the upper two floors are all wooden windows with some being original and some being replacements. They believe that the originals had the three-paned glass on the top, and they are proposing to replace the wooden windows in-kind. The building also has terracotta “roofs” that have been painted white, and they are looking to repaint them back to the original terracotta color. The white wood trim around the windows as well as on the soffit and fascia of the roofs would be repainted in the existing off-white color. The brick-mold around the windows will be maintained. He states that for the storefront, they are proposing to repair any damage to the glass or storefront itself, and will hold off on other improvements, such as signage and HVAC, until they locate tenants for the storefronts. He states that part of the storefront appears to be original wood and parts are aluminum. They would like to paint both the same color to give a more uniform appearance. They are also proposing to clean and repoint the brick on the building.
 2. Mr. Hogan asks if they are leaving the signboard as is and not changing the structure of the storefront.
 3. Mr. Hart says yes, they are mainly looking to clean it up. He states that some of the black granite under the storefront windows has been damaged, and they would be replacing that in-kind.
 4. Mr. Hogan asks for public comment; there is none.
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Motion:

5. Mr. Serrao motions to approve the facade renovations and window replacement as submitted.
 6. Mr. Jennings seconds.
 7. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1737 E. Carson Street

East Carson Street Historic District

Owner:

Bill Petrucci
1737 E. Carson Street
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 12-E-318

Inspector: Brian Ralston

Applicant:

1737 Coffee LLC
1737 E. Carson Street
Pittsburgh, Pa 15203

Council District: 3rd

Application Received: 9/16/13

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

Proposed Changes: Replacement of storefront windows with operable system.

Discussion:

1. Mr. Bill Petrucci steps to the podium; he is the owner of the building. He states that they had come before the Commission two years ago with a different window system. One of the comments at that time was to keep the transom line intact, so they have incorporated that into their redesign, which uses a NanaWall-type operable system instead of a folding garage door-type system.
 2. Mr. Hogan asks if the mullions are staying the same through the plane.
 3. Mr. Jim Smith steps to the podium; he is with the applicant. He says that they are keeping the planes the same and keeping the mullions on top of the door. They have altered their previous plans to achieve the operable window system while saving money.
 4. Mr. Serrao asks if they are keeping the color scheme the same.
 5. Mr. Smith says yes.
 6. Ms. Quinn presents an email in support of the project.
 7. Mr. Hogan asks for public comment; there is none.
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Motion:

8. Mr. Serrao motions to approve the replacement of the windows with an operable system, with colors to match existing.
 9. Mr. Jennings seconds.
 10. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1831 E. Carson Street

East Carson Street Historic District

Owner:

John & Edward Lewis
1831 E. Carson Street
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 12-E-338

Inspector: Brian Ralston

Applicant:

John & Edward Lewis
1831 E. Carson Street
Pittsburgh, Pa 15203

Council District: 3rd

Application Received: 9/16/13

National Register Status: Listed: X Eligible:

Proposed Changes: Replacement of storefront windows with operable system and installation of decorative railings.

Discussion:

1. Mr. Jim Smith steps to the podium; he is a representative of the applicant. He states that the property is currently a restaurant/club called Villa, and the applicants are looking to purchase the three properties that make up the venue. He states that they are looking to keep the facades essentially the same, but will be making a few changes including opening up the windows by using a sliding window system. He shows drawings of their proposal, stating that they will be taking out the storefront and windows but they will keep the same lines. On the second floor of the middle unit they will be altering the windows to emulate those on the third floor and installing two folding windows. He shows another drawing and goes through their proposals building by building. For the building on the left, the window system will stay at the same height it is now but will go all the way down to grade, so that one could walk from the sidewalk directly into the venue. The building in the middle would keep its two foot parapet wall, and the window system would sit above that. They will be infilling the same amount of glass that is there now, to keep the lines parallel across the façade. This middle building will also contain the new entrance, which will be a six foot entrance door set back about three feet. The building on the far right had an entrance on the side, which they are proposing to remove along with the existing pillar and install folding windows all the way across the front and side. The windows would be at the current height down to the floor line. In order to keep the lines across the buildings consistent even though they are altering the parapet line, they are proposing a new mullion system with their windows that will maintain the line even when the windows are closed. On the second floor of the right hand building they are looking to add a railing with a wood cap as part of their branding. They will also install a railing system on the middle building. On the left hand building, there is an existing steel tube system covered with fabric as part of the roof deck, and they are proposing to use fabric on both sides and also place signage in that area which will be a separate application.
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2. Mr. Serrao asks if they will be altering any of the window openings.
 3. Mr. Smith says they will be altering the window openings on the middle building.
 4. Mr. Serrao states that on the drawings the windows don't go down to the signboard. He asks if they are altering the signboard.
 5. Mr. Smith says they are not.
 6. Mr. Serrao states that it is just a mistake on the drawings.
 7. Mr. Smith states that they will not be altering the colors of the buildings. The new window system will be a dark black or brown that will tie all three buildings together.
 8. Mr. Hogan asks if the railings will sit right above the signboard, since they are not altering the signboard.
 9. Mr. Smith says yes.
 10. Mr. Hogan asks for public comment; there is none.
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Motion:

11. Mr. Serrao motions to approve the replacement of the storefront windows with an operable system and installation of decorative railings, with the applicant to resubmit drawings with the correct elevations.
 12. Ms. Ismail seconds.
 13. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1908 E. Carson Street *East Carson Street Historic District*

Owner:
C-mella LLC
4236 Haldane Street
Pittsburgh, Pa 15207

Ward: 17th

Lot and Block: 12-J-393

Inspector: Brian Ralston

Applicant:
Kento Ohmori
4 Smithfield Street
Pittsburgh, Pa 15222

Council District: 3rd

Application Received: 9/16/13

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

Proposed Changes: Storefront renovation and window replacement.

Discussion:

1. Mr. Kento Ohmori steps to the podium; he is the architect for the project. He explains the project, stating that they are trying to open up the bottom floor of the building and restore the upper floors. They would use a NanaWall-type operable system and glaze the entire lower floor, and they would add a recessed entry per the district guidelines. For the upper floors, they will try to remove the paint, as the brick looks to be in fair condition, but if the paint doesn't come off they will have to repaint. All the windows are wood and in poor repair, so the owner would like to replace them in-kind with painted wooden windows. Other than that they are mostly looking to do restoration, with repointing the brick, replacing damaged slate on the roof, and replacing trim and box gutters. They don't have a color scheme yet but will look to the adjacent buildings in order to coordinate.
2. Mr. Hogan asks for public comment; there is none. He acknowledges an email sent in support of the project.

Motion:

3. Mr. Serrao motions to approve the renovation and window replacement, with final color selections to be submitted and approved by staff.
 4. Ms. Ismail seconds.
 5. Mr. Hogan asks for a vote; all are in favor and motion carries.
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2009 E. Carson Street *East Carson Street Historic District*

Owner:

Mark Baranowski
6400 Brooktree Court
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 12-F-137

Inspector: Brian Ralston

Applicant:

Fukui Architects
4 Smithfield Street
Pittsburgh, Pa 15222

Council District: 3rd

Application Received: 8/16/13

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

Proposed Changes: Construction of a roof deck.

Discussion:

1. Mr. Jon Kamen steps to the podium; he is representing the applicant. He states that this building doesn't have anything historic about it; it was originally a fast food restaurant and most recently was a bar, and they are looking to renovate it into a restaurant/bar with a rooftop deck.
 2. Mr. Dan McNamara steps to the podium; he is with the applicant Fukui Architects. He states that the only alterations they are making to the building to accommodate the roof deck are to the elevator shaft, on which they will match the existing brick of the front façade, and the addition of a guardrail for the roof deck, which will be 42 inches tall and made of glass. He states that these are the only alterations for the roof deck that will be visible from the street. They are also proposing to install bi-fold glass windows in the existing storefront, keeping the existing openings and knee-wall the same.
 3. Mr. Hogan asks about the setbacks of the roof deck, railing, and elevator shaft.
 4. Mr. McNamara says the elevator shaft is approximately ten feet back, and the guardrail is about two feet back. He says that the building has an overhang of about two feet, and the buildings on either side project further out.
 5. Mr. Hogan asks if there is a parapet wall and a drop on the roof currently.
 6. Mr. McNamara says no, the roof just comes out for the overhang, and there is a small parapet on either side where the brick comes up, which is about 18 inches.
 7. Mr. Serrao asks if the glass railing will be behind the brick parapets.
 8. Mr. McNamara says yes.
 9. Mr. Serrao states that the Commission prefers that the railing not be visible, which is a standard that they have applied to other roof decks in the district. They would like to see it moved back about five to ten feet so it is not visible from across the street.
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10. Mr. Hogan states that at two feet it may be visible from the same side of the street.
 11. Mr. Kamen asks if they would be comfortable with moving the deck and railing back four feet.
 12. Mr. Hogan and Mr. Serrao say it probably should be five.
 13. Mr. McNamara states that there are also two trees in front that will help screen the deck.
 14. Mr. Kamen states that they don't want to lose too much seating area, but that five feet should be achievable.
 15. Mr. Hogan asks for public comment; there is none.
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Motion:

16. Mr. Serrao motions to approve construction of a roof deck and installation of operable windows, with the condition that the guardrail be moved back five feet from the façade line and final drawings be submitted to staff.
 17. Ms. Ismail seconds.
 18. Mr. Hogan asks for a vote; all are in favor and motion carries.
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74 S. 18th Street

East Carson Street Historic District

Owner:

Will Hardison
74 S. 18th Street
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 12-E-318

Inspector: Brian Ralston

Applicant:

Integrity
290 Park Road
Valencia, Pa 16059

Council District: 3rd

Application Received: 8/5/13

National Register Status: Listed: Eligible:

Proposed Changes: After-the-fact roof deck.

Discussion:

1. Mr. Will Hardison steps to the podium; he is the owner of the building. He explains that he is applying for after-the-fact approval of a rooftop deck at the rear of his residence. He states that the building is two stories with a flat roof, and it is a single-family home, not an apartment building. He states that he would like to obtain approval and complete the roof deck, with a handrail going all the way around.
 2. Ms. Quinn tells the Commission that this project originally came in as a 311 call.
 3. Mr. Hardison states that the adjacent property has a rooftop deck that would exceed his in height and uses different materials; his deck would just be wood with black metal bars as risers.
 4. Mr. Hogan says that without having the file, he can't say for sure that the neighbors received approval for their deck. He also states that they are mid-block whereas he is on the corner with greater visibility.
 5. Mr. Hardison says that he is facing additional difficulties as he has been unable to reach the general contractor. He also has stamped engineer drawings that include the pergola, although the drawing in the packet do not include the pergola.
 6. Mr. Serrao asks if they pulled a building permit.
 7. Mr. Hardison doesn't think so.
 8. Mr. Jennings says no, they didn't, and if they had come in for one, they would have been directed to HRC staff.
 9. Mr. Hardison says there has been some miscommunication with the contractor. He says there is no safety issue as long as they include the handrail; the building has been inspected by a structural engineer.
 10. Mr. Serrao states that they are concerned about visibility.
 11. Mr. Hardison states that it is difficult; the parapet wall at the north end of the
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building extends about three feet from the surface of the roof, and since the deck sits on 2x10s and the handrail is 42 inches, the handrail will definitely be visible above the parapet. It is also a sloping deck, so the roof gets closer to the parapet and more of the handrail is exposed at the south end.

12. Mr. Hogan states that the project is difficult to consider for approval. He states that it may be beneficial to engage someone for design advice, as the house is so visible in the district. They may be able to help come up with a creative way to screen the deck so it is less visible.
13. Mr. Hardison asks if he could raise the parapet.
14. Mr. Hogan says yes, either that or designing a creative roof look that might shield it, such as a mansard-type look.
15. Mr. Serrao agrees that if the parapet was raised enough, the deck and hand rail would not be a noticeable alteration to the structure. Also, if he raises the parapet high enough, he may not need a hand rail at all.
16. Mr. Hogan states that they can either deny the application or postpone it.
17. Mr. Hardison states that postponing it would be the best option.

Motion:

18. Mr. Serrao motions to postpone so the applicant can devise a resubmission.
 19. Mr. Jennings seconds.
 20. Mr. Hogan asks for a vote; all are in favor and motion carries.
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**47 Wabash Street
West End Library**

Individual Landmark

Owner:

Carnegie Library of Pittsburgh
4400 Forbes Avenue
Pittsburgh, Pa 15213

Ward: 20th

Lot and Block: 19-H-284

Inspector: Pat Brown

Applicant:

Loysen + Kreuthmeier Architects
5115 Penn Avenue
Pittsburgh, Pa 15224

Council District: 2nd

Application Received: 8/14/13

National Register Status: Listed:

Eligible:

Proposed Changes: Renovations including construction of a rear elevator tower.

Discussion:

1. Ms. Sallyann Kluz steps to the podium; she is the architect for the project. She explains the project, which is a small renovation including an addition of an elevator tower. She states that they have already received staff approval for in-kind replacement of the slate roof, in-kind repair of the wooden windows, and repair and cleaning of masonry. She shows images of the building, showing where the elevator tower will be located, and also the location where they are proposing a new fence around mechanical equipment. She shows an image of the parking lot which they will be reconfiguring and repaving. She shows an image of the existing entry and stairs and explains that the building was never made accessible, which is why the elevator tower is necessary. She states that on the front of the building the only changes they are proposing are new lighting in the underside of the soffit to illuminate the entrance and a new hand rail for the entrance steps. She says that the rear changes to the building will not be visible except from the parking lot, as there is another building there. For the elevator tower, in order to be as minimally intrusive as possible, they have developed it as a free-standing element adjacent to the parking lot, and they are looking to clad it either in a zinc or dark bronze metal panel. They want to make sure the elevator tower is a distinct element of the building in order to not detract from the historic character. The tower will also incorporate the library's logo and soffit lighting to illuminate the entrance. They are also proposing a new free-standing sign.
2. Mr. Hogan asks for public comment; there is none.

Motion:

3. Mr. Serrao motions to approve the renovations as submitted.
 4. Ms. Ismail seconds.
 5. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1906 Chateau Street

Manchester Historic District

Owner:

Tama Fike Kean
1980 Stuart Avenue
Espyville, Pa 16424

Ward: 21st

Lot and Block: 22-E-276

Inspector: Jim Seskey

Applicant:

Marcus Fike
1906 Chateau Street
Pittsburgh, Pa 15233

Council District: 6th

Application Received: 9/16/13

National Register Status: Listed: Eligible:

Proposed Changes: After-the-fact enclosure of front porch.

Discussion:

1. Mr. Marcus Fike steps to the podium; he is the applicant and is also representing his daughter, the owner. His wife also steps to the podium to help explain the project. They show their photos, including what the house looked like before and after the porch was enclosed. Ms. Fike explains that they enclosed the porch nine years ago, not knowing at that time that he needed a building permit. They own four of the adjacent lots.
 2. Mr. Hogan asks what intersections are near them at Chateau.
 3. Ms. Fike says they are between Adams and Beldale streets; they are the only house on that block at this point.
 4. Mr. Serrao asks if they said this was done nine years ago.
 5. Ms. Fike says yes.
 6. Mr. Hogan asks for public comment; there is none.
 7. The Commission discusses the time lapse. Mr. Jennings says there is no time limitation on applying for a building permit. He asks if this came in as a complaint.
 8. Ms. Quinn states that is her understanding.
 9. Mr. Jennings says that by law, they would still need to apply for a permit even if it is after-the-fact. Another issue is that they need a current and valid occupancy permit.
 10. The Commission members discuss that if the case was before a judge, it would likely be thrown out.
 11. Mr. Hogan states that the issue is that porch still does not conform to the standards that the HRC has to look at.
 12. Ms. McClellan would like to find out if there is a statute of limitations.
 13. Mr. Jennings says the city will require them to get a permit and have the porch
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inspected, and as soon as they try to do that they will be referred back to the HRC.

14. Mr. Hogan asks the applicants if they enclosed an existing porch roof.
15. Ms. Fike says yes.
16. Mr. Hogan wonders if the law department may decide that this is not worth pursuing. He recommends that the HRC postpone and seek advice from the law department.
17. Mr. Serrao explains to the applicant that if they tried to do this project today, it would not be approved. But because it was done nine years ago, they need to seek additional advice.
18. Mr. Jennings explains that they may still also need zoning approval and occupancy and building permits, but the HRC will ask the law department if they would be willing to waive the historic review requirements.
19. Ms. Quinn says she will be in touch to let them know what they will need to do.

Motion:

20. Mr. Serrao motions to postpone the decision until they receive advice from the law department.
 21. Mr. Jennings seconds.
 22. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1106 Sheffield Street

Manchester Historic District

Owner:

Maureen Neary
1106 Sheffield Street
Pittsburgh, Pa 15233

Ward: 21st

Lot and Block: 22-R-164

Inspector: Jim Seskey

Applicant:

Maureen Neary
1106 Sheffield Street
Pittsburgh, Pa 15233

Council District: 6th

Application Received: 7/21/13

National Register Status: Listed: X Eligible:

Proposed Changes: Porch restoration.

Discussion:

1. Ms. Maureen Neary steps to the podium; she is the owner of the property. Ms. Patricia Tory also comes forward; she resides at the property. Ms. Tory explains that they are looking to improve the façade of the property, as back in the '60s or '70s the original porch was torn down and replaced with a new porch with straight wooden columns. She shows images and states that the property is part of a duplex that was built in the 1870s, and the other house of the duplex is somewhat closer to its original state. What they are proposing to do is to remove the straight wooden columns and balustrade, and repair the wooden porch floor and soffit. They will try to closely match the porch next door, building new individual corbels to match and using period appropriate columns and balustrade found at Construction Junction.
 2. Mr. Hogan asks about the soffit and porch floor repairs.
 3. Ms. Tory says that the porch soffit is in poor repair and needs to be replaced. They will be repairing and replacing soffit and floor in-kind with wood.
 4. Mr. Hogan asks for public comment; there is none.
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Motion:

5. Mr. Serrao motions to approve the restoration as submitted.
 6. Ms. Ismail seconds.
 7. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1231 Resaca Place *Mexican War Streets Historic District*

Owner:

R. Allan & Cortney Slider
1231 Resaca Place
Pittsburgh, Pa 15212

Ward: 22nd

Lot and Block: 23-J-242

Inspector: Jim Seskey

Applicant:

Allan Slider
1231 Resaca Place
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 9/11/13

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

Proposed Changes: Removal of rear chimney.

Discussion:

1. Mr. Allan Slider steps to the podium; he is the owner of the property. He states that he is seeking approval to remove a brick chimney below the roofline. This is part of a renovation project that is necessary to secure the roof structure as well as the structure of the second floor ceiling and the back two-thirds of the house. The chimney is not visible from any angle from the front of the house, and it is only partly visible from the rear alley. The chimney sits on a seven foot tall brick flue between the second floor ceiling and the roof line. The flue is the main support structure as there is no ridge beam, and it has deteriorated beyond repair causing damage to the joists. The roof ridge is visibly sinking, the ceiling of the second floor has cracked and dropped four inches, and brick and mortar are dropping from the non-working fireplace; immediate repair is necessary. Their intent is to have the chimney and brick flue removed, and then to rebuild the roof structure in-kind without any change to the roof shape.
2. Mr. Hogan asks for public comment; there is none.

Motion:

3. Mr. Serrao motions to approve the removal of the rear chimney as proposed.
 4. Mr. Jennings seconds.
 5. Mr. Hogan asks for a vote; all are in favor and motion carries.
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100 Lytton Avenue

Oakland Civic Center Historic District

Owner:

Masonic Fund Society
200 E. Randolph Road, Suite 6900
Chicago, Il 60601

Ward: 4th

Lot and Block: 27-L-81

Inspector: Mark Sanders

Applicant:

Off the Wall Signs
1557 Cadiz Road
Wintersville, Oh 43953

Council District: 8th

Application Received: 9/11/13

National Register Status: Listed: Eligible:

Proposed Changes: Installation of a sign.

Discussion:

1. Mr. Matt Mezzoferro steps to the podium; he is with the applicant, Off the Wall signs. He states that they are looking to replace a sign for Holiday Inn with Wyndham Inn, the current tenant. The new sign will be a little less tall and wide than the current sign, and the current sign is backlit with fluorescent lights while the new one has LEDs which provide a softer light. They will be taking the current sign down and putting the new sign on the existing base.
 2. Mr. Serrao asks if the sign is internally lit.
 3. Mr. Mezzoferro says yes, it is a light-box sign; the letters are raised and illuminated from behind.
 4. Mr. Serrao states that internally illuminated signs are not permitted per the historic guidelines. The current sign was installed prior to the creation of the historic district.
 5. Mr. Mezzoferro asks if they can install the sign but not light it.
 6. Mr. Serrao says yes, and it can also be lit externally.
 7. Mr. Hogan asks for public comment; there is none.
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Motion:

8. Mr. Serrao motions to approve the installation of a non-internally-lit sign.
 9. Mr. Jennings seconds.
 10. Mr. Hogan asks for a vote; all are in favor and motion carries.
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4249 Fifth Avenue

Oakland Civic Center Historic District

Owner:

University of Pittsburgh
3400 Forbes Avenue
Pittsburgh, Pa 15213

Ward: 4th

Lot and Block: 27-M-14

Inspector: Mark Sanders

Applicant:

Michael Corb, Stantec
400 Morgan Center
101 E. Diamond Street
Butler, Pa 16001

Council District: 8th

Application Received: 9/11/13

National Register Status:

Listed:

Eligible:

Proposed Changes: Renovations including replacement of penthouse, window replacement, and installation of exterior HVAC components.

Discussion:

1. Mr. Mike Corb of Stantec Architects steps to the podium. He states that this project is a renovation of Clapp Hall; the university is looking to do a full interior infrastructure upgrade, which will require some exterior renovations. Due to code changes, the mechanical, electrical, and plumbing systems are all required to be upgraded, and the building will require a significant increase in air handling capability. This will require the demolition and replacement of the existing penthouse; the new penthouse will be larger in size. They will also need to reconstruct all of the existing parapets, which are supported by a steel angle that was incorrectly installed back in 1957 causing rust and deterioration of the limestone. They will be cleaning and repairing stone throughout the building, and will be replacing windows and doors in-kind with anodized aluminum. There are two existing greenhouses, and they will be replacing the glazing only with polycarbonate instead of glass. They will be constructing an exterior air intake structure to be clad in limestone on the Tennyson side of the building; they are proposing this structure at ground level to minimize the impact to the roof of the building. The roof will hold some new enclosed ductwork, which will be close to the parapets to also minimize their visual impact. For the new penthouse, they are proposing a metal stud frame system and an insulated metal panel that is slightly embossed. They will put some raised pilasters on it to pick up on the existing pilasters on the building.
 2. Mr. Hogan asks if they will be holding within the current parapet roofline.
 3. Mr. Corb says that the building is a bit of a “wedding cake” and the existing penthouse is set back. The penthouse is currently 1300 square feet, and they now require about 2700 square feet. They looked at trying to break the penthouse up by maintaining the existing one and adding another one elsewhere, but that option didn’t provide as much efficiency and also did not reduce the visual impact.
 4. Ms. Quinn states that she was approached about this project about a year and a
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half ago, so the applicants have definitely been thinking through all of their options.

5. Mr. Hogan asks if they have thought about treating the penthouse as a whole other story.
6. Mr. Corb states it is not technically another story based on codes, but if they were to treat it as another “layer of the cake”, it would be pulled back even more than it is, and in order to get what they need, they would have to build it even higher.
7. Mr. Serrao states that he thinks they made the right decision.
8. The Commission discusses the visibility of the penthouse; they think it is far enough back from Fifth Avenue to not be visible, and the only view they are concerned about is the one from Ruskin.
9. Mr. Hogan asks for public comment; there is none.

Motion:

10. Mr. Serrao motions to approve the renovations, including the replacement of the penthouse, window replacement, construction of exterior HVAC components, and restoration of the exterior stone and parapet.
 11. Ms. McClellan seconds.
 12. Mr. Hogan asks for a vote; all are in favor and motion carries.
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13 Oakland Square

Oakland Square Historic District

Owner:
Pasqua Sciulli
8 Cable Place
Pittsburgh, Pa 15213

Ward: 4th
Lot and Block: 28-M-132

Applicant:
Maria Palaza
1278 Breezewood Drive
W. Homestead, Pa 15120

Inspector: Bob McPherson
Council District: 3rd
Application Received: 8/28/13

National Register Status: Listed: Eligible:

Proposed Changes: Window replacement with vinyl.

Discussion:

1. Mr. David Palaza steps to the podium; he is presenting the project for the applicant. He states that he is seeking approval for replacement of aluminum windows with vinyl. He shows photos and states that the windows are old and leaking and need to be replaced. They were looking to replace just the front windows but then decided to do the whole house, which will be about 10 to 13 windows.
 2. Mr. Hogan asks if the windows are all aluminum sliders.
 3. Mr. Palaza says yes, they have been there since the owner bought the house in 1970.
 4. Mr. Hogan asks if they are looking to replace the windows with a similar style in vinyl.
 5. Mr. Palaza says yes.
 6. Mr. Serrao states that replacing the windows on the side and rear with vinyl with probably be acceptable, but vinyl is not permitted for the five windows in front per district guidelines.
 7. Mr. Hogan states they can replace them with new aluminum windows or wooden windows.
 8. Mr. Hogan asks for public comment; there is none.
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Motion:

9. Mr. Serrao motions to approve the window replacement on the side and rear with vinyl, with application for front window replacement to go to staff for approval.
 10. Ms. Ismail seconds.
 11. Mr. Hogan asks for a vote; all are in favor and motion carries.
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942 Penn Avenue

Penn-Liberty Historic District

Owner:

Nicholas Penn Avenue LLC
23 Market Street
Pittsburgh, Pa 15222

Ward: 2nd

Lot and Block: 9-N-111

Inspector: Bob Molyneaux

Applicant:

Sipp + Tepe Architects LLC
P.O. Box 332
Pittsburgh, Pa 15222

Council District: 6th

Application Received: 9/16/13

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

Proposed Changes: Signage.

Discussion:

1. Mr. Doug Sipp steps to the podium; he is the architect for the project. He states that the restaurant, Sienna Mercato, is applying for some simple signage and lighting. He shows a historic photo of the building and points out the signage location on the horizontal band above the storefront. He explains that the current restaurant will consist of three different restaurants, one on each floor, and they have decided that instead of going with horizontal signage as in the original, they would like to propose a vertical sign. They are trying to keep it minimal and are using small letters and the restaurant logo. They lighting will also be minimal and will highlight the vertical nature of the business. In addition they will be painting the emergency exit door at the right and incorporating the logo, and they have already had a small blade sign approved that will be installed at the right as well. He explains that there are two trees in front of the building which would block a horizontal sign, which is another reason they are proposing the vertical sign.
 2. Mr. Hogan asks about the lighting.
 3. Mr. Sipp says they are proposing to use historically appropriate down lights to light the facade.
 4. Mr. Hogan asks for public comment; there is none.
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Motion:

5. Mr. Serrao motions to approve the signage and exterior lighting.
 6. Mr. Jennings seconds.
 7. Mr. Hogan asks for a vote; all are in favor and motion carries.
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Motion:

10. Mr. Serrao motions to approve the window replacement for the side and rear of the building. He motions to deny the front window replacement and states that the owner must remedy the façade to be in compliance with the guidelines. An application for the remedy can be submitted to staff.
 11. Mr. Jennings seconds.
 12. Mr. Hogan asks for a vote; all are in favor and motion carries.
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Certificates of Appropriateness Report - October 2013

Staff Approval	C of A Number	Date Issued	Application Address	Historic District	Work Approved
Y	13-115	3-Oct-13	1234 Monterey Street	Mexican War Streets	In-kind repairs of soffit and fascia
N	13-116	3-Oct-13	850 N Lincoln Avenue	Allegheny West	Door Replacement
N	13-117	3-Oct-13	423 Lockhart Street	Deutschtown	Window replacement
N	13-118	3-Oct-13	601-605 E Carson Street	East Carson Street	Installation of vinyl windows in rear of building
N	13-119	3-Oct-13	1001 E Carson Street	East Carson Street	Renovations including storefront and window replacement
N	13-120	3-Oct-13	1737 E Carson Street	East Carson Street	Window replacement
N	13-121	3-Oct-13	1908 E Carson Street	East Carson Street	Storefront renovation and window replacement
N	13-122	3-Oct-13	1106 Sheffield Street	Manchester	Porch restoration
Y	13-123	4-Oct-13	1339 W North Avenue	Manchester	Garage replacement and balcony
N	13-124	7-Oct-13	1231 Resaca Place	Mexican War Streets	Removal of rear chimney

N	13-125	7-Oct-13	100 Lytton Avenue	Oakland Civic Center	Signage
N	13-126	7-Oct-13	942 Penn Avenue	Penn-Liberty	Signage and lighting
N	13-127	7-Oct-13	4249 Fifth Avenue	Oakland Civic Center	Renovations including replacement of penthouse, window replacement, and
N	13-128	7-Oct-13	47 Wabash Street	Individual	Elevator tower construction
N	13-129	7-Oct-13	4101 Bigelow Boulevard	Individual	Renovations including removal of louvers
N	13-130	7-Oct-13	1407 Juniata Street	Manchester	Demolition to grade
Y	13-131	8-Oct-13	7101 Hamilton Avenue	Individual	In-kind repair of windows and doors
Y	13-132	8-Oct-13	225 Forbes Avenue	Market Square	Signage
Y	13-133	8-Oct-13	2409 Shady Avenue	Individual	In-kind roof repairs
N	13-134	11-Oct-13	13 Oakland Square	Oakland Square	Window replacement
N	13-135	11-Oct-13	920 Western Avenue	Allegheny West	After the fact window replacement

Y	13-136	11-Oct-13	426 N Taylor Avenue	Mexican War Streets	In-kind window and door replacement
Y	13-137	14-Oct-13	1306 E Carson Street	East Carson Street	Signage
N	13-138	16-Oct-13	821 Liberty Avenue	Penn-Liberty	HVAC installation
Y	13-139	16-Oct-13	1404 E Carson Street	East Carson Street	Signage
Y	13-140	23-Oct-13	819 Liberty Avenue	Penn-Liberty	Signage
Y	13-141	28-Oct-13	125 First Avenue	Individual	In-kind roof replacement
Y	13-142	28-Oct-13	817 Liberty Avenue	Penn-Liberty	Signage
Y	13-143	28-Oct-13	1205 W North Avenue	Manchester	In-kind window replacement
Y	13-144	30-Oct-13	1000 Cedar Avenue	Deutschtown	In-kind repair of 2nd floor wooden awning/overhang
Y	13-145	30-Oct-13	506 Cedar Avenue	Deutschtown	In-kind replacement of 2 metal windows
Y	13-146	30-Oct-13	1727 Bedford Avenue	Individual	Masonry repair and repointing, storefront restoration