



Historic Review Commission of Pittsburgh

200 Ross Street, First Floor Hearing Room

April 4, 2012

AGENDA

(Vacant), *Chairman*

Ernie Hogan, *Vice Chairman*

Noor Ismail, *Director of Planning*

John Jennings, *Secretary, Acting Chief BBI*

Linda McClellan

Arthur Sheffield

Joe Serrao

➤ **12:30 PM CALL TO ORDER**

➤ **12:30 PM INTERNAL BUSINESS**

Old Business

- None

New Business

- Approval of the Minutes from the March 2012 hearing
- Certificates of Appropriateness Report – March
- Applications for a Certificate of Economic Hardship - None

Upcoming Demolitions, no action at this time

- None

➤ **1:00 PM HEARING & ACTION**

1. East Carson Street Historic District

1117 Bingham Street
MAPA Real Estate Holdings, owner
Marco Cardamone, applicant
Installation of gate and lighting

2. East Carson Street Historic District

1811 East Carson Street
Mike Papariella, owner
Matthew Brind'Amour, applicant
Installation of a roof deck

3. Penn-Liberty Historic District

941 Liberty Avenue
Caterina Varrasso, owner
Sunny Varrasso, applicant
**Certificate of Economic Hardship
Application - Installation of ATM**

4. Penn-Liberty Historic District

808 Penn Avenue
Penn Lofts LLC, owner
Shaheen Salaria, applicant
Façade renovation/restoration

5. Oakland Civic Center Historic District

4000 Fifth Avenue
Park Rankin, owner
Rick Avon, applicant
Creation of a new entry

6. Oakland Civic Center Historic District

4200 Fifth Avenue
Park Rankin, owner
Strada, LLC, applicant
**Installation of metal louvers in window
openings**

-
7. **Market Square Historic District**
Forbes Avenue T.B.D.
Millcraft Industries, owner
Arquitectonica, applicant
Construction of a mixed use high rise

➤ **DEMOLITIONS**

1. **Market Square Historic District**
218 Forbes Avenue
Millcraft Industries, owner
Arquitectonica, applicant
Demolition to Grade
2. **Market Square Historic District**
228 Forbes Avenue
Millcraft Industries, owner
Arquitectonica, applicant
Demolition to grade
3. **Manchester Historic District**
1321 N. Franklin Street
Andrew & Rachel Huffman, owners
Bureau of Building Inspection, applicant
Demolition to grade

4. **Iron City Brewery**
3340 Liberty Avenue
Collier Development, owner
Tim Frew, Applicant
Demolition of boiler house to grade

5. **Iron City Brewery**
3340 Liberty Avenue
Collier Development, owner
Tim Frew, Applicant
Demolition of Building D to grade

6. **Iron City Brewery**
3340 Liberty Avenue
Collier Development, owner
Tim Frew, Applicant
Demolition of Building E to grade

➤ **DIRECTOR'S REPORT**

➤ **ADJOURNMENT**

The John Robin Civic Building, located at 200 Ross St. downtown, is wheelchair accessible. This meeting is open to all members of the public. INTERPRETERS FOR THE HEARING IMPAIRED WILL BE PROVIDED WITH FOUR DAYS NOTIFICATION BY CONTACTING RICHARD MERITZER AT 412-255-2102.

Please contact Sarah Quinn with questions and comments: 412-255-2243

sarah.quinn@city.pittsburgh.pa.us



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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
 Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

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

Fee Paid: \$ 575

Date Received: 3-16-12

Hearing Date: _____

Lot and Block #: 3-H-220 17th Ward

ADDRESS OF PROPERTY: 1117 BINGHAM ST
PITTSBURGH, PA 15203

HISTORIC DISTRICT: SOUTH SIDE

OWNER

Name: MAPA REAL ESTATE LLC ^{HOLDINGS}
#907

Address: 1000 GRANDVIEW AVE

City, State, Zip: PITTSBURGH, PA 15211

Phone: () 412 638 5837 Fax: () _____

E-MAIL: mcardamone@mergingmedia.com

APPLICANT

Name: MARIO CARDAMONE

Address: 313 EAST CARSON ST

City, State, Zip: PHU, PA 15219

Phone: () 412 638-5837 Fax: () 412 481-9627

E-MAIL: SAME

REQUIRED ATTACHMENTS: Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED WORK: CONSTRUCTION OF TEMPORARY SURFACE PARKING AREA WITH RELATED SITE LIGHTING, FENCING & LANDSCAPING

SIGNATURE Mario Cardamone Owner DATE 3-16-2012

Mario Cardamone Applicant DATE 3-16-2012

MAPA Real Estate Holdings, LLC
1117 Bingham Street
Parking Lot near South Side Market House & WYEP



MAPA Real Estate Holdings LLC
1117 Bingham Street



Parking lot looking south east



Parking lot looking south east



Parking lot looking east



Parking lot looking south



Parking lot looking south west



Parking lot looking west



Parking lot looking north



Parking lot looking north west

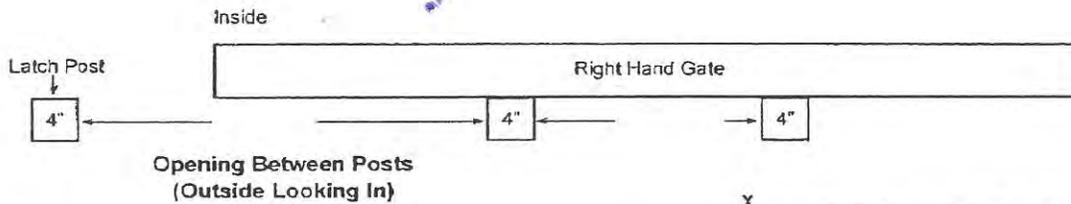
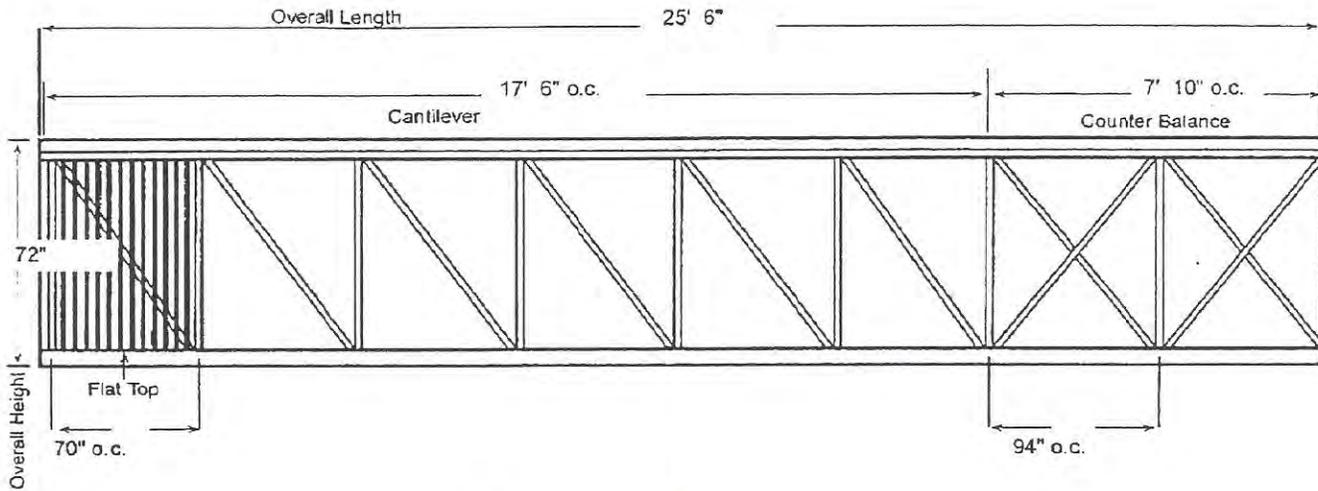


Rick Zolton lot nearby: HRC approved

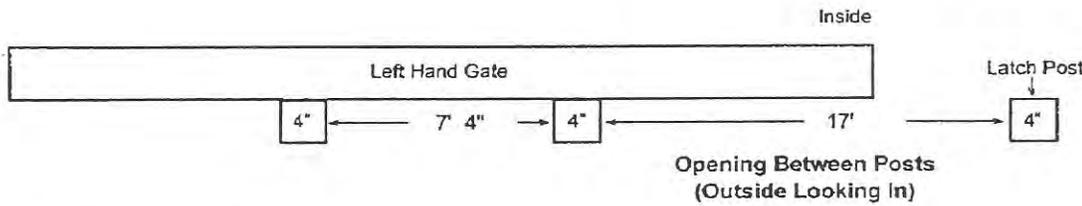
CONFIRMATION

Customer Name: ALLEGHENY FENCE CONSTRUCTIO Description
 P.O. Number: UAF-200, Black, 72 x 204
 Invoice Number: 78653

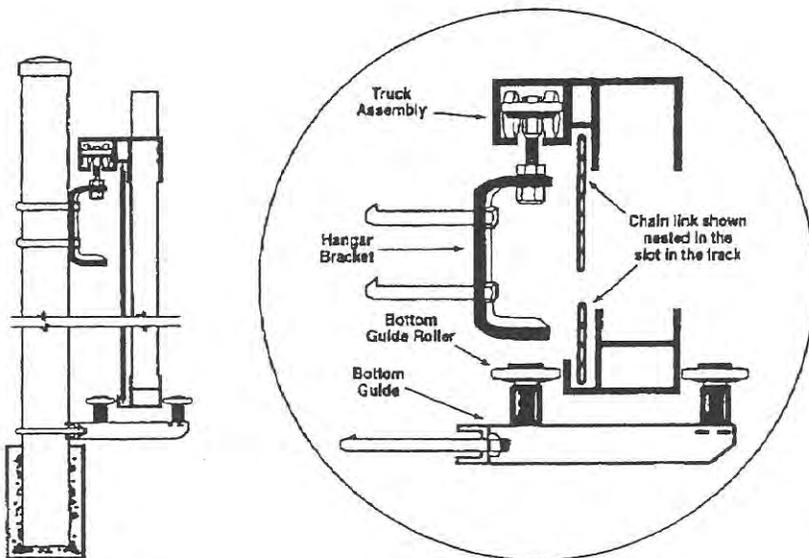
Date: 4/4/2007



X
 Right Hand Gate(s) Authorization - Sign & Date



X
 Left Hand Gate(s) Authorization - Sign & Date

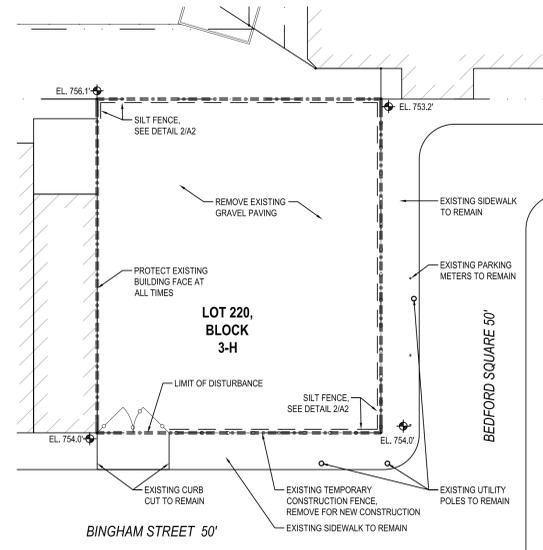


ULTRA ALUMINUM MFG., INC.
CANTILEVER GATES



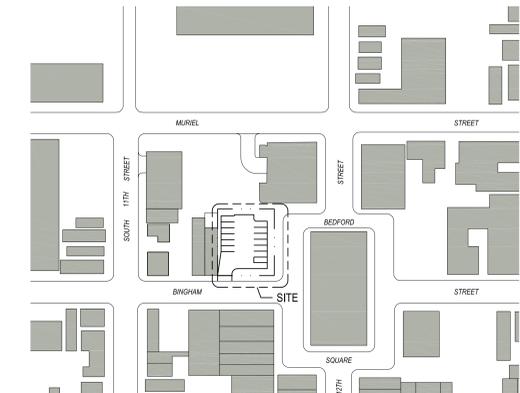
GENERAL NOTES:

- THE UTILITIES INDICATED ON THESE PLANS AND ON THE SURVEY MAY NOT BE A COMPLETE INVENTORY OF ALL THE EXISTING UTILITIES PRESENT ON OR AROUND THE SITE. THE LOCATION AND SIZE OF THESE UTILITIES MAY BE APPROXIMATE. THE ARCHITECT / ENGINEER SHALL NOT BE HELD LIABLE FOR ANY INACCURATE UTILITIES INFORMATION INDICATED, IMPLIED, OR NOT INDICATED ON THESE PLANS.
- THE CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL SYSTEM INC. AT LEAST THREE (3) BUT NOT MORE THAN 10 WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. 1-800-242-1776. THE LOCATIONS OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES. MARK ALL EXISTING UNDERGROUND UTILITY LINES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR, AT HIS EXPENSE WITH THE PERMISSION OF THE OWNER.
- BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT PROPERTY MARKERS, SECTION CORNERS, SURVEY MARKS, AND CITY BENCH MARKS, SUCH AS STONES, PIPES, OR OTHER MONUMENTS ENCOUNTERED. IF THE CONTRACTOR MUST RELOCATE THE PROPERTY MARKERS OR MONUMENTS, THEIR LOCATION SHALL BE REFERENCED BY A REGISTERED LAND SURVEYOR AND THE OWNER SHALL BE NOTIFIED PRIOR TO MOVING. ALL PROPERTY MARKERS AND MONUMENTS RELOCATED DURING CONSTRUCTION SHALL BE RE-ESTABLISHED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT EACH DAY AND REMOVE MUD, DIRT, GRAVEL, AND LOOSE MATERIALS TRACKED, DUMPED, SPILLED OR WIND BLOWN FROM THE SITE TO OTHER SITES, RIGHT OF WAYS, PUBLIC OR PRIVATE STREETS, DRIVEWAYS, YARDS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN DAILY IF NECESSARY. WATER MAY BE USED AS A REDUCER.
- ROADWAY SURFACING AND BASE MATERIALS, OR ANY OTHER PROPERTY REMOVED OR DAMAGED, SHALL BE REPLACED OR REPAIRED AS PROVIDED FOR IN THE SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN CONTROL DEVICES REQUIRED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL AGENCIES. EVERY EFFORT SHALL BE MADE BY THE CONTRACTOR TO PROVIDE FOR ACCESS TO RESIDENCES ACROSS THE WORK AREA.
- THE CONTRACTOR IS COMPLETELY AND SOLELY RESPONSIBLE FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING EROSION CONTROL AND THE SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OR WORK ON THE PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ARCHITECT / ENGINEER.
- THE CONTRACTOR SHALL CONSTRUCT PAVEMENT TO EXISTING BUILDING EDGE. EXISTING BUILDINGS SHALL BE PROTECTED AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE DONE TO EXISTING BUILDINGS SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- INFORMATION ON DETAIL DRAWINGS TAKES PRIORITY OVER ALL GENERAL DRAWINGS AND SCHEDULES. CONFLICTS SHALL BE RESOLVED ACCORDINGLY.
- WHEN THE CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND STRUCTURES OR WHERE CONSTRUCTION IS IN THE VICINITY OF EXISTING PIPING THE LOCATION AND ELEVATION OF THE EXISTING PIPING SHALL BE FIELD VERIFIED AND NOTIFICATION GIVEN TO THE OWNER IF THE EXISTING PIPE IS FOUND TO BE DIFFERENT THAN THAT SHOWN ON THE DRAWINGS.
- FOR CLARITY OF THESE DRAWINGS, PIPES MAY NOT BE DRAWN TO SCALE OR EXACTLY LOCATED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY OR LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THE CONTRACTOR OR CONTRACTORS ARE RESPONSIBLE TO PAY FOR ALL REQUIRED PERMITS BY ANY OR ALL OF THE AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED. THE SPECIFICATIONS OR CONTRACT, ALL ASSOCIATED BONDING REQUIREMENTS AND COSTS ARE INCIDENTAL TO THE CONTRACT.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS DOES NOT REPRESENT A FIELD BOUNDARY SURVEY BY FORTYEIGHT ARCHITECTURE.
- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHOEVER HAS JURISDICTION.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR PROPERTY LINE, WHERE APPLICABLE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY.

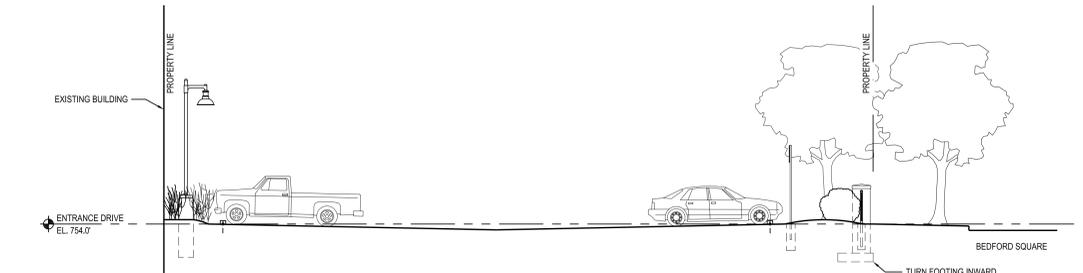


PRE-DEVELOPMENT / DEMOLITION PLAN 1
1" = 20'-0"

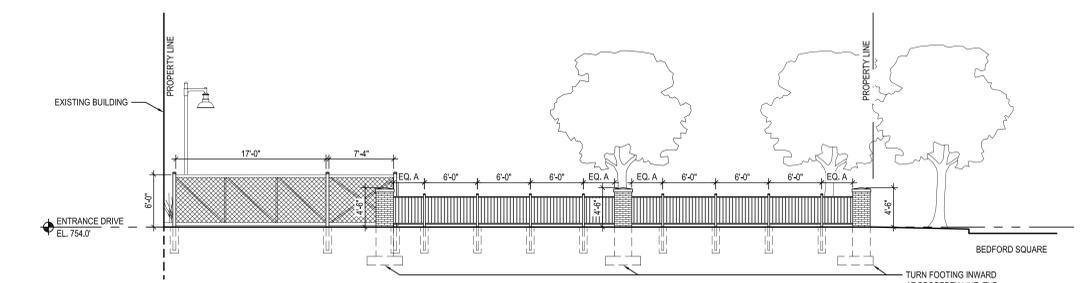
LOT 59 AND PART OF LOT 67 OF THE PLAN OF THE TOWN OF BIRMINGHAM
P.B.V. 1, PG. 3
PLAN OF LOTS FILED 15 OCTOBER 2010



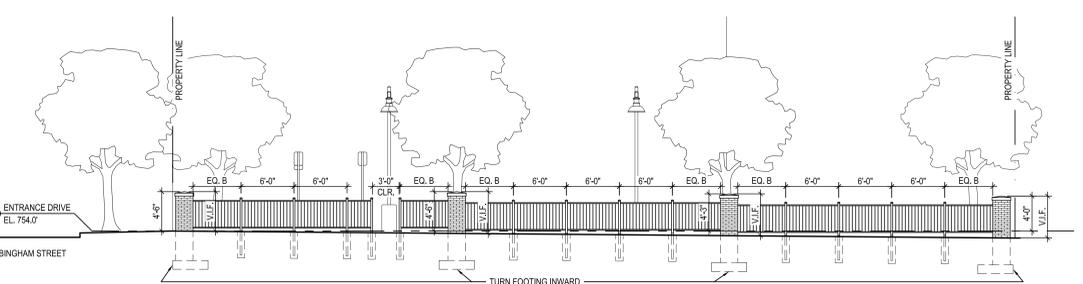
VICINITY PLAN
NTS



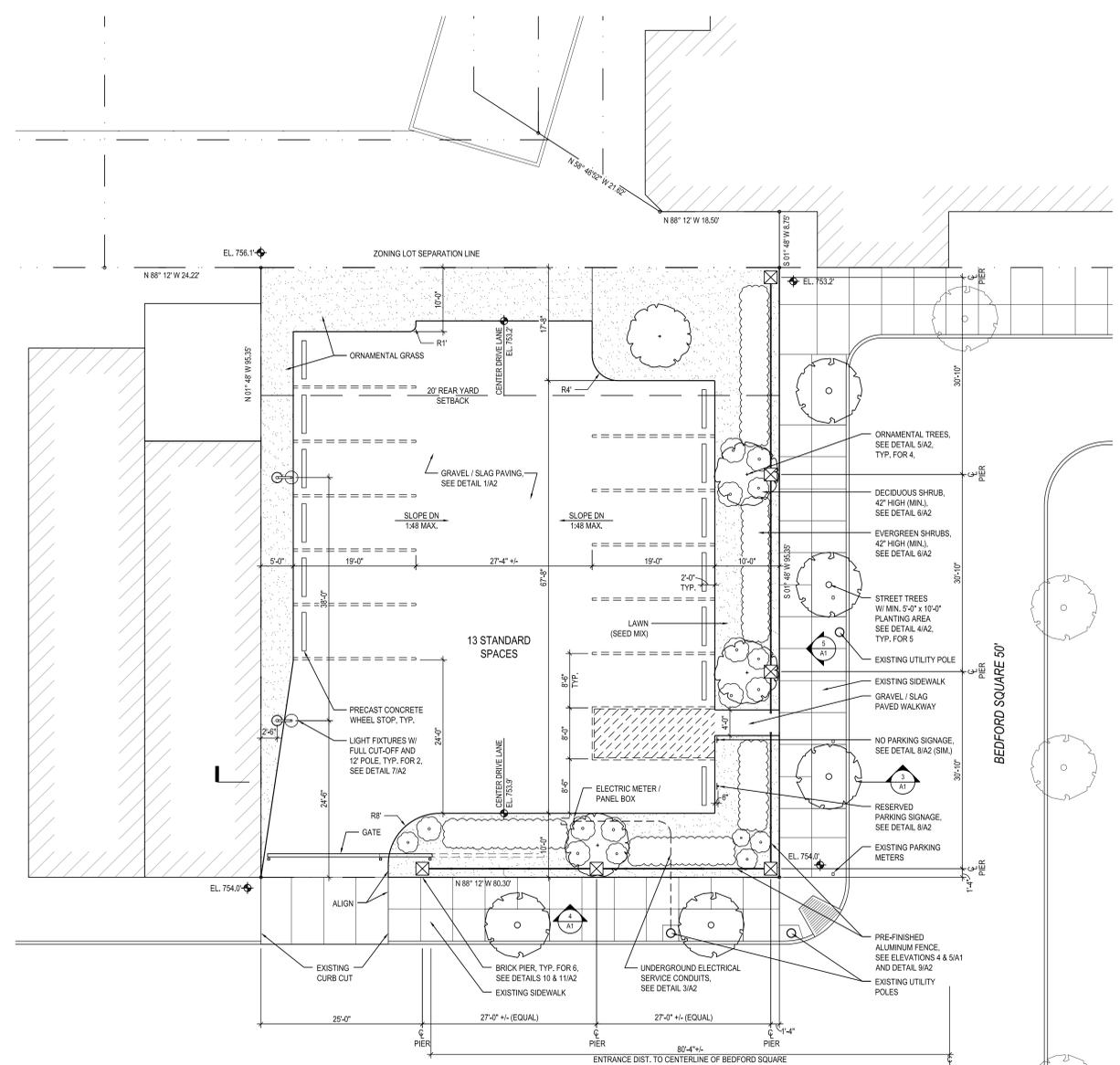
SITE SECTION
1/8" = 1'-0" 3



ELEVATION SOUTH
1/8" = 1'-0" 4



ELEVATION EAST
1/8" = 1'-0" 5



SITE PLAN
1" = 10'-0" 2

Revisions	
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Scale	
	NOTED

Drawn By	40 80
Checked By	40 80
Project No.	10-024
Date	13 MARCH 2012
Drawing Title	

**SITE PLAN
AND
ELEVATIONS**

Drawing No.



EROSION CONTROL NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT MINIMIZES EROSION.
- SEDIMENT-LADEN WATER SHALL BE DETAINED BY EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN THE RECEIVING STREAM. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
- WASTE AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE CARRIED FROM THE SITE BY STORMWATER RUNOFF. PROPER DISPOSAL OF ALL WASTE AND UNUSED BUILDING MATERIALS IS REQUIRED.
- SEDIMENT BEING TRACED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE MINIMIZED. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE SITE FOR DISPOSAL.
- SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL BE COLLECTED AND REDISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT AND AT LEAST ONCE A WEEK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY WASTE RECYCLING / DISPOSAL AREAS ON THE EROSION AND SEDIMENTATION PLAN ONCE THEY HAVE BEEN DETERMINED. THE CONTRACTOR SHALL OBTAIN ALL WASTE RECYCLING / DISPOSAL PERMITS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- ALL EXISTING STRUCTURES, FENCING, TREES, ETC., SCHEDULED FOR REMOVAL WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE AT A STATE-APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. BURNING OF WASTE MATERIALS IS NOT PERMITTED.
- SCHEDULE OF EARTHWORK ACTIVITIES:
 - THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS SOON AS POSSIBLE. TEMPORARY VEGETATION OR MULCHING SHALL BE USED TO PROTECT EXPOSED AREAS IF PERMANENT VEGETATION CANNOT BE SEEDING WITHIN 14 DAYS OR ACTIVITY CEASES FOR MORE THAN 21 DAYS OR AS DIRECTED BY THE ARCHITECT.
 - TOPSOIL REPLACEMENT SHALL TAKE PLACE FROM MARCH 1 TO OCTOBER 31. STOCKPILE TOPSOIL AT ALL OTHER TIMES OF THE YEAR. PERMANENT AND FINAL VEGETATION AND STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADING OR AS SOON AS POSSIBLE.

SILT FENCE MAINTENANCE REQUIREMENTS

- INSPECT THE SILT FENCE WEEKLY AND AFTER EACH STORM EVENT.
- IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY.
- REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT OR IS CAUSING THE FABRIC TO BULGE.
- TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
- AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE STRUCTURE AND SEDIMENT, SMOOTH THE DISTURBED AREA TO BLEND WITH ADJOINING AREAS, AND STABILIZE.

PLANT MATERIAL NOTES:

Plant Name	Minimum Size	Spacing	Remarks
STREET TREES CARPINUS CAROLINIANA American Hornbeam	2" caliper	as shown	Deciduous
ORNAMENTAL TREES MAGNOLIA STELLATA Star Magnolia	8" - 10" high	as shown	Deciduous
SHRUBS Ilex Glabra Densa Densa Inkberry Holly	42"	42" o.c.	Evergreen
VIBURNUM CASSINOIDES Witherod Viburnum	42"	as shown	Deciduous
ORNAMENTAL GRASSES PANICUM VIRGATUM Switch Grass	clump	30" o.c.	

GENERAL NOTES:

- ALL EXISTING TREES, VEGETATION, OAVEMENT, CONCRETE FOUNDATIONS, STRUCTURES, AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREA.
- CONTRACTOR SHALL INSTALL ALL PLANT MATERIALS IN LOCATIONS AND TO DEPTHS AS SHOWN ON PLANS OR ON DETAILS.
- ALL SHRUB BEDS SHALL BE MULCHED WITH SHREDDED PROCESS HARDWOOD BARK AND PINE BARK.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE CALENDAR YEAR AFTER WRITTEN NOTICE OF ACCEPTANCE OF ALL PLANTING WORK.
- TOPSOIL SHALL BE SUPPLIED BY THE CONTRACTOR. TOPSOIL MUST BE TESTED ACCORDING TO SPECIFICATIONS PRIOR TO USE. TOPSOIL TEST AND AMENDMENT RECOMMENDATIONS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ARCHITECT PRIOR TO INSTALLATION. THE PLANTING PIT INFILL SHALL BE A TOPSOIL THAT IS FREE FROM ALL ELEMENTS HARMFUL TO VEGETATION GROWTH. THE MINIMUM TOPSOIL DEPTH SHALL BE 4".

PLANTING NOTES:

- PROVIDE POSITIVE DRAINAGE UNDER ALL CIRCUMSTANCES. DO NOT ALLOW PONDING AROUND ROOT BALL.
- IF ENTIRE PLANT IS IN A LARGE PLANT BED, MULCH ENTIRE BED.
- IF PLANT IS CONTAINER GROWN, REMOVE CONTAINERS AND USING A SHARP KNIFE MAKE 3 VERTICAL CUTS 1/4" DEEP ON OPPOSITE SIDES OF THE ROOT MASS.
- ROPES AT TOP 1/3 OF ROOTBALL SHALL BE CUT AND REMOVED. NON-BIODEGRADABLE MATERIAL SHALL BE COMPLETELY REMOVED.
- IF ROOTS ARE WRAPPED IN BURLAP, LEAVE THE BURLAP IN PLACE AND REMOVE ANY BINDINGS AROUND THE MAIN TRUNK.

SEED NOTES:

SPECIES: PERENNIAL RYEGRASS, CREEPING RED FESCUE, KENTUCKY BLUE GRASS
% PURE LIVE SEED: (98) (98) (98)
APPLICATION RATE: (40) (58) (106) LB / ACRE
FERTILIZER TYPE: 10-20-20
FERTILIZER APPLICATION RATE: 678 LB / ACRE
LIMING RATE: 1.90 T / ACRE
MULCH TYPE: HAY OR STRAW
MULCHING RATE: 2.30 T / ACRE
SEEDING SEASON DATES: MARCH 15 THRU JUNE 1 AND AUGUST 1 THRU OCTOBER 15

LUMINAIRE SPECIFICATION:

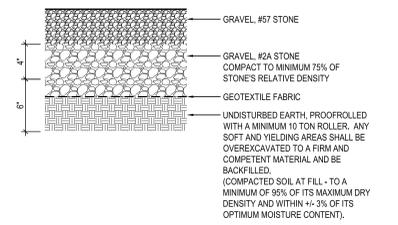
COOPER LIGHTING, STREETWORKS, CLASSIC EPIC MEDIUM DECORATIVE AREA LUMINAIRE WITH SPILL LIGHT ELIMINATOR, SOLID MID SECTION, BELL SHADE, 175W HMD, METAL HALIDE. TRADITIONAL SINGLE POLE MOUNT ARM ON 12" HIGH ROUND STRAIGHT ALUMINUM POLE. CEM-174-SL-XL-GM, S46158-GM, R34T12NA

FENCE SPECIFICATION:

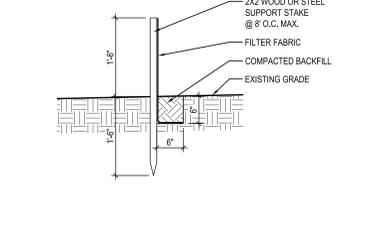
ULTRA ALUMINUM MFG., INC., ULTRA CS COMMERCIAL SERIES, UAF-200 FLAT TOP TWO RAIL FLUSH, POWDER COAT FINISH.

BRICK SPECIFICATION:

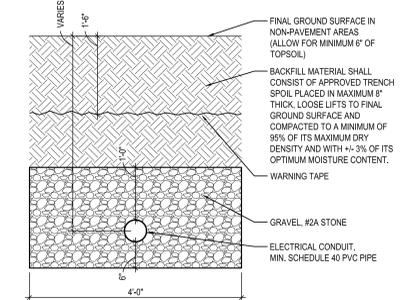
BORAL BRICK, INC., "FRENCH QUARTER"



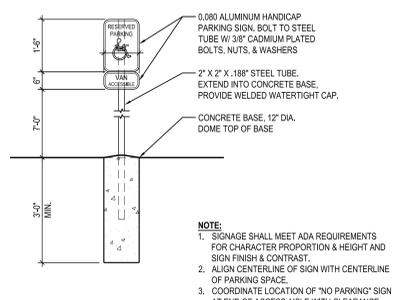
DETAIL STANDARD PAVING 1
NTS



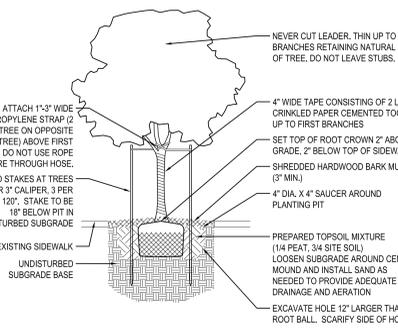
DETAIL SILT FENCE 2
NTS



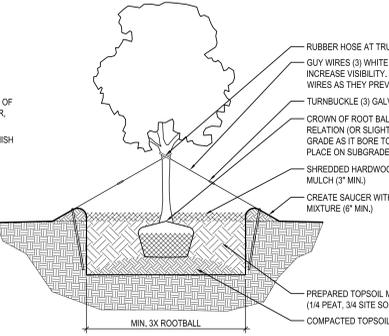
DETAIL UTILITY TRENCH 3
NTS



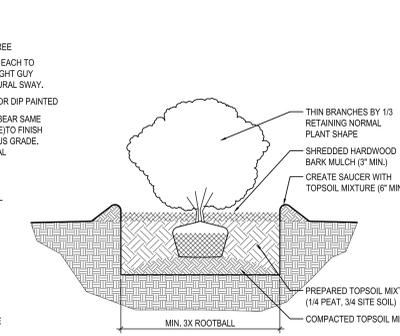
DETAIL PARKING SIGNAGE 8
1/2" = 1'-0"



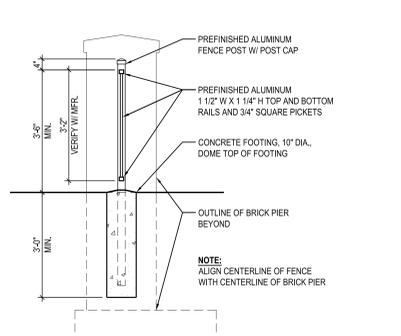
DETAIL STREET TREE PLANTING 4
NTS



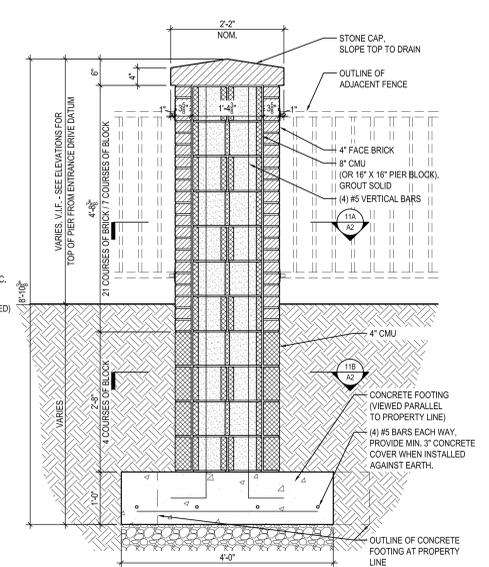
DETAIL DECIDUOUS TREE PLANTING 5
NTS



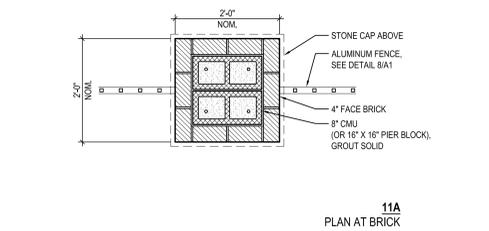
DETAIL SHRUB PLANTING 6
NTS



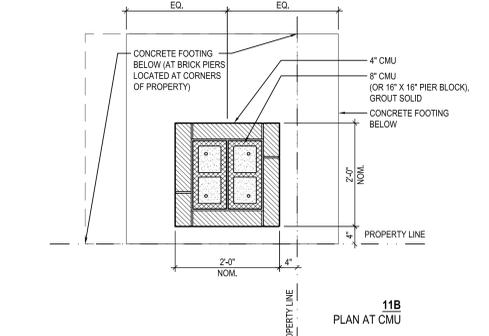
DETAIL FENCE POST 9
1/2" = 1'-0"



DETAIL BRICK PIER 10
3/4" = 1'-0"



DETAIL BRICK PIER 11
3/4" = 1'-0"



DETAIL BRICK PIER 11
3/4" = 1'-0"

Revisions

△	
△	
△	
△	
△	

Scale

NOTED

Drawn By 40 80

Checked By 40 80

Project No. 10-024

Date 13 MARCH 2012

Drawing Title

SITE DETAILS

Drawing No.



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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
 Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

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

Fee Paid: \$ _____

Date Received: _____

Hearing Date: _____

Lot and Block #: _____

ADDRESS OF PROPERTY: 1811 East Carson Street
Pittsburgh, PA 15203

HISTORIC DISTRICT: East Carson Street

OWNER

Name: Mike Papariella

Address: 1811 East Carson Street

City, State, Zip: Pittsburgh, PA 15203

Phone: (412) 901-1420 Fax: () -

E-MAIL: fightmachine@me.com

APPLICANT

Name: Matthew Brind'Amour

Address: 1201 West Point Avenue

City, State, Zip: Pittsburgh, PA 15212

Phone: (412) 412-0485 Fax: () -

E-MAIL: matt.brindamour@gmail.com

REQUIRED ATTACHMENTS: Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED WORK: Replace existing 2.5 story roof deck with new 2nd story addition, egress stair enclosure and 3rd story roof deck above. This is only a partial roof deck, covering ~600sf at the rear along Wright's Way only. The new design will not be visible from E Carson but is from 18th & Wrights

SIGNATURE _____, Owner **DATE** _____

_____, Applicant **DATE** _____

The owner of Casey's Draft House is proposing the following work to his property located at 1811 East Carson Street. As it exists, there is currently a pressure treated wood deck, on unfinished concrete masonry piers sitting above a single story addition added within perhaps the last decade. Due to delamination of the beams used, the existing roof deck has become unsafe and needs to be replaced (see photos). In lieu of replacing the deck in kind the owner has proposed to continue the concrete masonry walls of the 1-story addition up a second story and place the new roof deck above the new addition. For egress we will also place a new, 3-story, concrete masonry exit stair shaft at the rear of the addition to provide egress from both the 2nd story addition and the roof deck.

The property is currently an amalgamation of various renovations and additions throughout it's history and while the front facade along Carson is certainly contributing to the historic district, I would argue that per the ECSHD Design Guidelines: *General Guidelines (C)#8.* "...*If the rear of a building is not basically the original design and materials, then proposals for work on the rear, when visible from a public street or way, should be treated as if they were proposals for work on non-contributing structures...*". Because 1811 is a 3-story building along Carson Street, with a gabled roof providing more screening of the space behind it and we are proposing to add only a small roof deck above the rear third portion of the building, no part of the roof deck will be visible from the East Carson Street corridor itself. It will be visible from 18th Street and Wrights Way, however, we believe we are proposing to improve the appearance of the current building as opposed to making it less attractive from the public way. There is also precedent, from this corner, for rear roof decks of a non-historic nature that are visible from this intersection but not from Carson Street (See Photos).

Casey's Draft House

1811 East Carson St.
Pittsburgh, PA 15203

Historic Review Commission
Submission - 3.16.12

PROJECT TEAM

Owner:
Casey's Draft House
1811 East Carson St
Pittsburgh, PA 15203
Phone: 412.431.3595
Contact: Mike Papanella

Designer:
Brind'Amour Design
1201 West Point Ave
Pittsburgh, PA 15212
412.477.2140
Contact: Matt Brind'Amour, Assoc. AIA

Contractor:
Pgh Expert Painting
??? St.
Pittsburgh, PA 15203
412.519.3717
Contact: Josh Ebaugh

ME/P Engineer:
TBD
Suite 333
700 River Avenue
Pittsburgh, PA 15212
412.
Contact:

Structural Engineer:
TBD
Washington Pike
, PA 15017
Contact:

Civil Engineer:
TBD
123 Ridge Road
Valencia, PA 16059
724.
Contact:



Brind'Amour Design
Matthew Brind'Amour
Assoc. AIA LEED AP

1201 West Point Ave
Pittsburgh, PA 15212
412.477.2140
matt.brindamour@gmail.com

Historic Review
3.16.2012

Roof Deck Redesign and
Renovation

Casey's Draft House

1811 East Carson Street
Pittsburgh, PA 15203

12-003

THESE DRAWINGS ARE FOR REVIEW OF DESIGN AND SCOPE DESCRIPTION ONLY. NO REPRESENTATION IS MADE TO THE ACCURACY OF THE DRAWINGS WITH RESPECT TO EXISTING DIMENSIONS OR CONDITIONS. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ANY AND ALL DIMENSIONS AND CONDITIONS WHICH ARE CRITICAL TO THEIR WORK.

Drawing List		Issued for HRC 3.15.12	Released for Preliminary Pricing	GMP Set	Issued for Final Design Approval	Issued for Permit	Issued for Construction
Sheet No.	Drawing Title						
A0.0	Cover Sheet						
A0.1	General Notes						
D1.0	Existing Conditions Plan - Demo						
A1.0	Proposed Plans - Second Floor, Roof Deck						
A3.0	Building Elevations - Partial						



② Location Map
1" = 1'-0"

Cover Sheet

1" = 1'-0"

A0.0

Historic Review
 3.16.2012

**Roof Deck Redesign and
 Renovation**

Casey's Draft House

1811 East Carson Street
 Pittsburgh, PA 15203

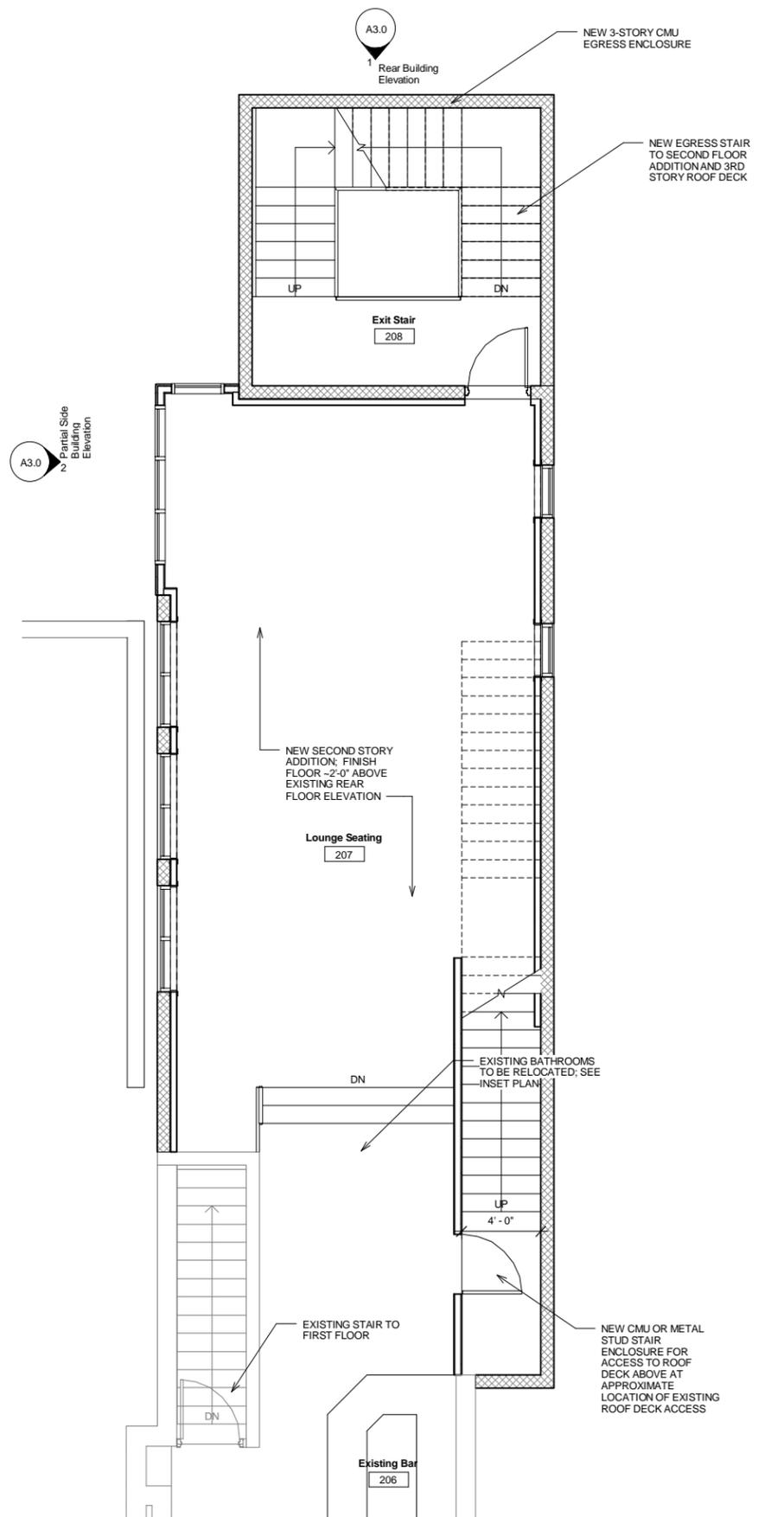
12-003

THESE DRAWINGS ARE FOR REVIEW OF DESIGN AND
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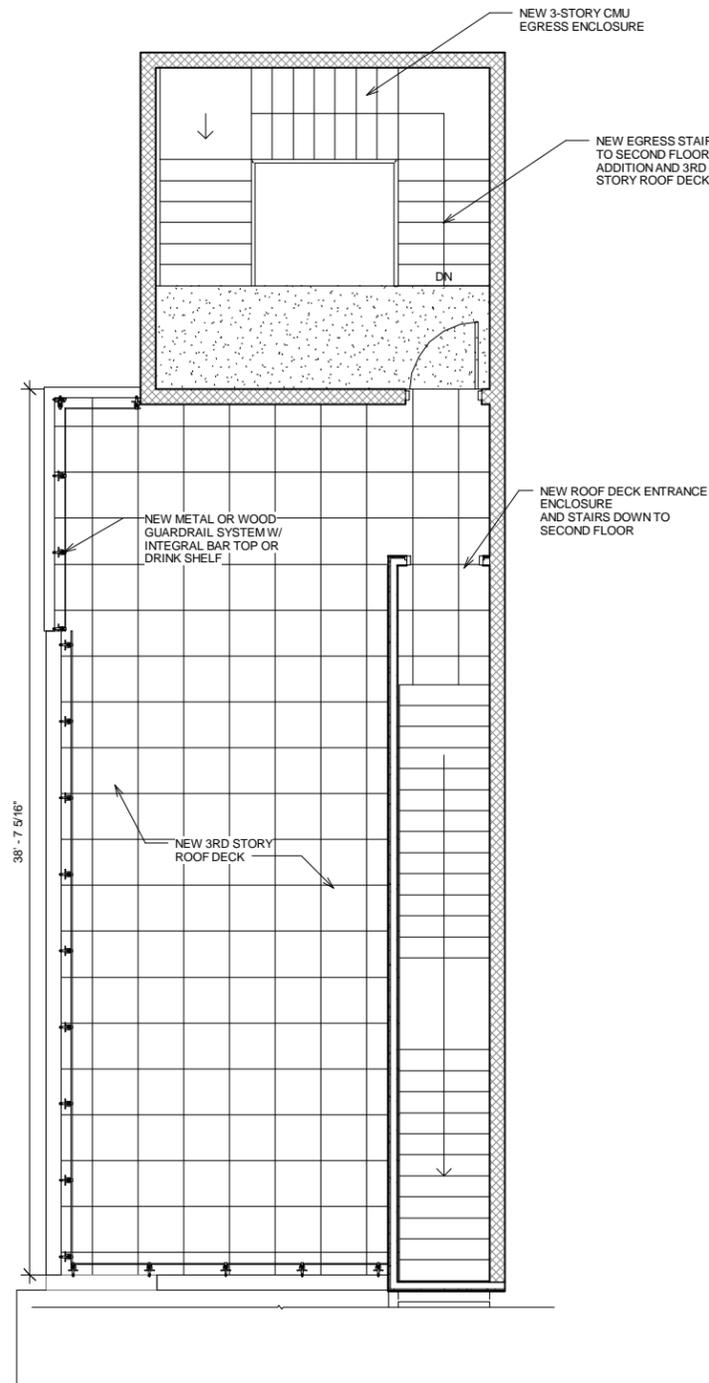
**Proposed Plans -
 Second Floor, Roof
 Deck**

1/4" = 1'-0"

A1.0



① Proposed Second Floor Plan
 1/4" = 1'-0"



② Proposed Roof Deck
 1/4" = 1'-0"

GENERAL NOTES:

EXISTING BATHROOMS TO BE REMOVED AND REPLACED.
 EXISTING OPENING AND STAIRS TO ROOF DECK TO BE REMOVED AND REPLACED.
 1-STORY ADDITION BLOCK WALLS TO BE EXTENDED TO ENCLOSE SECOND FLOOR
 ADDITION AND CREATE PARAPET WALLS AT ROOF DECK LEVEL.



S 18th St

TRUCKS
NO
TURNS

STOP
DO NOT PARK
IN THIS LOT



S 18th St

TRUCKS NO TURNS

No Left Turn

STOP DO NOT PARK ON THIS LOT



Existing Carson St Façade to Remain Unchanged



Rear Roof Deck not visible from Carson Street

Existing Roof Deck and Rear Facade



Existing Roof Deck and Rear Facade





Existing Roof Deck and 1-Story Addition from Wrights Way



Existing Roof Deck from 18th St

Existing Deck towards Carson St – 3 Story portion blocks visual access



Existing Roof Deck from 18th St



Existing Roof Deck – Structurally Unsound

Delaminating Glu-Lam Beam



Nearby Existing, Modern Style Roof Deck as viewed from
Wright's Way behind 1811 East Carson
Existing Roof Deck from 18th St



HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for Certificate of Economic Hardship

Date Received: _____

Hearing Date: _____

Lot and Block No.: _____

ADDRESS OF PROPERTY:

941 Liberty Avenue
Pittsburgh, PA 15222

OWNER

Name: Caterina Varrasso
Address: 4769 Oakhurst Avenue
City, State, Zip Gibsonia, PA 15044
Phone: 412.487.7855
Email: None

APPLICANT

Name: Sonia Varrasso
Address: 4769 Oakhurst Avenue
City, State, Zip Gibsonia, PA 15044
Phone: 412.487.7855
Email: None

REASON FOR REQUEST:

The Commission's Partial denial of Sonia Varrasso's request for Certificate of Appropriateness to install a sidewalk café with an ATM will result in undue economic hardship on Sonia Varrasso and her business 941 Saloon Corporation. It is Ms. Varrasso's intent to redesign of the façade of the building in order to create an open air sidewalk café with the hopes of rejuvenate a slumping Restaurant/Bar business in the area. The design results in the elimination of a wall in which the current ATM is located. The new design incorporates the ATM into the exterior façade which provides access to the ATM to the general public. There is no other suitable location within the business within which to locate the ATM other than where it currently stands. All remaining walls are exterior walls, party walls or contain stairwells, restrooms and office space. These areas do not provide the wallspace or access necessary to install an ATM.

The HRC previously approved a similar design with same location of the ATM and a single door as an entryway. Ms Varrasso has purchased the smallest commercial ATM machine based on the recommendations of the HRC for approximately \$6,000.00. The façade design has not changed with regard to the ATM. Ms. Varrasso only resubmitted the design to comply with building inspection requests for a double door rather than a single door egress. In addition she determined to obtain approval for sign design.

Denial of the current design with the ATM will result in undue hardship as she has purchased an ATM that cannot be used and she will be losing between \$500.00 and \$800.00 in ATM fees per month which has helped to support the business in these difficult economic times. The abandonment of the project threatens the business in general as there continues to be no reason for suburbanites to stay in the City of Pittsburgh after working hours. This trend will continue if some changes are not made to draw people into to the Penn-Liberty Area

SIGNATURES


Caterina Varrasso Owner

Date 1-9-12


Sonia Varrasso Applicant

Date 1-9-12

REQUEST FOR ECONOMIC HARDSHIP

STANDARD TO BE APPLIED

Exterior Alterations other than Demolition, New Construction, Additions, and Relocation. The Commission shall only approve an application for a Certificate of Economic Hardship upon determination that the denial of the Certificate of Appropriateness for alterations has resulted in substantial hardship to the property owner.

EVIDENCE TO BE CONSIDERED

1. Estimated cost of proposed alteration (Non Inclusion of ATM)

- a. Build costs would be Minimal
- b. Approval of the Project without the ATM would result in losses as follows:
 - i. Losses from the purchase of ATM to suit HRC requests - \$6,000.00
 - ii. Losses in revenue generated from ATM machine Approx. \$500.00-800.00/month

2. Opinions from a licensed engineer or architect with experience in renovation, restoration or rehabilitation as to the structural soundness of any structures or objects on the property and their suitability for continued use, renovation, restoration or rehabilitation

N/A

3. Any estimates of the market value of the property in its current condition; after completion of the proposed alteration, construction, demolition, or relocation; after any expenditures necessary to comply with the recommendations of the Commission for changes necessary for it to approve a Certificate of Appropriateness; and in the case of a proposed demolition, after renovation of the existing property for continued use.

There is minimal affect on the value of the property in question for removal of the ATM the hardship would be as a result of the limiting the use of the property. in denying the use of the ATM. The denial would result in losses to the tenant and ultimately result of in the abandonment of the project. The propose of project was to rejuvenate business. The loss as a result is immeasurable.

4. In the case of a proposed demolition, any estimates from architects, developers, real estate consultants, appraisers, or other real estate professionals experienced in rehabilitation as to the economic feasibility of restoration, renovation or rehabilitation of any existing structures or objects.

None

5. **Any and all applicable zoning provisions, the possibility of modifications to zoning provisions and incentives available to the applicant.**

No Zoning provisions are at issue

ADDITIONAL EVIDENCE TO BE SUBMITTED

The applicant intends to submit the following information as evidence that the Commission's decision was arbitrary capricious an abuse of discretion and Contrary to law resulting in economic hardship to the applicant.

- a. The original approved plan letter and Certificate of Appropriateness.
- b. The current proposed Plan letter and Certificate of Appropriateness.



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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

<p>DEADLINES: Completed Applications must be submitted 15 days prior to the next HRC hearing, when a hearing is required.</p>	<p>Date Received: <u>RECEIVED AUG 02 2010</u></p>
<p>FEE SCHEDULE: See attached. Please make check payable to <i>Treasurer, City of Pittsburgh.</i> Fee Paid: <u>\$ 240</u></p>	<p>Hearing Date: _____</p>
	<p>Lot and Block #: _____</p>

ADDRESS OF PROPERTY: 941 Liberty Avenue
Pittsburgh, PA 15222

HISTORIC DISTRICT: _____

OWNER

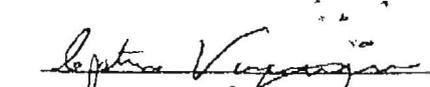
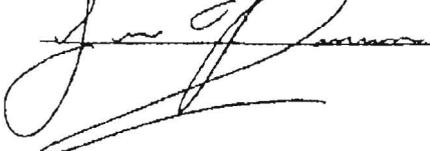
Name: Caterina Varrasso
 Address: 4769 Oakhurst Avenue
 City, State, Zip: Gibsonia PA 15044
 Phone: (412)487-7855 Fax: ()
 E-MAIL: _____

APPLICANT

Name: Sunny Varrasso
 Address: 4769 Oakhurst Avenue
 City, State, Zip: Gibsonia PA 15044
 Phone: (412)377-5168 Fax: (412)281-5222
 E-MAIL: 941tilden@gmail.com
941mbtil@gmail.com

REQUIRED ATTACHMENTS: Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED WORK: Paris to Pittsburgh, store front renovation

SIGNATURE , Owner DATE 7-27-10
, Applicant DATE 7-27-10



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

HISTORIC REVIEW COMMISSION

(Vacant), Chairman
Ernie Hogan, Vice Chairman
John Jennings, Secretary, Acting Chief BBI
Noor Ismail, Dir. Of City Planning
Arthur Sheffield, III
Linda McClellan
Joe Serrao

February 10, 2011

Sunny Varrasso
4769 Oakhurst Avenue
Gibsonia, PA 15044

**Re: 941 Liberty Avenue
Penn-Liberty Historic District**

Dear Ms. Varrasso:

As you are aware, on November 3, 2010 the Historic Review Commission of the City of Pittsburgh reviewed your proposal for renovations at the address listed above, located in the Penn-Liberty City-Designated Historic District.

By the authority granted to it, the Commission has approved your application and has issued a Certificate of Appropriateness for the work.

Enclosed, please find the Certificate of Appropriateness. A list of all of the exterior work approved the Commission (and its staff) is listed on the Certificate. You should show the certificate if and when you apply at the Zoning Counter and the Bureau of Building Inspection for a building permit; you should post the Certificate at the job site along with the building permit.

If you wish to modify any of the approved exterior work, please contact the Historic Preservation Office beforehand. Any unauthorized work, not in accordance with the Certificate of Appropriateness, may lead to the revocation of the building permit.

If you have any questions, please feel free to call (412-255-2243), or email makenzie.diehl@city.pittsburgh.pa.us

Sincerely,

Makenzie Diehl
Historic Preservation Office



HISTORIC REVIEW COMMISSION OF PITTSBURGH
CITY OF PITTSBURGH

CERTIFICATE OF APPROPRIATENESS

#11-007

Owner: Diego & Caterina Varrasso
Applicant: Sunny Varrasso
Building Inspector: Bob Molyneaux
Address of Property: 941 Liberty Avenue

Issue Date: February 9, 2011
Historic District: Penn-Liberty
Ward: 2nd
Block and Lot: 9-N-44

In accordance with Section 1.8 of Title Eleven – Historic Code of Ordinances of the City of Pittsburgh, the Historic Review Commission has reviewed the application for new construction, demolition, or exterior alterations submitted by the applicant, and has approved the following:

- Rehabilitation of the first floor storefront on the primary façade of the address listed above, as per drawings and specifications submitted to the Historic Review Commission on 3-November-10. To include:
 - Installation of black, aluminum NANA wall storefront system, and new entry door with transom window above.
 - Installation of 20 ½”w x 36”h ATM. ATM shall be set in wall with brick surround to match the existing.
 - Installation of black, canvas awning to be mounted to existing brick piers.
 - Installation of channel letter wall sign, to be face mounted to brick. Letters shall be black, cut-out acrylic and individually back-lit.
 - One black, bead-board panel planter shall be installed at base of left pier.
- Details (including signage and lighting) and changes to the drawings shall be presented to the Historic Review Commission staff prior to construction.
- All work items must meet zoning and building inspection codes, and all other applicable laws and regulations.

This certificate must be presented to the Zoning Office and the Bureau of Building Inspection in order to obtain a permit.

**This Certificate EXPIRES six (6) months after Issue Date
PLEASE DISPLAY THIS CARD PROMINENTLY**

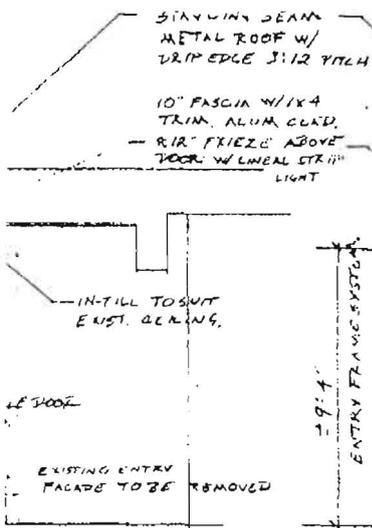
M. Diem

Staff of the Historic Review Commission

[Signature]
Secretary of the Historic Review Commission

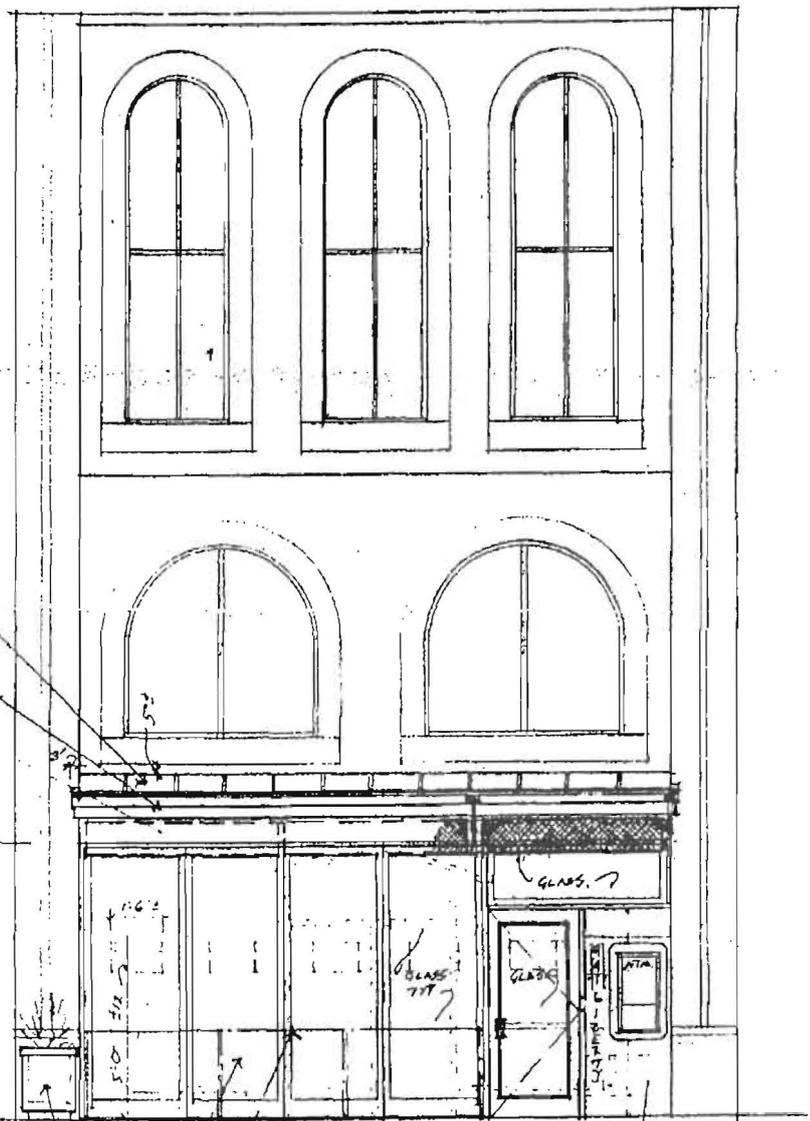
PROPOSED SIGNAGE

- LOGO ON GLASS PANELS (LOGO/NAME NOT YET DETERMINED) REVEALED ON FLOOR) REMOVED FILM/PAPER ON
- NOT PERMANENTLY ETCHED INTO GLASS
- APPROX 18" x 10" EACH HOUR
- 150' TO BOTTOM ABOVE THRESHOLD
- DURING ADVISED SIGNIFICATION - SHIP PANEL MOUNTED DIE CUT LETTERS 24" W x 60" HIGH VERTICAL MOUNTING TO RIGHT OF ENTRY DOOR
- NO PROMINENT SIGNAGE ON UPPER FLOORS / AWNINGS



- IN-TILL TO SUIT EXIST. BEAMS,
- LE DOOR
- EXISTING ENTRY FACADE TO BE REMOVED
- 1ST BRICK PIERS / OPENLY LINE
- FRAME / CANVAS
- AWNING 3 EQUAL WIDTH TING PANELS 16'6\"/>
- TIGHTLY STRETCHED. NO
- BRACKETS HUNG FROM
- / FRIEZE, 9'-0\"/>

SECTION
14'-10"



- 36" H MOVABLE CAFE INERICK.
- BLACK ALUM. FRAME FOLDING LOOK-OPERABLE PANELS 2 3' x 9' x 1/2" PANELS, 1/2" STILES (HANA WALL SYSTEMS - SL45)
- MOVABLE PLANTER, VEGETATION MAX 48" ABOVE TAVING
- PROVIDE FOR EXTERIOR HOSE BIB. LOCATION TO BE DETERMINED
- EXIST BRICK PIERS NATURAL VENEER CLONE TILES

ELEVATION
14'-10"

C

PROPOSED FACADE RENOVATIONS
941 LIBERTY AVENUE
PITTSBURGH PA 15222



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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
 Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

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

Fee Paid: \$ 240

Date Received: Sept 2, 2011

Hearing Date: _____

Lot and Block #: 9 - N - 44 2ND Ward

ADDRESS OF PROPERTY: 941 LIBERTY AVE
Pgh PA 15222

HISTORIC DISTRICT: _____

OWNER

Name: CATERINA VARRASSO

Address: 4769 OAKHURST AVE.

City, State, Zip: GIBSONIA PA 15044

Phone: (412) 303-0328 Fax: () -

E-MAIL: _____

APPLICANT

Name: SUNNY VARRASSO

Address: 4769 OAKHURST AVE

City, State, Zip: GIBSONIA PA 15044

Phone: (412) 377-5168 Fax: () -

E-MAIL: 9411ilden@gmail.com

REQUIRED ATTACHMENTS: Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED WORK: FASCADÉ

SIGNATURE Caterina Varrasso, Owner DATE Aug 29, 2011

Sunny Varrasso, Applicant DATE Aug 29 2011

D



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

HISTORIC REVIEW COMMISSION

(Vacant), Chairman
Ernie Hogan, Vice Chairman
John Jennings, Secretary, Acting Chief BBI
Noor Ismail, Dir. Of City Planning
Arthur Sheffield, III
Linda McClellan
Joe Serrao

December 12, 2011

Sunny Varrasso
4769 Oakhurst Avenue
Pittsburgh, PA 15044

**Re: 941 Liberty Avenue
Penn-Liberty Historic District**

Dear Ms. Varrasso:

As you are aware, on December 7, 2011 the Historic Review Commission reviewed your application for proposed exterior renovations to 941 Liberty Avenue, located in the Penn-Liberty City Designated Historic District. The Commission approved a portion of your application, but denied the installation of the ATM in the façade of the building. The Commission members encouraged the installation of an ATM in the building's interior, which would be outside of the jurisdiction of the Historic Review Commission.

Enclosed please find the Certificate of Appropriateness authorized by the Commission at that meeting. It lists all of the exterior work approved by the Commission. If you wish to modify any of the approved exterior work, please contact the Historic Preservation Office beforehand. Any unauthorized work, not in accordance with the Certificate of Appropriateness, may lead to the revocation of the building permit.

Appeals from the decisions of the Historic Review Commission may be made to the Court of Common Pleas.

Thank you for your cooperation. If you have any questions, please feel free to call me at 412-255-2243.

Sincerely,

Sarah Quinn
Historic Preservation Planner

E



HISTORIC REVIEW COMMISSION OF PITTSBURGH CITY OF PITTSBURGH

CERTIFICATE OF APPROPRIATENESS

#11-118

Owner: Diego & Caterina Varrasso
Applicant: Sunny Varrasso
Building Inspector: Bob Molyneux
Address of Property: 941 Liberty Avenue

Issue Date: December 13, 2011
Historic District: Penn-Liberty
Ward: 2nd
Block and Lot: 9-N-44

In accordance with Section 1.8 of Title Eleven - Historic Code of Ordinances of the City of Pittsburgh, the Historic Review Commission has reviewed the application for new construction, demolition, or exterior alterations submitted by the applicant, and has approved the following:

- Renovation of primary facade as presented to the Historic Review Commission on 7-December-2011:
 - o Demolition of existing storefront and installation of anodized aluminum NANA wall storefront system. New storefront shall have clear glass double entry doors. All brick shall be reclaimed and reused as needed.
 - o Modification of second floor windows to provide room for signage. Window sills shall be raised by approximately 13 3/4", shortening windows to a height of 5'10 1/4". New windows should match originals in every possible way, including the same sash and pane configuration and other design details: size, shape, function, and profile (muntins, frames, sashes, etc). Salvaged brick shall be installed in newly created sign band space.
 - o One moveable planter constructed of painted black wood and beadboard panels shall be placed at base of western masonry pier.
 - o Installation of retractable, black canvas awning above storefront.
 - o Installation of channel letter wall sign. 22" h brushed stainless steel letters shall be individually back-tilt. Letters shall be individually mounted to the building in the least invasive method possible. Applicant will anchor letters to masonry joints, rather than to brick. Final sign drawings and details shall be presented to staff to the HRC prior to installation.
- All work items must meet zoning and building inspection codes, and all other applicable laws and regulations.

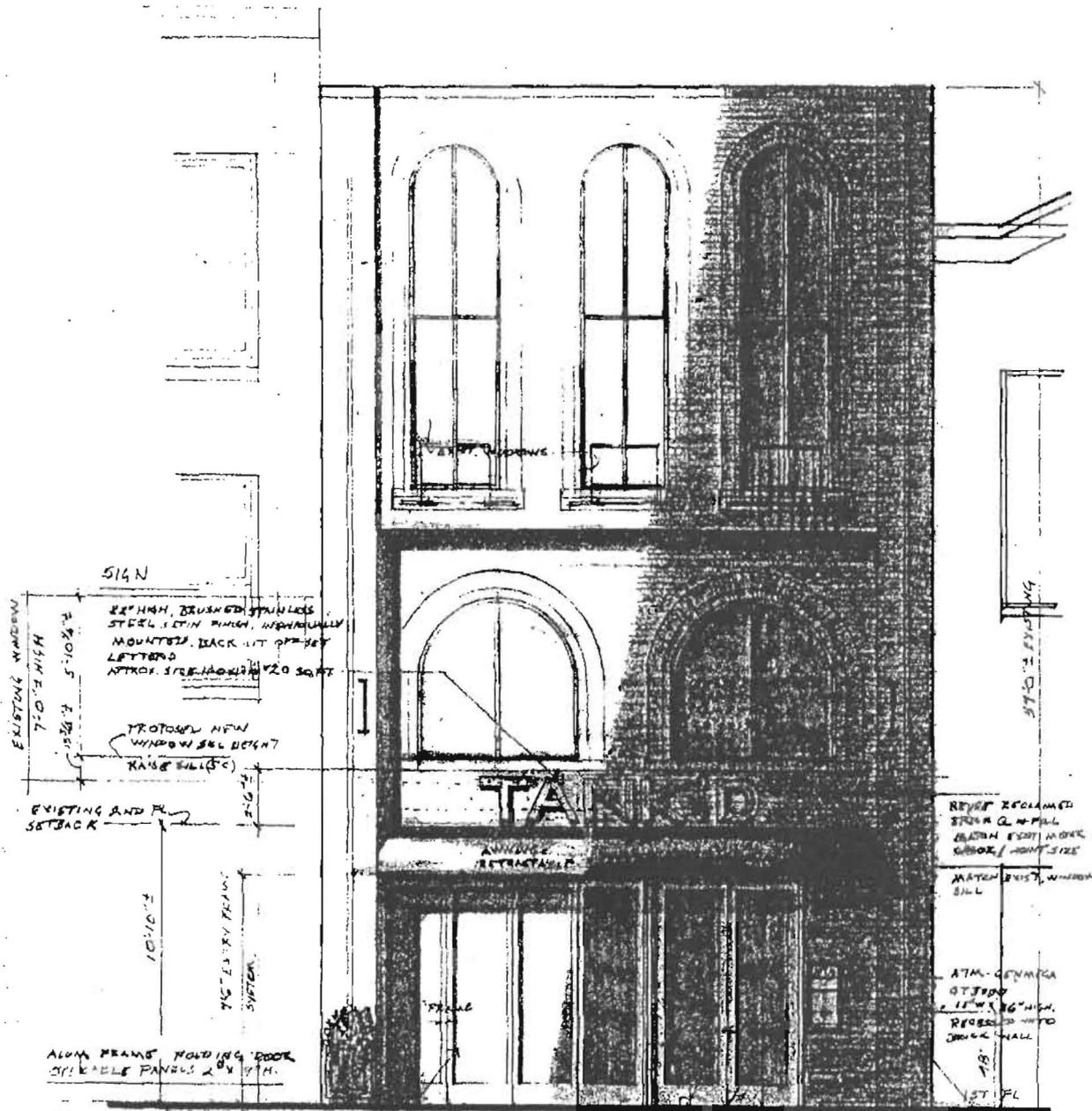
This certificate must be presented to the Zoning Office and the Bureau of Building Inspection in order to obtain a permit.

This Certificate EXPIRES six (6) months after Issue Date

PLEASE DISPLAY THIS CARD PROMINENTLY

Staff of the Historic Review Commission

Secretary of the Historic Review Commission



ELEVATION

1/4" = 1'0"

F



PROPOSED FACADE RENOVATIONS

741 LIBERTY AVE
PITTSBURGH PA 15222

DONALD J. SIVAVEC ARCHITECT

615 WASHINGTON RD-300

PITTSBURGH PA 15228

REV 11/15/11



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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
 Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

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

Fee Paid: \$ 200

Date Received: 3/16/12

Hearing Date: _____

Lot and Block #: 9-N-80 2nd ward

ADDRESS OF PROPERTY: 808 Penn Avenue, Pittsburgh, PA 15222

HISTORIC DISTRICT: Penn-Liberty

OWNER

Name: Penn Lofts LLC (Shaheen Salaria)
 Address: 441 Four Lakes Drive
 City, State, Zip: Gibsonia, PA 15044
 Phone: (724) 759-4667 Fax: ()
 E-MAIL: ssalaria@yahoo.com

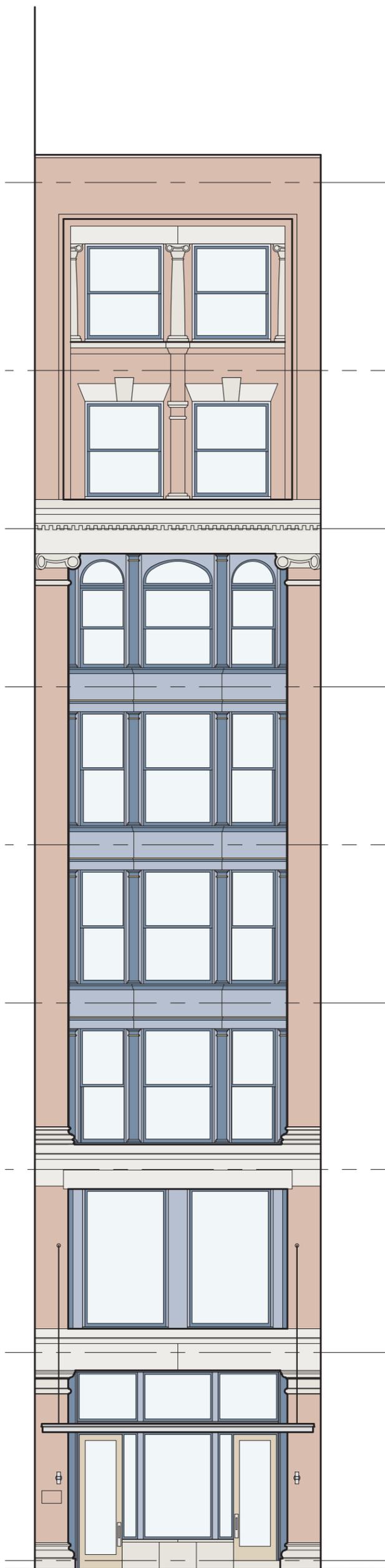
APPLICANT

Name: Shaheen Salaria
 Address: 441 Four Lakes Drive
 City, State, Zip: Gibsonia, PA 15044
 Phone: (724) 759-4667 Fax: ()
 E-MAIL: ssalaria@yahoo.com

REQUIRED ATTACHMENTS: Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED WORK: Renovate the front façade of the building. Redo first floor front and replace with proposed design. Fix and clean floor two and above with like materials including sanding, /replacing/painting wood areas, wood columns as needed. Cleaning/washing masonry areas as needed. Replacing glass on windows as needed due to vapor frosting inside glass.

SIGNATURE [Signature], Owner DATE 3/16/2012
 SIGNATURE [Signature], Applicant DATE 3/16/2012



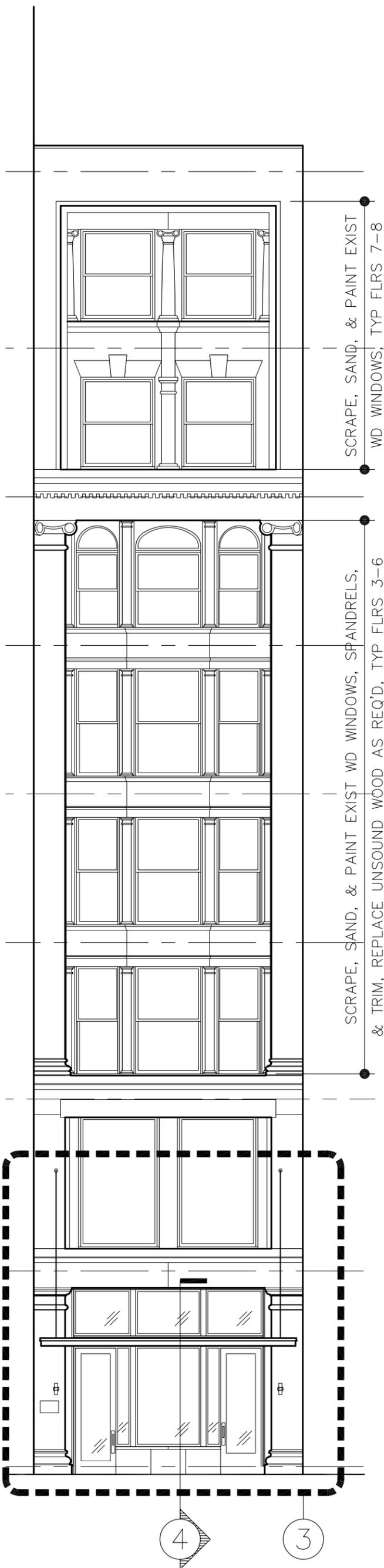
Proposed Elevation
(Final Colors TBD)



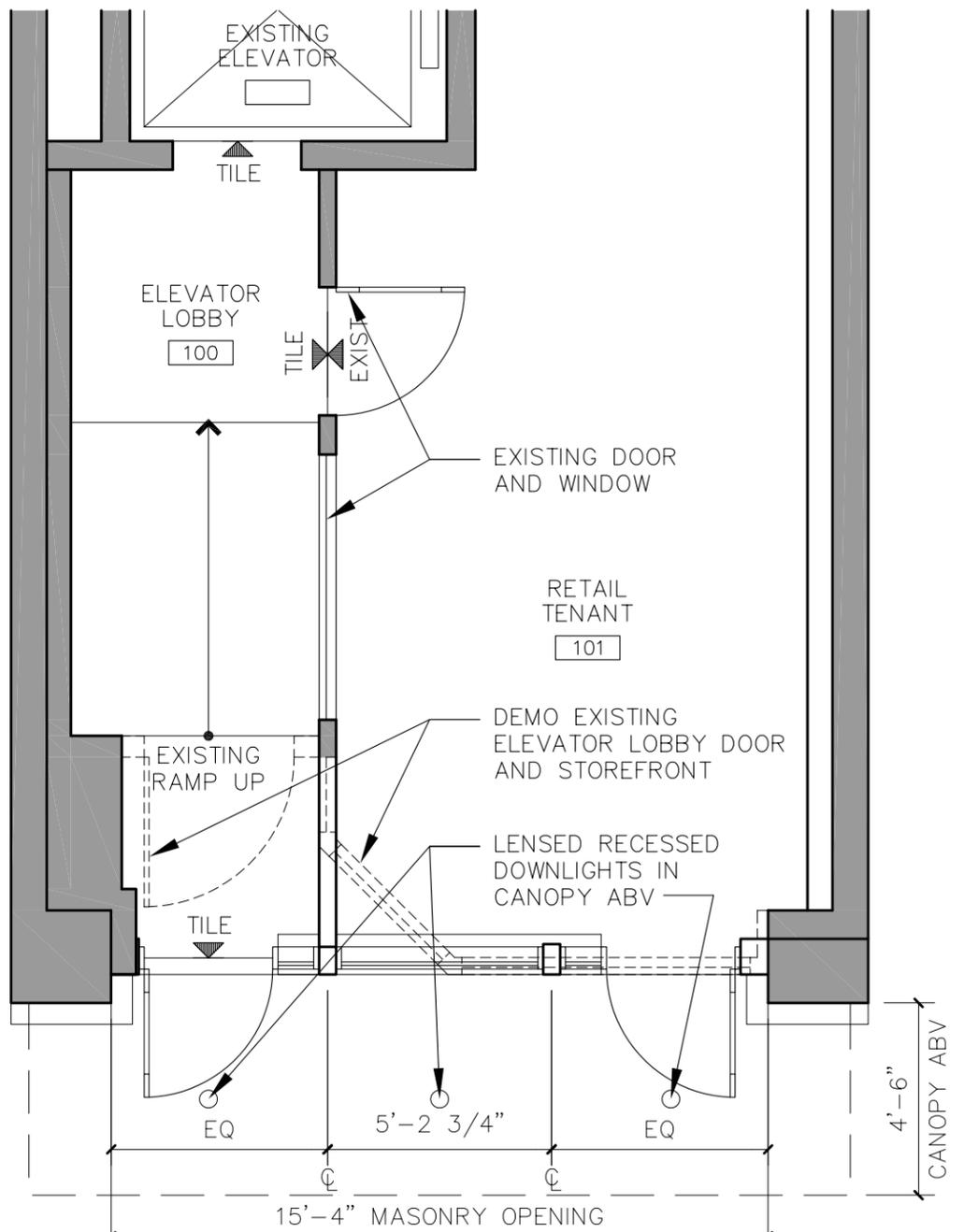
Existing Elevation



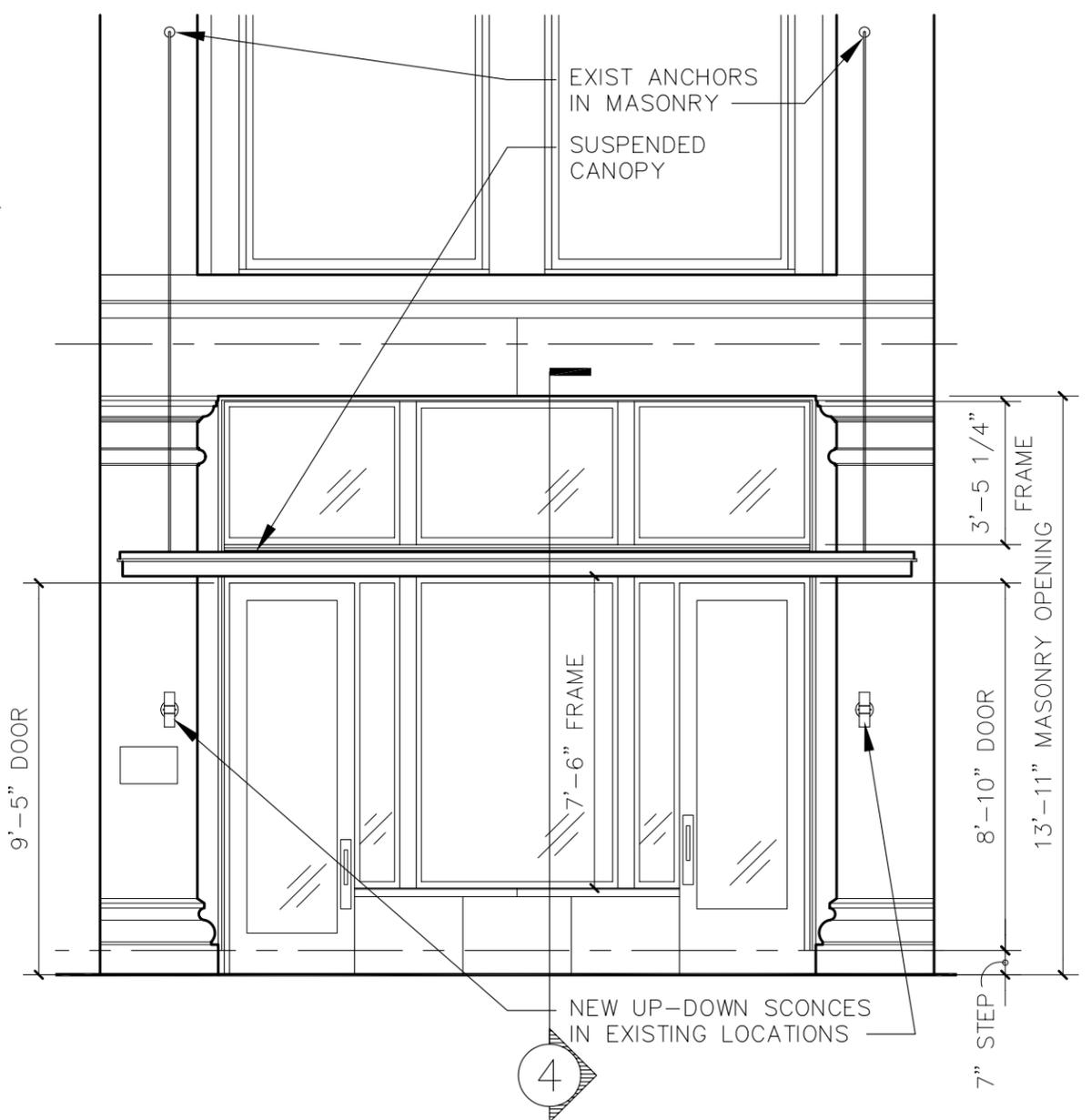
Existing Context Photo



2 BLDG ELEVATION
1/8"=1'-0"



1 NEW STOREFRONT PLAN
SCALE: 1/4"=1'-0"



3 NEW STOREFRONT ELEVATION
SCALE: 1/4"=1'-0"

EXISTING LINTEL &
MASONRY WALL
ABOVE STOREFRONT
OPENING

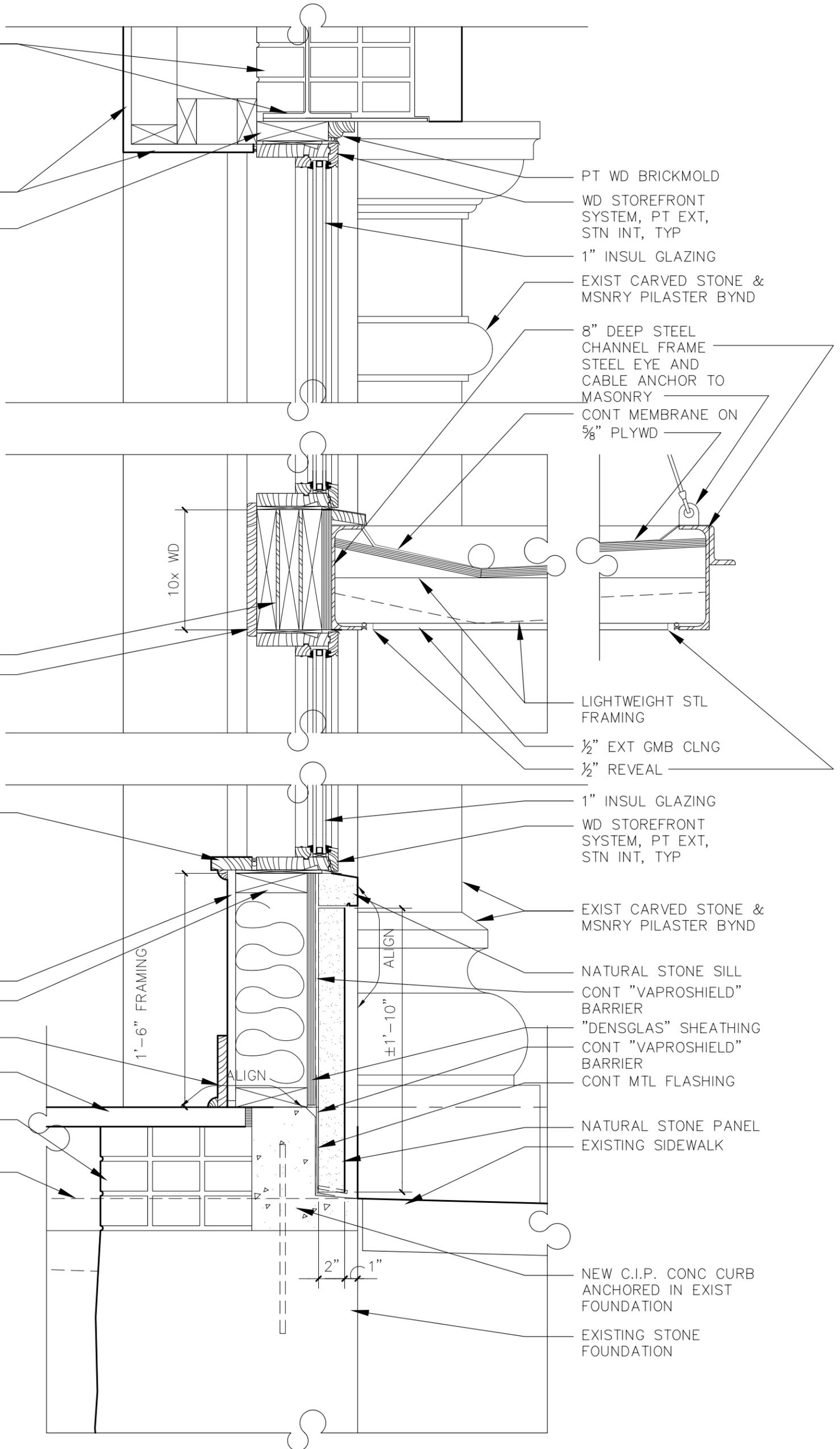
5/8" GWB SOFFIT UP
TO EXISTING CEILING
CONT 2x6 WD
BLOCKING

WD & STEEL FLITCH
PLATE AT WINDOW
HEADER
STAINED WD TRIM

STAINED WD STOOL
TRIM AND QUARTER
ROUND

5/8" GWB
2x6 WD FRAMING
STAINED WD BASE
AND QUARTER ROUND
EXISTING 2x WD
FLOOR

EXISTING BRICK
EXISTING ELEVATOR
LOBBY ENTRY SLAB
LEVEL



4 NEW STOREFRONT SECTION

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



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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
 Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

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

Fee Paid: \$ _____

Date Received: _____
 Hearing Date: _____
 Lot and Block #: _____

ADDRESS OF PROPERTY: 4000 FIFTH AVENUE
PITTSBURGH, PA 15218

HISTORIC DISTRICT: OAKLAND CIVIL CENTER

OWNER

Name: UNIVERSITY OF PITTSBURGH
PARK RANKIN

Address: 3400 FORBES AVENUE

City, State, Zip: PITTSBURGH PA 15260

Phone: 412 624-7534 Fax: 412 624 7895

E-MAIL: PR2@PITT.EDU

APPLICANT

Name: BUCK AVON

Address: 100 EAST SWISSVALE AVE.

City, State, Zip: PITTSBURGH, PA 15218

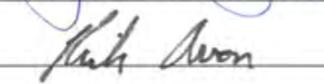
Phone: 412 243-3430 Fax: 412 371-1586

E-MAIL: RAVON@LAMIGRUBB.COM

REQUIRED ATTACHMENTS: Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED WORK: SEE ATTACHED LETTER

SIGNATURE , Owner **DATE** 2/16/12

, Applicant **DATE** 2/14/2012

Date: February 16, 2012

To: Sarah Quinn
Division of Development Administration and Review
City of Pittsburgh, Department of City Planning
Historic Review Commission
200 Ross Street Third floor
Pittsburgh PA 15219

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

Regarding: Renovations to the University of Pittsburgh's Book Store façade.

Sarah,

I am sending you two elevation sheets and sections of the new entrance. We have also included pictures of the existing building and renderings AR-1 & AR-4. Please note the handrail is shown but not part of this project. It was shown to show the owner what the end result would look like. The University will need to seek proper approvals on sidewalk and railing. We are proposing for the book store. The owner wanted to change the location of the entrance to the book store for the following reasons:

1. The current flow allows for an entire wing to be underutilized. The new traffic flow patterns would create flow through all areas eliminating dead end spaces.
2. There is a new building being constructed across the street which will create a more prominent crossing on 5th Avenue to this end of the book store.

The current building was an addition to the original building. The use of the limestone is the only item that ties this addition into the existing building. It was the desire of the owner to bring some of the classical elements that the original building has on the other facades which are not visible. The current entrance is an angled storefront. We would be replacing this and lift the sill off the ground creating a granite base to match the rest of the building. The windows will be replaced to match the bronze color of the original windows above on the upper floors of the building. The muntins shown in the upper portion of the window helps to break the glass up and brings back the pattern that is on the upper floor windows.

There is an existing stone panel above each window. These create narrow breaks in the lime stone from sidewalk to coping. We are replacing the upper portion with limestone to eliminate the long narrow appearance of these openings. The decoration above would either be carved limestone or cast stone to match existing depending on budget. On the bottom we are replacing the granite to keep

the existing granite base that runs all long 5th avenue. This had been damaged due to rock salt over time.

The blade banners that are indicated are to allow people walking on 5th avenue in either direction to identify the book store entrance, since the signage on the entablature can only be seen when standing directly in front of the store entrance. If you have any question please don't hesitate to call

Thank you for your consideration,



Rick Avon, AIA
Principal at Lami Grubb Architects L.P.



Schedule Your
LOVELY HOME
AGING TO HOME
APRIL 24
CONTACT US
TODAY

TRIP
TO THE
MUSEUM



THE BOOK CENTER
UNIVERSITY OF PITTSBURGH

VIOLATED
BUSES ONLY

NO LEFT TURN

NO TURN ON RED

11th Ave

UNIVERSITY OF PITTSBURGH



STOLOVY'S
Get Your Books
AT THE
SCHENLEY
QUAD

MILLER
BAKERY LEAD

THE BOOK CENTER



Lami Grubb

ARCHITECTS

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

CORNER VIEW
PITT BOOK CENTER RENOVATION

Project number 08305
Date 02/14/12
Drawn by JBG
Scale

Drawing #

AR-1



Lami Grubb

ARCHITECTS

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

THACKERY VIEW
PITT BOOK CENTER RENOVATION

Project number 08305
Date 02/14/12
Drawn by JBG
Scale

Drawing #

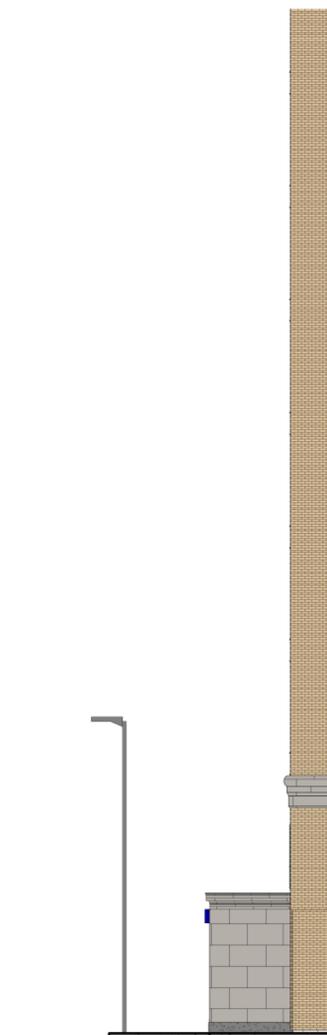
AR-4

ELEVATION NOTES

1. TEMPERED GLAZING SHALL CONFORM TO CPSC 16 CFR 201 AS REQUIRED IN SECTION 2406 OF THE IBC.
2. SAFETY GLAZING SHALL CARRY A FIRE RATING AS RECOGNIZED BY THE IBC AND CONFORM TO THE REQUIREMENTS OF TEMPERED GLAZING.



1 NORTH WEST ELEVATION - FIFTH AVENUE
A2-0 SCALE: 1/8" = 1'-0"



4 SOUTH WEST ELEVATION
A2-0 SCALE: 1/8" = 1'-0"

REVISIONS			
No.	By	Date	Description
	JBG		

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

University of Pittsburgh
FACILITIES MANAGEMENT

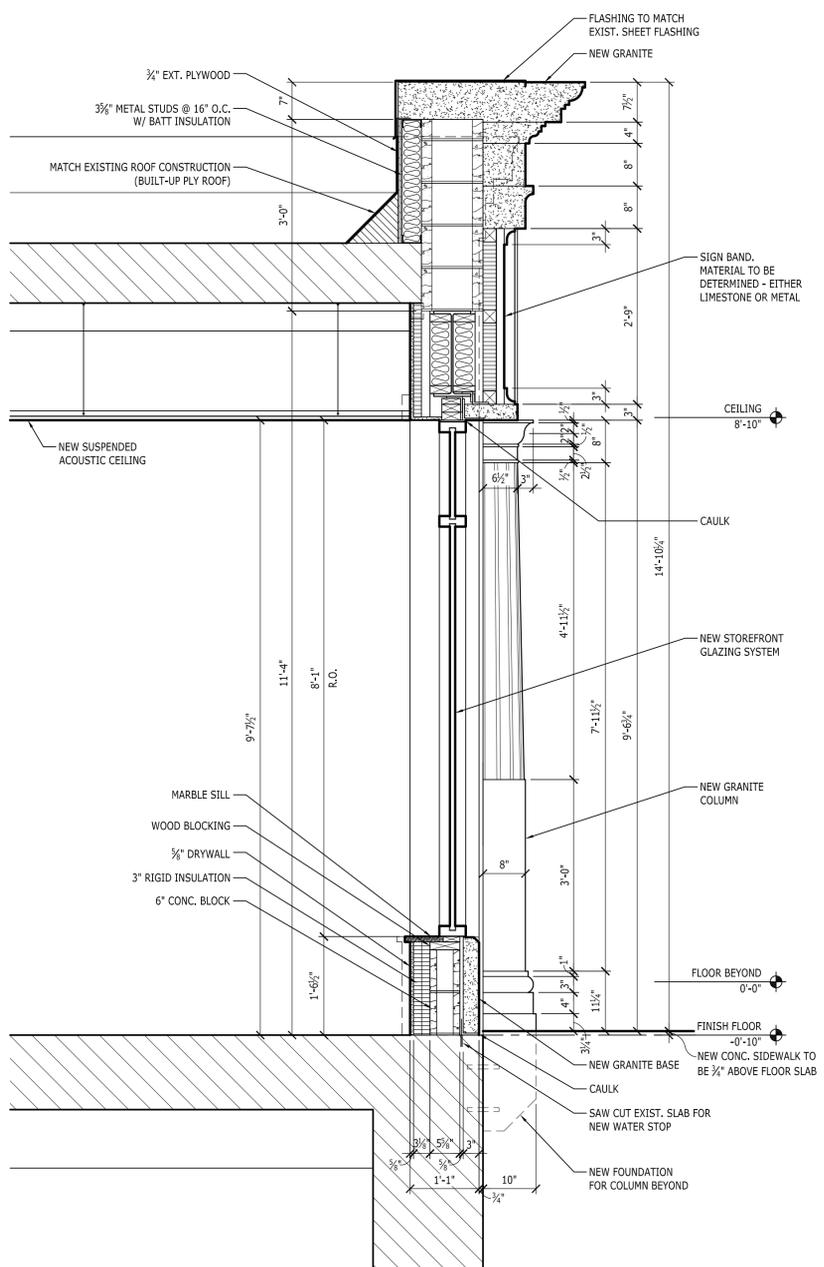


PROFESSIONAL STAMP
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

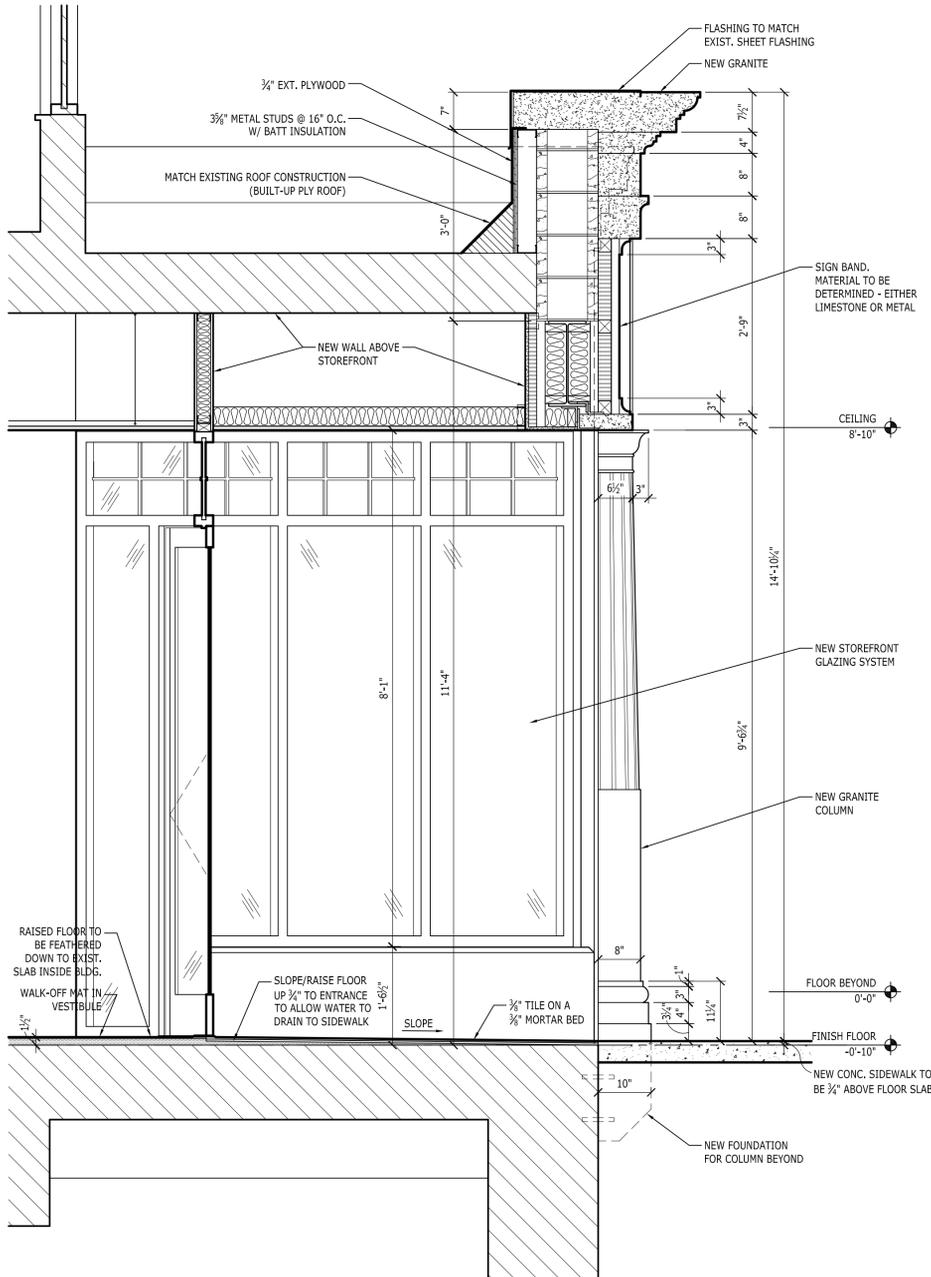
Project Name PITT BOOK CENTER RENOVATION 4000 FIFTH AVENUE PITTSBURGH, PA 15213	Job No. X4530 Issue Date 02/14/12
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Drawing Description EXTERIOR ELEVATIONS	
File Name	Drawn By JBG
Drawing Number 9864	Set Order A2-0 8 of 38

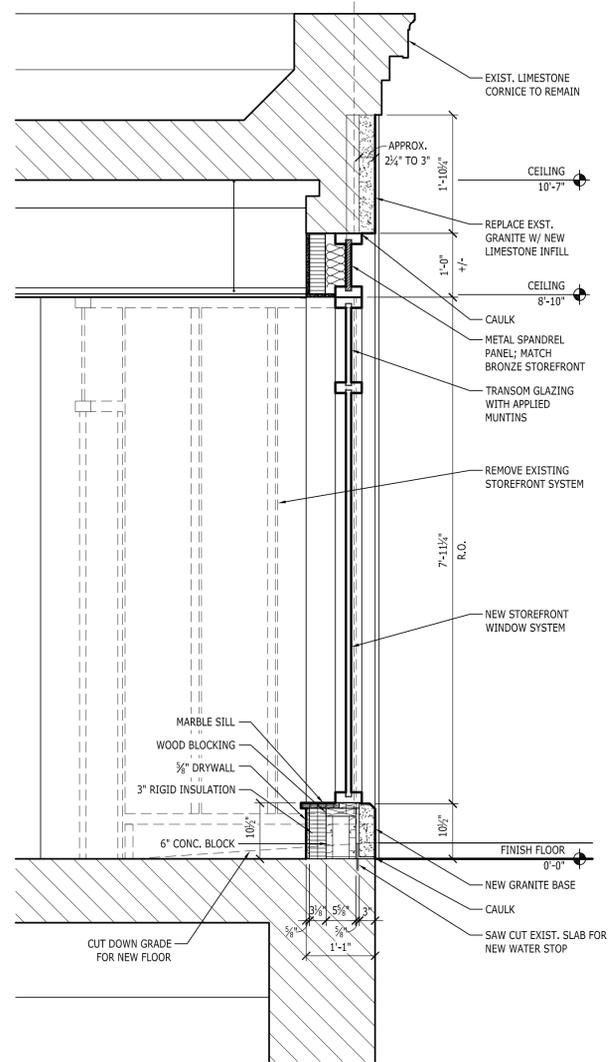
February 14, 2012 - 4:59 pm P:\2008\08505 pitt book center\A5 Design\A5 Construction Drawings\08505-Pitt Book Center-Sections.dwg



1 WALL SECTION
SCALE: 3/4" = 1'-0"



2 WALL SECTION
SCALE: 3/4" = 1'-0"



1 WALL SECTION
SCALE: 3/4" = 1'-0"

REVISIONS			
No.	By	Date	Description

Lami Grubb
ARCHITECTS
LGA Job No. 08305
Lami Grubb Architects, LP
100 East Swissvale Ave, Pittsburgh, PA 15218
Phone: 412.243.5430 • Fax: 412.371.1586

University of Pittsburgh
FACILITIES MANAGEMENT

UNIVERSITY OF PITTSBURGH
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

Project Name PITT BOOK CENTER RENOVATION 4000 FIFTH AVENUE PITTSBURGH, PA 15213	Job No. X4530 Issue Date FEB. 14, 2012
--	---

WALL SECTIONS

CAD File Name 08305-Pitt Book Center-Sections.dwg	Drawn By
Drawing Number 9864	Set Order A3-0 11 of 38







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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
 Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

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

Fee Paid: \$ 133

Date Received: 3/16/12

Hearing Date: _____

Lot and Block #: 07-5-125 4th

ADDRESS OF PROPERTY: 4200 5th AVENUE
Pgh. PA 15260

HISTORIC DISTRICT: OAKLAND CIVIC CENTER

OWNER

Name: UNIVERSITY OF PITTSBURGH
 Address: 3400 Forbes Avenue
 City, State, Zip: Pgh. PA. 15213
 Phone: 412.624.7485 Fax: () _____
 E-MAIL: als117@pitt.edu

APPLICANT

Name: STRADA LLC
 Address: 925 Liberty Ave
 City, State, Zip: Pgh. PA 15222
 Phone: 412 263.3800 Fax: () _____
 E-MAIL: acuteri@stradallc.com

REQUIRED ATTACHMENTS: Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED WORK: REFURBISH EXISTING DOUBLE HUNG WINDOWS w/ NEW LOUVERS/FRAMES FOR FRESH AIR INTAKE. ALL WORK TO MATCH EXISTING AIR LOUVERS FROM PREVIOUS HRC APPROVAL #10-0101

SIGNATURE [Signature] Owner DATE 3/14/12
[Signature] Applicant DATE 3/14/12

TYPICAL EXISTING CONDITION

✓





EXISTING PRECEDENT

PROPOSED LOUVER LOCATIONS





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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

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 Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

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

Fee Paid: \$ _____

Date Received: _____
 Hearing Date: _____
 Lot and Block #: _____

ADDRESS OF PROPERTY: FORBES AV. STARTING 60FT. EAST OF MARKET SQUARE ROW (E) NEW ADDRESS TBD.
HISTORIC DISTRICT: MARKET SQUARE

OWNER

Name: MILLCRAFT INDUSTRIES
 Address: 95 W. BEAN STREET, SUITE 600
 City, State, Zip: WASHINGTON, PA 15301
 Phone: (724) 229-8800 Fax: 724 880-0474
 E-MAIL: lwynne@millcraftindustries.com

APPLICANT

Name: ARQUITECTONICA
 Address: 100 FIFTH AVENUE, 10th FLOOR
 City, State, Zip: NEW YORK, NY 10011
 Phone: (212) 254-2700 Fax: (212) 533-9203
 E-MAIL: jchung@arquitectonica.com

REQUIRED ATTACHMENTS: Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED WORK: MIXED USE HIGH RISE DEVELOPMENT w/ GROUND FLOOR RETAIL + LOBBIES, 2nd FLOOR F&B/BOH, 9 STORIES OF PARKING AND HOTEL WITH 7 STORIES OF CLASS A OFFICE ABOVE.

SIGNATURE _____, Owner **DATE** _____
 _____, Applicant **DATE** 3/16/12

PROJECT: THE GARDEN – MIXED USE DEVELOPMENT
 Pittsburgh, Pennsylvania

MATERIAL LIST: Exterior Wall Systems

PURPOSE: Historic Review Commission

PROJECT DESCRIPTION

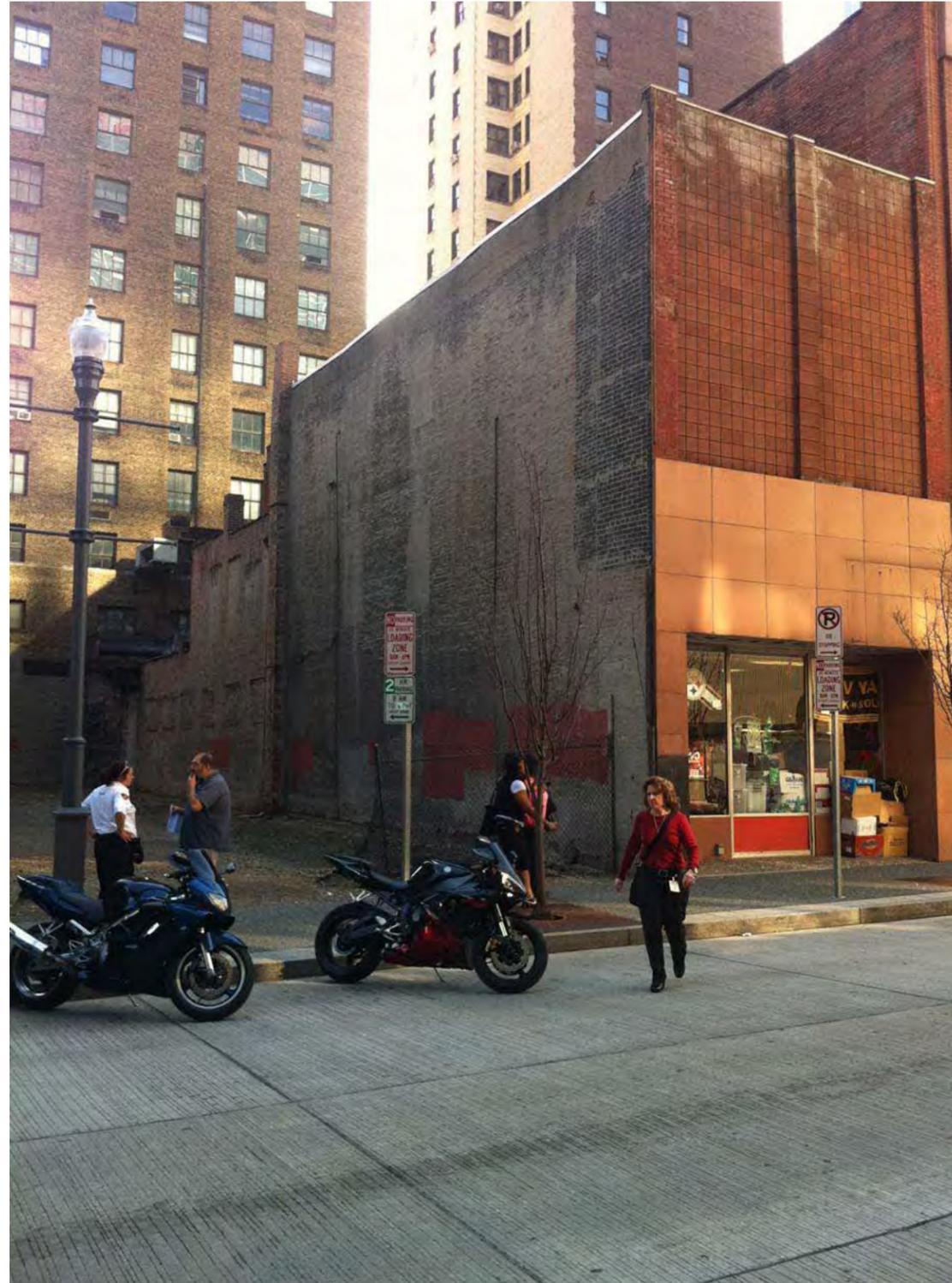
The Gardens Mixed Use is a high-rise project located just east of Market Square in downtown Pittsburgh, PA. The site is a collection of several contiguous mid-block parcels with its major frontage on Forbes Avenue and its secondary access on 4th Avenue with a total site area of approximately 38,000 square feet. Some demolition of existing structures will be required. The program consists of the following:

- Ground floor retail
- Hilton Garden Inn
- 320-space structured parking garage
- 8-level office tower component

Followings are the proposed exterior architectural façade elements by occupancy use.

Architectural Façade Elements				
	RETAIL	HOTEL	OFFICE	PARKING
1.	Glass storefront system	Operable windows	Curtainwall system	Painted metal panels Paint color: TBD
2.	Painted metal panel system Paint colors: TBD	Glass vision panels	Glass shadowbox panels	Painted horizontal architectural extrusion Paint colors: match metal panels
3.	Metal canopy	Glass shadow box panels	Glass vision panels	
4.	Signage	Painted insulated metal panels. Paint colors: TBD	Painted insulated metal panels Paint colors: TBD	
5.		Painted vertical architectural extrusion Paint colors: match metal panels	Painted vertical architectural extrusion Paint colors: match metal panels	
6.		Cable balustrade	Glass revolving doors	
7.		Horizontal PTAC grille /louver system	Signage/raised letters	
8.		Glass storefront system		
9.		Glass revolving doors		
10.		Metal canopy		
11.		Signage/raised latters		

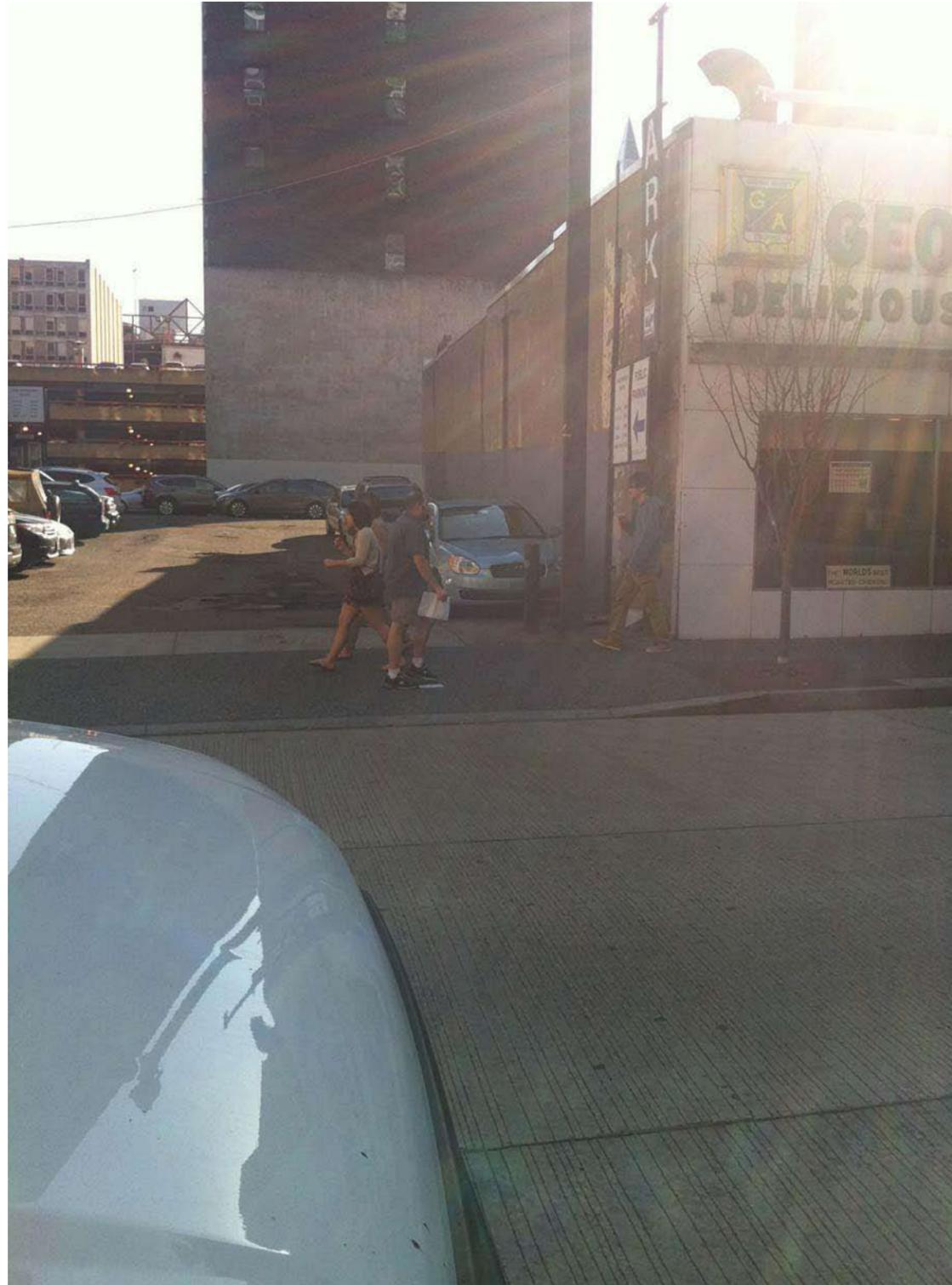




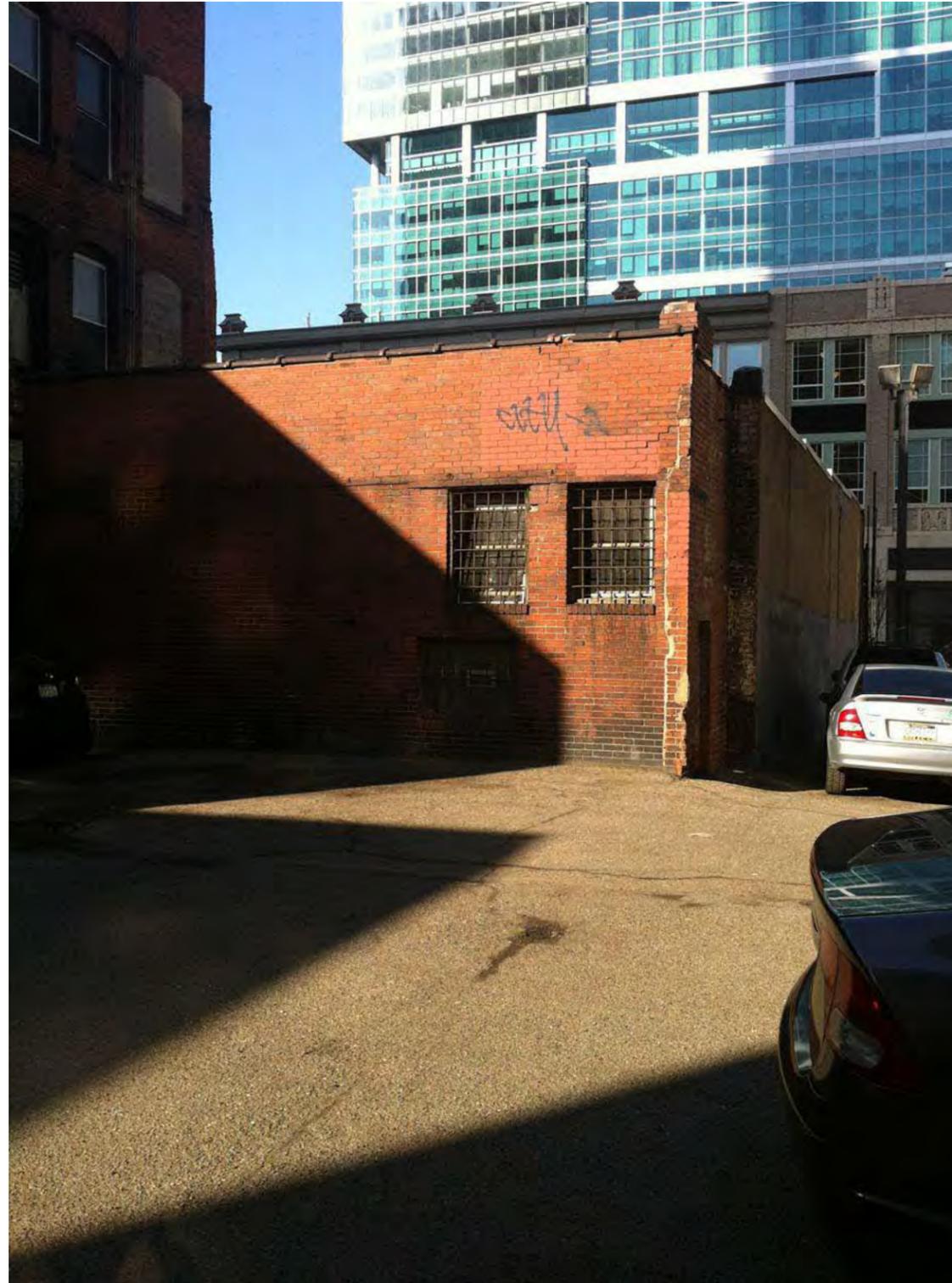




















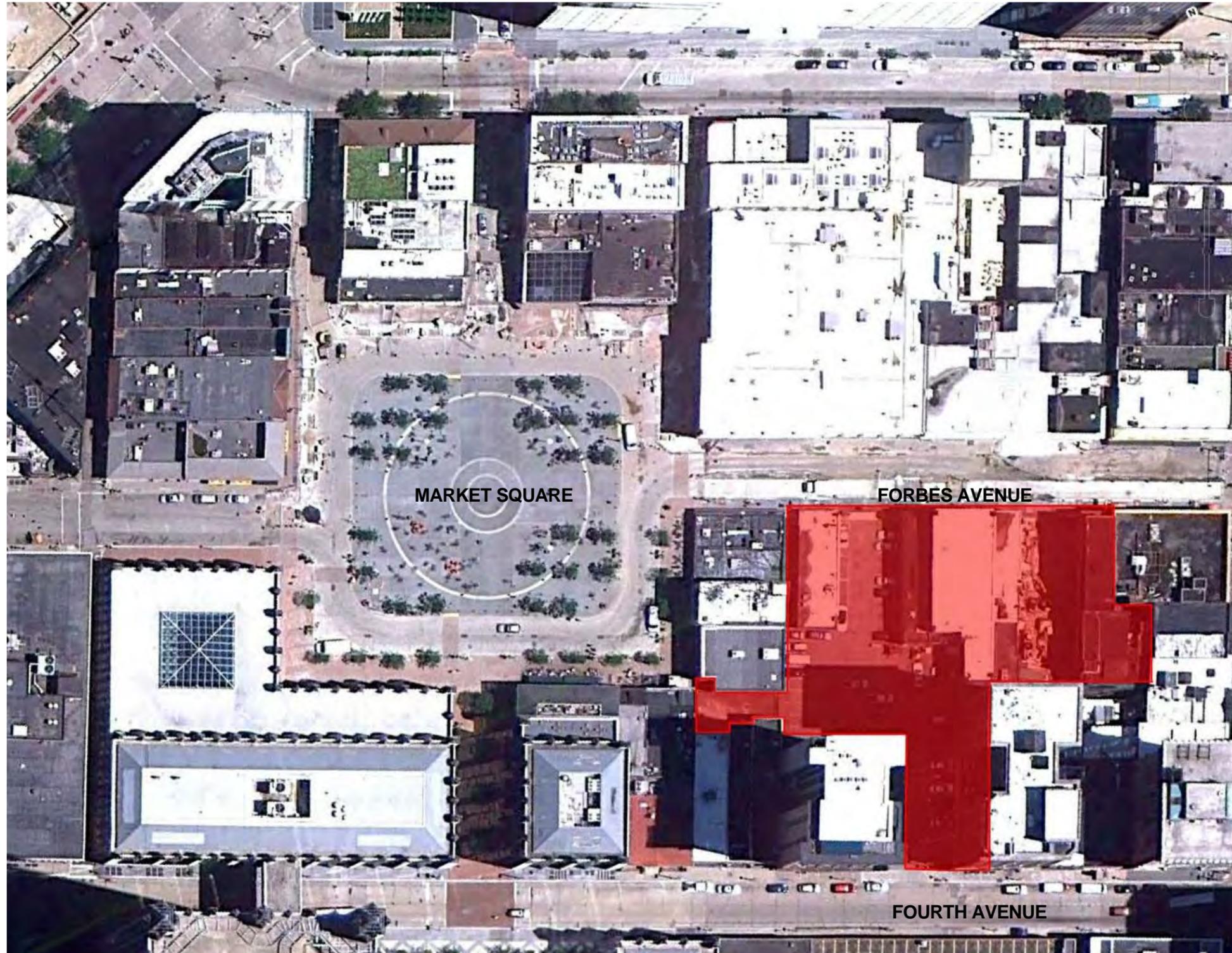




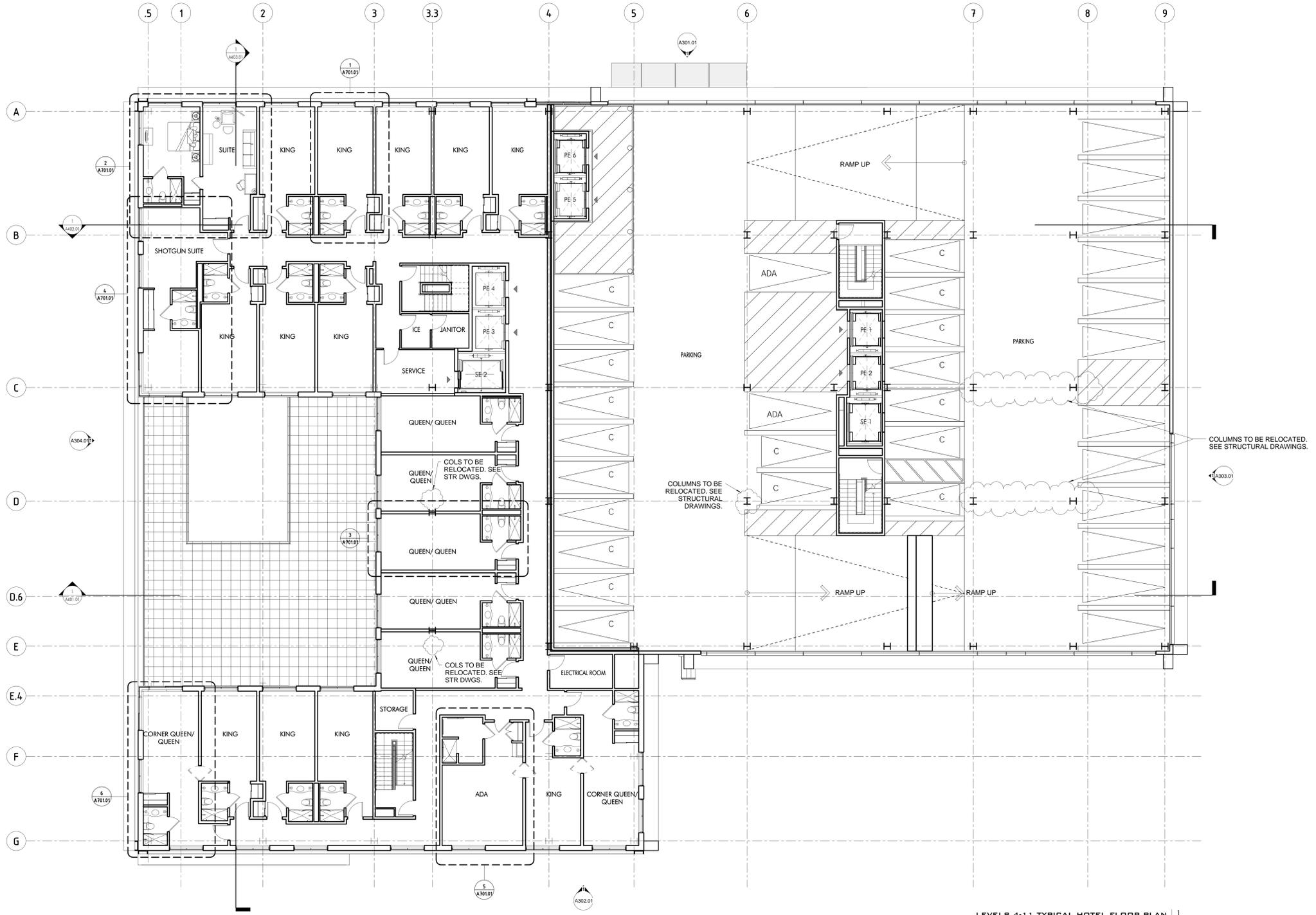
WOOD STREET

FORBES AVENUE

FOURTH AVENUE



ALL DESIGNS INDICATED IN THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTONICA. ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARCHITECTONICA.



LEVELS 4-11 TYPICAL HOTEL FLOOR PLAN 1
1/8" = 1'-0" | A105.01

PROGRESS SET
NOT FOR
CONSTRUCTION

REVISIONS:
OFFICE REGISTRATION #:

REV #	DESCRIPTION	DATE
1	100% S&B SUBMISSION	02/17/2012
2	HRC SUBMISSION	03/16/2012



LEVELS 4-11 TYPICAL
HOTEL FLOOR PLAN

Scale	1/8" = 1'-0"
Plot Scale	2000:00
Drawn by	
Checked by	

Sheet No. **A105.01**

ALL DESIGN INDICATED IN THESE DRAWINGS IS THE PROPERTY OF ARCHITECTONICA. ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARCHITECTONICA.

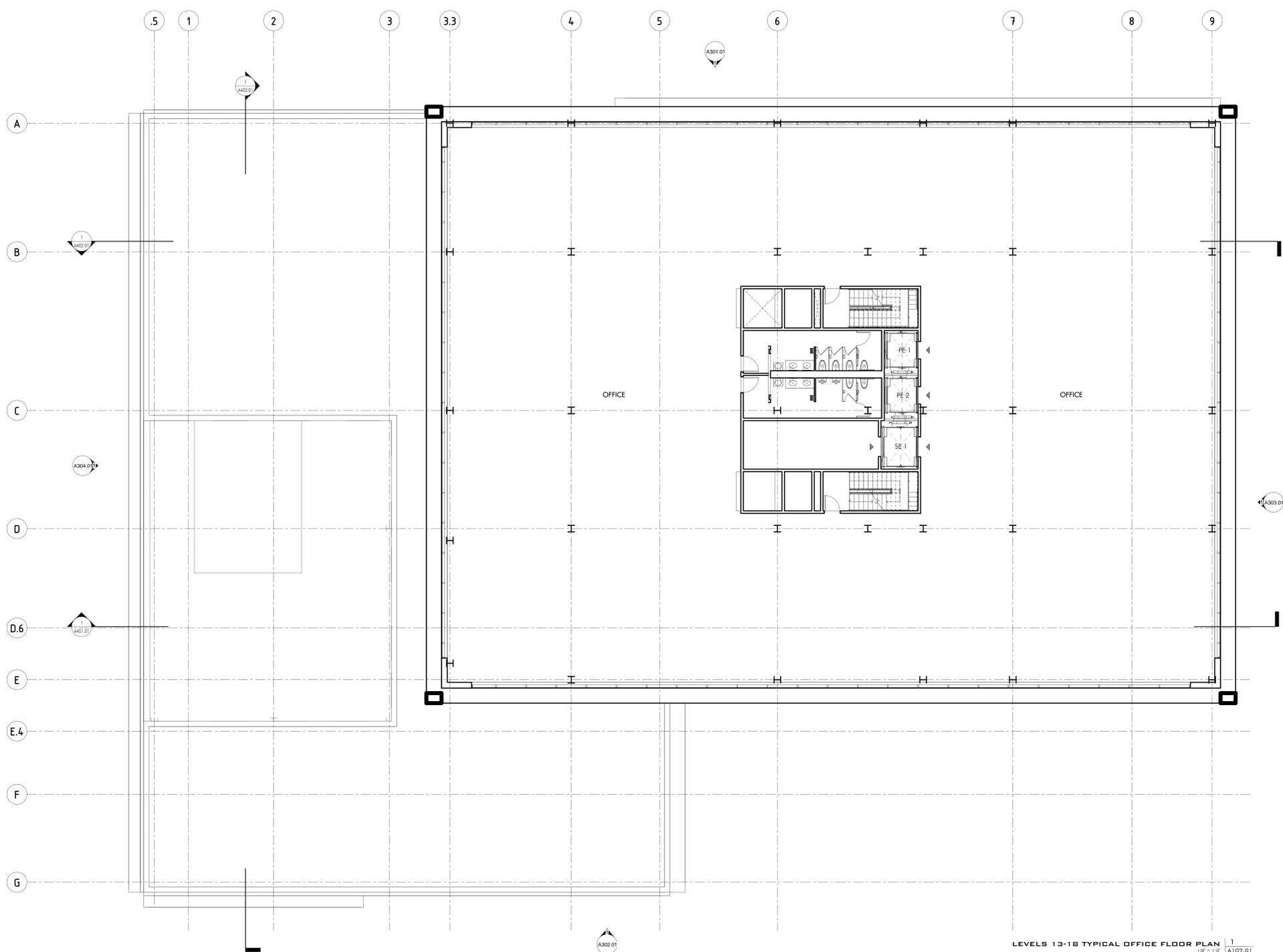


ARCHITECT OF RECORD: **ARCHITECTONICA**

PROFESSIONAL ENGINEER: **EMCOR Services**

STRUCTURAL ENGINEER: **JEFFERSON GEERS & ASSOCIATES, INC.**

DATE PRINTED: 03/16/2017



LEVELS 13-18 TYPICAL OFFICE FLOOR PLAN 1/8" = 1'-0" A107.01

PROGRESS SET NOT FOR CONSTRUCTION

REVISIONS:

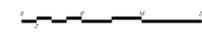
REV #	DESCRIPTION	DATE
1	HRC SUBMISSION	03/16/2017

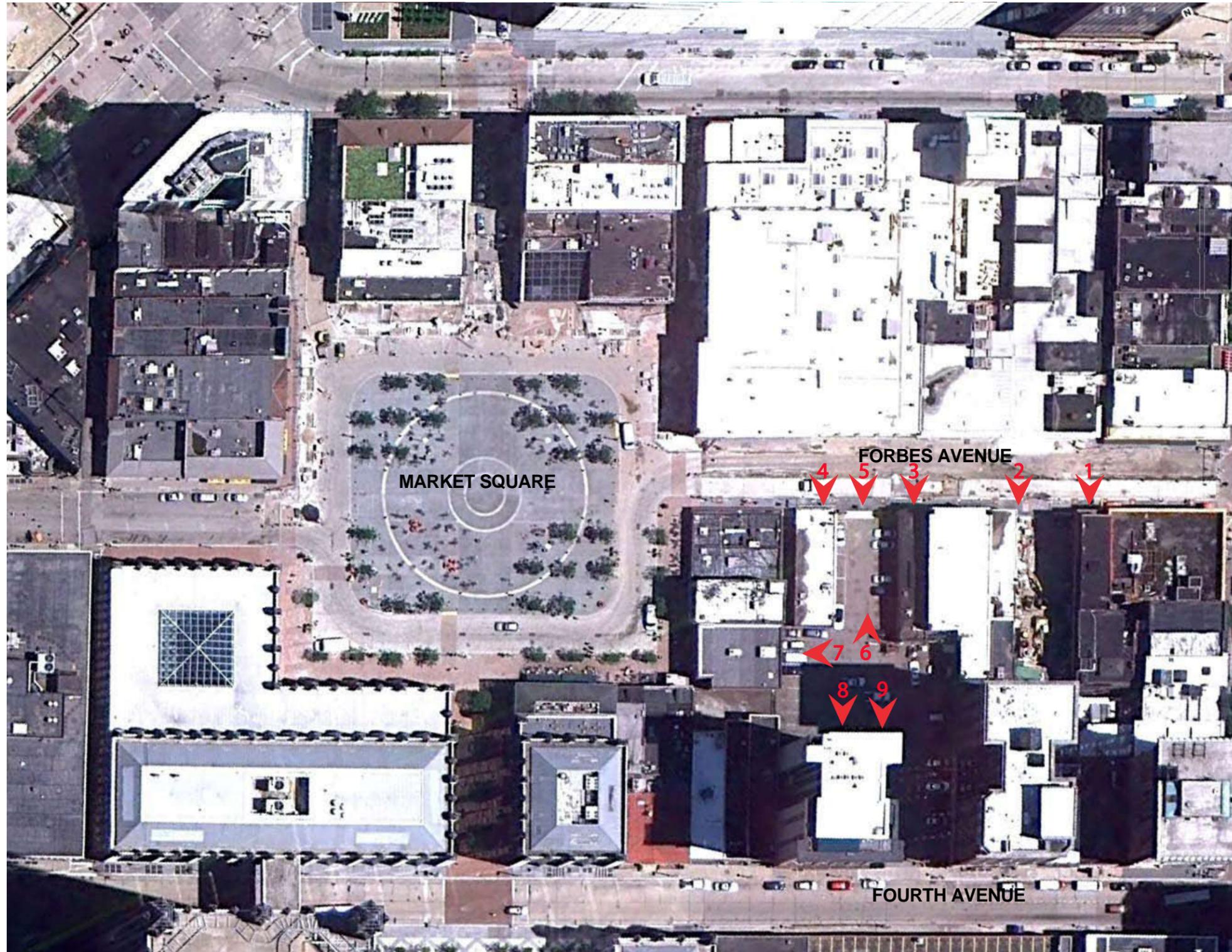


LEVELS 13-18 TYPICAL OFFICE FLOOR PLAN

Scale	1/8" = 1'-0"
Project No.	200010
Drawn by	
Checked by	

Sheet No. **A107.01**





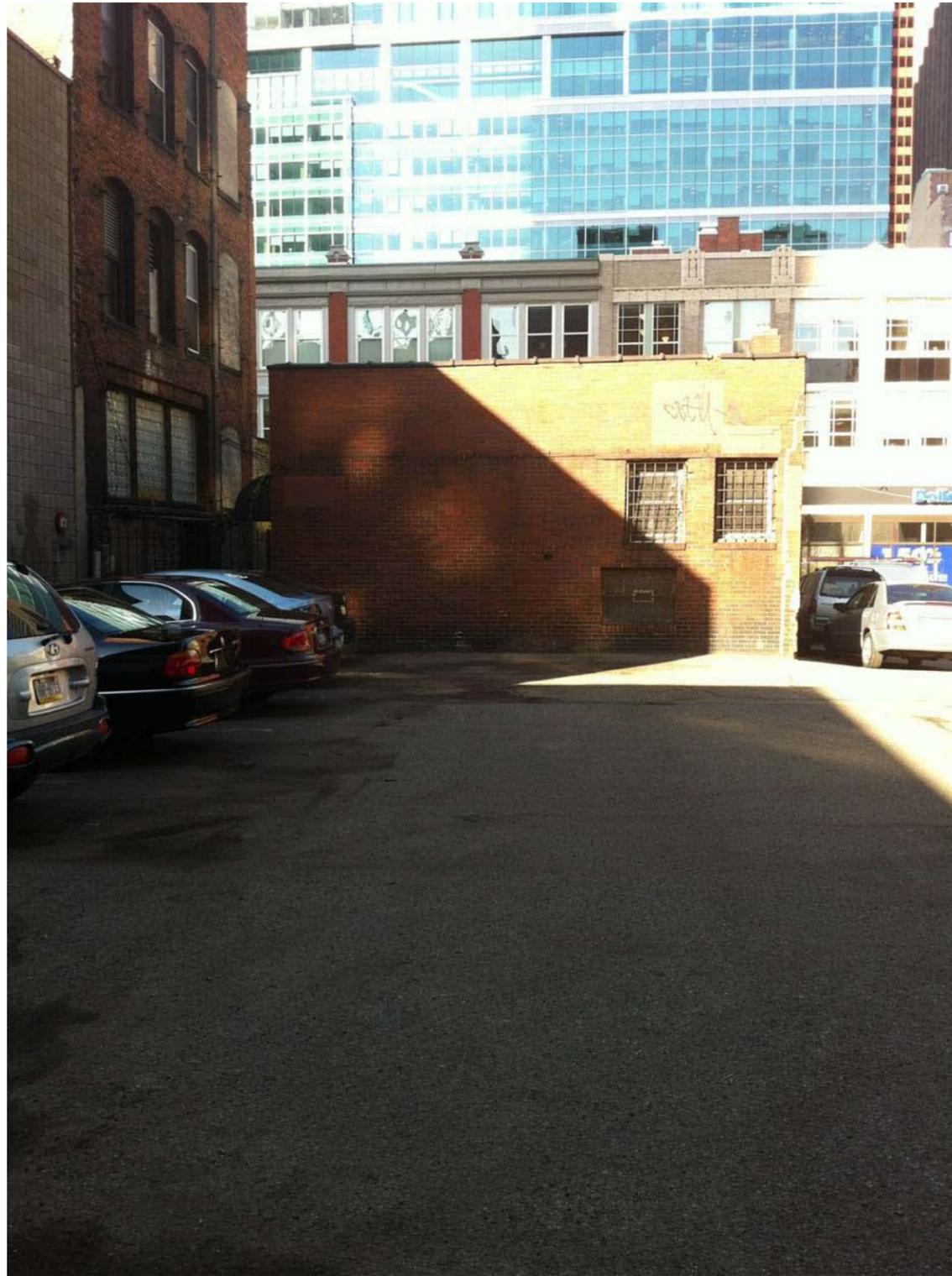














Division of Development Administration and Review
 City of Pittsburgh, Department of City Planning
 200 Ross Street, Third Floor
 Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
 Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

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

Fee Paid: \$ _____

Date Received: _____
 Hearing Date: _____
 Lot and Block #: _____

ADDRESS OF PROPERTY: 228 FORBES AVENUE
PITTSBURGH, PA 15222

HISTORIC DISTRICT: MARKET SQUARE

OWNER

APPLICANT

Name: MILLCRAFT INDUSTRIES
 Address: 95 W. BEAUM STREET, SUITE 600
 City, State, Zip: WASHINGTON, PA 15301
 Phone: 724 229-8800 Fax: 724 884-0474
 E-MAIL: CWheatley@millcraftindustries.com

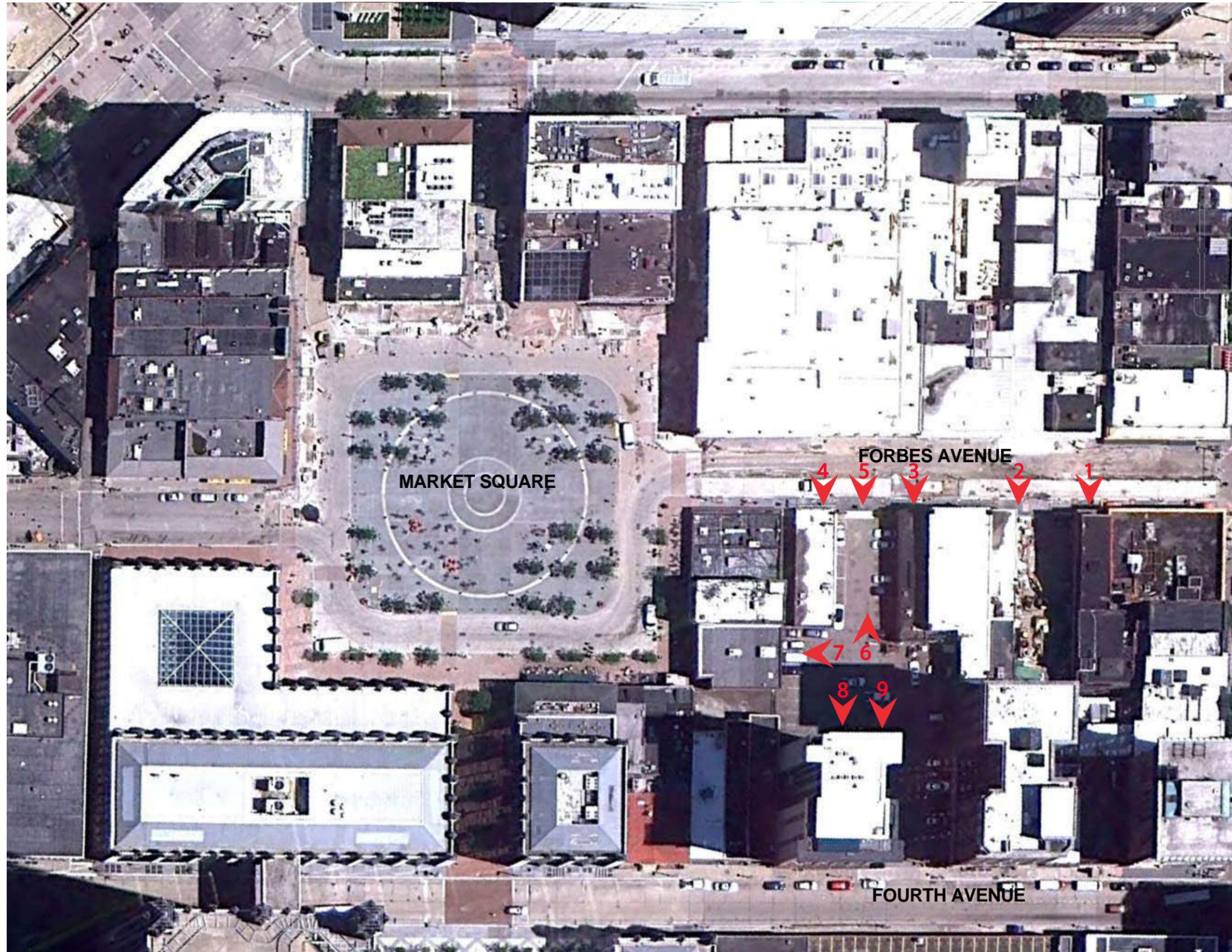
Name: ARQUITECTONICA
 Address: 100 FIFTH AVENUE, 10th FLOOR
 City, State, Zip: NEW YORK, NY 10011
 Phone: 212 254-2700 Fax: 212 533-9203
 E-MAIL: Jchung@arquitectonica.com

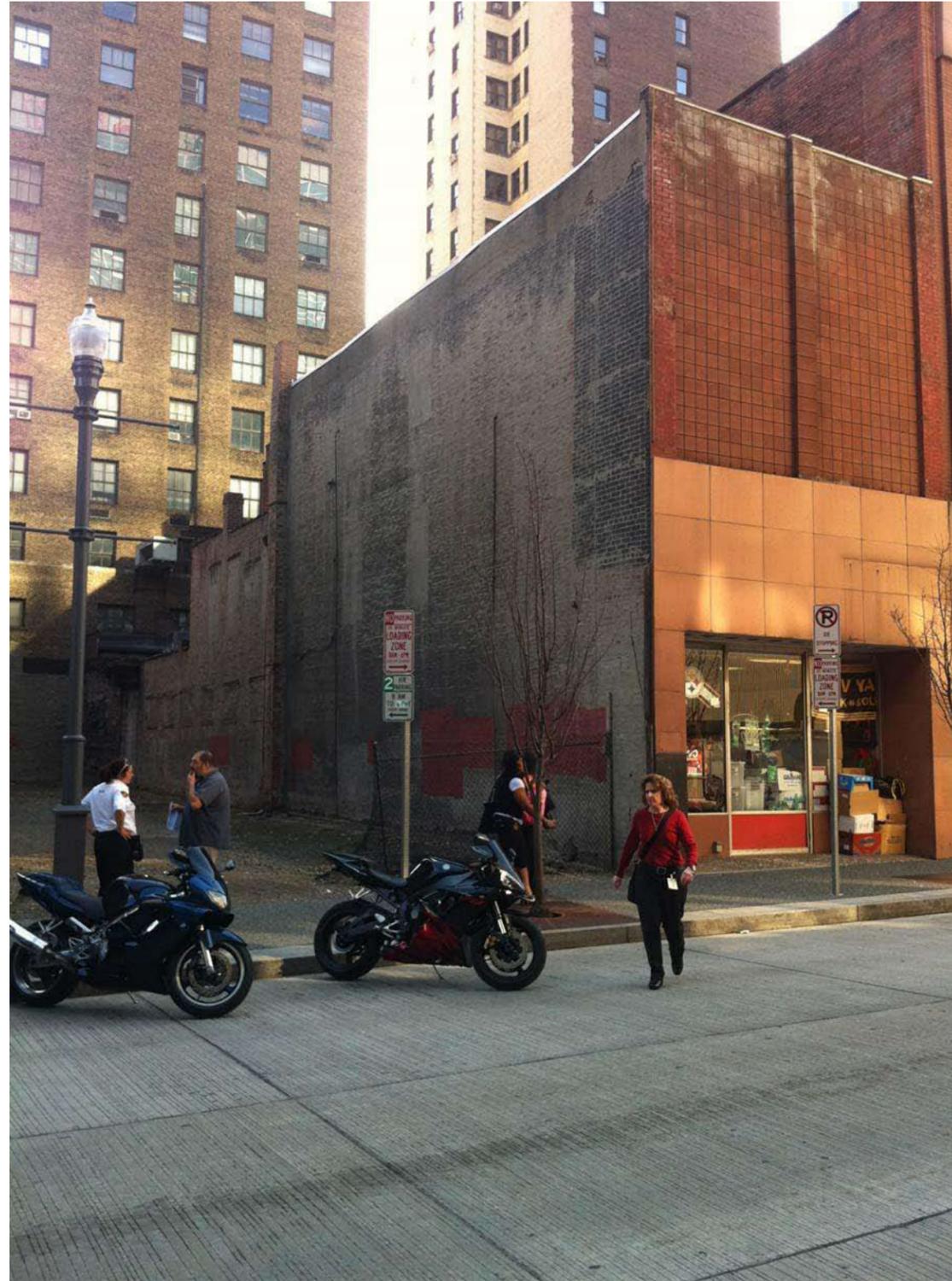
REQUIRED ATTACHMENTS: Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED WORK: MIXED USE HIGH RISE DEVELOPMENT WITH GROUND FLOOR RETAIL + LOBBIES, 2nd FLOOR F&B/BOH, 9 STORIES OF PARKING AND HOTEL WITH 7 STORIES OF CLASS A OFFICE ABOVE.

SIGNATURE

_____, Owner DATE _____
[Signature], Applicant DATE 3/16/12







1321 N. Franklin Street

Overhead View



1321 N. Franklin Street



1321 N. Franklin Street



1321 N. Franklin Street



1321 N. Franklin Street



1321 N. Franklin Street





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 City of Pittsburgh, Department of City Planning
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 Pittsburgh, Pennsylvania 15219

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

Fee Paid: \$ _____

Date Received: _____
 Hearing Date: _____
 Lot and Block #: 26-A-300 6th floor 4C

ADDRESS OF PROPERTY: 3340 Liberty Ave
Pitts. PA 15201

HISTORIC DISTRICT: _____

OWNER

Name: Collier Development

Address: 5020 Thoms Run RD

City, State, Zip: Oakdale PA 15071

Phone: ⁴¹² () 715-6169 Fax: () _____

E-MAIL: Tim.Frew@hotmail.com

APPLICANT

Name: TIM FREW

Address: _____

City, State, Zip: _____

Phone: ⁴¹² () 715 6169 Fax: () _____

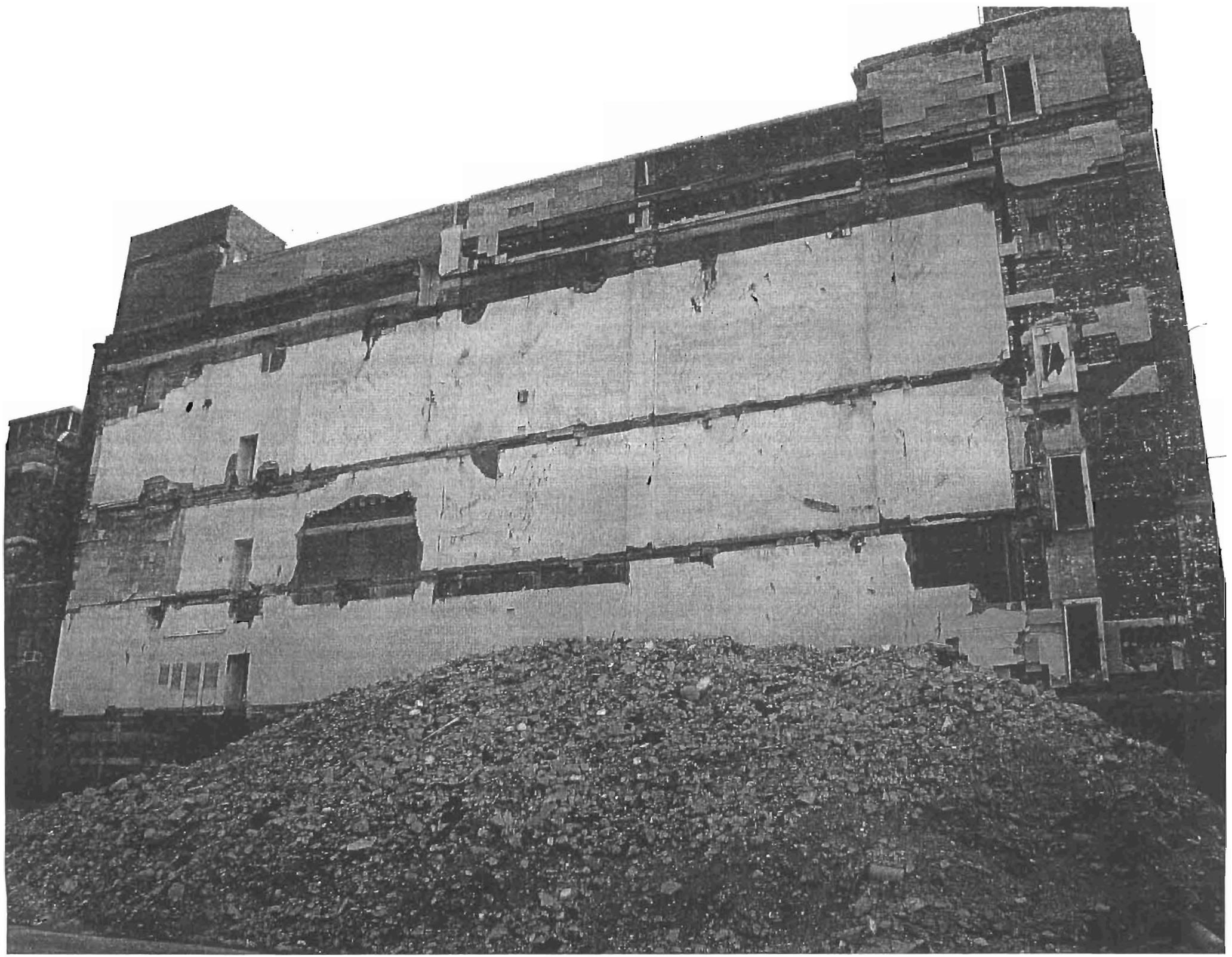
E-MAIL: _____

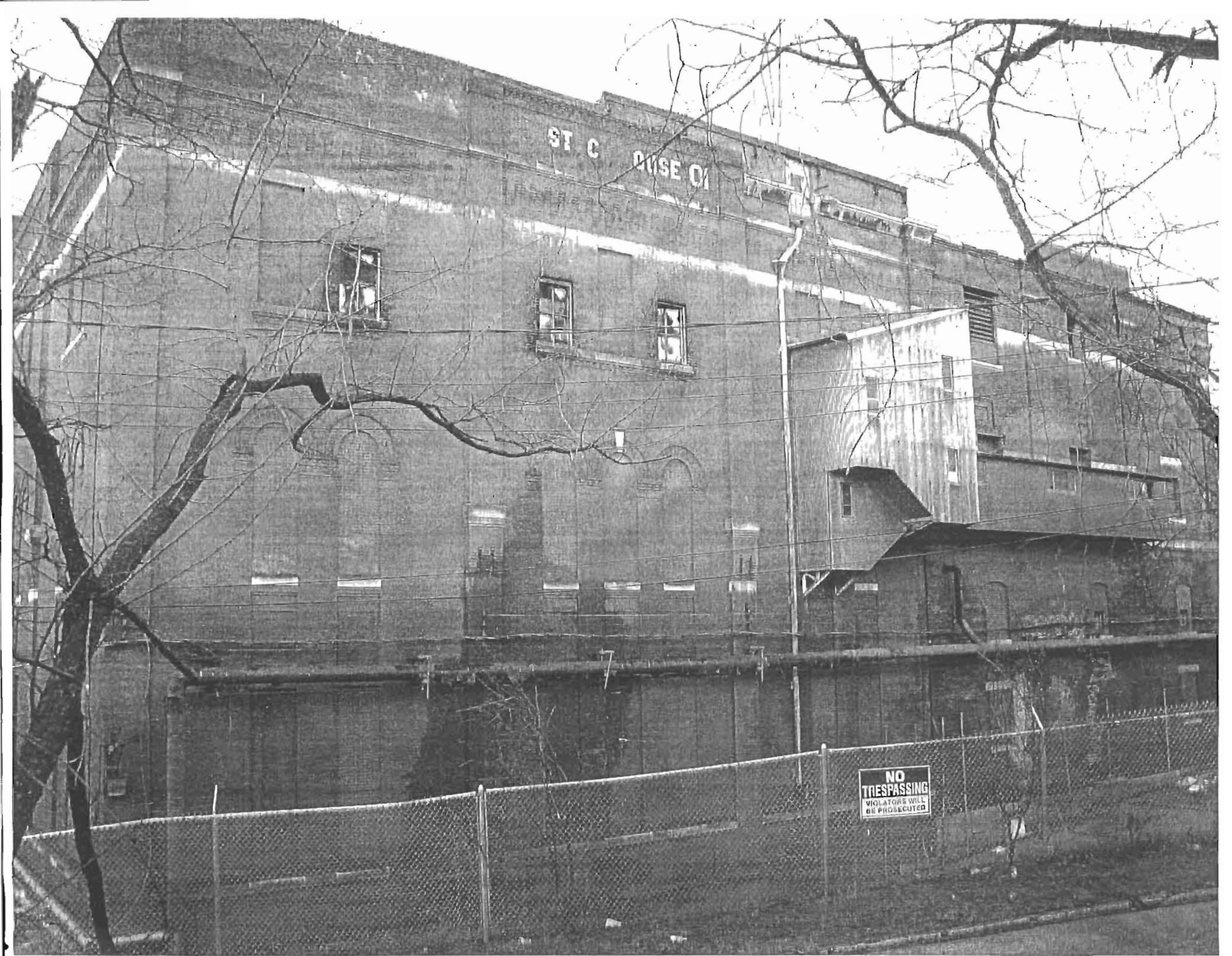
REQUIRED ATTACHMENTS: Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED WORK: Raze Building D

SIGNATURE T-Frew AGENT, Owner DATE 3/15/12

SIGNATURE T-Frew, Applicant DATE 3/15/12





ST C HOUSE OF

NO
TRESPASSING
VIOLATORS WILL
BE PROSECUTED

Scope of Demolition for Building D

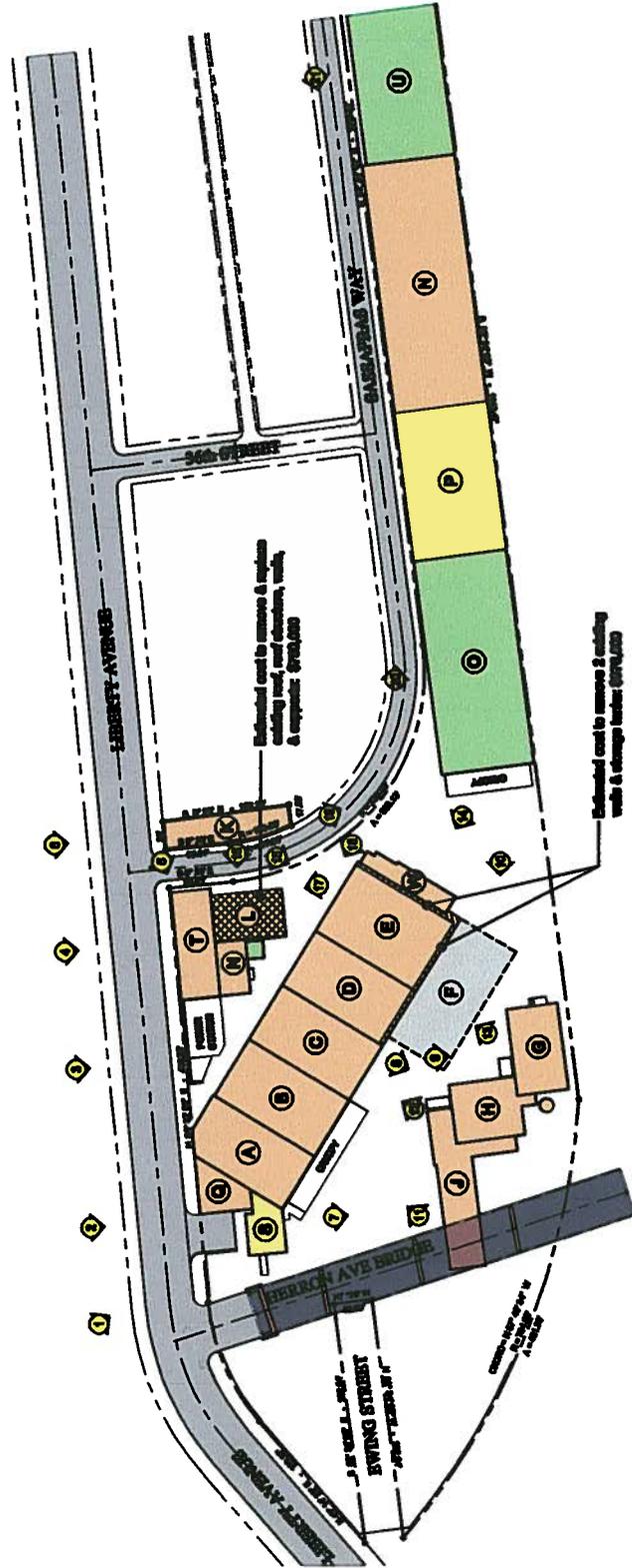
Building D shall first be abated of all asbestos and any hazardous materials. Next all steel tanks shall be removed. This building is a five story structure all masonry materials will be processed into clean fill material and all scrap will be recycled. The structure basement shall be filled with clean fill to grade. All surrounding buildings shall be protected from and damage including building C.

Scope of Demolition for Building E

Building E shall first be abated of all asbestos and any hazardous materials. Next all steel tanks shall be removed. This building is a five story structure all masonry materials will be processed into clean fill material and all scrap will be recycled. The structure basement shall be filled with clean fill to grade. All surrounding buildings shall be protected from and damage.

Scope of Demolition for Boiler Building

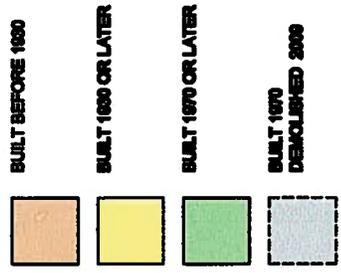
Boiler building shall first be abated of all asbestos and any hazardous materials. Next all three boilers shall be removed. This building is a three story structure all masonry materials will be processed into clean fill material and all scrap will be recycled. All surrounding buildings shall be protected from and damage.



SITE PLAN

Building Label	Year	Count	Area (sq ft)	Building Type	Year	Count	Area (sq ft)	Building Type
A	1900	4	24,000	Stock House	1900	1	3,600	Pipe Shop
B	1900	4	41,000	Wash House	1900	4	70,000	Stable
C	1904	4	31,000	Brew House	1900	1	1,760	Water Tanks
D	1900	6	36,000	Stock House	1970	2	62,000	Warehouse
E	1900	6	47,500	Stock House	1900	3	50,000	Bottle Shop
F	1970	6	21,000	Fermentation House	1900	2	6,000	Office
G	1900	26	9,600	Offices	1900	1	3,000	Office
H	1900	3	4,300	Boiler House	1900	1	4,700	Oberlinhaus
J	1900	1	6,000	Maintenance	1904	1	11,344	Warehouse
K	1900	1	25,000	Supply House	1900	1	2,500	Maintenance

BUILDING TIMELINE





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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
 Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

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

Fee Paid: \$ _____

Date Received: 3/16/12
 Hearing Date: _____
 Lot and Block #: 26-A-300 6th Second

ADDRESS OF PROPERTY: 3340 Liberty Ave
Pitts. PA 15201

HISTORIC DISTRICT: _____

OWNER

Name: Collin Development
 Address: 5020 Mans Run Rd
 City, State, Zip: Butte PA 15071
 Phone: (412) 715-669 Fax: () _____
 E-MAIL: _____

APPLICANT

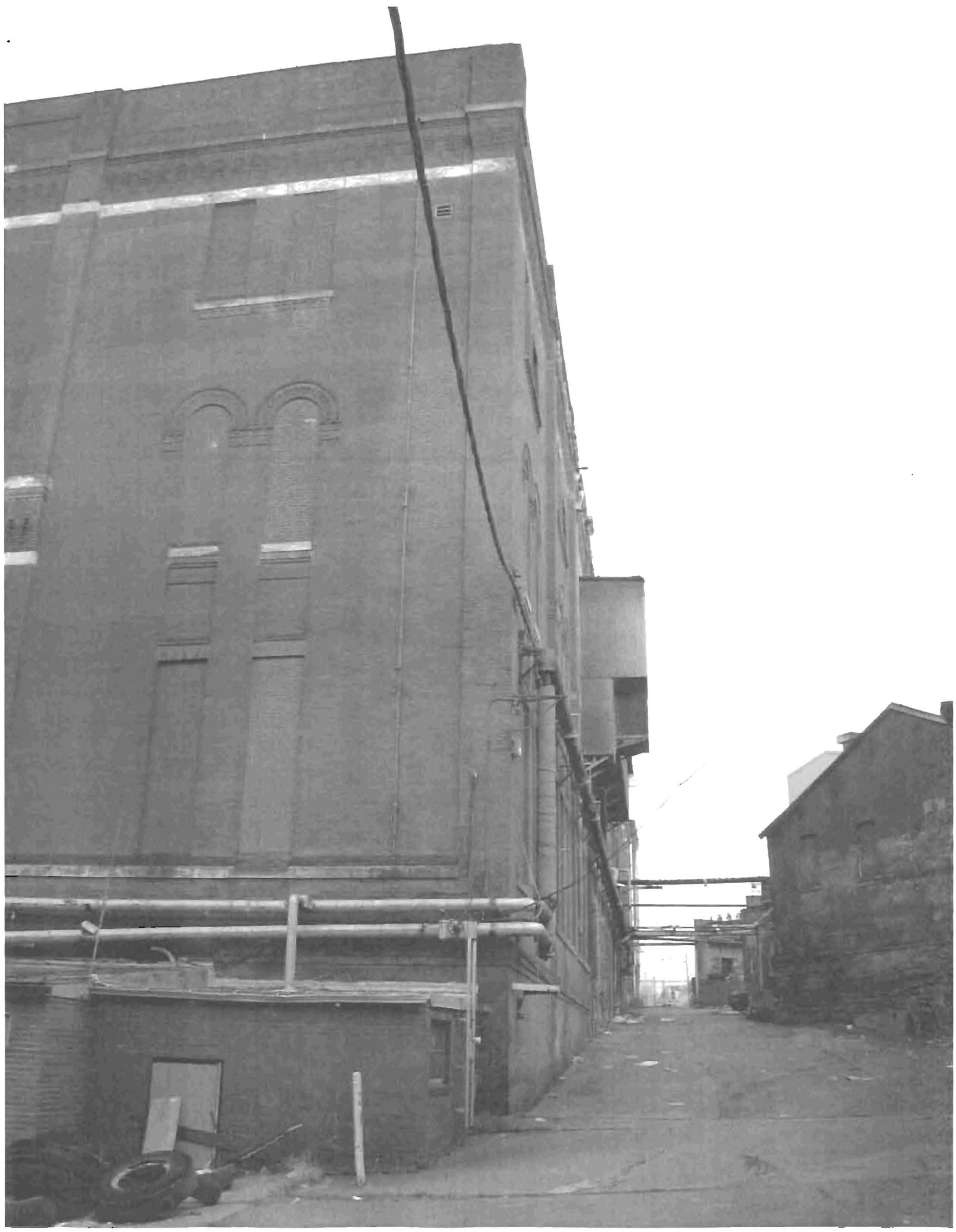
Name: _____
 Address: _____
 City, State, Zip: _____
 Phone: () _____ Fax: () _____
 E-MAIL: _____

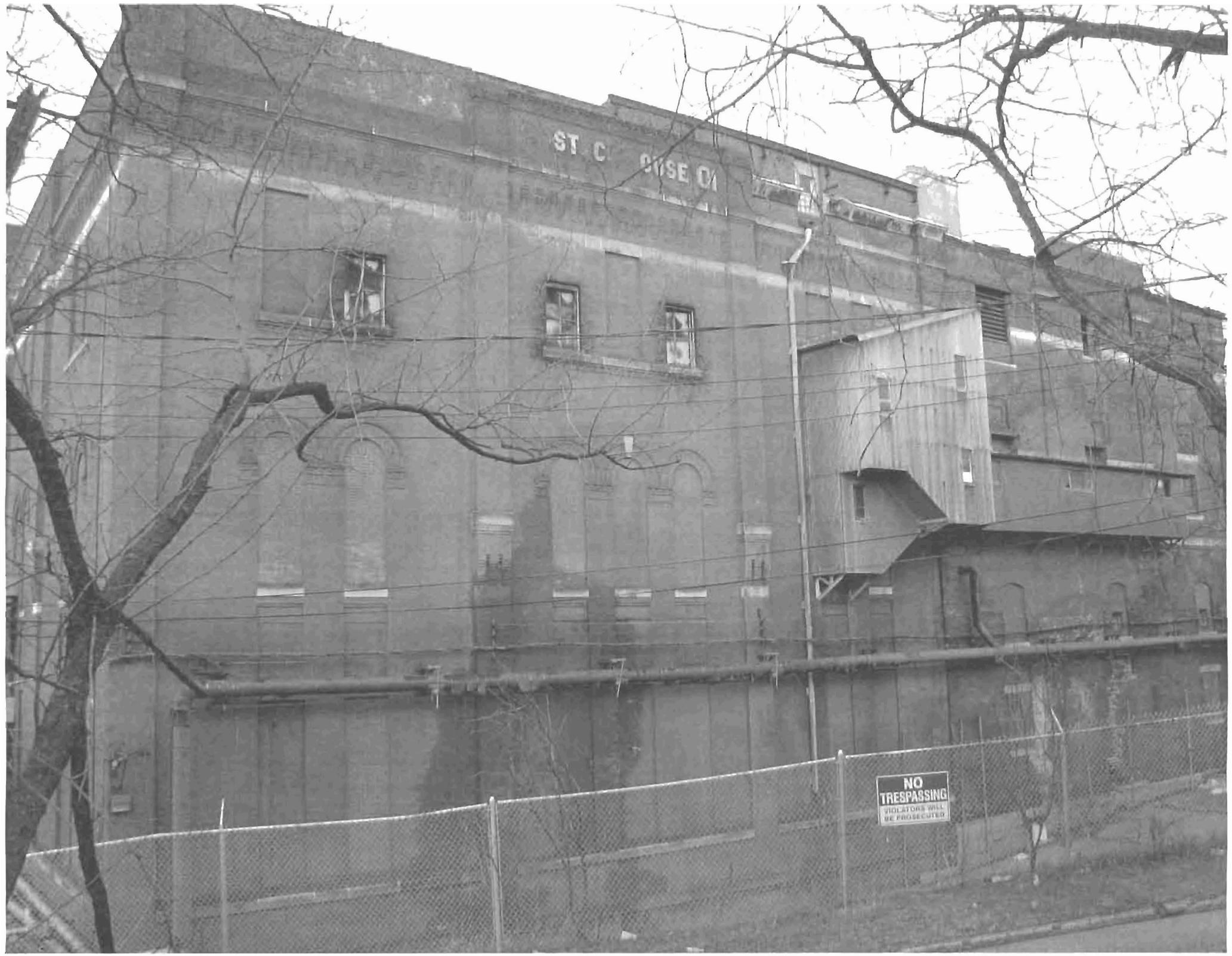
REQUIRED ATTACHMENTS: Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED WORK: Raze Bldg E

SIGNATURE T. J. R. Agent Owner DATE 3/15/12
T. J. R. Applicant DATE 3/15/12



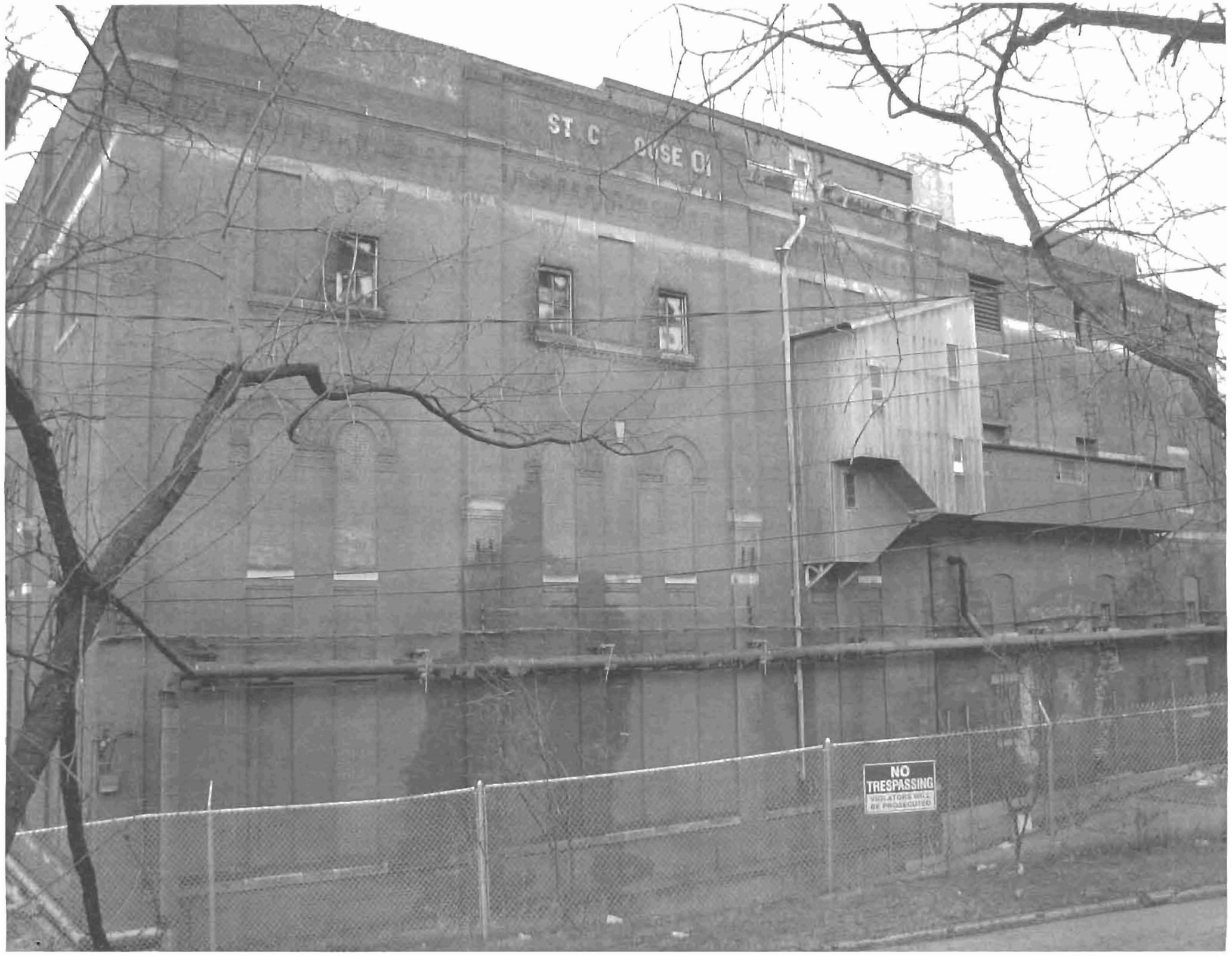




ST. C. CASE CO.

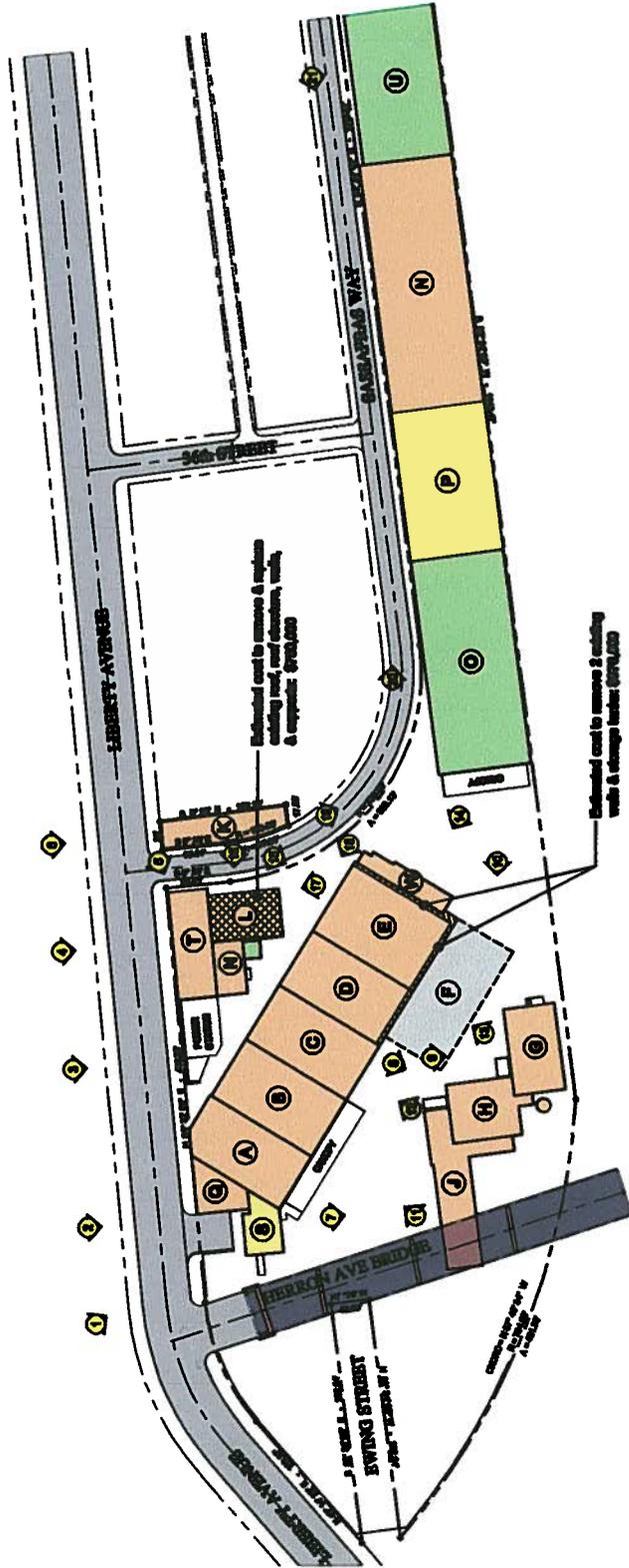
NO
TRESPASSING
VIOLATORS WILL
BE PROSECUTED





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OUSE OI

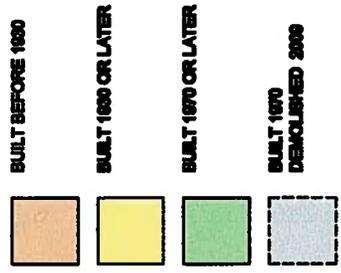
NO
TRESPASSING
VIOLATORS WILL
BE PROSECUTED



SITE PLAN

Building Label	Year	Count	Area (sq ft)	Building Type	Year	Count	Area (sq ft)	Building Type
A	1900	4	24,000	Stock House	1900	1	3,000	Pipe Shop
B	1900	4	41,000	Wash House	1900	4	70,000	Stable
C	1904	4	31,000	Brew House	1900	1	1,760	Water Tanks
D	1900	6	36,000	Stock House	1970	2	62,000	Warehouse
E	1900	6	47,500	Stock House	1900	3	90,000	Bottle Shop
F	1970	6	21,000	Fermentation House	1900	2	6,000	Office
G	1900	26	9,500	Offices	1900	1	3,000	Office
H	1900	3	4,300	Boiler House	1900	1	4,700	Oberlinhaus
J	1900	1	6,000	Maintenance	1904	1	11,344	Warehouse
K	1900	1	25,000	Supply House	1900	1	2,500	Maintenance

BUILDING TIMELINE



Scope of Demolition for Building D

Building D shall first be abated of all asbestos and any hazardous materials. Next all steel tanks shall be removed. This building is a five story structure all masonry materials will be processed into clean fill material and all scrap will be recycled. The structure basement shall be filled with clean fill to grade. All surrounding buildings shall be protected from and damage including building C.

Scope of Demolition for Building E

Building E shall first be abated of all asbestos and any hazardous materials. Next all steel tanks shall be removed. This building is a five story structure all masonry materials will be processed into clean fill material and all scrap will be recycled. The structure basement shall be filled with clean fill to grade. All surrounding buildings shall be protected from and damage.

Scope of Demolition for Boiler Building

Boiler building shall first be abated of all asbestos and any hazardous materials. Next all three boilers shall be removed. This building is a three story structure all masonry materials will be processed into clean fill material and all scrap will be recycled. All surrounding buildings shall be protected from and damage.

GARVIN

ENGINEERING AND MUNICIPAL MANAGEMENT

JSGARVIN@VERIZON.NET
PHONE: 724-459-5467
FAX: 877-556-8027

184 EAST MARKET STREET
BLAIRSVILLE, PA 15717

502 FIFTH AVENUE, SUITE 410
MCKEESPORT, PA 15132

March 2, 2012

Jack Cargnoni
COLLIER DEVELOPMENT CO.
5020 Thoms Run Road
Bridgeville, PA 15017

RE: **PRELIMINARY ENGINEERING OPINION**
COLLIER DEVELOPMENT OLD BREWERY PROPERTY

Dear Mr. Cargnoni:

On February 3, 2012 a preliminary building evaluation was performed by Garvin Engineering and Municipal Management at the rear section of the brewery complex. The intended goal of this evaluation was to evaluate the integrity of the existing stock tank building. In past correspondence with the Historic Review Commission, this building has been referred to as Building "E".

In reviewing the limited files recovered for this building and the brewery in general, two key documents arose and bring light to the preliminary plans for the future of this building. In a letter dated February 25, 2011 by Mr. Jeffrey D. Oinonen, PE (Ohio), Mr. Oinonen discussed plans to extract the existing steel stock tanks from this building. It was identified that these stock tanks were installed in or around 1951. He also discussed the demolition of these tanks and posed two options for their removal. His first option was to remove portions of the existing masonry wall and extract the tanks. His second option was to remove the tanks (via internal demolition), this plan is both non-cost effective and unrealistic.

In a follow up letter dated April 14, 2011, by Ms. Makenzie Diehl of the Historic Preservation Office, Ms. Diehl identified several key points. She asked that an engineer review and comment on the following points.

1. The condition of the exterior masonry walls
2. Analysis of water damage to the masonry walls and roof
3. The condition of the steel lintel and interior steel superstructure

Per my site observations on February 3, 2012 and several brief follow-up visits, I am pleased to offer by professional opinion on the Historic Preservation Office's concerns.

1. As seen in Photographs A and B of this report, the exterior masonry walls have been significantly damaged during a past demolition project at the brewery. This demolition work was completed prior to Collier Development taking ownership of the property. Damage was done to portions of the load bearing exterior wall as seen in Photographs A and B. Due to the extent of the damage observed and the effort needed to successfully remove the existing stock tanks (all 102 of them), it is my opinion that it would be a nearly impossible task to remove the stocks tanks without further damaging the

Mr. Jack Cargnoni

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exterior masonry walls and causing a significant and possibly catastrophic failure of the exterior masonry walls.

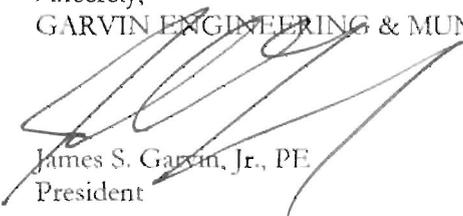
2. Significant water damage was observed throughout the building. As seen in Photographs C, D, and E, significant damage has occurred due to water infiltration and the lack of proper maintenance as well as past demolition activities. Photograph C, which was taken in the basement, clearly shows standing water in the basement of the building. This water has created a very corrosive environment in the basement, clearly affecting the existing masonry walls and steel superstructure as seen in the collapse observed in Photograph E. Water damage caused by the roof was less apparent; however, inadequate roofing system has caused significant erosion and deterioration of the existing masonry on the northern side of Building "E". This is documented in Photograph F. It is my professional opinion that the water damage has caused serious damage to the interior and exterior of this building. The necessary repairs would be extremely expensive and would make the internal demolition and/or extraction of the existing tanks very problematic.
3. The condition of the existing steel superstructure is in fair to poor condition. As previously stated past demolition activities, water damage, and lack of maintenance (including lack of an operating HVAC system) have caused serious hardships for Building "E". Numerous structural failures were observed throughout the building. Photographs G and H document examples of cracking observed in the exterior walls of the building. It is believed that several cracks are newer as cracks in patches and repairs were observed. Photograph G clearly documents a crack in a previously repaired area of the existing wall. A significant amount of the existing steel superstructure is encased in brick and concrete; however, due to the poor environment within the building the existing protective systems are failing, as seen in Photograph H. Photograph I documents the damage to the interior (non-load bearing walls). This damage most likely occurred during the scrapping of valuable metals during the closure of the brewery. Photograph I show the size and proximity of the existing stock tanks. It is my professional opinion that due to the past demolition activities, water damage, and lack of maintenance that the existing superstructure could not withstand the extraction of the existing stock tanks.

Overall it is my professional opinion based upon my review of the site that this structure poses a significant public health hazard and should be razed immediately. Based upon the documented damage to the building and knowing the work necessary to extract the existing stock tanks, it is my opinion that razing Building "E" is the only solution to preserve the integrity of the other building on the brewery site.

If you should have any questions or concerns in relation to the content of this letter, please do not hesitate to contact me at 724-459-5467.

Sincerely,

GARVIN ENGINEERING & MUNICIPAL MANAGEMENT



James S. Garvin, Jr., PE
President

Mr. Jack Cargnont

PRELIMINARY ENGINEERING OPINION
COLLIER DEVELOPMENT OLD BREWERY PROPERTY
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Photo A: Significant damage to the exterior concrete and brick was observed. This photograph was taken of the southern face of Building "E".

Mr. Jack Cagnoni

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Photo B: Significant damage to the exterior concrete and brick was observed. This photograph was taken of the southern face of Building "E".

Mr. Jack Cargnoni

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Photo C: Significant water infiltration was observed. Due the lack of proper maintenance over the past several years, the damp environment has caused significant corrosion and deterioration in the basement's concrete and steel structures. This photograph was taken in the basement floor of Building "E".

Mr. Jack Cagnoni

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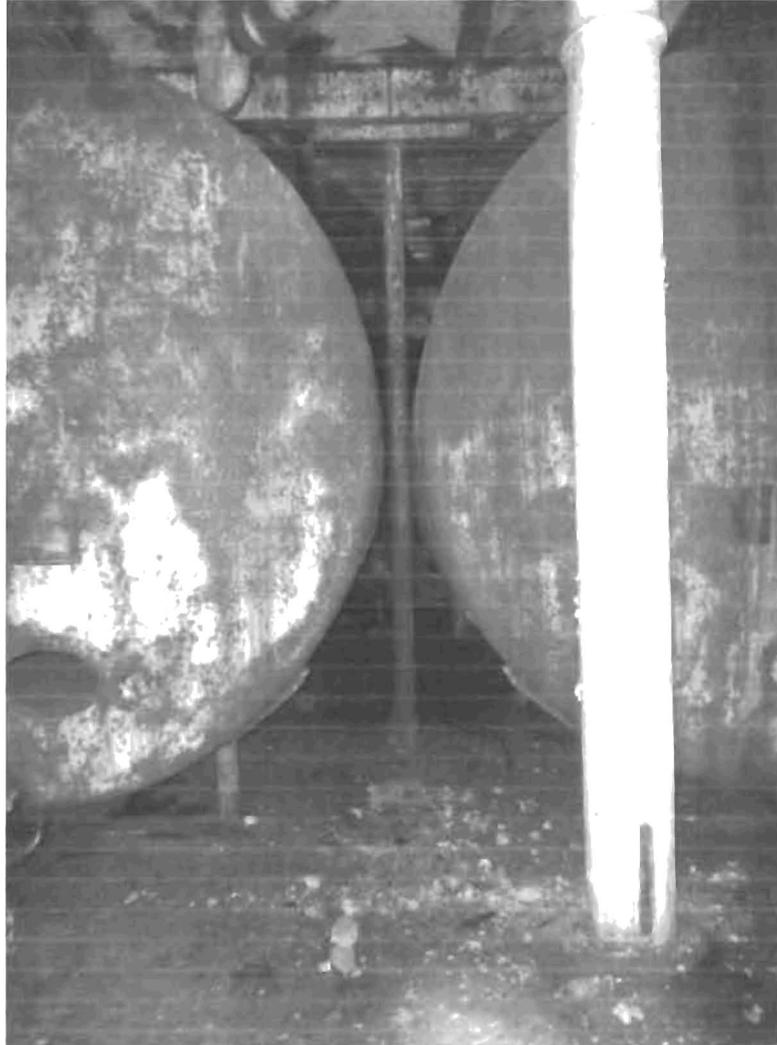


Photo D: Due the lack of proper maintenance over the past several years, the damp environment has caused significant corrosion and deterioration in the basement's concrete and steel structures. This photograph was taken in the basement floor of Building "E".

Mr. Jack Cagnoni

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Photo E: Significant deterioration and failure of concrete and brick was observed. In this case the portions of the basement wall and ceiling collapsed. This photograph was taken in the basement of Building "E".

Mr. Jack Cagnoni

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Photo F: Significant deterioration and erosion of the existing exterior was observed. In this case the exterior face of the northern side of Building "E" has succumbed to water damage due to poor roofing systems.

Mr. Jack Cargnoni

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Photo G: Significant cracking to the load bearing walls was observed. This is an example of a crack seen in a previously repaired area. This photograph was taken on the fourth floor of Building "E".

Mr. Jack Cargnoni

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Photo H: Significant deterioration to the existing steel superstructure's protective covering was observed, which has caused the deterioration of the existing steel beams. This photograph was taken on the second floor of Building "E".

Mr. Jack Cagnoni

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Photo 1: Significant damage to the interior walls was observed. This damage occurred prior to Collier Development taking ownership of the property. This photograph was taken on the third floor of Building "E".



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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
 Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

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

Fee Paid: \$ _____

Date Received: 3/16/12

Hearing Date: _____

Lot and Block #: 26-A-140 60th Street

ADDRESS OF PROPERTY: 3340 Liberty Ave
Pitt PA 15201

HISTORIC DISTRICT: _____

OWNER

Name: Colliv Development

Address: 5020 THURS RUN RD

City, State, Zip: Oradale PA 15071

Phone: () ⁴¹² 715-4169 Fax: () _____

E-MAIL: Tim Frew @ HOT MAIL .COM

APPLICANT

Name: Tim Frew

Address: _____

City, State, Zip: _____

Phone: () _____ Fax: () _____

E-MAIL: Tim Frew @ HOT MAIL .COM

REQUIRED ATTACHMENTS: Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED WORK: RAZE BOILER HOUSE

SIGNATURE [Signature] AGENT, Owner DATE 3/15/12

[Signature]
[Signature]

, Applicant DATE 3/15/12







Scope of Demolition for Building D

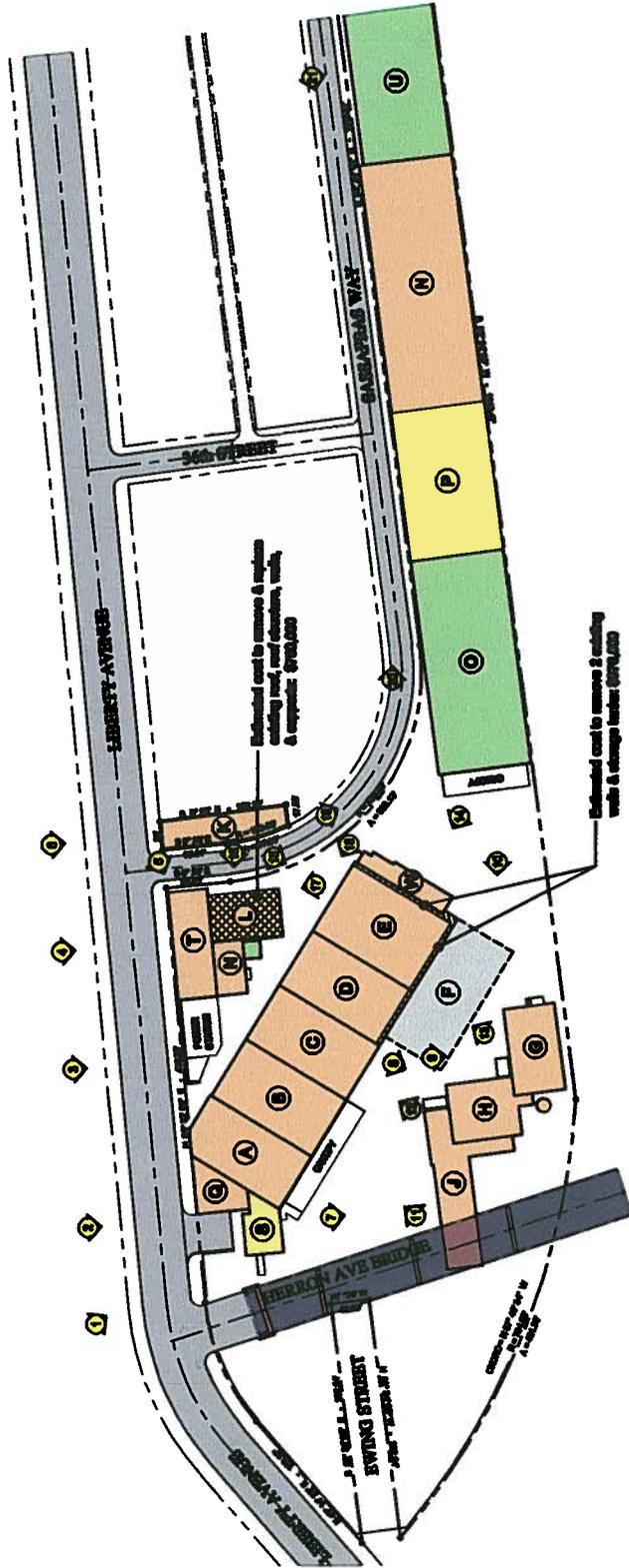
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SITE PLAN

Building Label	Year	Count	Area (sq ft)	Building Type	Year	Count	Area (sq ft)	Building Type
A	1900	4	24,000	Stock House	1900	1	3,600	Pipe Shop
B	1900	4	41,000	Wash House	1900	4	70,000	Stable
C	1904	4	31,000	Brew House	1900	1	1,760	Water Tanks
D	1900	6	36,000	Stock House	1970	2	62,000	Warehouse
E	1900	6	47,500	Stock House	1900	3	50,000	Bottle Shop
F	1970	6	21,000	Fermentation House	1900	2	6,000	Office
G	1900	26	9,600	Offices	1900	1	3,000	Office
H	1900	3	4,300	Boiler House	1900	1	4,700	Oberlinhaus
J	1900	1	6,000	Maintenance	1904	1	11,344	Warehouse
K	1900	1	25,000	Supply House	1900	1	2,500	Maintenance

BUILDING TIMELINE

