



Minutes of the Meeting of January 4, 2012  
Beginning at 12:30 PM  
200 Ross Street  
First Floor Hearing Room  
Pittsburgh, PA 15219

In Attendance:

<b><i>Members</i></b>	<b><i>Staff</i></b>	<b><i>Others</i></b>
Noor Ismail	Sarah Quinn	Robert Loos
John Jennings		Carole Malakoff
Arthur Sheffield		Drew Chelosky
Joseph Serrao		Evelyn Jones
		Chad Chalmers
		Joel Cluskey
		Don Fedor
		Bob Russ
		Anne Nelson
		Thomas Stevenson
		Ellis Schwidlapp
		Russell Blaich

**New Business**

**Approval of Minutes:** In regards to the December 2011 minutes, Mr. Serrao moved to approve. Mr. Sheffield seconded the motion. All members voted in favor.

**Certificates of Appropriateness:** In regards to the December 2011 Certificates of Appropriateness, Ms. Ismail moved to approve. Mr. Serrao seconded the motion, all members voted in favor.

**Applications for Economic Hardship:**

NONE

**Upcoming Demolitions:**

NONE

**Internal Business:**

- Ms. Quinn says staff has put together calendar for HRC meetings, says July meeting falls on July 4<sup>th</sup>, but could move it to July 11<sup>th</sup> for convenience. Mr. Serrao says he has no issue with changing to the 11<sup>th</sup>.
- Ms. Ismail asks that the calendar be e-mailed to all HRC members by staff. Ms. Quinn presents the HRC with hard copies of the revised calendars.

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- Mr. Serrao asks about the status of St. Nicolas. Ms. Quinn says that staff has not heard anything new.
  - Ms. Quinn says she spoke with Sunny Vasaro's attorney concerning filing for economic hardship.
  - Mr. Serrao says he thinks that the HRC should hold an executive session with legal to discuss how to handle economic hardship cases.

**Adjourn:** Mr. Serrao moved to adjourn, Mr. Jennings seconded the motion, all voted in favor.

Discussion on hearing items follows on the attached pages.

**2025 East Carson St**

OWNER: Dick Stephens 2025 East Carson Street Pittsburgh, PA 15203	WARD: .....17TH LOT & BLOCK: ..... 12-F-143 INSPECTOR:.....PAT BROWN COUNCIL DISTRICT:..... 3rd ZONING CLASSIFICATION:..... ARCH. RATING: .....	APPLICATION RECEIVED: 11/18/11 SITE VISITS: CERTIFICATES OF APP.:00-000
APPLICANT: Dick Stephens 2025 East Carson Street Pittsburgh, PA 15203		

NATIONAL REGISTER: LISTED .....  ELIGIBLE.....

**Proposed Changes: TABLED:** Modification of the main entrance.

**Discussion:**

1. Mr.Serrao asks if the applicant is present.
2. Mr. Serrao says since the applicant is not present 2025 East Carson Street will be tabled until February’s meeting.

**MOTION:**

Mr. Serrao ..... Motions to table the application until February’s meeting.

Mr. Jennings ..... Seconds the motion.

All members ..... Voted in favor

..... **Motion passes.**

OWNER:  
KIM HONG  
1703 EAST CARSON ST  
PITTSBURGH, PA 15203

WARD: ..... 17TH  
LOT & BLOCK: ..... 12-E-305  
INSPECTOR:.....PAT BROWN  
COUNCIL DISTRICT:.....3  
ZONING CLASSIFICATION: .....  
ARCH. RATING: .....

APPLICATION RECEIVED: 12/09/11  
SITE VISITS:  
CERTIFICATES OF APP.:

APPLICANT:  
David Morgan  
74 South 12<sup>th</sup> St  
Pittsburgh, PA 15203

NATIONAL REGISTER: LISTED .....  ELIGIBLE.....

**Proposed Changes:** Changes to previously approved addition.

**Discussion:**

1. David Morgan of Morgan Architects, says the application was previously submitted, but that they have revised their plan.
2. Mr. Morgan says there is a main building on the front of the property with another building at the rear and that the original building was to be partially demolished to accommodate for a restaurant and apartments. He says that plan was approved by the HRC.
3. Mr. Morgan says due to financial reasons the owner would like to provide a link between the two buildings, this would not affect the upper floors or any of the rear building. He says the same materials would be used from the original plan, including vinyl siding.
4. Mr. Morgan says there is a letter from the South Side Planning Forum that approves the changes.
5. Mr. Serrao asks for public comment.
6. Bob Russ, South Side resident and LRC member, says they did not get a chance to review the application, but he did see it at the planning forum. He says it is in keeping with the original plan and that they have no problem with the application.
7. Mr. Jennings asks about a stockade fence in the old plan.
8. Mr. Morgan says the fence will not be removed.
9. Mr. Jennings asks about the set of stairs in the drawing.
10. Mr. Morgan says the stairs are existing.

**MOTION:**

Mr. Jennings ..... Motions to approve the application as submitted with final drawings and materials to be submitted to staff

Mr. Serrao ..... Seconds the motion.

All members ..... Voted in favor

..... **Motion passes.**

OWNER:  
Donald Fedor  
800 Allegheny Avenue  
Pittsburgh, PA 15233

WARD: ..... 22ND

APPLICATION RECEIVED: 12/14/11

LOT & BLOCK: .....7-H-339

SITE VISITS:

INSPECTOR:..... MARK SANDERS

CERTIFICATES OF APP.:00-000

APPLICANT:  
RSH Architects  
363 Vandium Road  
Pittsburgh, PA 15243

COUNCIL DISTRICT: ..... 3

ZONING CLASSIFICATION: .....

ARCH. RATING: .....

NATIONAL REGISTER:

LISTED .....

ELIGIBLE.....

**Proposed Changes:** Restoration of stairway and railing, installation of metal guard

**Discussion:**

1. Joel Cluskey of RSH representing CCAC with Don Fedor. He says they have two properties next to each other and are looking to restore both.
2. Mr. Cluskey says yhe project began with retaining wall. He says the wall is in a bad condition and that it is structurally necessary to take it down and reconstruct it. He says a masonry wall with be installed behind the stone. He says the original stone with be cleaned and repointed matching existing mortar. He says any samples that cannot be used will be replaced with in kind sandstone.
3. Mr. Cluskey says on the stairs there is evidence of a rail that went down the center of the stair. He says he thinks it was a single post with a double rail so they will attempt to replace that. He says it would be a standard period steel rail. He says the rail would be steel or stainless steel painted black.
4. Mr. Cluskey says they would also like to provide a metal guard at the top of the retaining wall set in on the grass side due to the concern about fall protection (since it is a fall of 19 feet and the wall only protrudes 18” high).
5. Mr. Cluskey presents further drawings not in the original application to the HRC.
6. Mr. Cluskey says in plan the rail would be parallel from the stair to corner and corner to the back of the building. He says the design of the stair rail would be similar to designs that are already on the building, like the porch on top of the portico.
7. Carole Malakoff of Allegheny West LRC says the LRC met with the applicant and that they are pleased with retaining wall and stair. She says the LRC approves of the metal handrail going up the middle of the stairs, and agreed to the use of steel reluctantly.
8. Ms. Malakoff says that using an aluminum fence would diminish the significance of the building and it is inappropriate.
9. Ms. Malakoff says the removal of service stairs is satisfactory, but that it is important to document the stairs first.
10. Ms. Malakoff says there is a copper cornice along the west roofline and requests that any approvals to CCAC be contingent upon the restoration of the cornice in the next two years, she presents picture of the current cornice which is now plywood.
11. Mr. Serrao says the drawings just say “metal rail” and to clarify that.
12. Mr. Cluskey says they have to objection to iron rail.
13. Mr. Cluskey says the existing service stairs appear to be an obstruction to the sidewalk and says they will document it.
14. Mr. Cluskey says in regards to the plywood cornice, there were issues with ice and gutter backup. He says that a couple of sections of the cornice had fallen, so at that point those pieces were taken off (it is the alley side). He says the plywood was a temporary measure to keep vermin out, but there is no funding to change it currently.
15. Mr. Jennings asks is there a timeline to restore the copper cornice.

16. Mr. Cluskey says no because CCAC does not know when there will be funding.

**MOTION:**

Mr. Jennings ..... Motions to approve the application as submitted with proper documentation of the service stairs with final drawings to be submitted to staff for approval.

Mr. Serrao ..... Seconds the motion.

All members ..... Voted in favor

..... **Motion passes.**

**808 Ridge Avenue**

OWNER:  
Donald Fedor  
800 Allegheny Avenue  
Pittsburgh, PA 15233

WARD: ..... 22ND  
LOT & BLOCK:.....8-E-248  
INSPECTOR:.....MARK SANDERS  
COUNCIL DISTRICT:.....3  
ZONING CLASSIFICATION: .....  
ARCH. RATING: .....

APPLICATION RECEIVED: 12/14/11  
SITE VISITS:  
CERTIFICATES OF APP.:00-000

APPLICANT:  
RSH Architects  
363 Vandium Road  
Pittsburgh, PA 15243

NATIONAL REGISTER:

LISTED .....

ELIGIBLE.....

**Proposed Changes:** Restoration of chimney, skylight replacement, new lighting protection

**Discussion:**

1. Mr. Cluskey of RSH Architects, says that there was a lightning strike to one of chimneys a year ago that caused some damage to the chimney and other roof structures.
2. Mr. Cluskey says there will be an in kind replacement of the chimney.
3. Mr. Cluskey says in kind repairs will be to fox the damage done to the pre-cast concrete used in a renovation some years ago.
4. Mr. Cluskey says pieces knocked loose and damaged some of the flat clay tile. He says that these clay tiles will be replaced in kind.
5. Mr. Cluskey says a change of material will occur in the skylight immediately adjacent to the chimney since it is leaking and will provide a point of access to the chimney. He says they will remove the glass skylight and will cap it with a standing seam metal roof which will mimic what is there. He says from the ground it will be difficult to distinguish the new roof from existing.
6. Mr. Cluskey says lightning rods will be mounted on the roof to prevent further damage.
7. Mr. Cluskey says that the skylight no longer provides natural light or decoration anywhere in the building.
8. Mr. Serrao asks for public comment.
9. Ms. Malakoff of the Allegheny West LRC, says as far as the in kind repairs go they approve.
10. Ms. Malakoff says the lighting rods will not be very visible, but feels the skylight is an important architectural feature. She says that the issue was before the HRC before when the owner wanted to use wooden louvers on the roof. She says the HRC required that the plan be reworked so that the louvers be placed on the south side of the building where they would not be visible and the skylight was to remain as is. She says the LRC would like to refer to the prior HRC decision.
11. Mr. Cluskey says he was made aware of the issue and explored the impact and the owner has no objection to that. He says they could take the skylight out and reglaze it or replace it in kind.

**MOTION:**

Mr. Jennings ..... Motions to approve chimney repairs, roof tile and lightning protection as submitted, but requires restoration of the skylight with proper glazing or in kind repair

Ms. Ismail..... Seconds the motion.

All members ..... Voted in favor

..... **Motion passes**

**8 Market Square**

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OWNER: Glickman Real Estate 5821 Forward Ave Pittsburgh, PA 15217-2301	WARD: ..... 2ND LOT & BLOCK: ..... 1-H-00213 INSPECTOR:..... BOB MOLYNEAUX COUNCIL DISTRICT: ..... 6 ZONING CLASSIFICATION: ..... ARCH. RATING: .....	APPLICATION RECEIVED: 12/15/11 SITE VISITS: CERTIFICATES OF APP.:00-000
APPLICANT: Chad Chalmers 6101 Penn Ave, suite 102 Pittsburgh, PA 15206		

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NATIONAL REGISTER: LISTED .....  ELIGIBLE.....

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**Proposed Changes:** Remove existing non-historically appropriate 1<sup>st</sup> floor storefront, wood cladding, sign board and sign. Install new French doors, transoms, sign board and sign. Prepare prime and paint 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floor windows. Install retractable fabric awning and lighting.

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**Discussion:**

1. Chad Chalmers of Moss Architects, says their proposal removes the store front and installs three new French doors with wooden transoms. He says they did not do a lot of research or look at historic photos, but feel that this matches the historic façade.
2. Mr. Chalmers says they hope that limestone is behind the signage, and if it exists they would use pin letters, if not they would use a sign board to be submitted at a later date.
3. Mr. Chalmers says they also have some lighting on the building to highlight the architectural features. He says lighting will be on pilaster columns and a small up light hung on a reverse gooseneck will accentuate the features of the building like terracotta. Mr. Chalmers says windows on upper floors will remain as is and will be painted in keeping with historic character and the new façade, probably a dark brown. He says they will submit color for approval.
4. Mr. Chalmers says there will also be a retractable awning that is in keeping with historic character of the building.
5. Mr. Jennings asks if the awning is exposed.
6. Mr. Chalmers says yes.
7. Mr. Jennings asks if there is a box over it.
8. Mr. Chalmers says there is some exploratory demolition that needs to occur.
9. Mr. Jennings asks about the backlit lighting.
10. Ms. Quinn says they don't have any specification about the signage and says zoning should also approve it.
11. Mr. Jennings asks if they are painting the windows.
12. Mr. Chalmers says yes.
13. Mr. Serrao asks about the visibility of the light.
14. Mr. Chalmers says it will be painted to match the façade and minimally visible.
15. Mr. Serrao asks for public comment.
16. Mr. Serrao says they will need more detailed information.
17. Mr. Chalmers says there is a specification of lights and boards, when they get to the point of construction drawings the sign may have a different name. He says before they tear off the façade they want to get approval.

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**MOTION:**

Mr Jennings ..... Motions to approve the removal of existing wood façade to expose the existing structure, 3 french doors, retractable awning, sign board to be submitted, sign lights, uplights, roll up awning and further revisions to be reviewed by zoning and staff.

Ms. Ismail..... Seconds the motion.

All members ..... Voted in favor

..... **Motion passes**

**435 Market Square**

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OWNER: Glickman Real Estate 5821 Forward Ave Pittsburgh, PA 15217-2301	WARD: ..... 1	APPLICATION RECEIVED: 12/21/11
	LOT & BLOCK: .....1-D-146	SITE VISITS:
	INSPECTOR:..... BOB MOLYNEAUX	CERTIFICATES OF APP.:00-000
APPLICANT: Chad Chalmers 6101 Penn Ave, suite 102 Pittsburgh, PA 15206	COUNCIL DISTRICT:.....6	
	ZONING CLASSIFICATION:.....	
	ARCH. RATING: .....	

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**Proposed Changes:** Restoration of upper floors and installation of a new store front.

**Discussion:**

1. Ellis Schwidlapp from Landmark Design Architects says the building has two facades with the primary on Market and the lesser on Grant Street.
2. Mr. Schwidlapp says the Graham St façade is problematic in that openings were blocked in and that there is a significant redesign.
3. Mr. Schwidlapp says they worked three buildings adjacent to 435.
4. Mr. Schwidlapp says that you can see a sliver of the party wall on Market Square.
5. Mr. Schwidlapp says there will be very little work on the Market Square façade. He says the second and third floor are glazed terracotta and the first floor has moderate changes, he says they will restore the upper floors and continue the terracotta to the lower floors. He says the three piers and transom area would match the terracotta.
6. Mr. Schwidlapp says there will be a new transom above the multi-paned transom window. Mr. Ellis says there will be three fixed cloth awnings across the front.
7. Mr. Schwidlapp says they will break up Graham Street façade and emphasize the tower. He says the lower level will be a veneer stone. He says there will be a new entrance and windows that are in keeping with other façade. He says there will be tiles in a patina copper finish.
8. Mr. Schwidlapp says they will install marquis signs for visual displays on lower level.
9. Mr. Schwidlapp says the canopy would be flat with a glass edge to it on the Market St façade (presents material samples to the HRC).
10. Mr. Schwidlapp says for the tile finish the color is not selected yet.
11. Mr. Schwidlapp says that tax credits are currently under review, and are using RCAP funds with URA.
12. Mr. Serrao asks for a drawing of Graham façade.
13. Mr. Schwidlapp says they do not currently have it.
14. Mr. Serrao asks for public comment
15. Anne Nelson of PHLF, she says Landmark Design Architects is a full profit subsidiary of PHLF so she may be biased, but it is in compliance with Secretary of Interior Standards for rehab.
16. Mr. Jennings asks if the awnings are retractable.
17. Mr. Schwidlapp says they are fixed.

**MOTION:**

Mr. Jennings ..... Motions to approve the application as submitted with final materials and finishes to be approved by staff

18. Ms. Quinn says staff will need specific details of the signage.

Mr. Serrao ..... Seconds the motion.

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All members ..... Voted in favor

..... **Motion passes**

**3612 Dawson Street**

*Pittsburgh HRC – December 7, 2011  
Oakland Square Historic District*

OWNER: Dourid Aboud 802 Berkshire Avenue Pittsburgh, PA 15226	WARD: ..... 4TH	APPLICATION RECEIVED: 11/10/11
APPLICANT: Dourid Aboud 802 Berkshire Avenue Pittsburgh, PA 15226	LOT & BLOCK: .....28-M-123	SITE VISITS:
	INSPECTOR:.....BOB MCPHERSON	CERTIFICATES OF APP.:00-000
	COUNCIL DISTRICT: ..... 3rd	
	ZONING CLASSIFICATION: .....	
	ARCH. RATING: .....	
NATIONAL REGISTER:	LISTED ..... <input checked="" type="checkbox"/>	ELIGIBLE..... <input type="checkbox"/>

**Proposed Changes: TABLED:** Installation of railing on front porch and siding installation on façade.

**Discussion:**

1. Mr. Serrao asks if the applicant is present.

**MOTION:**

Mr. Serrao ..... Motions to table the application until next month’s meeting.

Ms. Ismail..... Seconds the motion.

All Members.....Voted in favor

..... **Motion passes**

OWNER & APPLICANT:	WARD: .....2 <sup>ND</sup>	APPLICATION RECEIVED: 11/16/11
iPENN VENTURES LLP	LOT & BLOCK: ..... 9-N-140	SITE VISITS:
707 GRANT ST	INSPECTOR:..... BOB MOLYNEAUX	CERTIFICATES OF APP.:00-000
PITTSBURGH, PA 15219	COUNCIL DISTRICT:.....3	
	ZONING CLASSIFICATION:.....	
	ARCH. RATING: .....	

NATIONAL REGISTER: LISTED .....  ELIGIBLE.....

**Proposed Changes:** Façade Renovations

**Discussion:**

1. David Howel of Pieper and O'Brien Architects, says they were here last month and will be replacing the existing storefront with efficiency storefront.
2. He says the HRC had concerns. He says they fully developed the whole package (gives most recent drawings to HRC) to address those concerns (A-4.1 addressed those concerns.)
3. He says materials with be aluminum curtain wall framing and they have samples (provides the material samples to the HRC).
4. He says the glass would have glazing and be insulated (provides the material samples to the HRC).
5. Mr. Serrao asks for public comment.
6. Ms. Quinn says that this is the first time she has seen the railings (A-3).
7. Mr. Howel says they would be on the ramp as per ADA standards. He says they are exterior but inside the vestibule space.
8. Mr. Serrao asks what color would be used.
9. He says it is the lighter color.

**MOTION:**

Mr. Jennings ..... Motions for approval with all finishes to be approved by staff

Mr. Sheffield..... Seconds the motion.

All members ..... Voted in favor.

..... **Motion passes.**

**1402 Liverpool Street**

OWNER:  
Manchester Citizen’s Corporation  
Pittsburgh, PA 15219

WARD: ..... 21ST

APPLICATION RECEIVED:

LOT & BLOCK:.....

SITE VISITS:

APPLICANT:  
City of Pittsburgh, Bureau of  
Building Inspection  
200 Ross St., 3<sup>rd</sup> Floor  
Pittsburgh, PA 15219

INSPECTOR:.....MARK SANDERS

CERTIFICATES OF APP.:00-000

COUNCIL DISTRICT:..... 6th

ZONING CLASSIFICATION: .....

ARCH. RATING: .....

NATIONAL REGISTER:

LISTED .....

ELIGIBLE.....

**Proposed Changes:** Demolition to grade.

**Discussion:**

1. Russell Blaich of BBI presents the party wall of 1402 and says it is in bad condition.
2. Mr. Blaich says MCC owns this and that they probably won't do anything.
3. Mr. Serrao asks for public comment.
4. Evelyn James, Manchester resident, says she has no objections to demolition due to previous cases, and that other residents want it torn down.

**MOTION:**

Mr.Jennings ..... Motions to approve for demolition

Mr. Serrao ..... Seconds the motion.

All members ..... Voted in favor.

..... **Motion passes.**

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*Pittsburgh HRC – February 1, 2012, 2011  
Certificates of Appropriateness Report – January*

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<b>Staff Approval</b>	<b>C of A Number</b>	<b>Date Issued</b>	<b>Application Address</b>	<b>Historic District</b>	<b>Work Approved</b>
Y	12-001	3-Jan-12	2637 E Carson Street	East Carson Street	Signage
N	12-002	5-Jan-12	1402 Liverpool Street	Manchester	Demolition to grade
N	12-003	5-Jan-12	1703 E Carson Street	East Carson Street	Alteration to previously approved addition
Y	12-004	24-Jan-12	1102 W North Avenue	Manchester	In-kind roof replacement
N	12-005	26-Jan-12	933 Penn Avenue	Penn-Liberty	Façade renovations