



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

Minutes of the Meeting of March 7, 2012
Beginning at 12:30 PM
200 Ross Street
First Floor Hearing Room
Pittsburgh, PA 15219

In Attendance:

<i>Members</i>	<i>Staff</i>	<i>Others</i>
Noor Ismail	Sarah Quinn	Sunny Varrasso
John Jennings		Robert Pendergast
Arthur Sheffield		Joe Wos
Joseph Serrao		Rick Avon
Linda McClellan		Jason Wirick
Ernie Hogan		Michael Burkhart
		Robert Loos
		Carole Malakoff
		Justin Victor
		Renee Rosensteel
		Evelyn Jones
		Chris Gibson
		David McLean
		Canard Grigsby
		Bob Baumbach
		David Sipp
		Tom Certo
		Russell Blaich
		Rick Criscella

Old Business - None

New Business

Approval of Minutes: In regards to the February 2012 minutes, Mr. Serrao moved to approve. Mr. Jennings seconded the motion. All members voted in favor. Ms. McClellan and Mr. Hogan abstained from voting.

Certificates of Appropriateness: In regards to the February 2012 Certificates of Appropriateness, Mr. Serrao moved to approve. Mr. Jennings seconded the motion, all members voted in favor.

Application of Economic Hardship:

1. Mr. Hogan asks if everyone has had a chance to review the application for certificate of economic hardship for 941 Liberty Ave.
2. Ms. Quinn says she gave HRC members the application at the previous meeting.
3. Mr. Hogan says he does not believe there is enough information on the application to determine economic hardship.

4. Mr. Serrao says he agrees with Mr. Hogan.
5. Ms. Quinn says Ms. Varraso's attorney says he has additional materials.
6. Ms. Varraso's attorney gives the HRC the additional information.
7. Bob Pendergast, the attorney for the 941 Saloon, says the first document is a picture of the building. He says the reason the ATM is in this location is because there is no suitable location for the ATM inside the building. He says the ATM needs to be accessed from the rear of the unit. He says in attempting to create an open air café, a wall was eliminated, and in conjunction with that, they submitted the plan (Exhibit 5), which was approved at that point. He says that plan only had a single door, and according to the building inspector, two doors were required in order open up the area. Exhibit 6 is the Certificate of Appropriateness for this design. Exhibit 7 is the updated design with the double doors and ATM, he says at that point the ATM was denied; Exhibit 7 is the new design with the ATM in that location. He says there was an argument over it being recessed. He says it is 30" recessed from the street. Exhibit 8 is the Certificate of Appropriateness and the letter that accompanied it. Exhibit 9 shows the interior of the building, and shows that there is no acceptable location for the ATM. Exhibit 10 is a picture of the ATM, with an attached invoice containing the amount paid for the ATM. Exhibit 11 shows the income from the existing ATM, which is between \$500-800 per month. He says this amount would be lost, in addition to the \$600 already spent on the ATM. He says he has included photographs of the area, which he says has no cohesive design. He says the ATM will be conducive with the original design. He says there is also a letter from a neighbor that approves of the project.
8. Mr. Serrao asks is there were any alternative designs looked at.
9. Mr. Pendergast says Ms. Varraso has already purchased the ATM so there is no alternative design.
10. Mr. Hogan says no alternative designs have been explored to meet HRC desires and that there is no construction cost variations between this, so the justification is the loss from the machine.
11. Mr. Pendergast says if she goes through with an alternative design she will lose the ATM. He says it is the smallest design on the market.

Motion:

Mr. Serrao motions to accept the additional exhibit presented by the applicant

Mr. Ismail seconds the motion

All members voted in favor

Motion passes

1. Mr. Hogan says the HRC will need to further review the additional information, then make a decision at the next meeting.
2. Ms. Quinn says she will put together a letter for the applicant if the HRC has any additional questions before the next meeting.

Other:

1. Ms. Quinn says she and Mr. Jennings have been discussing the 311 Report that Mr. Hogan had asked for. She says that BBI has been working on it.
2. Mr. Jennings says they are trying to coordinate the database of historic structures to what is coming in.
3. Mr. Hogan says he knows that every year the city works on new demolition lists. He asks is the lists are compiled at this point.

4. Mr. Jennings says the mayor's office has requested a timeline for when BBI will be concentrating on specific wards (where and when and number of buildings). He says that report will be done soon.
5. Mr. Serrao asks when they start demolitions.
6. Mr. Jennings says they never really stop, they usually curtail party wall demolitions, those will probably start again in April, but BBI will take down a few this winter. He says there are approximately 500 buildings tagged for demolition.
7. Mr. Hogan asks if there is a way to flag buildings that may be in historic districts.
8. Mr. Jennings says the biggest areas will be Homewood, Hazelwood, Manchester, and the North Side.
9. Ms. Quinn says that GIS has a condemnation map.
10. Ms. Ismail says GIS is working on a map with historic districts.
11. Mr. Hogan says he got a call from people from the North Side Mexican Wars Streets involving expansion of the district.
12. Ms. Quinn says she received a revised request for consideration. She says that they have thoughtfully agreed that the National Register boundaries that currently exist would be prudent to follow because the nominations are already written, so they could pull from those. She says she has some concerns regarding the draft nomination presented to her over the summer since they did not address her comments. She says that she will speak with councilman Lavelle's staff, and has spoken with the sponsor Kurt Berkley. She says basically, the boundaries appear to be reasonable, but will still need to go out and do ground-truthing of everything. She says based on the ordinance the HRC cannot approve anything until they have had an educational meeting. She says what they have submitted doesn't officially count. She says that she told Mr. Berkley that the nomination needed to be done properly and everything needed to be addressed properly. She says she would be willing to go have a workshop to make sure they understand what needs to be done.
13. Mr. Serrao asks what the process is.
14. Ms. Quinn says according to the ordinance the process begins by the city having a public meeting, and not accepting a nomination; but, if they don't know what the community group wants to nominate they can't have a meeting. She says for now they should not consider this request as a nomination.
15. Ms. Quinn says the nomination did not include a discussion on integrity. But it is included in the National Register nomination.
16. Ms. Quinn says the CLG grant for the historic overlay zoning that staff applied for, may be good for the North Side. She says it would be reviewed at a much lower level. She says this would be an additional tool for the neighborhood groups to get what they want.
17. Ms. Ismail asks what the next steps are after the application. She asks if it is ground-truthing, meeting with the public, or re submittal.
18. Ms. Quinn says the resubmittal is down the road. She says the ordinance states they cannot have a public meeting more than six months before the application is submitted. She says now they will need to ground-truth, and have a meeting with Lavelle's office to explain it to community members.
19. Ms. Quinn says there is a loophole in the ordinance involving planning commission members.
20. Mr. Hogan calls the public meeting to order.

21. Mr. Serrao says the HRC had an executive session earlier today at 11:30 and was advising on pending litigation on actions of the Commission.

22. Ms. Ismail says they have public meetings at Consol Area from 12-2 and 6-8 regarding the city's transportation plan.

Adjourn:

Mr. Serrao motions to adjourn.

Ms. Ismail seconds.

All members voted in favor.

Motion passes.

The discussion of the agenda items follows.

934 Western Avenue

**Allegheny West Historic
District**

Owner:

Paula Graham
934 Western Avenue
Pittsburgh, Pa 15233

Ward: 22nd

Lot and Block: 71-D-132

Inspector: Owen Finnegan

Applicant:

Paula Graham
934 Western Avenue
Pittsburgh, Pa 15233

Council District: 6th

Application Received: 2/15/12

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

Proposed Changes: After-the-fact replacement of stone balustrades on front porch

Discussion:

1. Paula Graham, owner and applicant says they have crumbling balusters and at the end of summer the railing was also beginning to deteriorate. He says she spoke with the previous owner and that it had been a continuous problem. She says she talked to Tim Zinn. She says she began to search online and could not find balusters of the same shape and size. She says she found a company in France, and after a few months she had not received the mold. So she went to Bertano's for help, in the mean time she received the baluster mold from France.
 2. Ms. Graham says she didn't need this reviewed by the Allegheny West LRC. She says she has worked on it in the past; she says she purchased the property in 2009 and that the porch has been an on-going issue. She says the porch had been sagging and that they resolved the issue, but that no one ever told her she needed to have the project reviewed. She says in the future they will go to the LRC. She says Owen, the city inspector ok'd the project several times.
 3. Ms. Graham says the balusters are currently waiting for paint; they went with less sand in the mix because it would repeatedly crumble, so this is why the materials are not exactly the same. She says the differences in finish would only be visible at a microscopic level. She says their goal is to preserve the historic integrity of the building and that is the purpose of the new paint.
 4. Ms. Graham says the job will be more cost effective as it will last longer.
 5. Mr. Hogan asks besides the material are these the same as the existing size and shape of the balustrade.
 6. Ms. Graham says yes.
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7. Lenny Costanzo says the only difference is the small part is on the top for more support. So now the
 8. Ms. Graham says that there were concerns about the color. She says she is sure that stain or dye in the red is not the color it was when it was originally painting. She says they want to match the paint to the original as close as possible.
 9. Mr. Costanzo says he researched the paint and took a sample and found the exact color at Chamber's paint store.
 10. Mr. Hogan asks if it is paint or a stain.
 11. Mr. Costanzo says it is a substance that is made to put on cement work, it is not the paint you put on a building. He refers to the picture of the paint.
 12. Mr. Hogan says they are looking for an after-the-fact approval of the repair.
 13. Ms. Graham says yes, they didn't realize they needed approval.
 14. Mr. Hogan asks if they have met with the LRC.
 15. Ms. Grahman says no, they were supposed to meet on Monday, but Mr._ was in the hospital.
 16. Mr. Hogan asks for public comment
 17. Carol Malakoff, of the Allegheny West LRC, says she has photographs that were not submitted with the application, which show the new balustrades next to the original. She submits the photos to HRC
 18. Ms. Malakoff says it is a project where the Colorado Red sandstone balustrades are being replaced with poured cement balustrades. She says the color is probably what it is originally.
 19. Ms. Malakoff says there are two things they learned. First a complaint was filed in December of 2011 that the project had started, so they filed a complaint with 311. She says it took them close to five weeks to get a response from 311 and in that five weeks work was continuing. Second, they talked to the building inspector at the end of January, who said they didn't need a Certificate of Appropriateness because they were doing in-kind replacement. She said she tried to tell the inspector that it was not the same material.
 20. Ms. Malakoff says in the LRC guidelines there are three statements that show this is not a recommended solution to the problem. She says she submitted a letter to staff. She says the design guidelines says that deteriorated architectural features should be repaired rather than replaced whenever possible in the event replacement is necessary and when new materials are used they should match the material replaced in composition, design, color, texture and other qualities. She says the new balustrades do not match in any of these qualities.
 21. Ms. Malakoff says on the subject of painting masonry, the HRC will not review favorably the use of substitute materials for masonry that do not convey the surviving features of the masonry or that are physically or chemically incompatible. She says the guidelines also state the HRC will not look favorably
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- on proposals that paint existing unpainted surfaces. She says if it comes down to using poured masonry cement there are a lot of new ways to stain cement when it is being poured.
22. Ms. Malakoff says she wants to make this into a win-win situation since there have been other projects in the neighborhood that have started without a Certificate of Appropriateness and turned out really well. She says the LRC would like to see the project stopped, meet with property owners, and refer them to other people in the neighborhood who have done the same project as well as people with expertise in staining cement.
 23. Ms. Malakoff says from the photographs the railing has sections that have been cracked. She says that a contractor said you need to use colored mortar in patching stone so that it blends well. She says there is concrete dripped and smeared all over the railing, so the workmanship is not what it should be.
 24. Mr. Hogan says he has received the letter from the LRC.
 25. Mr. Serrao asks why they flipped the balustrade
 26. Mr. Costanzo says on the other balustrades the base was too small to take the pressure, so that is why it was switched to a thicker base. He says as far as the cracks go it is sand and mortar.
 27. Ms. Malakoff says they were looking at what the quality of the end project will look like and to prevent ongoing costs.
 28. Mr. Hogan says attempts have been made to replicate, but suggest that the original installation be followed. He says though he understands the premise of flipping the balustrades that is not consistent with what has been in place for many years, so the project need to proceed in a manner where the balustrades are treated appropriately with color and that any repairs to original masonry should be done with like standards in color in a neat and orderly manner so as not to deteriorate or compromise existing infrastructure.
 29. Mr. Serrao says he agrees.
 30. Mr. Jennings says he agrees.
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Motion:

Mr. Serrao motions to approve that after-the-fact replacement of the balustrades with the condition that they are oriented back to the correct methodology and that the final color samples be submitted to Staff and the work proceed in an orderly and clean fashion

_____Seconds the motion

Amendments to Motion:

Mr. Hogan says in addition to the previous motion, a sample of the new material be dyed and a piece of the existing be brought in and shared with Staff to approve that color and technique so that it does replicate the original.

All membersvoted in favor

Motion passes

614 Lockhart Street

Deuschtown Historic District

Owner:

Chris and Lisa Gibson
404 Foreland Avenue
Pittsburgh, Pa 15212

Ward: 23rd

Lot and Block: 24-N-303

Inspector: Mark Sanders

Applicant:

Robert Baumbach
900 Middle Street
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 2/14/12

National Register Status: Listed: X Eligible:

Proposed Changes: New three-story townhouse

Discussion:

1. Bob Baumbach, architect for Chris and Lisa Gibson, are planning to build a house at 614 Lockhart Street in the Deuschtown Historic District. He says the site is 20' feet wide with a 3' easement on the side, which was formerly the King Kasmir Club. He says it sits on Lockhart Street, which is about thirty yards long composed of 19th and 20th century townhouses varying in scale and levels of grandeur. He says there are some three story, some four story houses with mansard roofs and gabled roofs.
 2. He says he has worked on other designs in historic districts. He says they are working on a design that is not a historicist approach. He says there is an earlier house on the left that is three stories with a mansard roof that was recently restored.
 3. Mr. Hogan says the garage of the club is not an original structure.
 4. Mr. Baumbach says that he believes it used to be a candy store or grocery store and is all concrete block suggesting a newer era, probably the 1940s or 1950s.
 5. Mr. Baumbach says the design is three stories that would have an integral parking space in the house. He says this space is not a garage, because there will be no garage door. He says the idea with a garage door and a traditional door, it requires you to have a narrow corridor with stairs before you can get to the second floor.
 6. Mr. Baumbach says with this there will be a highly designed space with up-lighting. There will be exposed aggregate concrete with brick pavers on the car park side with recessed in ground lights that will wash up the wall. He says at the back of the car park would be an entrance to the house, and from that point it would be an open set of stairs with a skylight above, so you never experience
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- the mundane narrow stair experience to get to the second floor of the house.
7. Mr. Baumbach says the features on the façade will include sandstone or brick up to the first floor window with crown mold stone coursing. He says there will be casement windows with transoms, and on the upper right hand side there will be a recessed terrace with ironwork.
 8. Mr. Baumbach refers to a picture of a building that was inspirational to the project. He says the building has stone coursing, a sandstone base with crown mold and a similar window configuration as well as sandstone on the second floor.
 9. Mr. Jennings asks if the second story terrace will have a roof above it.
 10. Mr. Baumbach says yes.
 11. Mr. Jennings says so it is more like a porch than a terrace.
 12. Mr. Baumbach says it is a recessed space in the façade.
 13. Mr. Jennings asks how deep the recess is before you get to the structure.
 14. Mr. Baumbach says it is 6.'
 15. Mr. Jennings asks when talking about substituting brick for the stone base of the building what the water table would be composed of.
 16. Mr. Baumbach says at the base would be stone.
 17. Mr. Jennings says he is referring to the water table at the top of the brick work.
 18. Mr. Baumbach says it will be stone and shows the drawings to the HRC.
 19. Ms. Quinn says she has the file with the application material.
 20. Mr. Baumbach said he included photos of the work he has done in the neighborhood to show that he has a sensitivity to a historicist approach and acknowledging that this project is not that. He says they are being sensitive in scale, materials, and level of detail in the project.
 21. Mr. Serrao asks why he is using casement windows instead of the double hung windows characteristic to the neighborhood. He says he wants to know if there are other examples of this.
 22. Mr. Baumbach says he would be willing to try that out on the façade but that there is an example in the district (shows image to the HRC).
 23. Mr. Hogan says it is not typical.
 24. Mr. Baumbach says yes it is not typical because it is largely Victorian Era.
 25. Mr. Serrao asks what his logic was in choosing the windows.
 26. Mr. Baumbach says the concept for the open car park garage is a contemporary idea, it is not one seen often. He says it is a contemporary house with sensitivity towards a Victorian neighborhood, so it is departure from traditional windows.
 27. Mr. Hogan says it is a balance of trying to respect the district and attempting to carry a design.
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28. Mr. Baumbach says the interior of the house is decidedly contemporary.
 29. Mr. Baumbach says he has letters of support from owners of eight properties in the district around the project and submits them to the HRC. He says they also received approval from East Allegheny Community Council (EEAC).
 30. Mr. Hogan asks for public comment.
 31. Nick Karazi, of EACC, says the board on 28 February voted to support the house in this configuration. He says he also agrees that the windows with transoms are rare, but that Sperling's funeral home on the corner of Lockhart, a Richardsonian Romanesque style does have small stained glass transom windows above all windows.
 32. Ms. Quinn says the staff has the stone base as submitted, but in the drawing it is brick. She says she wants to know which one is on the table.
 33. Mr. Baumbach asks if he has permission for the brick option.
 34. Mr. Hogan says the stone changes the whole feel of it.
 35. Ms. Quinn says it seems more modern with the brick.
 36. Ms. Ismail says it does stick out from the surroundings.
 37. Mr. Hogan says he worries about infill being too replicate.
 38. Mr. Serrao agrees and says that the position taken towards the design is legitimate in that it does not mimic the surrounding buildings. He says you should be able to identify that the building is of a time.
 39. Mr. Hogan says he wants to commend the project for eliminating the existing building and filling a hole in the streetscape.
 40. Mr. Serrao says he is in support of the project either way, but he would like to see what the final result would be. He says he does not mind the brick version, but prefers the stone version.
 41. Mr. Hogan says to perhaps make the banding a bit wider on the brick version. He says it is currently lost in the design.
 42. Mr. Jennings says the profile needs to be heavier. He says if you were to mimic the parapet there would be more scale.
 43. Mr. Hogan asks for public comment.
 44. Mr. Hogan asks where they are in the timeline of their project.
 45. Mr. Baumbach says they are about to give the drawings to the contractor to be priced. He says as soon as they negotiate a price and receive a permit they would begin construction.
 46. Mr. Hogan asks if it would be less than thirty days.
 47. Mr. Baumbach says yes, if the financing is in place and the contractor has been chosen.
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Motion:

Mr. Serrao motions to approve the project with the revised front elevation submitted today with wider stone coursing and a more pronounced water table to be approved by staff.

Mr. Baumbach says he will discuss if the base will be stone rather than brick with the owners and if possible it will be stone.

Mr. Jennings seconds the motion.

Amendment to Motion:

Mr. Serrao motions to approve the project automatically if stone is used.

Ms. McClellan seconds.

604 Pressley Street

Deushtown Historic District

Owner:

Justin Victor
604 Pressley Street
Pittsburgh, Pa 15212

Ward: 23rd

Lot and Block: 9-A-39

Inspector: Mark Sanders

Applicant:

Justin Victor
604 Pressley Street
Pittsburgh, Pa 15212

Council District: 1st

Application Received: 2/17/12

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

Proposed Changes: Stair replacement and façade repairs

Discussion:

1. Justin Victor, owner of 604 Pressley, says he bought the house in August 2011. He says the tenants are gone and that they would like to begin a façade upgrade. He says the original door has been salvaged and they will put that in place. He says appropriate windows will be put in and the paint will be stripped. He says the brick will be repointed with red mortar.
 2. Mr. Victor says he did not get the formal blessings of the EACC because he is new to process and didn't know it was an option. He says that he did give the contractor, Nick the proposal, who gave him some comments.
 3. Ms. Quinn says he provided example of items from the neighborhood in the application.
 4. Mr. Hogan asks if the satellite dish will be removed.
 5. Mr. Victor says yes, the items in the proposal will bring the building up to speed with some of the other buildings on Lockhart Street.
 6. Mr. Hogan asks if the corbels will be removed.
 7. Mr. Victor says yes.
 8. Ms. Quinn says this is an Elm Street project, so there is a clear scope of work associated with it as well as the cost of materials.
 9. Mr. Hogan asks for public comment. There is none.
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Motion:

Mr. Serrao motions to approve the application as submitted with final materials to be

Approved by staff.

Ms. McClellan seconds the motion

All members voted in favor

Motion passes

1401 E. Carson Street

**E. Carson Street Historic
District**

Owner:

John Vetere
1401 East Carson Street
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 3-H-123

Inspector: Pat Brown

Applicant:

John Vetere
1401 East Carson Street
Pittsburgh, Pa 15203

Council District: 3rd

Application Received: 10/16/2011

National Register Status: Listed: X Eligible:

Proposed Changes: Revisions to previously submitted roof deck

Discussion:

1. David McClain, of Graves and McClain Architects, with Jay Vetere, the owner of the property, says they appeared before the commission in November with a proposal for an outdoor roof deck or serving area on the top of the building. He said at the time the roofline showed the roof deck from the street. He says he redesigned the project to remove the existing roof structure so they are in behind the parapet wall.
 2. He says the profile of the existing old trusses have a vertical member that comes down at a bearing point. He says that bearing point is roughly 6' below the top of the parapet wall. He says they will be removing those existing roof trusses, going in with new steel joists that will span from wall to wall and have their bearing at the same point, so the top point is the bearing chord. He says they are essentially picking up the return space in behind the parapet with the useable space on the roof.
 3. He says it is 5'8" from the walking surface to the top of the parapet wall. He says the result is the rooftop serving area in the front is not visible when looking up at the building.
 4. He says the serving area is toward the front of the building. He says there will be a stairwell that comes up from the existing stairs in the building in the back right corner, then a small men's bathroom and women's bathroom up on the roof level. He says the deck surface will go up from the serving surface, so there will be a nine foot projection upwards. He says there will be a 3' foot height in excess of the parapet height with the stair to the men's and women's rooms.
 5. He says the deck is far back from the front elevation and 9' back from the side elevation.
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6. He says there is an existing fire escape in the back. He says this would be replaced with a fire escape that would go onto the back of the building and would start downward in the thickness of the parapet wall before hitting the landing. He says the rear elevation drawing shows this.
 7. He says since the last presentation the deck has been dropped down so that is not a visible element from the street. He says from the alleyway side the fire escape will be visible. He says you will see an opening in the parapet with landing coming down.
 8. Mr. Hogan asks about the stair tower.
 9. Mr. McClain says it is on the inside.
 10. Mr. Hogan says it comes up a bit too.
 11. Mr. McClain says yes, if you were at eye level with the building you have about 3'3" above the parapet from the enclosures at the back right corner of the building.
 12. Mr. Hogan asks how far back and in the deck is from East Carson St.
 13. Mr. McClain says from it is 37'8" from the face of the building facing Carson Street from the face of the building facing the stair. He says on the side it is 9'51/2" back.
 14. MR. McClain says the photograph there is a hoodcap there, he says this is about a foot higher than the roof structure would be. He says the hoodcap is currently higher and closer. He says that will stay in the same location. He says from Carson Street you will not see any of it.
 15. Mr. McClain says the parapet wall is about 2'3" thick. He says for someone who is six feet tall looking up, they are already about 3' from the edge due to the wall thickness.
 16. Mr. Hogan asks if there is any cover to the deck.
 17. Mr. McClain says the owners would like to have a retractable awning over the bar area only that would come out from the face of the men's and women's rooms so it would cover the bar and seating for the bar. He says the footprint would be 24'x24.' He says the awning would be lower than the 9' height of the structure, so it would but into the face of the structure for the men's and women's rooms.
 18. Mr. Hogan says when it is contracted it will be seen since it is at 7'6."
 19. Mr. Serrao asks if he has an idea of how the awning is configured.
 20. Mr. McClain says it would have a receptor on the wall with two posts integrated into the construction of the bar. There would be a T that would come out.
 21. Mr. Serrao says it would roll from top to bottom.
 22. Mr. McClain says yes. He says the awning is at least 9'6" back from the edges.
 23. Mr. Hogan says the fire stair is in the back. He asks Mr. Jennings if it needs to be covered.
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24. Mr. Jennings says it should have a cover and the openings along the path need to be addressed. He says being that it is a stair it needs to be protected from the elements and the openings must conform to code since they are near the stair. He says it would have to be rated glazing or rated as a wall. He says there are windows rated as a wall. He says if this is cost prohibitive he can go to the board of appeals for an alternative to protect the openings.
 25. Mr. McClain says to be safe they would ask that it would be assumed that they would need the cover over the stair. He says they were interested in approaching the city for a variance, since it is a seasonal use (March through October).
 26. Mr. Jennings says this is something to be addressed by the board of appeals. He says the window openings and the stair covering could be done under one appeal.
 27. Mr. Jennings says in terms of code issues, since they are changing the occupancy there may be accessibility issues to the roof. He asks if they have an elevator.
 28. Mr. McClain says that at this point they would be under the total square foot area that would require an elevator, even with the mezzanine.
 29. Mr. Hogan asks for public comment
 30. Ms. Quinn says she has comments from PHLF she received via e-mail because Anne Nelson could not be present.
 31. Aaron Sukenik, of the Southside LRC, says that the applicants have taken the biggest suggestion from the last meeting and applied it. He says they are 90% of the way there. He says there are a couple concerns, one that stood out was the height of the parapet, he says in other cases on East Carson Street an additional two feet is added by umbrellas with Bud Light logos on them that are visible from the street view. He says another concern is the need for scuppers internal roof drains. He says based on the design there would only be one possible location in the back left corner. He asks Mr. McClain if they have considered this.
 32. Mr. McClain says the roof drains are internal as an emergency overflow there would be a scupper end on the rear.
 33. Mr. Jennings says the emergency scupper is a code requirement.
 34. Mr. McClain says they were also concerned about the stairs in the back and whether that would be affect the East Carson St view. He says their suggestion is to move ahead on a verdict with everything but the stairs and for them to come back with the stairs and the roof as a package deal later.
 35. Mr. Hogan says he would like to acknowledge the submission of a letter from Matthew Reagan from March 7, 2012 from PHLF.
 36. Mr. Hogan says he concern is the six foot elevation for the roof deck from the top of the parapet wall. He says for other applications the HRC has approved were closer to 7-8' to the parapet wall. He says he is assuming this will take major restructuring of the building.
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37. Mr. McClain says the problem would be trying to get in below the existing bearing point. He says the old bearing point is a good spot for the new joint to be. He says that 5'8" dimension is careful dimension of the bearing point with insulation and roofing and then enough of space for a walk-able deck that sits off of the surface of the sloped roof. He says they are being conservative with that. He says if it can be improved it will.
 38. Mr. Serrao says he pleased with the overall design, but there is not enough evidence on the fire escape and retractable awning.
 39. Mr. Hogan says he looks favorably on the changes made, he agrees that the HRC's conditions must be that the drainage is done internally except for the emergency scupper to the rear. He says he thinks they may need to come back for the stair tower. He says if it goes through the Zoning Board of Adjustments it will be a moot issue since the roof of the stair will not be seen. He says he has concerns about the umbrellas obstructing the streetscape, but he doesn't think much can be done about that because it is not permanent furniture so it would not fall in the HRC's privy. He says the retractable awning is definitely in their privy so he asks them to be respectful of the district.
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Motion:

Mr. Serrao motions to approve the renovation to the roof and deck with conditions that the emergency scupper be located to the rear of the building emptying out at the alley, a minimum floor height of 5'8" be maintained, the addition of the restroom not exceed the 9' height as submitted, with to reapplication to the HRC with the final emergency fire stair to the rear and for the awning in the final design pending other approvals.

Ms. Ismail seconds the motion.
All members voted in favor.
Motion passes.

**2010-2012 E. Carson
Street**

**E. Carson Street Historic
District**

Owner:

Five Oaks Development
P.O. Box 42323
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 12-K-18

Inspector: Pat Brown

Applicant:

Rick Criscella
Americo Construction Co.
225 Butler Street
Pittsburgh, Pa 15233

Council District: 3rd

Application Received: 2/14/12

National Register Status: Listed: X Eligible:

Proposed Changes: Replace front façade with glass storefront.

Discussion:

1. Rick Criscella, with America Construction, representing the owner of Five Oaks Development, says the front façade will be restored.
2. He says at this point they were approved for the far right part of the building. The front façade with the signage and window frontage where the windows are being replaced.
3. He says they would like to continue with the façade restoration. He says the building has been cleaned and the wood windows have been replaced. He says they are seeking approval from the signboard down for the restoration of the two storefronts, the middle and the far left.
4. He says the middle and far left storefronts would match the existing far right storefront that was approved.
5. Mr. Hogan asks if the storefronts are bronze aluminum.
6. He says yes.
7. Mr. Hogan asks if it matches the window color above.
8. He says yes it is a dark bronze.
9. He says they purchased the wood windows from Thermotwin that bought the old Hugel Hoffman molds and wood working equipment.
10. Mr. Hogan asks for public comment.
11. Mr. Hogan asks if they have had any discussions with the Southside LRC about the project.

12. He says no.

13. Ms. Quinn says when the right storefront was approved Aaron Sukenik from the SLDC was present and commented.

Motion:

Mr. Serrao motions to approve the replacement front façade and glass storefront as submitted.

Mr. Jennings seconds the motion.

Amendment to Motion:

Mr. Hogan motions that the materials be submitted to staff for review and acceptance.

All members voted in favor.

Motion passes.

2025 E. Carson Street

**E. Carson Street Historic
District**

Owner:

Dick Stephens
2025 East Carson Street
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 12-F-143

Applicant:

Dick Stephens
2025 East Carson Street
Pittsburgh, Pa 15203

Inspector: Pat Brown

Council District: 3rd

Application Received: 11/18/11

National Register Status: Listed: X Eligible:

Proposed Changes: Changes to entryway stairs and landing.

Discussion:

1. Chuck Velmissoni, representing the owner of S&S candy, says he was here last month. He says he has drawings that address questions the HRC had last month
 2. Mr. Velmissoni says the existing door is 7'6" if they went to a standard door which would be 7' plus a six inch stair it really does not change the opening, it just changes the height of the transom. He says the transom would be 6" smaller, and that is all that changes in the profile and height.
 3. Mr. Velmissoni says an extruded aluminum door and transom would be put in the existing space. He says this would not touch the existing brick or stone.
 4. Mr. Velmissoni says he took the canopy out of the design.
 5. Mr. Velmissoni says the stairway will be three steps high with a sandstone front. He says the railing height will be 36" since it is only 21" off of the ground, but doesn't know what the code would be for laying out the pickets. He says there will be a lambstongue on the end with a flat bar painted black.
 6. Mr. Hogan asks about the materials of the porch and how it will be treated. He says code requires that it will be a similar material.
 7. Mr. Velmissoni says the face and left side of the new concrete is sandstone to match Carson Street. He says the top will be concrete. He says the railing will be metal.
 8. Mr. Velmissoni says he can change the design of the railing, because he is not sure what picket-spacing will be required.
 9. Mr. Hogan says the railing will be wrought iron or a similar material, not
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aluminum.

10. Mr. Velmissoni says it will be metal pipe with a flat metal bar on top. He says they don't want to go with wrought iron.
11. Mr. Hogan asks if a continuous layer of concrete will be poured on top so that a layer of concrete will be seen over the sandstone.
12. Mr. Velmissoni says no, the sandstone will come up over the face and the concrete will be poured internally.
13. Mr. Hogan asks if there will be a reveal on the top, or just one vertical elevation.
14. Mr. Velmissoni says it will be one piece.
15. Mr. Hogan asks for public comment.
16. Aaron Sukenik of the Southside LDC says they back the project.

Motion:

Mr. Serrao motions to approve the changes to the stairs and landing with a sandstone base and a metal non-aluminum railing as submitted in drawings on the condition that the work to be done will only be in the rough opening of the entryway and all the existing stone and façade material to be maintained and with the final submission of the handrail to staff for approval.

Ms. McClellan seconds

All members voted in favor

Motion passes

1442 Hamlin Street

Manchester Historic District

Owner:

Breck Craig
1442 Hamlin Street
Pittsburgh, Pa 15233

Ward: 21st

Lot and Block: 7-B-398

Inspector: Mark Sanders

Applicant:

Breck Craig
1442 Hamlin Street
Pittsburgh, Pa 15233

Council District: 6th

Application Received: 2/15/12

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

Proposed Changes: Revision of roofline to accommodate a dormer.

Discussion:

1. Breck Craig, homeowner, says he is proposing a reconstruction of the roof. He says it will be a pitched roof over the existing flat roof with a dormer for future living space.
 2. Mr. Craig says the roof needs to be replaced, and so he will not do work to the third floor yet.
 3. Mr. Craig says he would like to remove the existing angled façade that is over the garage door.
 4. Mr. Serrao asks if the windows will be replaced as well.
 5. Mr. Craig says yes the three front windows will be replaced.
 6. Mr. Hogan asks what materials will be used.
 7. Mr. Craig says there are some existing vinyl windows on the side of the building and that he would match those windows.
 8. Mr. Craig says the siding would be masonry clapboard siding, and would be painted.
 9. Mr. Hogan asks if he will use a box gutter or a channel gutter.
 10. Mr. Craig says he will use a channel gutter.
 11. Mr. Hogan asks if it will be a hanging gutter.
 12. Mr. Craig says it will be hanging.
 13. Mr. Hogan asks if asphalt shingles would be used.
 14. Mr. Craig says yes.
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15. Mr. Hogan asks if they are replacing the garage door, the front door or the brick.
 16. Mr. Craig says no those items will not be replaced.
 17. Mr. Hogan asks for public comment.
 18. Carol Wooley, of the Manchester Local Review Committee, says they have not talked to Mr. Craig yet, so they would like to set time on their docket for the Local Review meeting to discuss the project.
 19. Evelyn Jones, of the Manchester Local Review Committee, says she seconds Carol's comment. She says she would appreciate if the applicant would come to them so it does not get out of hand.
 20. Mr. Hogan says he thinks the proposal is headed in the right direction, but the code requires windows on the fronts of buildings to be wood. He says he would like to see the detail of the overhang transition and treatment of the K gutter. He says the HRC usually suggests crown molding or accent under the gutter to match the historic fabric. He says he is concerned about the width of the dormer.
 21. Mr. Hogan asks if the dormer faces the alley.
 22. Mr. Craig says yes
 23. Mr. Hogan asks if the building is in the national district or just the local district.
 24. Ms. Quinn says it is directly adjacent to a parking lot.
 25. Mr. Craig says he owns the property all the way through to Sheffield Street. He says the building on Sheffield is commercially zoned. He says it is the rear half of the building facing an alleyway. He says it faces an old real estate office.
 26. Mr. Hogan asks if the real estate office is occupied.
 27. Mr. Craig says yes.
 28. Mr. Craig says it is also zoned for an apartment about the garage.
 29. Mr. Hogan says he wants to understand the pitch of the roof.
 30. Mr. Craig says the pitch is 8'12."
 31. Mr. Hogan says the neighboring house has a low pitch to the roof.
 32. Mr. Craig says he believes the neighboring house is condemned.
 33. Mr. Hogan asks if Mr. Craig could meet with the LRC.
 34. Mr. Craig says yes
 35. Mr. Hogan asks what the timeline is for the project.
 36. Mr. Craig says the roof is leaking.
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Motion:

Mr. Serrao motions to approve the roof alteration and façade renovation with the conditions that the owner use wood windows, that the gutter detail accent band be clarified and with final material approval by staff.

Ms. Ismail seconds the motion

All members voted in favor

Motion passes

Mr. Hogan says he highly encourages them to work with the LRC.

1316 West North Avenue

Manchester Historic District

Owner:

Nancy Ream
1316 West North Avenue
Pittsburgh, Pa 15233

Ward: 21st

Lot and Block: 7-B-336

Inspector: Mark Sanders

Applicant:

Bob Baumbach
900 Middle Street
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 2/14/12

National Register Status: Listed: X Eligible:

Proposed Changes: Façade renovations and construction of an addition.

Discussion:

1. Bob Baumbach, architect for the homeowner, says he is restoring the house and installing an addition of the left side of the property.
 2. Mr. Baumbach says he intends to rebuild the house. He says the original portion of the house is a 17' by 17' structure which they intend to restore. He says that would include installing new windows of a more appropriate size since the existing windows look altered.
 3. He says the porch is not original, he says they intend to construct a porch that is more fitting with the era. He says there will be a taller sigget and a standing seam metal roof with a box gutter with box columns that are paneled with chamfered edges.
 4. He says the addition is set back. He says it has to be diminutive in scale to the original structure
 5. He says the back of the structure's footprint will be kept. He says everything in the back is muddled without a foundation in wood construction.
 6. Mr. Hogan asks if it is a wood grain beam.
 7. He says yes. He says there is a series of additions in the back. He says that will be cleared out and replaced with something more consistent with the neighborhood.
 8. Mr. Hogan asks if the rear of the house is all new.
 9. He says yes.
 10. Mr. Hogan asks about the chimney.
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11. He says the owners want to have a true burning fireplace and that they will have a firepit.
 12. He says they will have a wrought iron gate that is adjacent to the front of the house and goes around to the side of the house.
 13. He says they presented the project to the LRC and they support it.
 14. Mr. Hogan asks for public comment.
 15. Carol Woolley says the LRC highly supports the project.
 16. Evelyn Jones says she agrees with Ms. Woolley. She says she has a question about changing the windows from left to right and the doors. She says they couldn't find anything in the guidelines. She says she wants clarification on that.
 17. Mr. Hogan says she is correct.
 18. Ms. Jones says the applicant went to zoning and there are no issues building on the site.

Motion:

Mr. Serrao motions to approve the renovation and construction of a new addition as submitted in the application.

Ms. Ismail seconds the motion.

All members voted in favor.

Motion passes.

22 Graeme Street

**Market Square Historic
District**

Owner:

Nicholas Nicholas
20 Market Street
Pittsburgh, Pa 15222

Ward: 1st

Lot and Block: 1-D-127

Inspector: Bob Molyneaux

Applicant:

Sienna on the Square
22 Graeme Street
Pittsburgh, Pa 15222

Council District: 6th

Application Received: 2/16/12

National Register Status: Listed: X Eligible:

Proposed Changes: Installation of new flip-up facade

Discussion:

1. Doug Sip, architect, with Tom Soto the current owner of Sienna, says the building is currently called Bella Serra.
 2. He says they are doing a full façade renovation and a half major renovation to the building
 3. He says they are on the northwest corner of Market Street. He says it is an infill building, built around the turn of the century. He says the façade renovation was probably from the 1960s.
 4. He says they are planning an existing masonry opening below the cornice. He says they want to remove the existing infill first floor, fill up that infill, then shore up a structural frame that will carry an operable façade.
 5. He says the new façade will be similar to an old style garage door that flips open. He says it will have a gasketed sealer on the edge. He says the side door will also open. He says the whole façade will open up and go back into place with hydraulic jacks and stantions. He says the jacks will be able to carry the steel frame, so it will be a steel frame with windows and doors and a steel façade with metal infill panels.
 6. He says that there will be a faux finish similar to the original tan oak wood.
 7. He says the mid span of the façade is masonry with a hard stucco finish he says they will keep that and chip off the trim. Keep the lights then come in with a new wood and side panel. Cornice at the top will be stripped off and replaced with something heavier.
 8. He says the entrance will be handicap accessible. He says it falls 6" from left to right. He says there will also be a handicap ramp that goes up into the space.
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9. Ms. Quinn says the City's ADA Coordinator Richard Meritzer may have spoken to them, but one of the concerns is the fact that with the sidewalk space with chairs
 10. He says there will be stantions put up so the entrance is not blocked and a public way will be maintained in front of the sidewalk seating area. The captured space underneath the canopy will extend to 8-9.'
 11. Ms. Quinn says Mr. Meritzer voiced concerns that the width of the door they are proposing is barely large enough for ADA standards.
 12. He asks if Mr. Meritzer wants a wider than 30 door.
 13. Ms. Quinn says she cannot say what he does and does not want.
 14. He says when they get their building permit that will be addressed.
 15. Mr. Jennings says 30 usually works.
 16. He says the balance of the building is handicap accessible.
 17. Mr. Hogan says the finish level will be steel.
 18. He says it will be a break metal with a 29" gauge with an insulation backup.
 19. Mr. Hogan asks about the ornamentation.
 20. He says there will be a panelized system. There will be a frame around the outside with a continuous hinge across. There will be a frame on the inside that will continue across the bottom of the door as a half inch plate which is allowable for handicap accessibility. And then there will be frames around the door for further structure. And it will all be a welded condition. It will probably be built in a shop and then installed as a whole unit.
 21. Mr. Hogan says the signboard moldings and cappings look good
 22. He says they can use wood, python, or breakmetal but it will be ultimately painted in a tan and brown scheme.
 23. He says they will keep existing finishes.
 24. He says there will also be some roof work.
 25. Mr. Hogan says there needs to be a separate application for the signage.
 26. He says his client will pursue that.
 27. He says they will just be painting the sign
 28. Ms. Quinn says they will need separate application with lettering and dimensions.
 29. Mr. Hogan asks for public comment. There is none.

Motion:

Mr. Serrao motions to approve the façade renovation as submitted with final paint colors
To be submitted to staff.

Ms. Ismail seconds.

All members voted in favor.

Motion passes.

4000 Fifth Avenue

**Oakland Civic Center Historic
District**

Owner:

The University of Pittsburgh
3400 Forbes Avenue
Pittsburgh, Pa 15260

Ward: 4th

Lot and Block: 28-C-10-0-1

Applicant:

Rick Avon
100 East Swissvale Avenue
Pittsburgh, Pa 15218

Inspector: Jim King

Council District: 8th

Application Received: 2/17/12

National Register Status: Listed: X Eligible:

Proposed Changes: Creation of a new entryway.

Discussion:

1. Canard Grigsby, project manager with Rick Avon from Lamy Grub Architects says the University intends to renovate its current book center located in the lower level of Holland Hall, part of the Shenley Quad, composed of four principle buildings: Amos, Brackenridge, Holland, and McCormick.
 2. Mr. Grigsby says the building is in the southwest corner of the Oakland Civic Center, located at 3928 Fifth Ave.
 3. Mr. Grigsby says the project seeks to maintain the tripartite order of the Henry Hornbostle building constructed in 1924, with a classic base, middle and top cornice.
 4. Mr. Grigsby says the project will occur along the public way of Fifth Avenue along the intersections of Fifth Avenue and University Place and Thackeray Streets. He says Rick Avon will talk specifically about the design elements and the aesthetic quality, but they do not intend to eliminate any of the original material (limestone, brick, belt courses, cornice work). He says they do intend to create a new opening for the book store. He says that opening will be part of a new storefront condition created by Lamy Grub.
 5. Rick Avon, of Lamy Grub Architects, says the original Hornbostle plan for the building's façade was intended to have storefronts. He says they have been struggling with stripping windows. He says in their current condition, running all the way up to the bottom of the coping, the human scale is really removed and it disproportionately kill this project.
 6. Mr. Avon says that the University has plans to build dorms across the street. He says he intends to move the entrance down to the chamfered corner for two reasons: because there will be a new cross walk and plans in the future to
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- remove the drive. He says when using the existing entrance, the entire left side of the store is dead since there is no flow through the space. He says the new design will create a flow through the entire building.
7. Mr. Avon says the new entrance will be raised and given some prominence.
 8. Mr. Avon says the signage will be submitted at a later date. He says one of the problems with the storefront will be to bring it back to the same color as the windows above. He says right now the storefront really doesn't fit with the building.
 9. Mr. Avon says to try to cure the long linear windows, they will be filled it back in with limestone to create punched openings.
 10. Mr. Avon says right now they are suggesting the University wants to attract all of Oakland to the bookstore, so the name will no longer be the Pitt Bookstore. He says the current name when driving past is highly visible, but as a person walking up and down Fifth the sign is not visible. He says the new banners are to try attract people to the entrance.
 11. Mr. Avon says on the chamfered corner is a plain way, but at Amos Hall there is a door cut into it. He says the two buildings are very similar so to mirror that there will be a window on the chamfered corner of Holland Hall.
 12. Mr. Avon says the materials will be a granite base, which has been pitted from salt. He says they will match the limestone. He says the aluminum storefront will be replaced with an anodized bronze storefront. He says the only new material introduced would be a marble behind the sign package or the lettering. He says they don't want new glowing signage.
 13. Mr. Avon says the lighting contains no glass and is not meant to light the space since it is already lit by streetlight. He says it is more of a decorative feature between the windows to try to cast some light on the limestone and try to bring a human scale back to the façade.
 14. Mr. Grigsby says the element on Amos Hall that Mr. Avon was referring to is actually an entrance to a fitness center on the lower level. He says the mirrored condition would be a punched opening in the existing limestone base at the base level of Holland Hall.
 15. Mr. Avon says the sconces that would appear along the street would be decorative, since the footcandle level has been met, and engineering staff has verified that lighting levels have been met along the street.
 16. Mr. Avon says as far as the pendants, the pendants could be another item submitted as part of the overall signage package.
 17. Mr. Serrao asks if they have any photographs of PNC to the left.
 18. Mr. Grigsby says he does not have those photos.
 19. Mr. Serrao says all in all the design is great, but they are breaking the cornice line with a new entablature. He says he wants to know why they are doing this.
 20. Mr. Avon says they were originally asked to follow Amos, which has disproportional windows. He says here he is trying to get the proportions correct. He says the when the bookstore entrance is taken out, the store wants to have an interactive entrance where students can look in. He says they cannot
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- blend out the existing window since there is too much glass in the area so the University wanted to know what designates a new entranceway. He says eyebrows, canopies, etc. were suggested but they did not want to do that. He says instead they want to bring the cornice detailing back. He says that bringing additional elements like columns would make the cornice insignificant. He says they wanted to break the cornice and use the same level of detailing. He says there is a colonnade that it would be mimicked from.
21. Mr. Grigsby says that there is a series of blue awnings in the basement level of Brackenridge and at McCormick at the Forbes Avenue side is a street level 7-11.
 22. Mr. Hogan says they are trying to understand the scale issues and if there is precedent.
 23. Mr. Grigsby says the PNC location may establish a precedent for the Book Center if indeed the bell course is broken or interrupted by another element. He says this would be mimicking that design.
 24. Mr. Avon says when you go into the courtyard you really start to experience Hornbostle's building, but looking down Fifth it looks like they put the backside out for show since it is very plain. He says they want to take what is hidden and bring it around the corner for more interest.
 25. Mr. Hogan says he still has issues with breaking the line.
 26. Mr. Avon says you need us to establish that there is a precedent set and we are simply replicating it.
 27. Mr. Serrao says they should include a picture of what is going on the left and the Forbes Avenue side.
 28. Mr. Avon says the University will come back with signage but when the entablature is dropped there will be not room for a design and no room for a sign.
 29. Mr. Hogan says he like the way they are dealing with the windows where the entrance is they would be losing the transom to drop the sign down and still retaining the glazing so they would change the rhythm but would still have the signage and be able to accommodate everything.
 30. Mr. Avon says the reason for the current window locations is the ceiling location on the interior. He says the ceiling line is at the head of the window. He says in the original Hornbostle scheme the facades all stepped down the sidewalk, so where the new entrance would be is the highest point the store could go to. He says the University does not want one continuous ceiling and wants to make one space special. He says where the bookstore is located is the only space in the building where there is a higher than normal ceiling because the floor was dropped. He says there is a ramp to get to the other section. He says they would lose the one place where there is ceiling height.
 31. Mr. Jennings asks about the window punched on the chamfered side of the building the window appears to be higher than the line.
 32. Mr. Avon says they will need some spandrels.
 33. Mr. Avon says they asked the University for a name. He says the University says the letters will be smaller. He says the bookstore will have a very simple
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- name with a tagline, so he has been trying to leave enough room for two lines of text.
34. Mr. Serrao says he is concerned because the line for the district starts in between Litchfield Towers and the Quad, so the Quad really starts to define the streetscape.
 35. Mr. Hogan says he does not believe that any of the awnings on the Forbes Avenue side penetrate the cornice line.
 36. Mr. Avon says the base of that façade is much higher, so it has a totally different character than this side.
 37. Mr. Hogan says he worries that the design competes with the entrance to the courtyard and the massing is pretty dominant.
 38. Mr. Avon says the experience of the corner is that the courtyard is very far back. He says you have to be up on it to experience the courtyard. He says right now this façade has no character.
 39. Mr. Avon says they tried to stay under the cornice line due to cost considerations. He says if the design is not approved and they have to at least go up to the cornice line would he be allowed to match it so it could be drained. He says he wants to drain it to the existing roof. He says he does not want to put rain levers draining to the street.
 40. Mr. Hogan says he would not it to be below it, but in line with it.
 41. Mr. Grigsby says the question is whether or not they are being true to the original design.
 42. Mr. Serrao says the language is keeping the signage secondary. He says here the sign is driving the design. He says the existing entrance stays within the architecture with room to spare.
 43. Mr. Avon says the sign is important to the University, not to him. He says stone needs to carry itself, but when there is an opening that big with an entablature, just by the nature of the materials, there has to be a depth to it. He says the entablature that was put together was the result of examining proportions. He says that stone-wise they are in line and that it is not based on the sign, it is based on the dimensions that the Greeks used. He says they worked from the column diameter backwards.
 44. Mr. Hogan asks for public comment. There is none.
 45. Mr. Hogan says he likes the play of the colonnade on the corner, but the façade was a blank façade. He says he agrees that the original design planned for storefronts, but understanding how the corner was originally treated and what they are trying to go to seems like a real departure from the original architecture of the building. He says he worries that they are letting our style of entry today dictate the design. He says there are very simple and elegant components of the building to accomplish rhythm. He says he doesn't have any problems with the windows or the corner windows, but messing with the horizontal lines of the structure is not something he wants to happen. He says he understand the design principles behind the architecture, but he feels that they need to be respectful of the plane and how to address it in a meaningful way while resolving drainage issues but not compromising the cornice and the
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- plane.
46. Mr. Serrao says he agrees.
 47. Ms. McClellan says she agrees.
 48. Mr. Grigsby asks if the HRC would be opposed to them submitting the design to the Pittsburgh History and Landmarks Foundation for review and then come back.
 49. Mr. Hogan says he does not see where they have a standing in this process. He says they've seen the agenda and they do not have a comment. He says the HRC makes the decision and it is not in their privy to defer to a private party.
 50. Mr. Grigsby says he understands, but for a seconds opinion for any weight or merit.
 51. Mr. Hogan says he is confident in saying they need to go back to the drawing board with the entrance. He says he suggests if they really want the sign board the way it is they will have to shrink it a bit and will lose the transoms.
 52. Mr. Avon says when he talked to Ms. Quinn early on their concern was to please a client and get within budget, but also conform to an outrageous schedule.
 53. Mr. Serrao says the rest of the façade is fine, the material selection is fine, and the general design concept is fine, but he disagrees with breaking the cornice line.
 54. Mr. Grigsby asks if they can go back contextually and look around the entire base of the quad.
 55. Mr. Hogan says yes.
 56. Mr. Hogan says they can bring the new information back and present on April 4.
 57. Ms. Quinn says the deadline for submitted material is March 16.
 58. Mr. Serrao says they can try to make the case that it has a precedent.
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Motion:

Mr. Serrao motions to table the application for 30 days.

Ms. Ismail seconds.

All members voted in favor.

Motion passes.

Phipps Conservatory

Individual Landmark

Owner:
The City of Pittsburgh

Ward: 4th

Lot and Block: 27-S-150

Applicant:
Phipps Conservatory
One Schenley Plaza
Pittsburgh, Pa 15213

Inspector: Jim King

Council District: 8th

Application Received: 2/16/12

National Register Status: Listed: X Eligible:

Proposed Changes: Rehab of portions of glass enclosure using new materials, change in column materials.

Discussion:

1. Jason Wirick, of Phipps Observatory located in Shenley Park, says as parts of the building have deteriorated they have been replaced with more durable parts that have a longer lifecycle, and that also ensure the historical integrity of the campus.
 2. Mr. Wirick says every three years they do a capital assessment report where a structural engineer looks at the whole conservatory and glass houses. He says this project, Palm Court and Victoria sidewall glazing renovations have been pinpointed to happen in the next year or so. He says due to the continued degradation of the wood the sidewall glazing system has been compromised (refers to application images).
 3. Mr. Wirick says the sidewall in the Victoria room is the only area that is wood and degrading.
 4. Mr. Wirick says they are proposing to replace the failing sidewall wood glazing system with aluminum and laminated safety glass.
 5. Mike Berkhart, primary designer for the project from Montgomery Smith, says the gutter line on the building and lower sill. He says on the Palm House the operable windows were replaced two years ago with extruded aluminum forms and have become the standard material to replicated the original wood forms. He says they are derived from Lord and Burnham, which is long-standing greenhouse manufacturer, going back into the nineteenth century. He says there are a lot of profiles of the wood forms that become the basis for creating the aluminum forms, which look exactly like the original.
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6. Mr. Berkhart says for engineering reasons the durability of aluminum is preferred. He says the in the current glazing system glass is sinking into the sills.
 7. Mr. Berkhart says two years ago in the Palm House renovation there was a lot of work on the structural component. He says the roof vents were replaced with extruded aluminum forms, they look essentially like original wood.
 8. Mr. Hogan asks if the adjoining wing to the house has also been worked on.
 9. Mr. Berkhart says on the other side there is a wing that has had vents replaced.
 10. Mr. Wirick says the lower side vents are aluminum.
 11. Mr. Wirick says some of the roof structure is still wood rafters, but all side wall vents have been replaced with aluminum. He says they used to be manually turned to open and close, but when they began to use an environmentally controlled system they used the aluminum side vents.
 12. Mr. Berkhart says this occurred five to six years ago. He says some roof vent systems have also been replaced.
 13. Mr. Hogan says if this goes forward on the Palm House and the wood structure is replaced with aluminum, it seems the aluminum has a much larger profile.
 14. Mr. Berkhart says it does not need to be because the dyes that create the extrusions are patterned exactly after the original.
 15. Mr. Jennings says that BBI met preliminarily with the architectural firm that is doing the project and the profile of the sections is almost identical.
 16. Mr. Hogan asks for public comment on the project. There is none.

Motion:

Mr. Serrao motion to approve the rehabilitation of the glass enclosure, and the column materials for the areas of Phipps Conservatory as submitted.

Mr. Jennings seconds the motion.

All members voted in favor.

Motion passes.

Demolitions in Manchester

Discussion:

1321 North Franklin Street

1. Mr. Hogan says he would like to recognize a comment submitted by PHLF which is opposed to the demolition.
 2. Russell Blaich of BBI, says the building is in the same condition
 3. Mr. Hogan says he has tried to determine if the building will qualify for conservatorship and see if it can qualify for abandonment due to taxes and condition.
 4. Mr. Hogan asks if the city has cited the property as condemned and if the owner has been notified.
 5. Mr. Blaich says the owner bought the building, took out a building permit and the permit was revoked.
 6. Mr. Hogan says the owner was then cited that the work was incomplete and the building permit was revoked and that they have an open building and have been cited.
 7. Mr. Blaich says BBI just cites for condemnation, and that the next step is to tear it down.
 8. Mr. Hogan says he is trying to fit the building into the recently passed blight rules, and if it can be taken by the city through the receivership process.
 9. Mr. Jennings says this project was presented to the HRC in October 2011 and that they would put off demolition to the spring.
 10. Mr. Hogan asks for public comment.
 11. Evelyn Jones, of the Manchester LRC, says she has been before the HRC for this property several times. She says she has reviewed all of the sources given to her by the HRC. She says the LRC and PHLF do not want demolition. She says there was money that was given to Manchester Citizens Corporation (MCC) \$25,000-75,000, and that the MCC said that the money could not be used to stabilize the building or any others and that it is being used for another project. She says the LRC is running out of resources and time, but she still does not want it to be demolished.
 12. Andrew Dash, neighborhood planner, speaking as a resident of Liverpool St, says he has tried to find ownership information and has had no luck. He says Ms. Jones has other information on ownership. He says he has an interest in trying to obtain the property so it could be stabilized. He says he is considering going to his contractor to try to see what the costs would be to stabilize the building.
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13. Mr. Hogan says it is a possible candidate for receivership, but they need to work through Irene McLaughlin at Regional Legal who would take on the project pro bono as part of her contract with the Housing Alliance. HE says the city needs to have certain steps taken to show that it is a public nuisance. He says he thinks that has been demonstrated.
 14. Mr. Dash says some of the neighbors want the building torn down because it is degrading neighboring buildings.
 15. Mr. Hogan asks if he is seeking more time to explore the options for the building.
 16. Mr. Dash says yes if possible. He says he wants to know that if demolition is approved if there is still time to try to get it in order, because he realizes that demolition packages need to go out.
 17. Mr. Jennings says the contracts can be awarded in a couple of weeks. He says the adjoining properties have suffered damage caused by this building.
 18. Mr. Dash asks if the property goes into receivership what the process would be.
 19. Mr. Hogan says it is a judicial process.
 20. Mr. Jennings says you would have to go to the city and the city would have to acquire the property on back taxes, which has accumulated to two years worth.
 21. Mr. Dash asks if receivership means someone just takes control of the property and that they do not have legal ownership if the property is sold or if the owner tries to redeem the property.
 22. Mr. Hogan says there is a lien placed on the property for repairs and through that process it is stabilized, then you go through an acquisition strategy.
 23. Mr. Jennings says that everyone that has spoken today has said they do not have the money to stabilize the building that they just want to save it.
 24. Mr. Dash says he has tried to contact the owner through tax information. He says Ms. Jones gave him more information and that he wants to follow up on that.
 25. Mr. Serrao says he understands both sides and would like to extend the project for thirty days. He says he realizes that it cannot be extended much longer due to continued degradation of neighboring properties.
 26. Mr. Hogan says he agrees.
 27. Mr. Blaich says he could work with Mr. Dash.
 28. Mr. Jennings says the HRC should give the interested parties another thirty days since they do not take anything down until April. He says after that time they will proceed with demolition.
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Motion:

Mr. Serrao motions to table the application for demolition for 30 days.

Ms. Ismail seconds the motion.

All members voted in favor.

Motion passes.

Discussion:**1616 Chateau Street**

1. Mr. Hogan asks if it is just a porch demolition.
 2. Ms. Quinn says the ramshackle rear porch will be demolished.
 3. Mr. Hogan suggests that the HRC move to approve the demolition.
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Motion:

Mr. Serrao motions to approve the demolition of the rear porch.

Mr. Jennings seconds.

All members voted in favor.

Motion passes.

Pittsburgh HRC – April 4, 2012

Certificates of Appropriateness Report – March 2012

Staff Approval	C of A Number	Date Issued	Application Address	Historic District	Work Approved
Y	12-018	1-Mar-12	2112-2114 E Carson Street	East Carson Street	Signage
Y	12-019	12-Mar-12	1113 Liverpool Street	Manchester	In-kind window/brick repair
N	12-020	12-Mar-12	1616 Chateau Street	Manchester	Demolition of back porch
N	12-021	12-Mar-12	22 Graeme Street	Market Square	Removal and replacement of facade
N	12-022	12-Mar-12	1316 W North Avenue	Manchester	Restoration and construction of an additional structure
N	12-023	12-Mar-12	1442 Hamlin Street	Manchester	Addition
N	12-024	13-Mar-12	2025 E Carson Street	East Carson Street	Alteration to entryway
N	12-025	12-Mar-12	2010-2012 E Carson Street	East Carson Street	Façade renovation
N	12-026	12-Mar-12	604 Pressley Street	Deutschtown	Revisions to Façade
N	12-027	12-Mar-12	934 Western Avenue	Allegheny West	Repair of stone ballusters
N	12-028	12-Mar-12	1 Schenley Park	Individual	Repair with change in materials
Y	12-029	12-Mar-12	15 Oakland Square	Oakland Square	In-Kind repair of box gutter and porch ceiling
Y	12-030	15-Mar-12	1325 W North Avenue	Manchester	In-kind replacement of bay window
Y	12-031	23-Mar-12	947 Western Avenue	Allegheny West	Signage