



Historic Review Commission of Pittsburgh

200 Ross Street, First Floor Hearing Room
October 1, 2014

AGENDA

(Vacant), *Chairman*
Ernie Hogan, *Acting Chairman*
Ray Gastil, *Director of Planning*
Maura Kennedy, *Secretary, Chief BBI*
Linda McClellan
Joe Serrao
(Vacant)

➤ **12:30 PM CALL TO ORDER**

➤ **12:30 PM INTERNAL BUSINESS**

Old Business

New Business

- Approval of the minutes from the September 2014 hearing
- Certificates of Appropriateness Report – September
- Applications for a Certificate of Economic Hardship – None

➤ **1:00 PM HEARING & ACTION**

- ~~**1. Individual Landmark – Schenley High School**
4101 Bigelow Boulevard
PMC/Schenley HSB Associates LP, owner
Sean Beasley, applicant
Rooftop addition and façade renovations~~
- 2. Allegheny Commons Historic District**
E. North Avenue & Cedar Avenue
City of Pittsburgh, owner
Pittsburgh Parks Conservancy, applicant
Phase III of park renovations including fountain and promenade
- 3. Allegheny West Historic District**
851 Beech Avenue
Eugene Wilson & Catherine Serventi, owners and applicants
Replacement of fencing
- 4. Allegheny West Historic District**
917-925 Beech Avenue
KAG Limited II, owner and applicant
Replacement of rear windows, rear parking lot
- 5. Allegheny West Historic District**
827 N. Lincoln Avenue
Ivor Hill, owner and applicant
Façade renovations including front porch and railing
- 6. Deutschtown Historic District**
1010 Cedar Avenue
Paul & Brent Bissell, Justin Mistovich, owners
Anthony Poli, applicant
Installation of screened HVAC units at grade
- 7. Deutschtown Historic District**
607 Middle Street
Northside Worldwide, Inc., owner
Jim Hoy, applicant
Construction of rear addition
- 8. East Carson Street Historic District**
1302 East Carson Street
Sayer Real Estate, owner and applicant
Installation of HVAC on side of building

-
- 9. East Carson Street Historic District**
1731 East Carson Street
Tres Rios, LLC, owner
TDA Hospitality, applicant
Exterior alterations

- 10. Manchester Historic District**
1322 Liverpool Street
Michael & Michele Robb, owners &
applicants
**Window replacement, porch repairs,
and construction of garage**

➤ **DEMOLITIONS**

- 1. Manchester Historic District**
1122 Warlo Street
Urban Redevelopment Authority, owner and
applicant
Demolition to grade
- 2. Manchester Historic District**
1124 Warlo Street
Urban Redevelopment Authority, owner and
applicant
Demolition to grade
- 3. Manchester Historic District**
1126 Warlo Street
Urban Redevelopment Authority, owner and
applicant
Demolition to grade
- 4. Manchester Historic District**
1316 Lake Street
Urban Redevelopment Authority, owner and
applicant
Demolition to grade
- 5. Manchester Historic District**
1318 Lake Street
Urban Redevelopment Authority, owner and
applicant
Demolition to grade
- 6. Manchester Historic District**
1424 Rush Street
Urban Redevelopment Authority, owner and
applicant
Demolition to grade
- 7. Manchester Historic District**
1426 Rush Street
Urban Redevelopment Authority, owner and
applicant
Demolition to grade
- 8. Manchester Historic District**
1428 Rush Street
Urban Redevelopment Authority, owner and
applicant
Demolition to grade
- 9. Manchester Historic District**
1430 Rush Street
Urban Redevelopment Authority, owner and
applicant
Demolition to grade
- 10. Mexican War Streets Historic District**
1230 Buena Vista Street
Ruth Parson, owner
Bureau of Building Inspection, applicant
Demolition to grade

➤ **DIRECTOR'S REPORT**

➤ **ADJOURNMENT**

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

Please contact Sarah Quinn with questions and comments: 412-255-2243
sarah.quinn@pittsburghpa.gov



ALLEGHENY COMMONS PHASE III: NORTHEAST FOUNTAIN AND PROMENADE

Over the past decade, since completion of the Master Plan for Allegheny Commons (2002, Pressley Associates), restoration work has been undertaken in two phases along Cedar Avenue. After successful renovation of the park's East Common, a full evaluation was performed which included consulting park users, park maintenance crews and the professionals involved in construction about the success of each feature. Improvements to the design based on this evaluation were incorporated into the next phase of work, the Northeast Common. Substantial community dialog also has occurred during the design process for the next, third phase of work, and is reflected in the plans.

The third phase encompasses permanent improvements to approximately 7.50 acres of Allegheny Commons, beginning at the termination of the previous construction phase of the Northeast Common. The improvements will continue along Cedar Avenue, and then proceed along North Avenue to Arch Street. It includes restoration of the historic ornamental fountain (now a planting bed) at the corner of Cedar and North Avenues. The scope also includes restoration of the paths and turf, replanting missing trees along the central promenade, installation of perimeter railing, and pedestrian amenities.

Historic Description

The Northeast Fountain is original to the park's design (1869) and was the first of four large, ornamental fountains to be built in the park, none of which survive today. An annual report of the City of Allegheny's Park Commission described the fountain as a 50 foot circular stone basin, with a one-foot-wide rim of heavy cut stone. The centerpiece was a large Grecian vase, six feet in diameter and six feet high, with a principal jet at center and 16 smaller jets encircling the basin.



Historic photograph of Northeast Fountain and Promenade, ca. 1908.

Allegheny Commons Phase III: Northeast Fountain and Promenade

Project Design

The project design closely follows the 1935 drawings of the park, as built under the director of City Parks Director Ralph Griswold.

The fountain's central vase feature will be reproduced as faithfully as possible, based on historic photographs. To reduce access by skateboarders, the narrow walkway around the perimeter of the fountain has been eliminated by moving the planting beds to the fountain's edge, although pedestrians will still enjoy four points of access to the fountain's edge.

The historic railing will be reinstated at all entrances and corners of the park, but will not be continuous as a park enclosure in response to the community's preference. City standards for historic parks will be used for signs, benches, bike racks, waste receptacles, and drinking fountain. Bituminous paving will be used for the walkways, edged by compacted limestone paving to preserve trees and provide a surface for the installation of site furnishings.

Sustainable design elements include: LED pedestrian lighting; a filtration and recirculation system for the fountain; and re-grading to improve stormwater infiltration.



Artist's rendering of restored Northeast Fountain and Promenade.

Project Management

Design and construction drawings are being produced by the North Side landscape architecture firm Pashek Associates; fountain engineering is provided by Hydro Dramatics, a St. Louis firm. The Pittsburgh Parks Conservancy is providing project management on behalf of the City of Pittsburgh and the North Side Leadership Conference. The conceptual design for Phase III was approved by the City of Pittsburgh Art Commission on December 9, 2009.

Community Impact

The Northeast Common is highly used and highly visible. More than 7,000 people live within walking distance. It is quite literally the front yard for Allegheny General Hospital, Allegheny Center Alliance Church, and Martin Luther King School.

Two business districts connect to the Common, including East Ohio Street and Federal Street. Visitors to the Children's Museum, Aviary, and other cultural institutions as well as Steelers and Pirates fans often pass through Allegheny Commons. It is the site of a weekly Farmers Market. This project will positively impact all of these constituents by providing a visually coherent historic landscape that invites social and recreational use.

Community Support

The Steering Committee that guides this project and the overall implementation of the Master Plan is very tied to the communities served by the park. Two representatives from each of four neighborhood organizations serve on the Steering Committee. The Design Subcommittee was comprised of neighborhood representatives and delegates from Allegheny General Hospital and Allegheny Center Alliance Church. Presentations on this project have been made to the community organizations surrounding the park. Their letters of support are attached.

Project Duration and Cost

The project may be constructed in phases, based on available funding. The first phase work is anticipated to begin in the spring of 2015, with completion by the fall. The total construction budget is estimated to be \$2,325,000.

Maintenance

The park is, and will continue to be, maintained by the City's Department of Public Works. The DPW's work is supplemented by a professional arborist that is contracted by the Northside Leadership Conference to perform tree pruning. Throughout the year, Tree Tenders and other volunteers mulch trees, and the Student Conservation Association provides a summer work crew to assist with park maintenance. The Pittsburgh Parks Conservancy will establish a maintenance fund to supplement the City's resources.



Allegheny City Central Association

P.O. Box 6255
Pittsburgh, PA 15212-0255
Phone: (412) 465-0192
Email: info@accapgh.org
Website: www.cnn-c-pgh.org

August 4, 2014

Ms. Sarah Quinn
Historic Review Commission of Pittsburgh
200 Ross Street
Pittsburgh, PA 15219

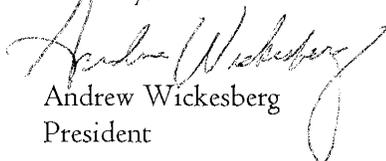
Dear Ms. Quinn:

The Allegheny City Central Association supports the Allegheny Commons Initiative and the Pittsburgh Parks Conservancy in their efforts to design and construct the Northeast Fountain and North Commons Restoration of Allegheny Commons Park. The Park is an asset that is shared by our adjacent neighborhood and its restoration will benefit the entire community. The restoration of the Park is in keeping with the Master Plan, and as such it reflects the historic integrity of the original park design.

As President of the Allegheny City Central Association, I am proud to say that our members and neighbors have a history of supporting the Allegheny Commons Initiative and their projects to restore Allegheny Commons Park. We are committed to ongoing care of the park and excited to have the support of the Pittsburgh Parks Conservancy in that effort.

Should you have any questions regarding this letter, please don't hesitate to contact me.

Sincerely,


Andrew Wickesberg
President

ALLEGHENY
CITY
CENTRAL

ALL TOGETHER. DIFFERENT.



East Allegheny Community Council

July 8, 2014

Historic Review Commission
200 Ross Street
Pittsburgh, PA 15219

Dear Commissioners:

The East Allegheny Community Council Board of Directors enthusiastically supports the Allegheny Commons Initiative and the Pittsburgh Parks Conservancy in their efforts to design and construct the Northeast Fountain and North Commons Restoration of Allegheny Commons Park.

The East Allegheny Community Council treasures our Northside green spaces close to home. The Allegheny Commons provides a common ground for people in our community to enjoy the outdoors and connect with the other neighborhoods that surround the park.

As President of the East Allegheny Community Council, I am proud to say that our members and neighbors have a history of supporting the Allegheny Commons Initiative and their projects to maintain and restore the Allegheny Commons. We are committed to ongoing care of the park and excited to have the support of the Pittsburgh Parks Conservancy in that effort.

Sincerely,

Cynthia Shea,
President, EACC





Allegheny West Civic Council

806 Western Avenue * Pittsburgh, PA 15233 * (412) 322-8844

August 5, 2014

Historic Review Commission
Division of Development Administration and Review
City of Pittsburgh Department of City Planning
200 Ross Street, Fourth Floor
Pittsburgh, PA 15219

Re: Letter of Support – Allegheny Commons Fountain Restoration

Dear Commissioners:

Allegheny West, like all Northside neighborhoods, treasures its local green spaces. The Allegheny Commons, in particular, provides a space for our community to enjoy the outdoors and connect with the other neighborhoods that surround the park.

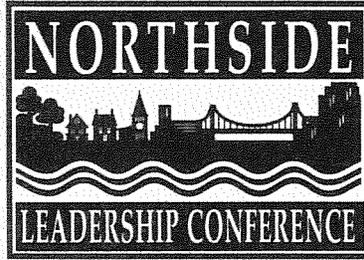
As President of the Allegheny West Civic Council, I am proud to say that our members and neighbors have a history of supporting the Allegheny Commons Initiative and their projects to restore Allegheny Commons Park. We are committed to ongoing care of the park and excited to have the support of the Allegheny Commons Initiative, the Pittsburgh Parks Conservancy, and the Northside Leadership Conference in that effort.

Our community group has worked closely with the Allegheny Commons Initiative in their efforts to restore the park. Our support for the park renovation remains strong, including the design plans for the Northeast Fountain and North Commons Restoration. At our June meeting, the members of the Allegheny West Civic Council formally voted to support this project.

Please feel free to contact me at (412) 515-0987 or e-mail me at president@alleghenywest.org with any questions you may have.

Sincerely,

Robert D. Griewahn
President
Allegheny West Civic Council, Inc.



August 12, 2014

Historic Review Commission
C/o City Planning Department
200 Ross Street
Pittsburgh, PA 15219

Re: Allegheny Commons – North Commons and Fountain

Commission Members:

On behalf of the Board of Directors of the Northside Leadership Conference (NSLC), I am writing to urge your approval of the proposed work to the North Commons and the fountain in the historic Allegheny Commons.

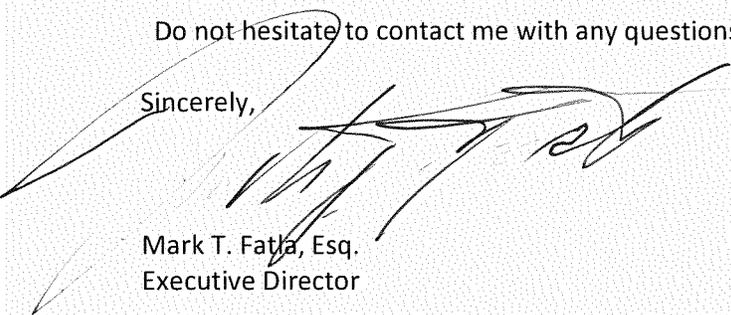
As a project of the NSLC, the Allegheny Commons Initiative has served as the community stewards of this historic park, connecting with residents and other stakeholders, assessing community needs and desires, and carefully planning the revitalization of the Commons. Most recently we have contracted with the Pittsburgh Parks Conservancy to implement this latest phase.

The plan for the North Commons and fountain was presented to the NSLC Board of Directors, comprised of representatives of the 15 member neighborhood groups of the Northside, on Wednesday August 6, 2014 at the Board's regularly scheduled meeting; the Board approved the plans as presented for submission to the Historic Review Commission of the City of Pittsburgh.

The Board views the proposed plan as consistent with the requirements and spirit of the Historic Review ordinance as well as the needs of the park, the adjoining communities and the City as a whole. We therefore urge your approval.

Do not hesitate to contact me with any questions or concerns. Thank you.

Sincerely,



Mark T. Fatja, Esq.
Executive Director

Cc: J. Francona, ACI Chair
R. Reed, PPC
H. Sage, PPC

EXISTING CONDITIONS



Promenade



Site of proposed fountain



Entrance sign and railing



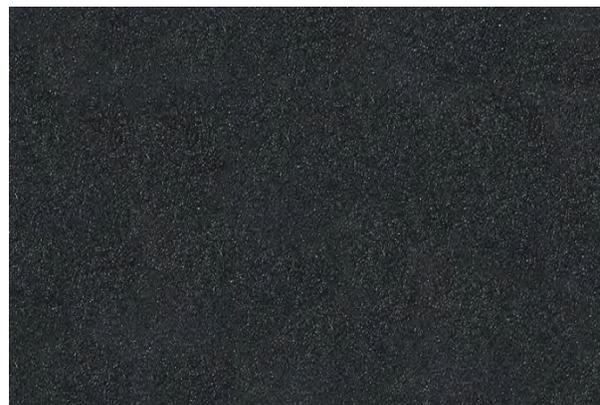
Waste receptacle



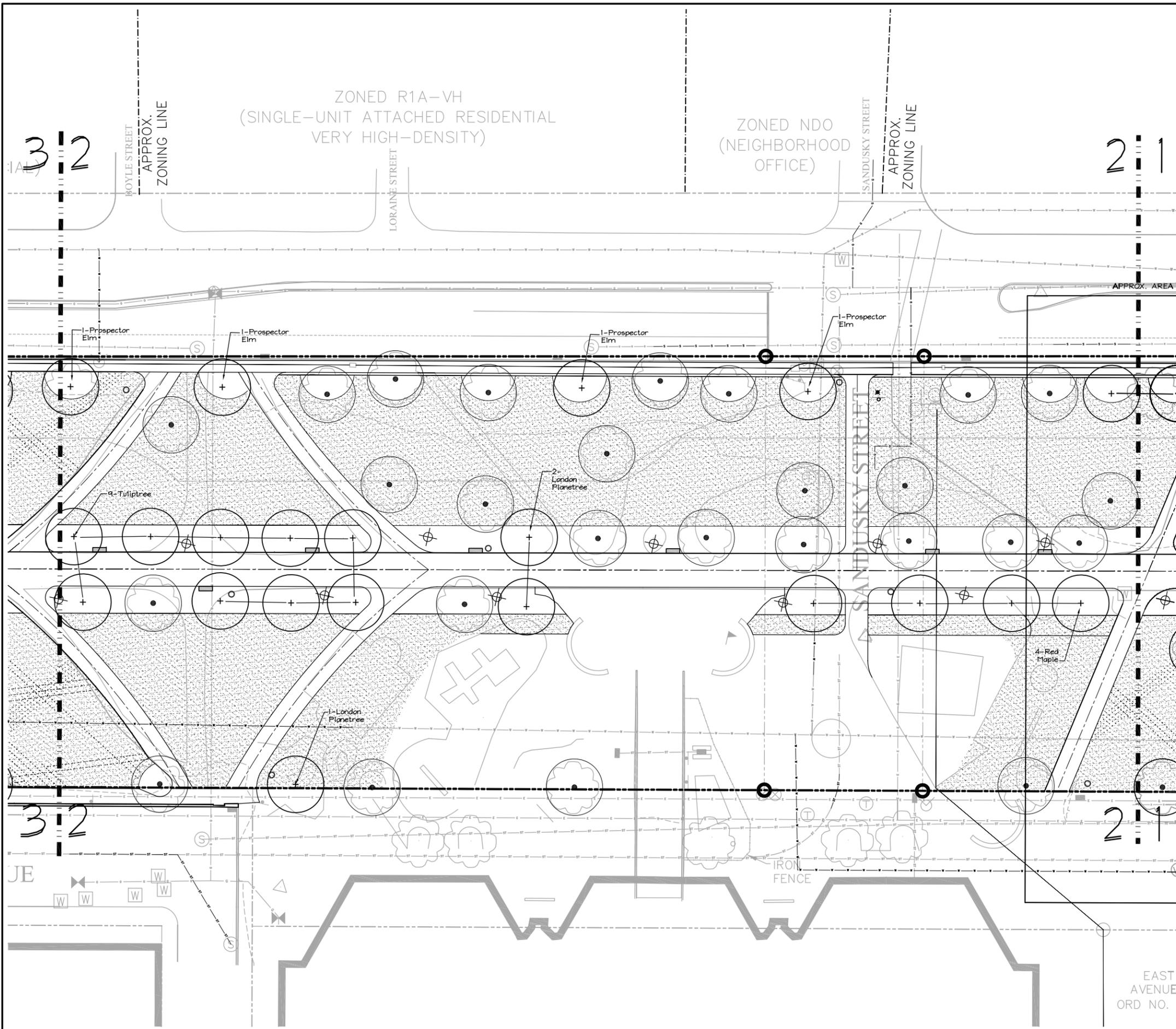
Path lighting



Historic bench standard



Path paving



SURVEY NOTE

Topographic Survey of existing conditions, rights-of-way, easements, and property lines have been prepared by R.A. Smith National, Inc., 300 Corbet Street, Suite 200B, Tarentum, PA 15084, and dated July 24, 2008. Revisions to existing tree locations performed by Pashek Associates based on field verifications in Spring 2010. Revisions to existing utilities (shown bolder) performed by Pashek Associates based on Design One Call in Spring 2010.

Survey updated in Spring 2014 to reflect approximate construction of previous phase, and trees removed and planted since survey was originally completed.

Additional survey of Allegheny Commons Park, from Federal Street to Arch Street, completed by R.A. Smith Nation Inc. and dated April 24, 2014.

PLANTING NOTES

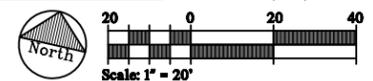
1. Comply with the standards of the American Association of Nurserymen "American Standards for Nursery Stock" for plant material specifications.
2. Excavate plant pits to depth and dimension shown on the details, and backfill with specified planting soil mix. Prepare lawn areas as specified.
3. Obtain plants field grown in local nurseries, or in climates (hardiness zone) similar to the project site's location. No plants grown or obtained in areas outside this hardiness zone are acceptable.
4. Perform soils tests (for each planting bed and for seeded areas) and apply soil amendments per results of soils test. Forward copy of soils test report to Owner's Representative prior to planting operations.
5. Randomly excavate soil to an appropriate depth to determine drainability in proposed planting areas. Notify Owner's Representative of determination before planting is to begin.
6. Provide planting soil mix as follows: 2/3 topsoil and 1/3 peat humus, composted sludge or other organic matter.
7. Coordinate Landscaping with existing and proposed utility locations.
8. Should a discrepancy exist between the plant schedules and planting plan, the following governs:
 - a. Number of plant material--planting plan governs
 - b. Size of plants--largest size governs
 - c. Type of plant material--as directed by Owner's Representative.
9. Provide tree staking per the details and specifications.
10. Make no plant substitutions without prior approval by the Owner's Representative.
11. Seed disturbed areas with specified mowed lawn seed mixture.
12. Place topsoil and seed designated lawn areas or other areas disturbed as a result of on-site planting operations. Mulch new lawn areas with an approved, sterile mulch (containing no weed seeds). Disturbed areas not stabilized with paving or plant materials shall be seeded and mulched. In addition, overseed existing lawn areas within the project site, pacing topsoil as required prior to seeding and mulching.
13. Refer to Erosion and Sedimentation Control Plans for full extent of disturbed area seeding.
14. Provide mulch ring around individual trees except those to be planted in crushed limestone paving areas.
15. Seed mix for shady areas is to be used within the drip line of existing large, deciduous trees.

LEGEND

	Existing	Proposed
Not in Contract		N.I.C.
Trees (provided by Tree Vitalize)		
Seeding (new or overseeding/renovation)		
Aerate existing areas to receive new or overseeding/renovation prior to seeding		

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL
PA1 SERIAL# 20100880784
 20100880785
 1-800-242-1776 DATE: 03/29/2010

Review Set
 Not For Construction



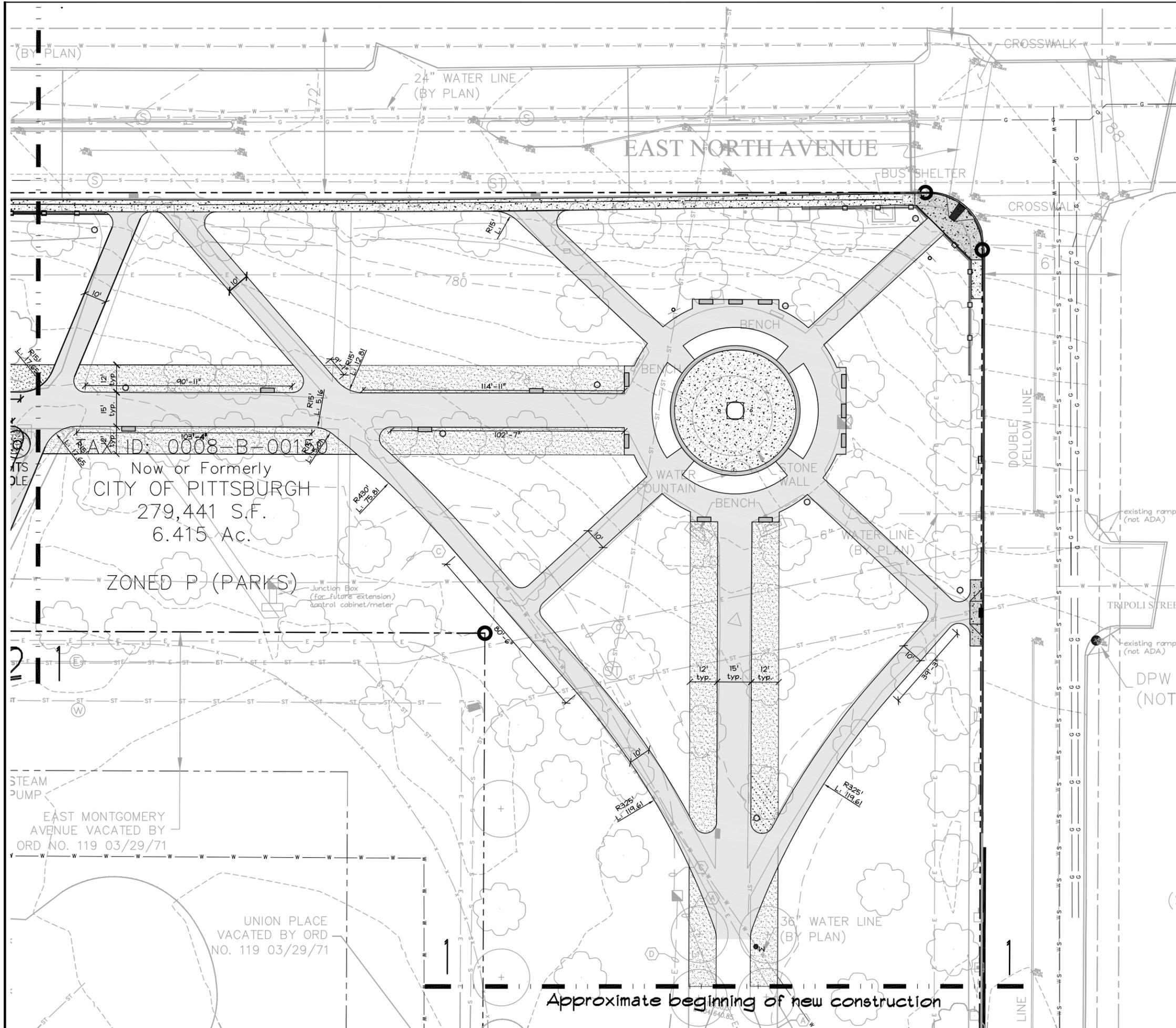
Allegheny Commons - Phase III and Fountain
 City of Pittsburgh, Allegheny County, Pennsylvania

Site Planting Plan

Revisions:

Project Number:	10005
Date:	08-15-2014

Sheet Number
PP2



SURVEY NOTE
 Topographic Survey of existing conditions, rights-of-way, easements, and property lines have been prepared by R.A. Smith National, Inc., 300 Corbet Street, Suite 200B, Tarentum, PA 15084, and dated July 24, 2008. Revisions to existing tree locations performed by Pashek Associates based on field verifications in Spring 2010. Revisions to existing utilities (shown in bolder) performed by Pashek Associates based on Design One Call in spring 2010.
 Survey updated in Spring 2014 to reflect approximate construction of previous phase, and trees removed and planted since survey was originally completed.
 Additional survey of Allegheny Commons Park, from Federal Street to Arch Street, completed by R.A. Smith Nation Inc. and dated April 24, 2014.

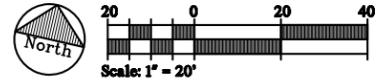
- CONSTRUCTION NOTES**
- C-1 Construct Bituminous Path.
 - C-2 Construct Stone Dust Paving.
 - C-3 Construct Light Fixture on Pole (Refer to Electrical Drawings).
 - C-4 Construct Bench in footing.
 - C-5 Construct Drinking Fountain (Refer to Utility Drawings).
 - C-6 Construct Trash Receptacle.
 - C-7 Construct Barrier Pipe Railing.
 - C-8 Construct Uplight (for sign) (Refer to Electrical Drawings).
 - C-9 Construct Pole Entrance Sign.
 - C-10 Construct Concrete Walk.
 - C-11 Construct Heavy Duty Concrete Paving.
 - C-12 Construct Concrete Curb.
 - C-13 Construct Curb Ramp.

- LAYOUT NOTES**
1. Perform an on-site review to field verify existing conditions and locations of features.
 2. Verify layout with Owner's Representative prior to construction, including final placement of benches, etc.
 3. Refer to Site Lighting Plans for lighting and other electrical components (lighting and other electrical components shown on this drawing is for reference only).
 4. Immediate repair and/or replace paving damaged or removed due to construction operations, including adjacent roads and sites. Coordinate with required agencies.
 5. Where proposed tree pits are indicated, determine if underground utilities or features to remain do or do not interfere with proposed plantings. Contact Owner's Representative for alternate locations as required.
 6. Contact PA One-Call (See Act 187 Note, all sheets) to determine existing utility locations prior to start of construction.
 7. Determine that location of underground utilities or features to remain do not interfere with proposed improvements. Contact Owner's Representative for alternate locations if required.
 8. Match existing paving for street cut and patch work within public rights-of-way required for site improvements, in strict accordance with standards and specifications of governing authorities.
 9. Locate construction joints 5'-0" O.C. unless otherwise indicated; locate expansion joints 20'-0" O.C. Review layout of expansion and control joints with Owner's Representative prior to placement of concrete.
 10. Construction notes and typical may appear only once on drawings, but apply to all similar conditions where new construction occurs to fulfill the intent of the drawings.

LEGEND

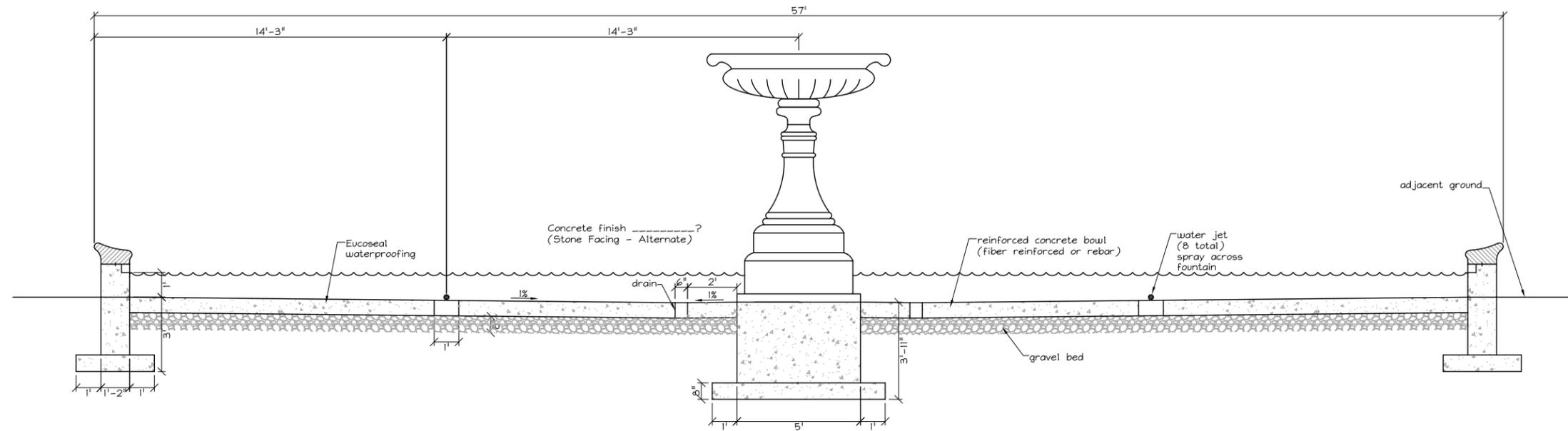
Not in Contract	Proposed
Electric (Underground)	N.I.C.
(Refer to Electrical drawings)	
Bituminous Path [C-1]	
Concrete Walk [C-10]	
Heavy Duty Concrete Paving [C-11]	
Stone Dust Paving [C-2]	
Light Fixture on pole (pedestrian scale) [C-3]	
Uplight Fixture [C-8]	
Pipe Rail Barrier [C-7]	
Bench [C-4]	
Drinking Fountain [C-5]	
Trash Receptacles [C-6]	
Hose Bib	
Concrete Curb [C-12]	

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE - STOP CALL
PA1 SERIAL# 20100880784
 20100880785
 1-800-242-1776 DATE: 03/29/2010
Review Set
 Not For Construction
 (SEAL)

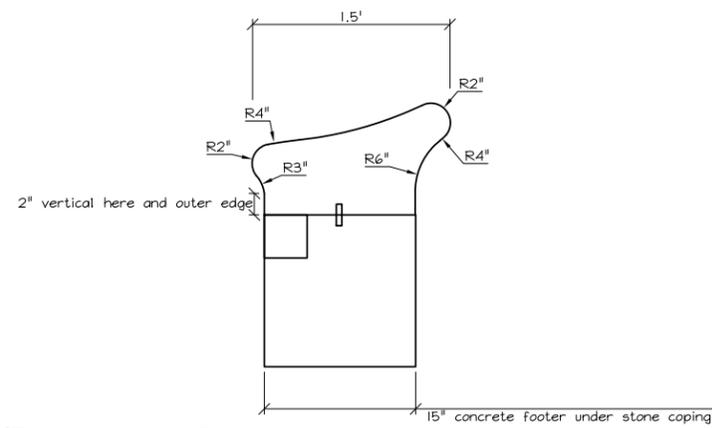


Allegheny Commons - Phase III and Fountain
 City of Pittsburgh, Allegheny County, Pennsylvania
 Site Layout Plan

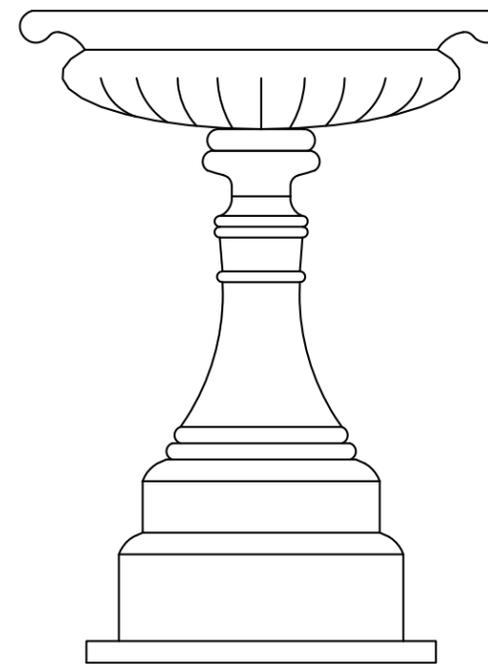
Revisions:	Project Number: 10005
Date: 08-15-2014	
Sheet Number	
SP1	
© 2014 PASHEK ASSOCIATES	



Fountain Cross-Section
Not to Scale



Fountain Coping
Not to Scale



Fountain Pedestal
Not to Scale

Review Set
Not For Construction
(SEAL)

Revisions:	Project Number:
	10005
Date:	08-15-2014



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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

STAFF USE ONLY:

DATE RECEIVED: 9/12/14

LOT AND BLOCK NUMBER: 22nd

WARD: 7-D-29

FEE PAID: nil

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

851 Beech Ave.
Pittsburgh PA 15233

DISTRICT:

Allegheny West

OWNER: Eugene Wilson
 NAME: Catherine Serventi

APPLICANT: Eugene Wilson
 NAME: Catherine Serventi

ADDRESS: 851 Beech Ave.
Pittsburgh PA 15233

ADDRESS: _____

PHONE: 412 418 2027 Cathy

PHONE: 412 310 3728 Eugene

EMAIL: darthduckie@gmail.com

EMAIL: etwilson@gmail.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

replace chain link fence in front of house with refurbished iron fencing & gate, ~~live~~ on a limestone footer installed on a concrete pad.

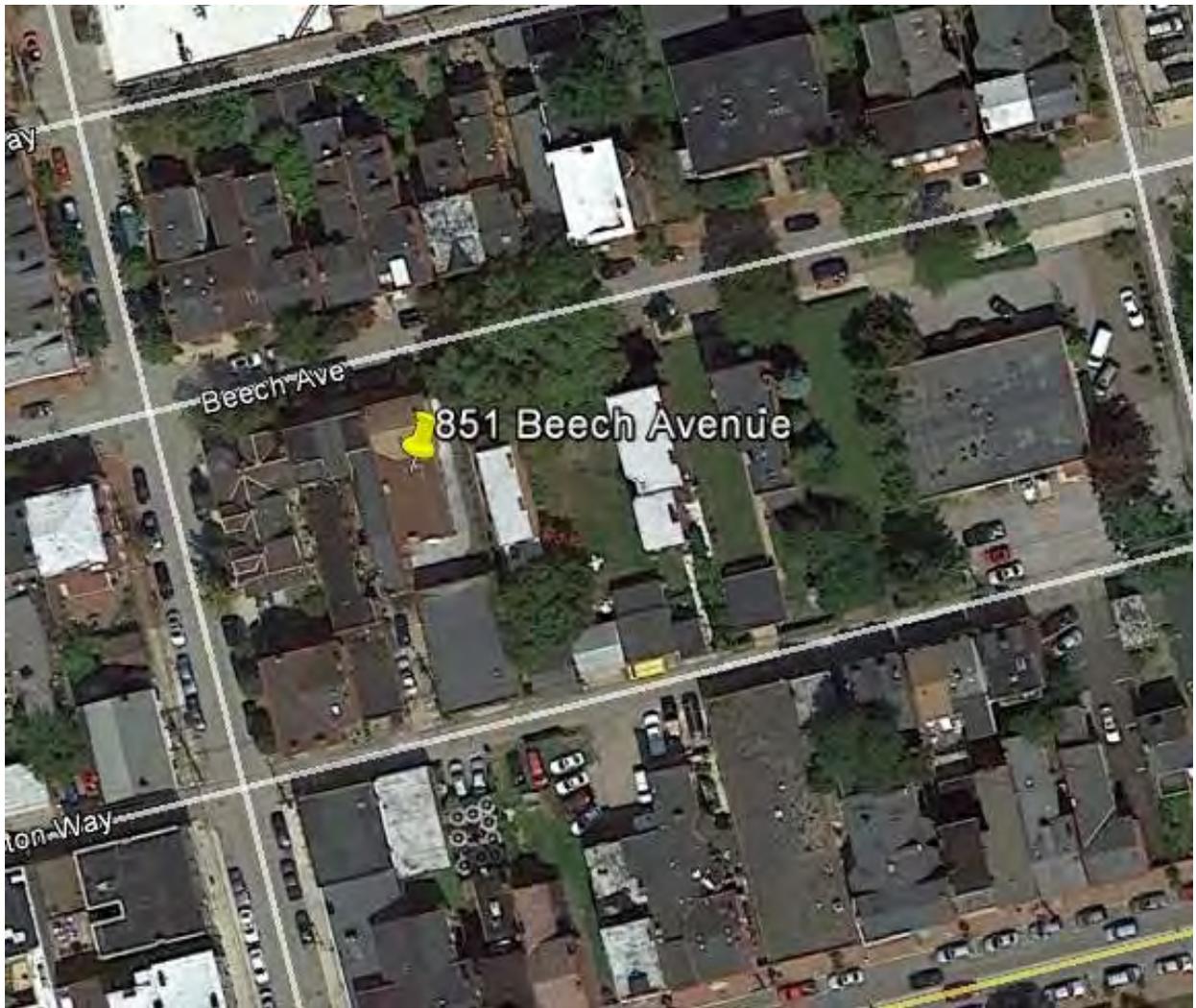
SIGNATURES:

OWNER: Cathy Serventi

DATE: 9/8/14

APPLICANT: EW

DATE: 9/8/14



Scope of work: 851 Beech replacement of chain link fence.

We'd like to replace the existing chain-link fence (photo attached), with a refurbished salvage fence (photo attached) and gate fabricated from the same fencing. We would also include a 8" high by 6" wide limestone footer that matches the front stairs (photo attached) installed over a concrete pad. The fence and the gate would be in the same place with similar dimensions as the existing gate; approximately 11ft total in length. The salvage iron fencing is about 50 inches tall and will be sand blasted, painted black, and repaired with any left over fencing. We're working with Iron Eden to have a gate fabricated from the same material.

I've attached:

- The application
 - A photo of the current fence
 - A photo of a piece of the salvage iron fencing
 - A photo of the steps that the limestone will match
 - 2 examples of similar fences from Beech Ave.
 - the contractors (Renner's Masonry Restoration) estimate for installing the limestone
-

Details for installing limestone:

- Chain link fence and curb in front of property will be removed. (will not impact the sidewalk)
- Concrete footers will be poured to facilitate installation of limestone coping.
- Limestone will be buff in color and purchased by homeowner, sizes 7'x 6" x 8" and 13 1/2" x 6" x 8"
- All debris from demolition and installation will be removed at the conclusion of each work day.
- Renner Masonry Restoration is a Pennsylvania Registered Home Improvement Contractor and is fully insured.
- All mortar installed will be type "N" masonry cement and sand mixed at a two part sand one part masonry cement mix.



PROPOSAL:

Date: 17 August 2014

Attention: Eugene Wilson
851 Beech Ave
Pittsburgh, PA 15233

On above property,

Chain link fence and curb in front of property will be removed.

Concrete footers will be poured to facilitate installation of limestone coping.

Limestone will be buff in color and purchased by homeowner, sizes 7'x 6" x 8" and 13 1/2" x 6" x 8"

All debris from demolition and installation will be removed at the conclusion of each work day.

Renner Masonry Restoration is a Pennsylvania Registered Home Improvement Contractor and is fully insured.

All mortar installed will be type "N" masonry cement and sand mixed at a two part sand one part masonry cement mix.

Approximate start date: 22-30 September 2014 **Approximate completion date:** 22-30 September 2014

Start and completion dates are tentative, and subject to change.

Special material monies and down payment due no later than first day of work.

All other payments due after completion of job.

Down Payment : \$0

Total : \$780

Jule Renner

Eugene Wilson

225 ALDER DRIVE, PITTSBURGH, PA 15202

851 Beech: Current fence to be replaced



851: Portion of salvage fence to be cleaned, repainted black, and made into a gate and replacement fence.



851 Beech: Limestone footer to match the stairs 8" high x 6" long



Beech Ave. Similar style fences

842 Beech



911 Beech





HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

STAFF USE ONLY:

DATE RECEIVED: 7/15/14

LOT AND BLOCK NUMBER: 7-D-53

WARD: 2nd

FEE PAID: yes

DISTRICT:

FEE SCHEDULE:

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

Allegheny West

ADDRESS OF PROPERTY:

917-925 Beach Ave.
Pgh, PA 15233

OWNER:

NAME: KAG Limited II (Leanne George)
 ADDRESS: 3135 Highland Rd. Sbc.
Hermitage, PA 16148
 PHONE: 724-699-4707
 EMAIL: lgeorge@kwa.com

APPLICANT:

NAME: ||
 ADDRESS: ||
||
 PHONE: ||
 EMAIL: ||

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Replace (22) wooden windows in the rear of buildings
with vinyl windows. Rear parking lot.

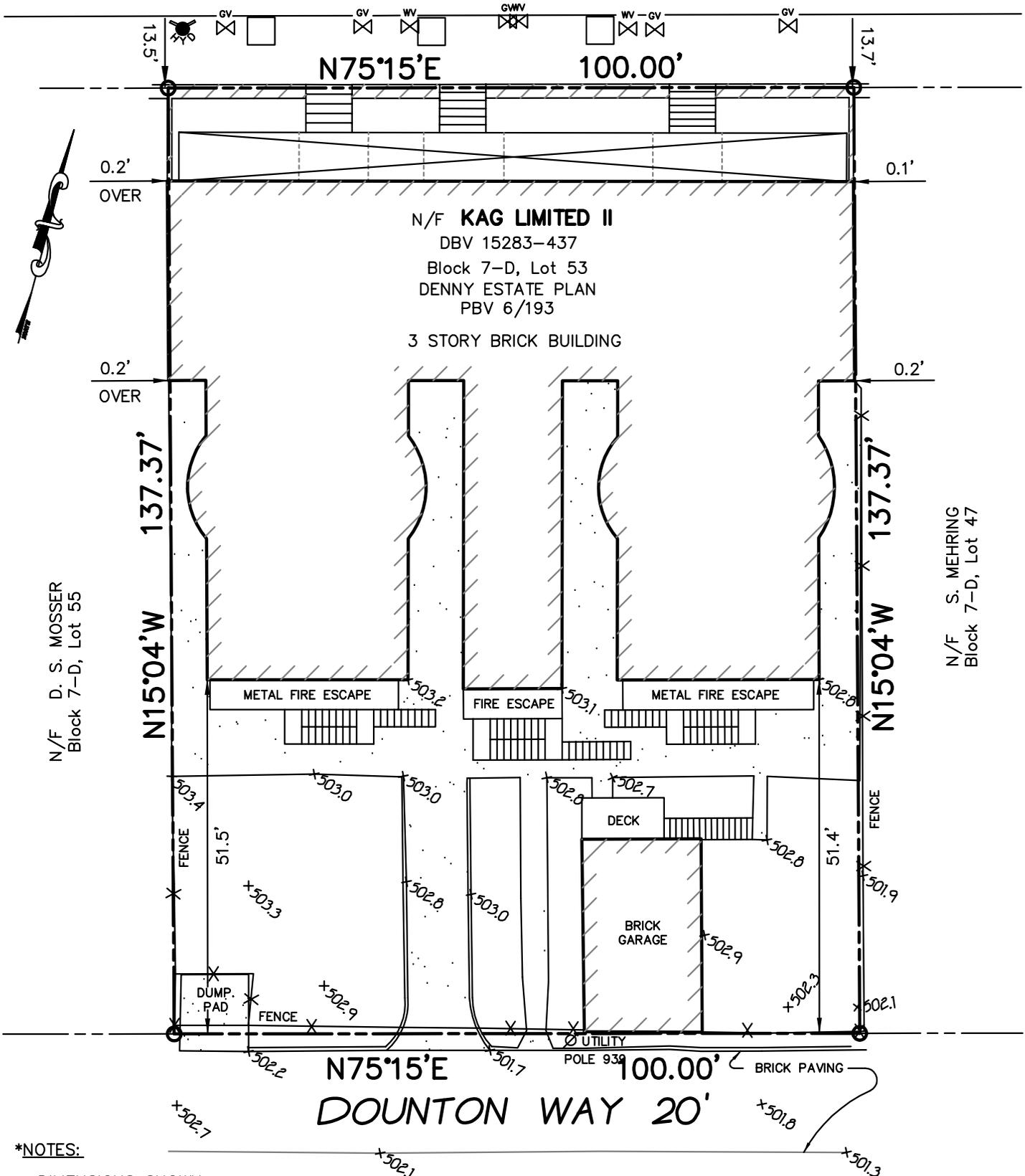
SIGNATURES:

OWNER: [Signature] DATE: 7/15/14

APPLICANT: [Signature] DATE: 7/15/14



BEECH AVENUE 50'



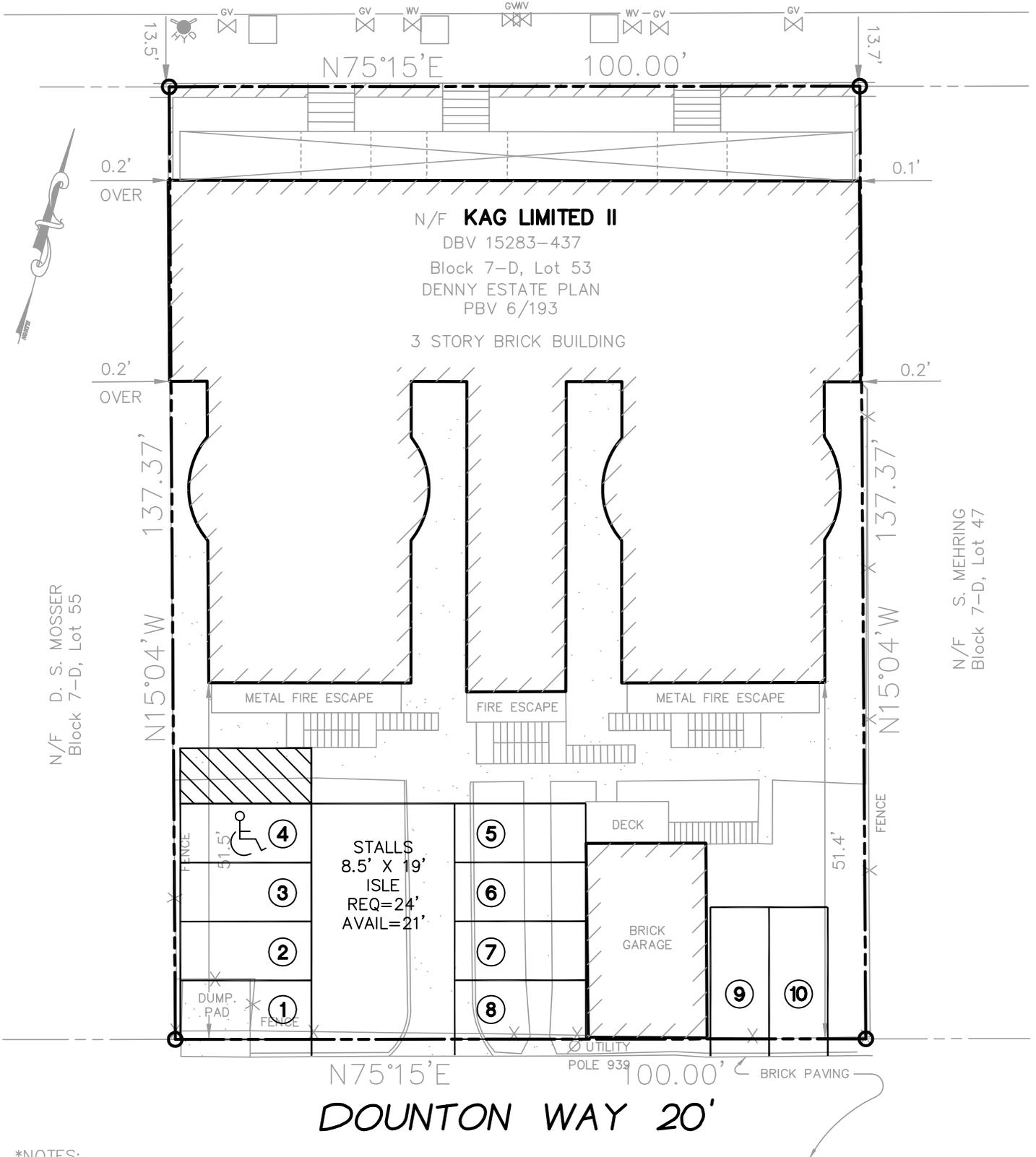
*NOTES:

- DIMENSIONS SHOWN ARE CITY OF PGH. STANDARD MEASURE
- ELEVATIONS SHOWN ARE ON ASSUMED VERTICAL DATUM

I, STEVE A. LIADIS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY TO AND SOLELY FOR THE BENEFIT OF, THE PERSON(S) NAMED ON THIS PLAN, THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE PREMISES THE DATE OF THIS PLAN SHOWING THE LOCATION OF ALL STRUCTURES, EASEMENTS OR SERVITUDES APPARENT FROM AN INSPECTION OF THE SURFACE OF THE PREMISES AND IS BASED ON THE CURRENT DEED AND/OR PLAN OF RECORD WITHOUT BENEFIT OF A TITLE SEARCH. THIS PLAN IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON BY ANYONE OTHER THAN THE PERSON(S) FOR WHOSE BENEFIT IT HAS BEEN PREPARED, COPIES OF THIS PLAN WITHOUT AN EMBOSSED IMPRESSION SEAL ARE FOR MERE CONVENIENCE OF REFERENCE. THIS PLAN MAY NOT BE RECORDED OR REFERENCED IN A DEED, SURVEY, PLAN OR PLAT BOOK UNLESS A SIGNED ACKNOWLEDGEMENT APPEARS ON THIS PLAN STATING IT WAS PREPARED FOR RECORDING PURPOSES.

<p>PLAN MADE FOR</p>	<p>KAG LIMITED II</p>	
<p>SITUATE IN</p>	<p>22ND WARD OF PITTSBURGH ALLEGHENY COUNTY, PA</p>	
<p>LIADIS ENGINEERING & SURVEYING, INC. 3100 BANKSVILLE ROAD - PITTSBURGH, PA 15216</p>		
<p>SCALE: 1" = 20'</p>	<p>JUNE 12, 2014</p>	<p>DRAWING No. 24204-A</p>

BEECH AVENUE 50'



***NOTES:**

- DIMENSIONS SHOWN ARE CITY OF PGH. STANDARD MEASURE
- ELEVATIONS SHOWN ARE ON ASSUMED VERTICAL DATUM





















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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

827 North Lincoln Av
 Pittsburgh Pa 15222

OWNER:

NAME: Ivor Hill
 ADDRESS: 941 Penn Av
 suite 601 Pittsburgh Pa
 PHONE: 847 910 3927
 EMAIL: IVORHILL@icloud.com

STAFF USE ONLY:

DATE RECEIVED: 8/13/14
 LOT AND BLOCK NUMBER: 8-A-130
 WARD: 22nd
 FEE PAID: *no*
 DISTRICT:

Allegheny West

APPLICANT:

NAME: Ivor Hill
 ADDRESS: same
 PHONE: same
 EMAIL: same

REQUIRED ATTACHMENTS:

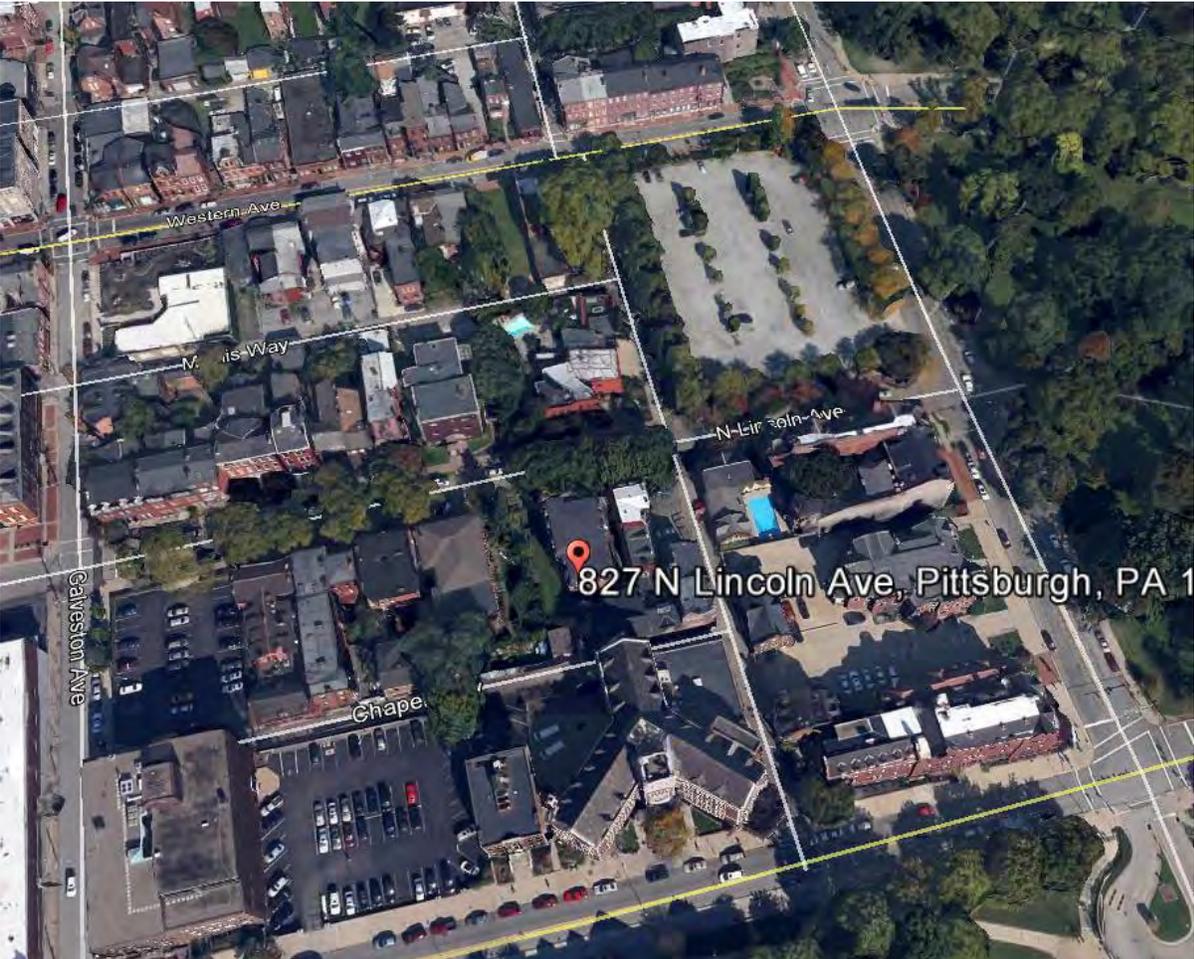
- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

change to cert of appo # 11-057 (attached)
 ① to reduce the size of front porch and add railing (see attached)

SIGNATURES:

OWNER: *[Signature]* DATE: July 23rd 2014
 APPLICANT: *[Signature]* DATE: July 23rd 2014

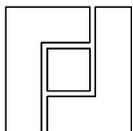
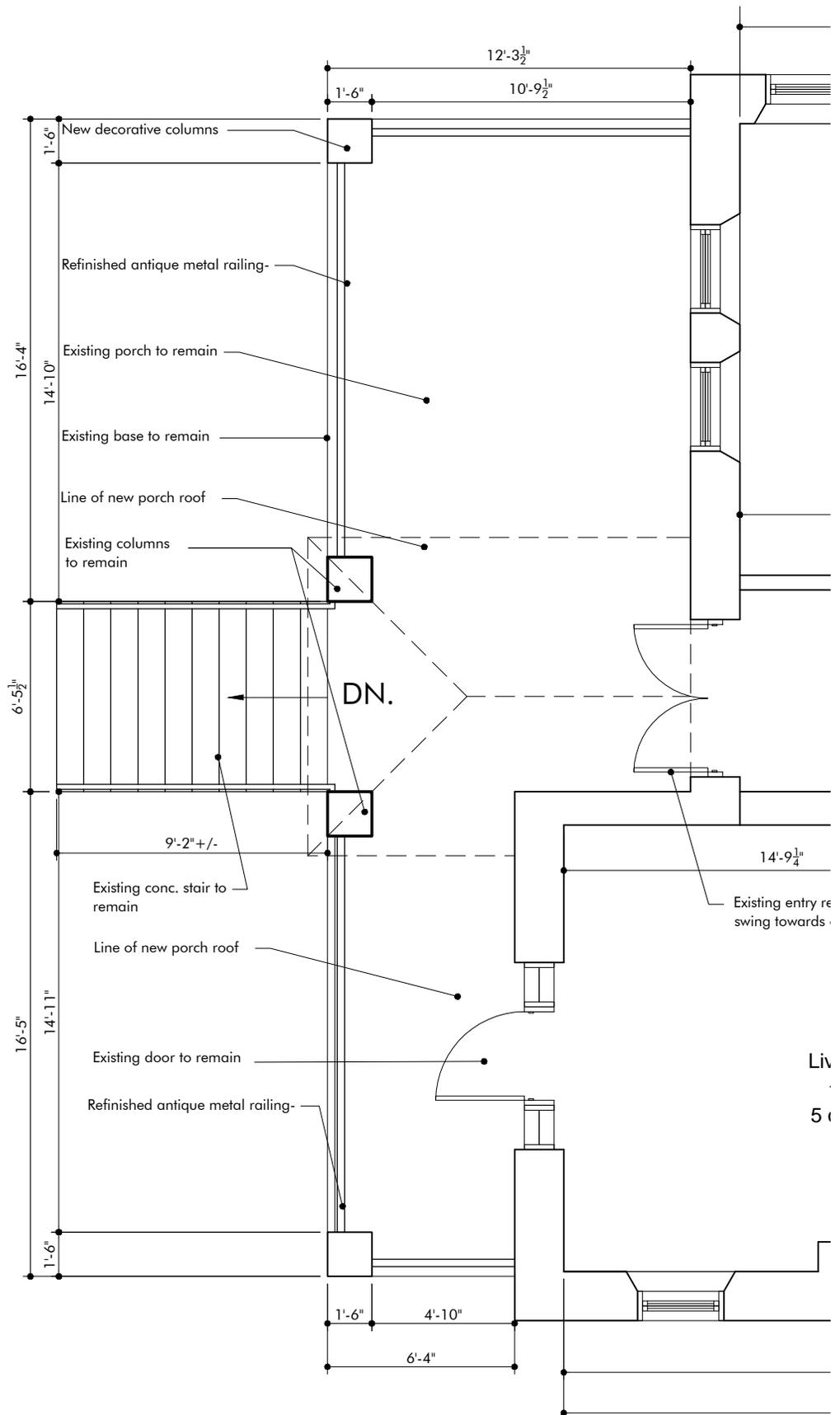


Requests for changes to certificate of appropriateness number 11-057 expiring October 28th 2014.

1. Change to porch design to match roofline eyebrows, reduce length and add historic iron railing .
2. Remove from the certificate the addition of side porch and door on West side of façade and leave as original.
3. Remove from certificate the construction of new single story bay window on front façade and leave original in place.







**Indovina
Associates
Architects**

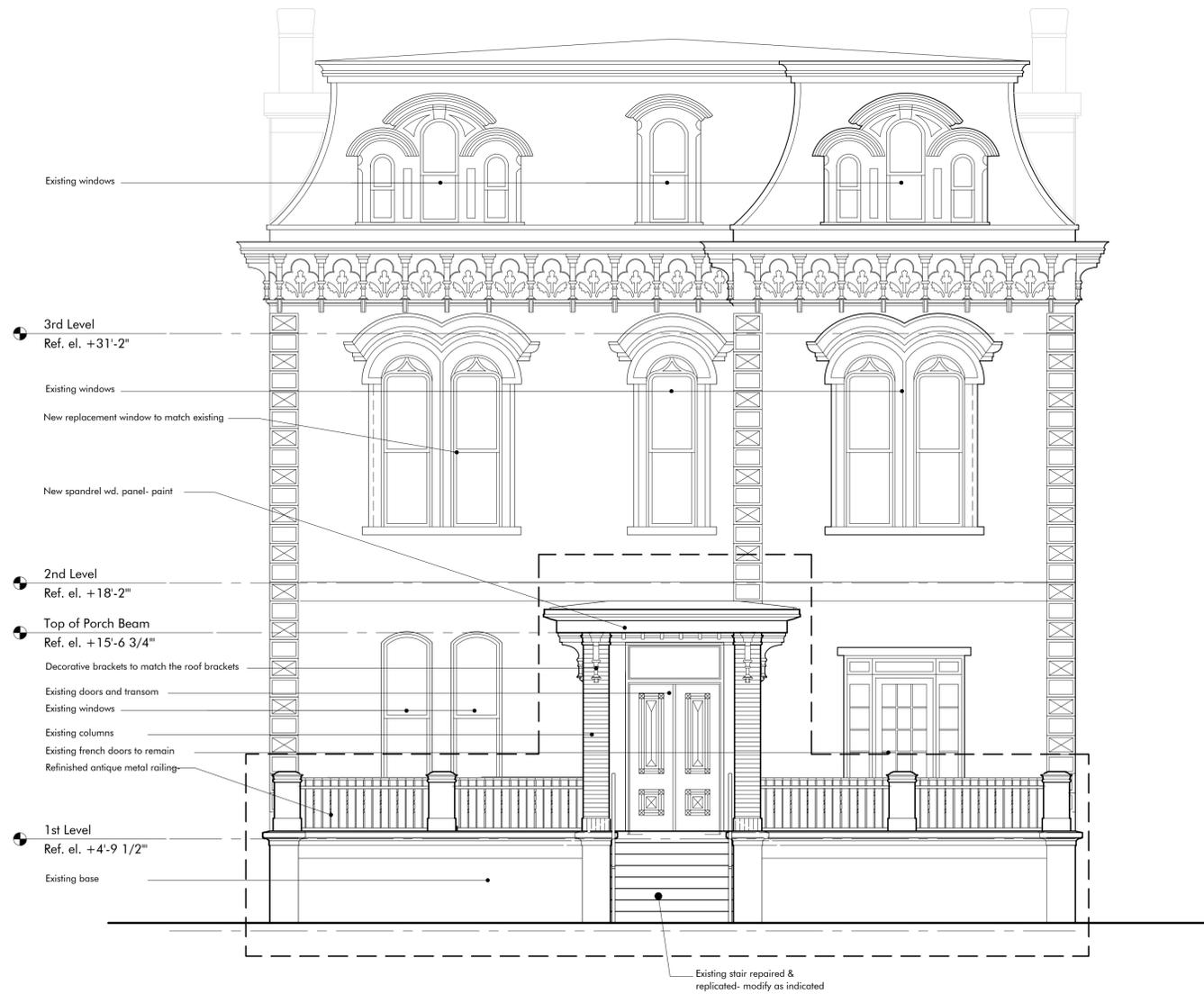
5880 Ellsworth Ave.
Pittsburgh, PA 15232
p 412.363.3800
f 412.363.0483

Project Name North Lincoln Avenue
Project Number 13-29
Date 07.25.2014
Scale X = 1'-0"

SD-1

All dimensions and existing conditions shall be checked and verified by Contractor at the site. Any discrepancy shall be reported to the Architect in writing.

© Indovina Associates Architects, L.L.C. 2011



837 Lincoln Avenue
Hill Property Investments

837 Lincoln Avenue
Pittsburgh, PA 15000

Indovina
Associates
Architects

5880 Elsworth Ave.
Pittsburgh, PA 15232
p 412.363.3900
f 412.363.0483



All dimensions and existing conditions shall be checked and verified by Contractor at the site. Any discrepancy shall be reported to the Architect in writing.
© Indovina Associates Architects, L.L.C. 2013

Project Number 13-29
Date 06.28.2014
Revisions



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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

STAFF USE ONLY:

DATE RECEIVED: 9/12/14

LOT AND BLOCK NUMBER: 23-M-209

WARD: 23rd

FEE PAID: yo

DISTRICT: Deutschtown

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

1010 Cedar Avenue

OWNER:

NAME: Paul Bissell,

ADDRESS: Brent Bissell,
Justin Mistovich

PHONE: _____

EMAIL: _____

APPLICANT:

NAME: Anthony G. Poli, AIA

ADDRESS: 322 Cobblestone Circle
McKees Rocks, PA 15136

PHONE: 412 779-9125

EMAIL: tonypoli@me.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

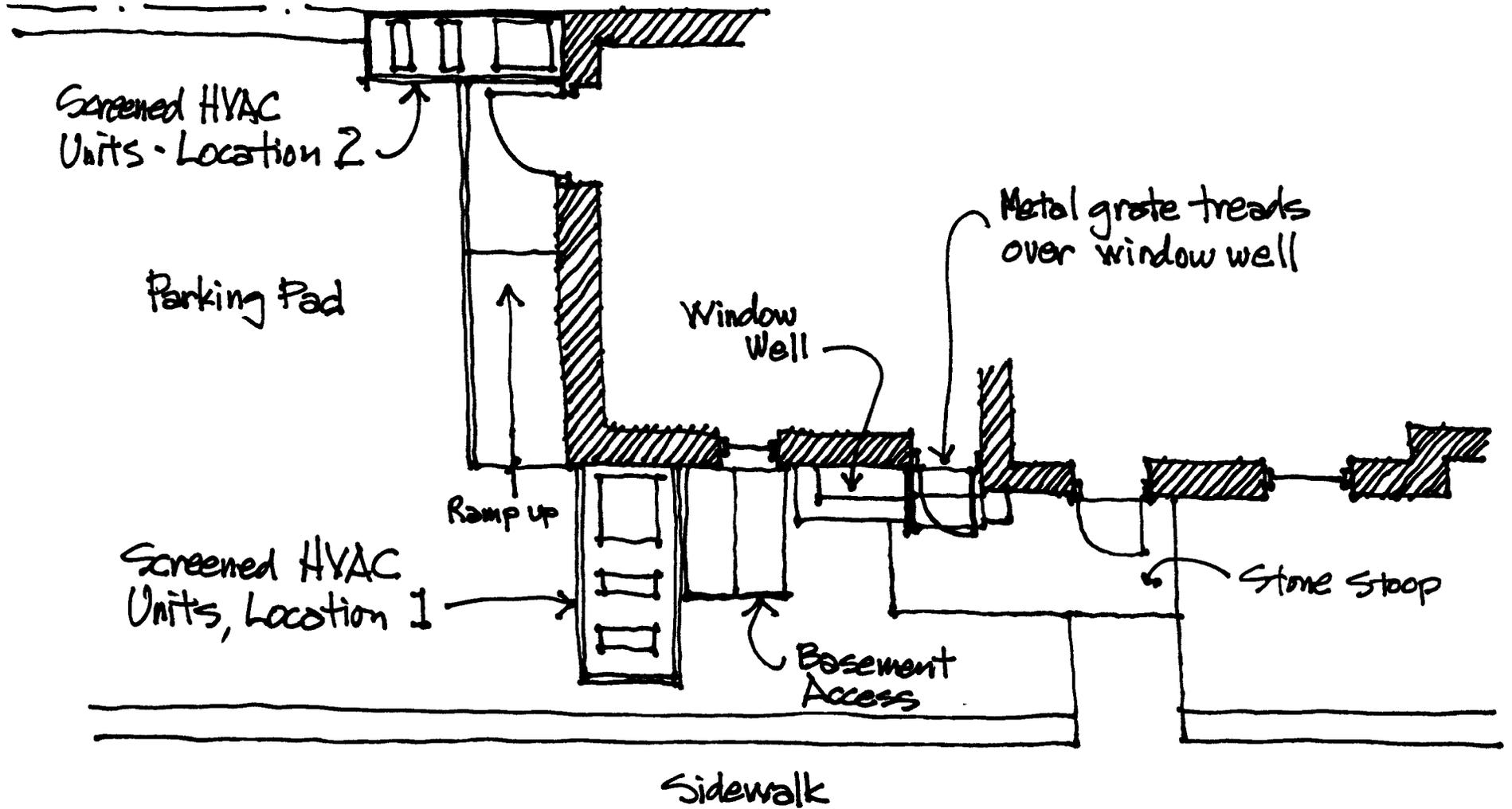
- Screened HVAC Units at grade
- In-Kind replacement of concrete sidewalk @ waterline installation

SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT: Anthony G. Poli DATE: 9/12/14





Partial Site Plan @ Rear
 Allegheny Inn







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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

607 Middle Street
Pittsburgh, PA 15212

STAFF USE ONLY:

DATE RECEIVED: 9/12/14

LOT AND BLOCK NUMBER: 24-N-284

WARD: 23rd

FEE PAID: yes

DISTRICT:
23rd Ward

OWNER:

NAME: Northside Worldwide, Inc
 ADDRESS: 6 Parkers Dr.
Monroeville, PA 15146
 PHONE: 412-287-9395
 EMAIL: morgan2k1@comcast.net

APPLICANT:

NAME: JIM HOY
 ADDRESS: 1322 JUNIATA ST
Pgh PA 15233
 PHONE: 412 491 0554
 EMAIL: JAMES.HOY1@gnaworld.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

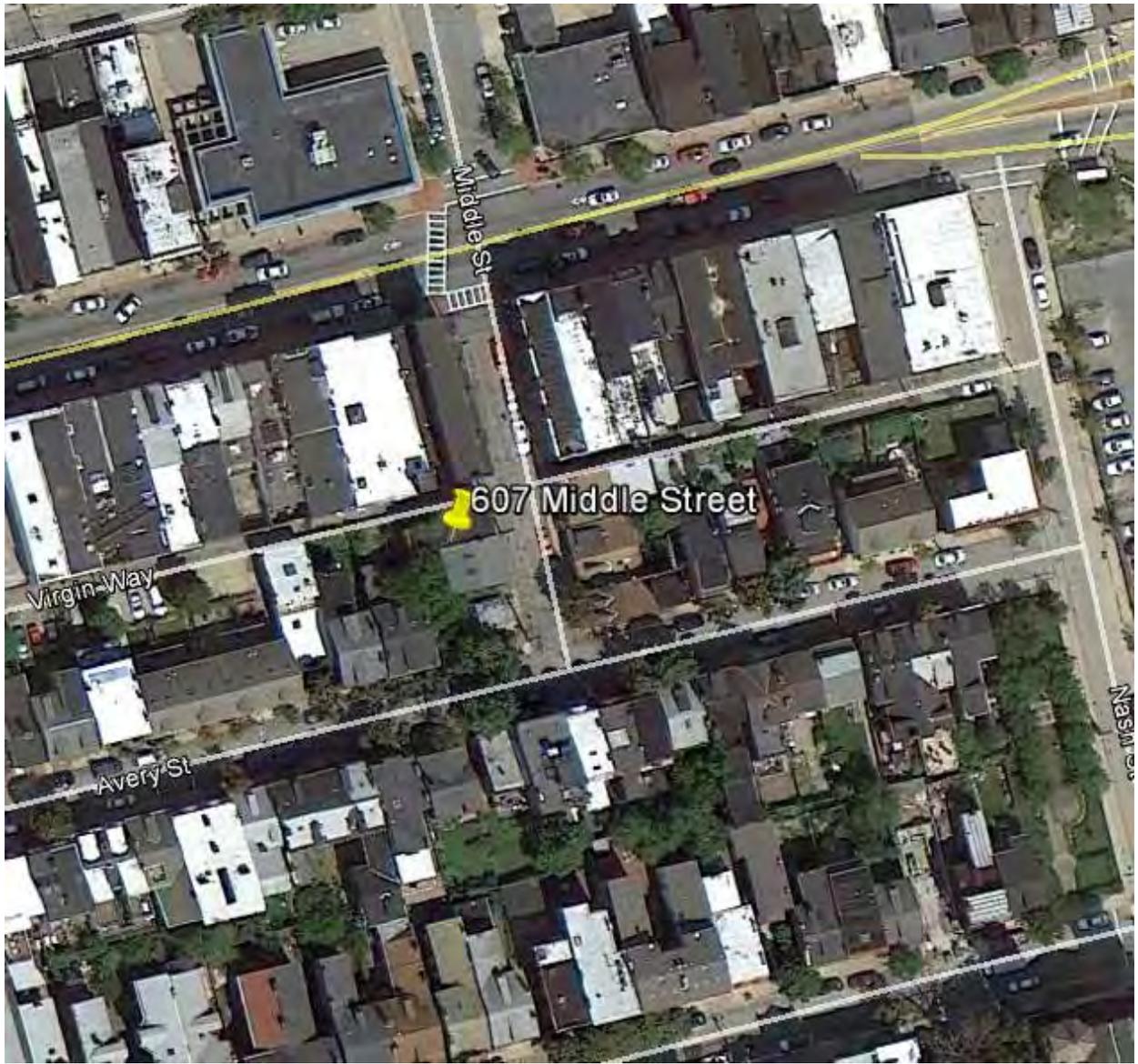
DETAILED DESCRIPTION OF PROPOSED PROJECT:

Renovation & small addition to existing
single family house located at 607 Middle

SIGNATURES:

OWNER: Northside Worldwide, Inc by (note Morgan) DATE: 9/10/14

APPLICANT: x DATE: _____







601

98228

98228













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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

1302 E Carson st
Pittsburgh PA, 15203

OWNER:

NAME: SAYER REAL ESTATE, LLC

ADDRESS: 1302 E Carson st
Pittsburgh, PA, 15203

PHONE: 412 916 3525

EMAIL: zyharsayer@hotmail.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

New HOOD SYSTEMS side of 13th st

SIGNATURES:

OWNER: Zyha Sayer

DATE: 09/10/2014

APPLICANT: _____

DATE: _____

STAFF USE ONLY:

DATE RECEIVED: 9/11/14

LOT AND BLOCK NUMBER: 3-H-31

WARD: 17th

FEE PAID: 410

DISTRICT:

E. Carson St

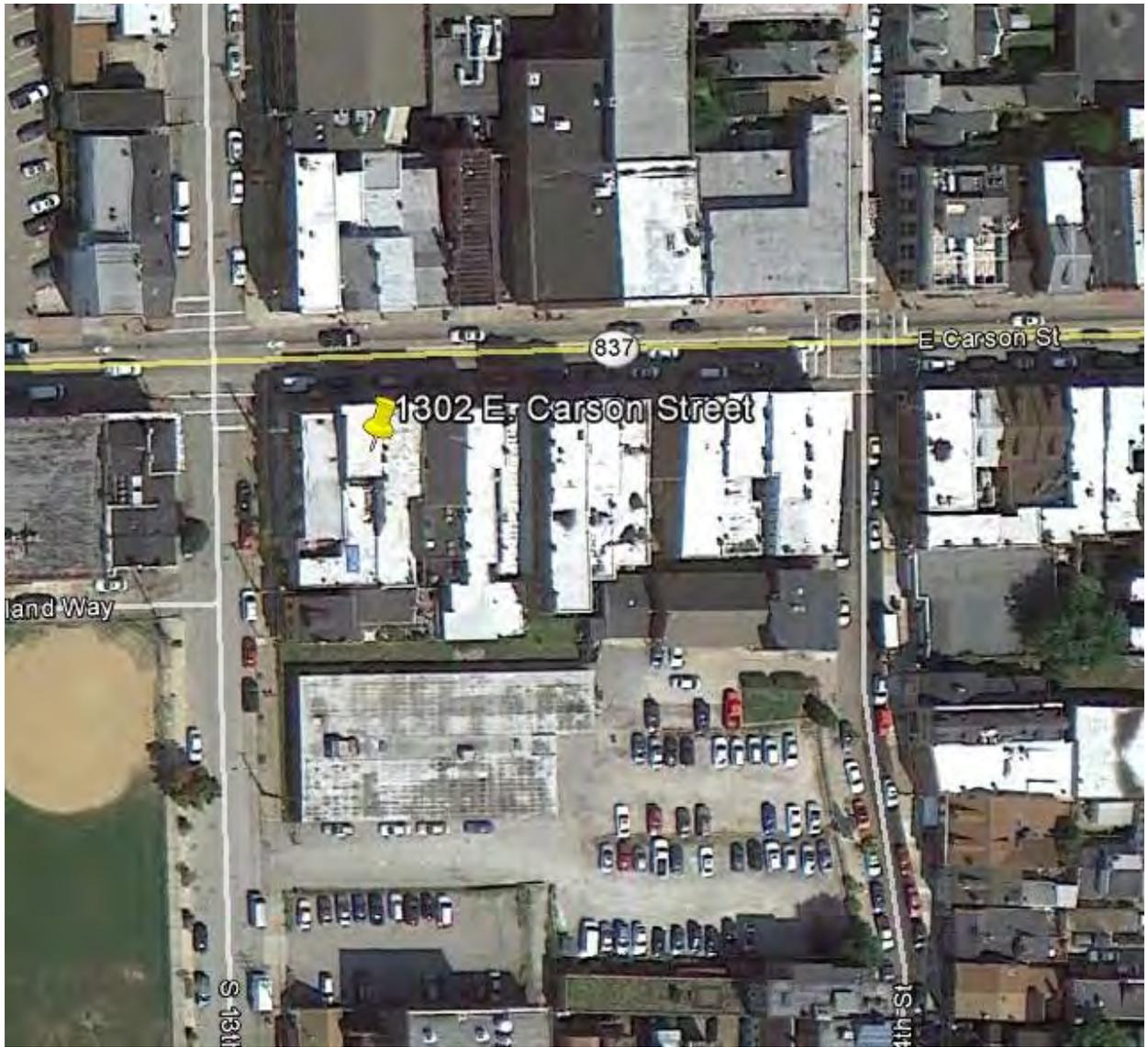
APPLICANT:

NAME: _____

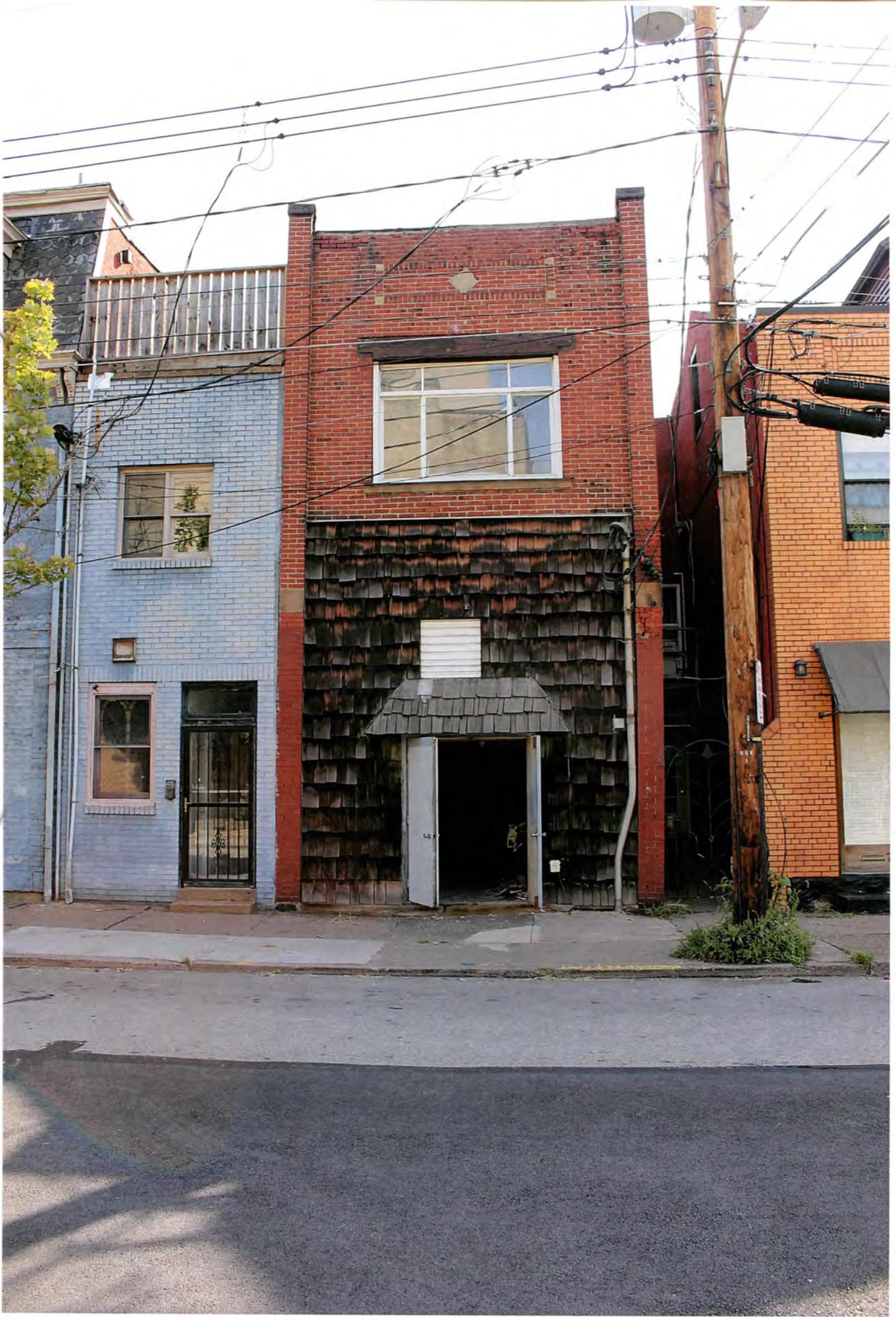
ADDRESS: _____

PHONE: _____

EMAIL: _____



1302 E Carson (13th St Entrance)









DQ Neighborhood



Neighborhood Real McCoy (cross street)



1100 E. CARSON ST.
PITTSBURGH, PA 15203
SOUTHSIDECHAMBER.ORG

SOUTH SIDE CHAMBER OF COMMERCE

June 27, 2014

Ms. Quianna Wasler
Main Streets Development Specialist
Neighborhood Business District Programs
Urban Redevelopment Authority of Pittsburgh
200 Ross Street
Pittsburgh, PA 15219

**Subject: URA Streetface Façade Program
Mr. Ayhan Sayer and Sayer Real Estate
1302 East Carson Street, South Side**

Dear Ms. Wasler:

The South Side Chamber of Commerce supports the façade renovation proposed for the building owned by Mr. Ayhan Sayer and Sayer Real Estate located at 1302 East Carson Street, Pittsburgh, PA 15203. The leadership of the South Side Chamber of Commerce has reviewed and approved the planned building improvements based on the information that Mr. Sayer has provided and meetings with him.

The South Side business community welcomes improvements at this location in the historic Carson Street Corridor.

Should you have any questions, please contact me at (412) 431-3360 or at info@southsidechamber.com.

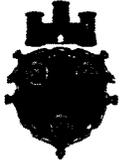
Thank you,

Sincerely,



Candice A. Gonzalez
Executive Director

c: Mr. Ayhan Sayer
Sayer Real Estate
South Side Chamber of Commerce Board of Directors



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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

1731 East Carson Street
 Pittsburgh, PA

OWNER:

NAME: Tres Rios, LLC
 ADDRESS: 1719 East Carson Street
 Pittsburgh, PA
 PHONE: 412.381.2229
 EMAIL: cincodemayoinc@msn.com

STAFF USE ONLY:

DATE RECEIVED: 9-12-14
 LOT AND BLOCK NUMBER: 12-E-313
 WARD: 17
 FEE PAID: 400
 DISTRICT: East Carson Street Historic District

APPLICANT:

NAME: tda Hospitality *Robert Fiala*
 ADDRESS: 204 Fifth Avenue
 Pittsburgh, PA 15222
 PHONE: 412.621.2108
 EMAIL: rfiala@thendesign.com

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

Interior and exterior renovations to existing building located at 1731 Esat CARson Street.

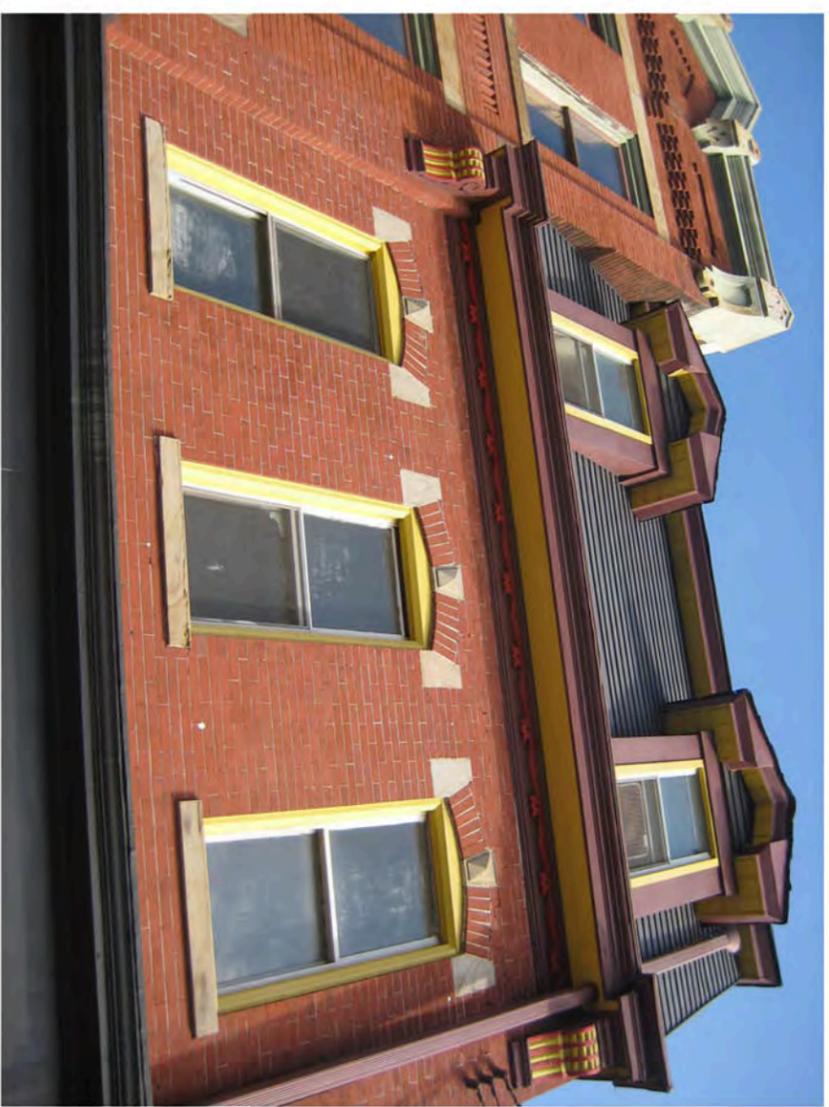
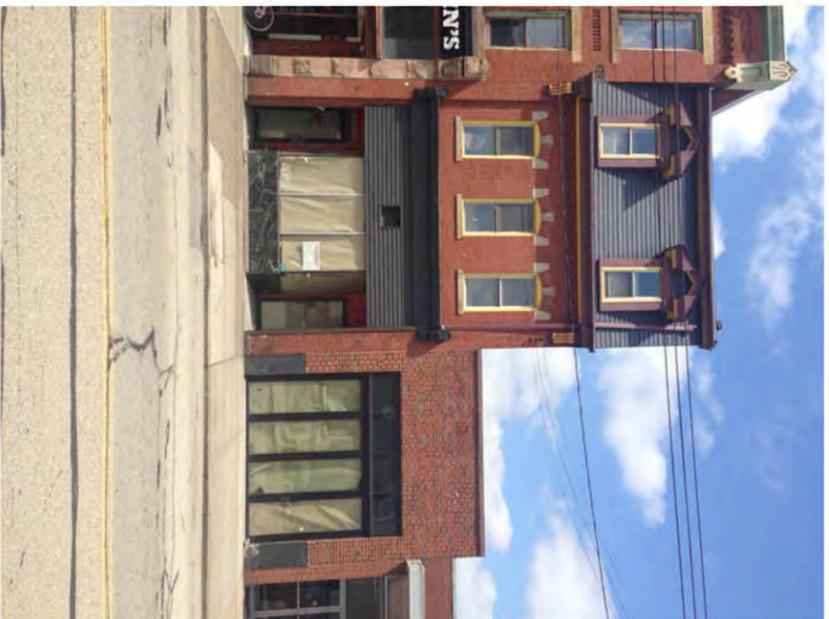
SIGNATURES:

OWNER: *[Signature]* DATE: 09.12.2014

APPLICANT: *[Signature]* DATE: 09.12.2014



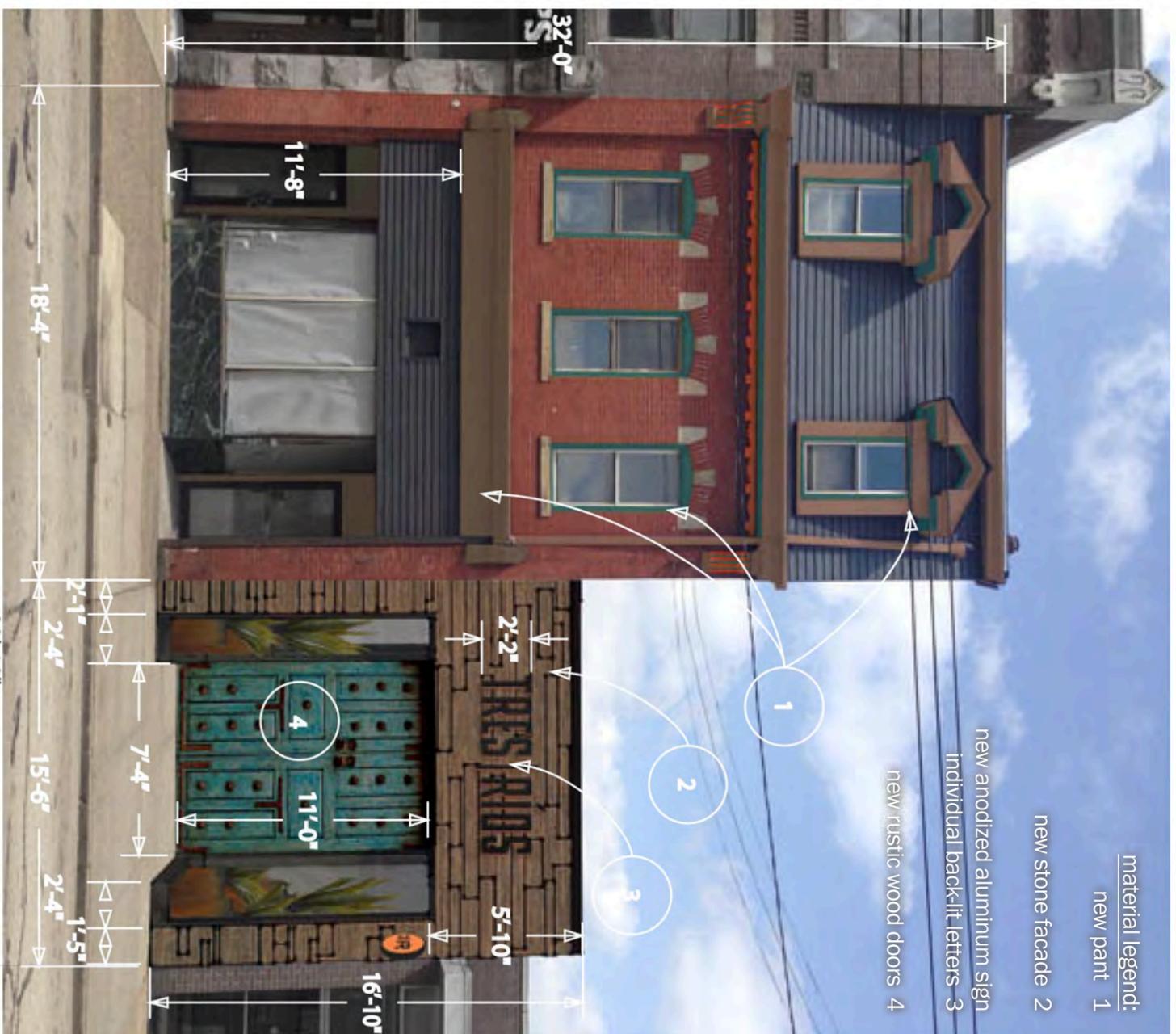
site plan/location



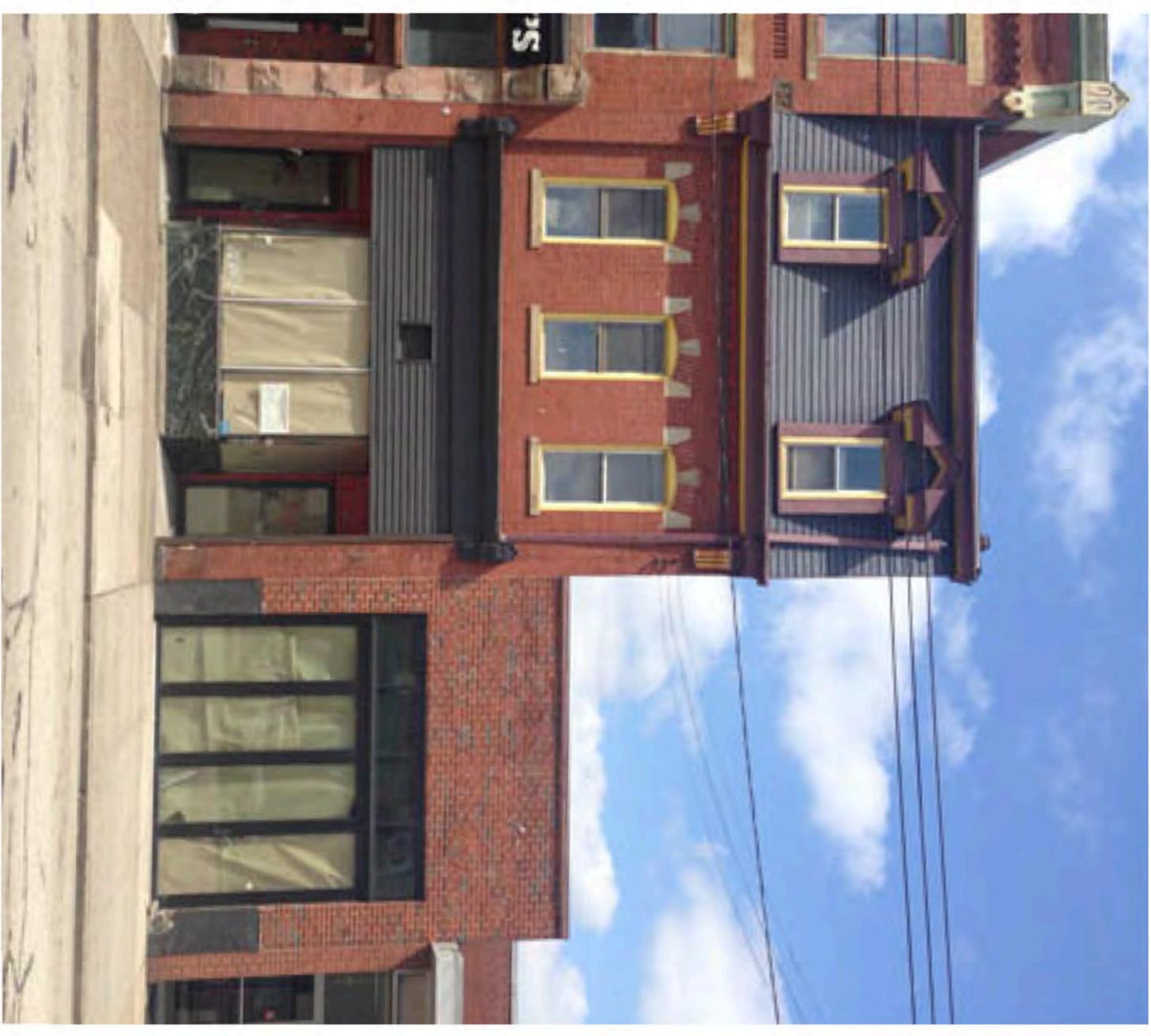
existing condition photos

3/R

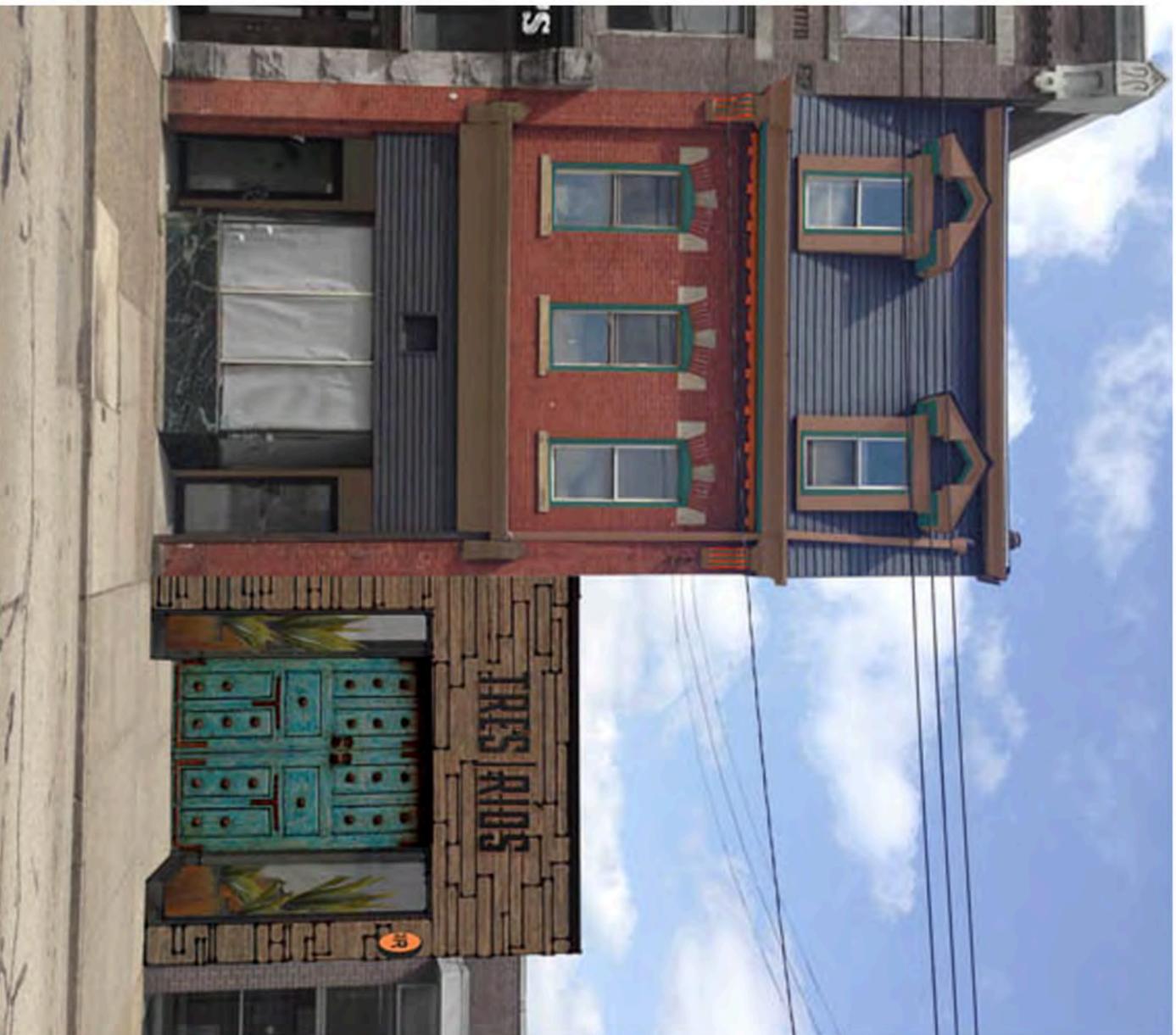
tres rios restaurant
pittsburgh, pa



proposed elevation and materials



existing elevation



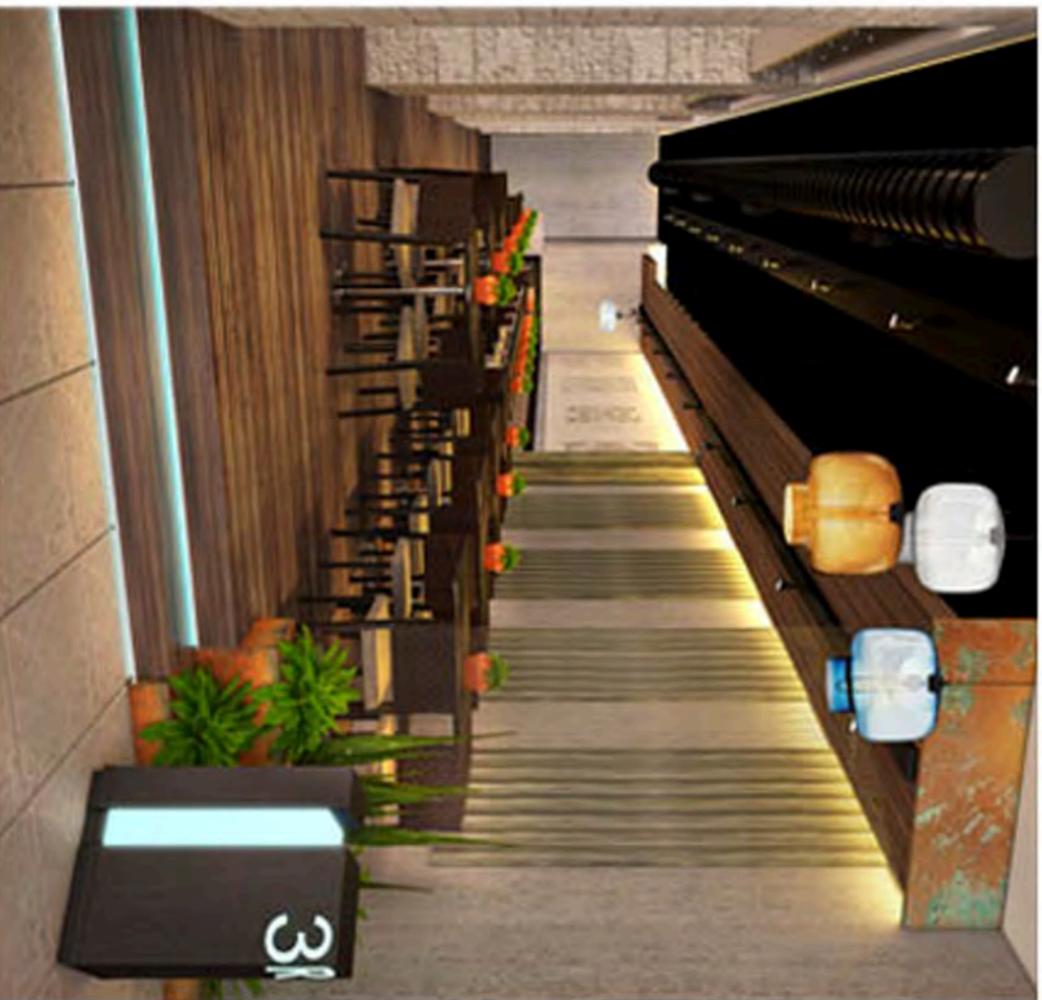
proposed front elevation



proposed side elevation (graphic may change)

3|R

tres rios restaurant
pittsburgh, pa



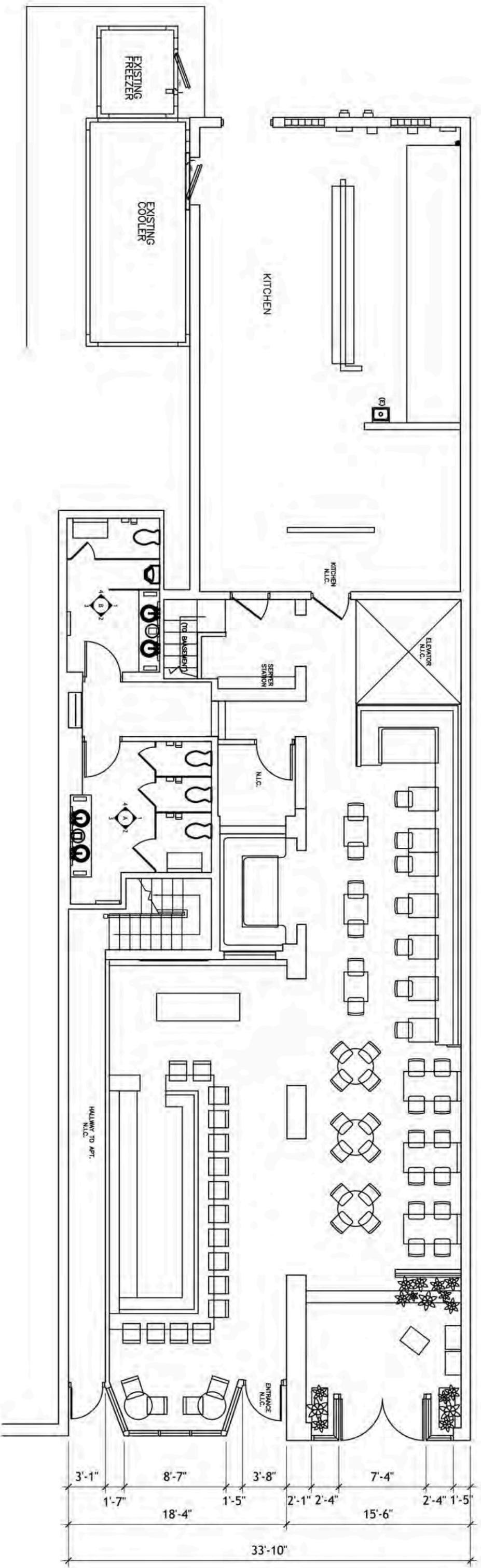
proposed interior rendering



proposed exterior rendering

3|R

tres rios restaurant
pittsburgh, pa

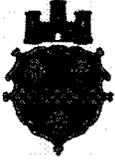


proposed floor plan

3/R

tres rios restaurant
pittsburgh, pa





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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

1322 LIVERPOOL STREET
PITTSBURGH, PA 15233

OWNER:

NAME: MICHAEL & MICHELE ROBB
 ADDRESS: 1322 LIVERPOOL ST.
PITTSBURGH, PA 15233
 PHONE: 412-321-0973
 EMAIL: infidel83@msn.com

STAFF USE ONLY:

DATE RECEIVED: 9/11/14
 LOT AND BLOCK NUMBER: 02-K-380
 WARD: 21st
 FEE PAID: yko

DISTRICT:

MANCHESTER

APPLICANT:

NAME: _____
 ADDRESS: _____
 PHONE: _____
 EMAIL: _____

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

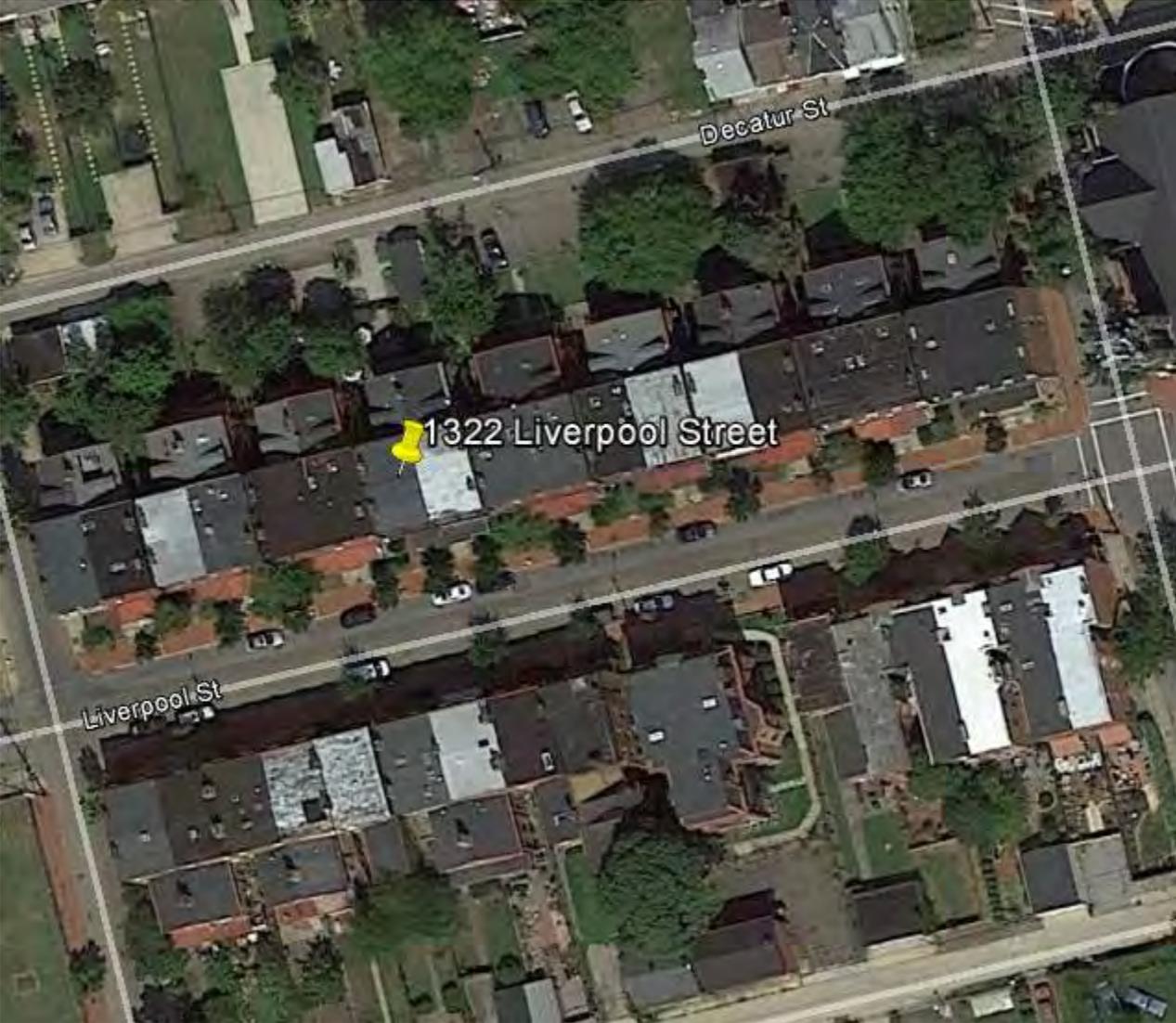
DETAILED DESCRIPTION OF PROPOSED PROJECT:

SEE ATTACH DOCUMENTATION FOR FULL DETAILS
CONSTRUCT GARAGE (NEW); REPLACE WINDOWS (7); REPAIR PORCH

SIGNATURES:

OWNER: _____ DATE: _____

APPLICANT: _____ DATE: _____



**Historic Review Commission (HRC) of Pittsburgh Application Details -
1322 Liverpool Street**

REPAIR /RESTORATION

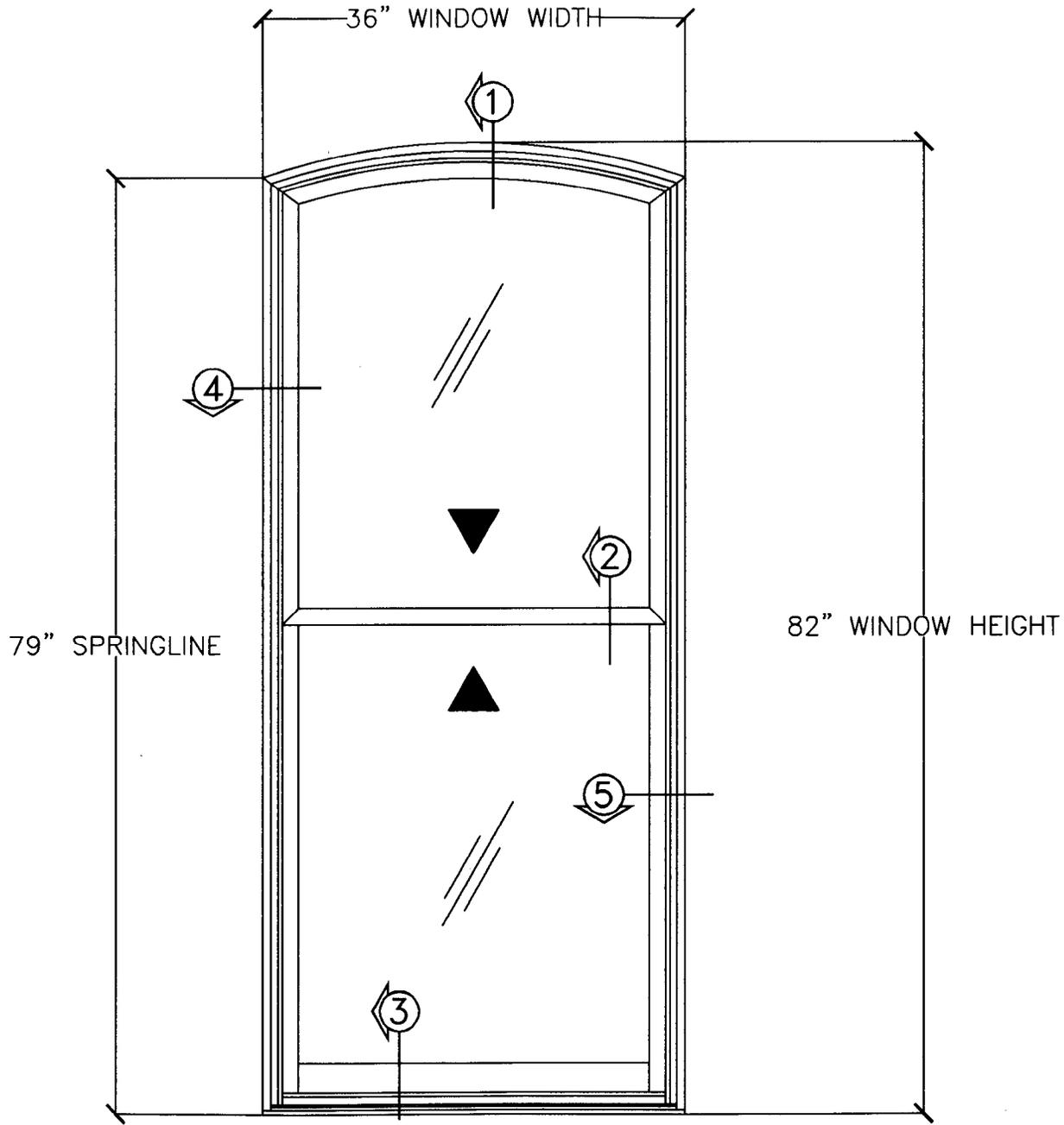
1. **Replacement of existing windows (7) in the front of 1322 Liverpool Street.**
 - a. ***These will be replaced with wood windows from vendor Thermo Twin.***
 - i. Existing double glazed windows were installed when home was renovated sometime in early 2000's and are in poor to inoperable condition.
 - b. ***- If possible, we'd like to request the two windows on the third floor of the structure be clad in aluminum on the outside due to the extensive amount of moisture from snow and ice that rest against these units during inclement weather.***
 - i. The façade roof is less than 10 inches from the bottom sash of these windows and, as a result, they have rotted out from snow and ice exposure.
 1. Cladding these in white painted aluminum (all windows will be painted white) will ensure they are fully protected.
 2. We realize this is not a standard practice in the area, but the additional protection would be beneficial and the slight difference in construction will not be visible from street level.
 - ii. ***If this modification is not approved we will proceed with the basic wood construction used in the remaining five windows being replaced.***
 - c. ***The design and dimensions of all the new window units will match the existing windows.***
 - i. The specifications and measurements of the replacement windows provided by Thermo Twin are appended as an attachment to this request.
 - ii. The windows are wood and, if approved, the two units on the 3rd floor would have aluminum cladding painted white like the remaining windows.
 - iii. There would be no change to the dimensions or design of the windows.
 - d. ***Cut sheets showing design and dimensions of replacement windows and a photograph of the third floor window showing damage caused by snow/water incursion are appended as an attachment.***
2. **Repair of existing front porch posts, porch roof eave/soffit of 1322 Liverpool Street.**
 - a. ***Two porch posts have significant wood rot and damage to the lower portions that adjoin the porch flooring. The corner eave/soffit of the porch below the box gutter has also sustained significant damage from a leak in the gutter.***
 - i. Our contractor will be repairing and repainting the box-gutter and damaged eave/soffit, cutting out the compromised sections of post base and replacing them with solid, weather resistant blocking.
 - ii. These blocks will then be wrapped with trim, appropriate for the style and era of the porch.
 - b. ***The porch tongue and groove flooring is damaged and the wood has weathered to a point where it needs to be replaced.***

Historic Review Commission (HRC) of Pittsburgh Application Details - 1322 Liverpool Street

- i. We would like to replace this wood flooring with a composite material that matches the dimensions (3.5"x 3/4" tongue and groove planks) and color of the existing floor.
 1. "Aeratis" flooring, the name brand pvc-style tongue and groove flooring, has been previously approved for historic restorations on National Register Properties.
 - a. This will prevent any further damage by weather and insects.
 - b. These composite planks have been approved and used for porch flooring on other homes in the Manchester Historic district (1410 Pennsylvania Ave).
 2. New 1/4 round molding will be added around the porch after the floor is laid.
 3. In addition, railings will be taken down during the restoration, scraped, filled, primed and reinstalled.
 4. All woodwork on the porch will be scraped, filled and primed and painted.
- c. Photographs of damaged porch areas to be repaired are appended as an attachment.

NEW CONSTRUCTION - GARAGE

1. Request approval to construct a wood frame, vinyl clad two-car garage at the rear of 1322 Liverpool Street, facing the alley (Decatur Street).
 - a. *The structure will not be visible from the front of the home however the color scheme will complement current home colors.*
 - b. *The roof shingles will match those on the pitched roof at the rear of the house (black/grey asphalt).*
 - c. *The garage door will be brown to match primary house trim color.*
 - d. *The vinyl siding will be beige with brown trim in the fascia and soffit areas*
 - e. *The length of the roof eave will have brown gutters w/downspouts to match color of the current home downspouts.*
 - f. Site drawing, construction details and specifications, property survey, photos of location and other garage structures in the area, and easement acceptance letters from adjoining property owners are appended as attachments to this request.



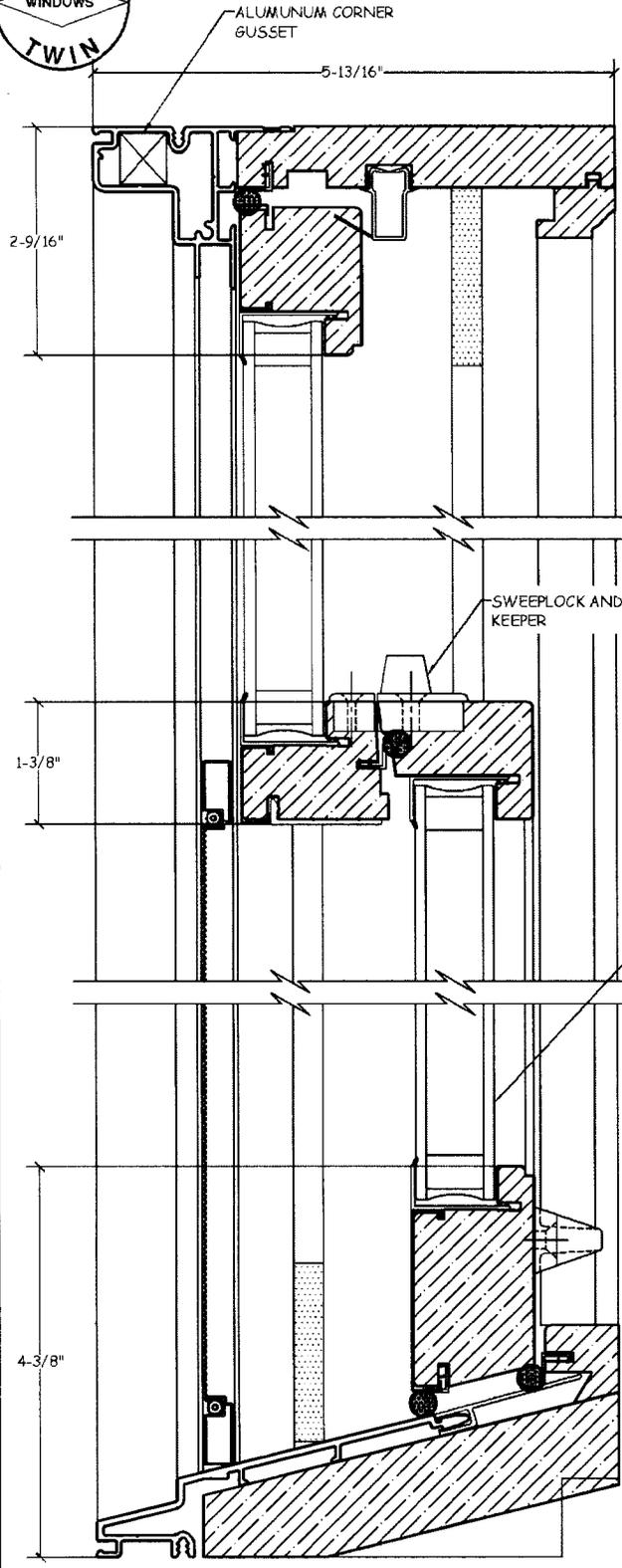
SEVEN(7) REQ'D THUS

TYPICAL 'S6000 ALUMINUM CLAD DOUBLE HUNG ELEVATION
(OUTSIDE LOOKING IN)

REPLACEMENT WINDOW CUTSHEET
1322 LIVERPOOL ST

ALUMINUM CLAD DOUBLE HUNG TILT IN WINDOW

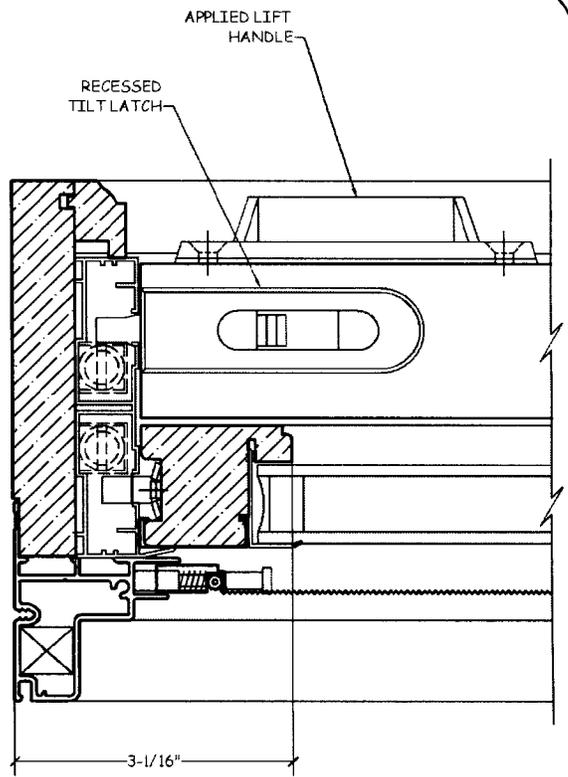
SERIES: S6000



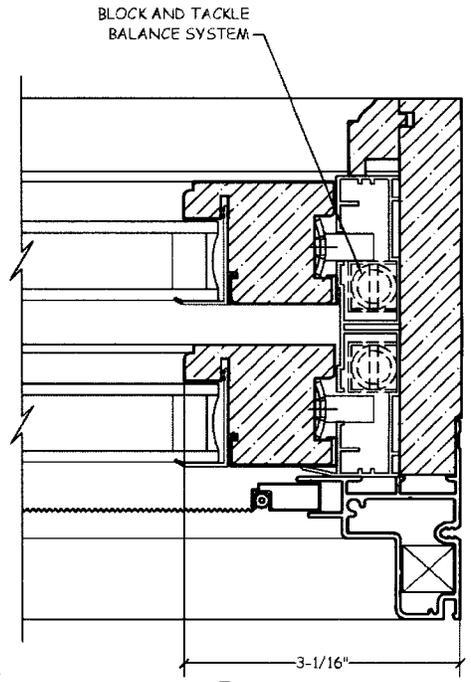
1 HEAD

2 MEETING RAIL

3 SILL



4 LEFT JAMB



5 RIGHT JAMB

DRAWINGS ARE HALF SCALE

1155 ALLEGHENY AVENUE, OAKMONT PA 15139

PHONE (412)-826-1000

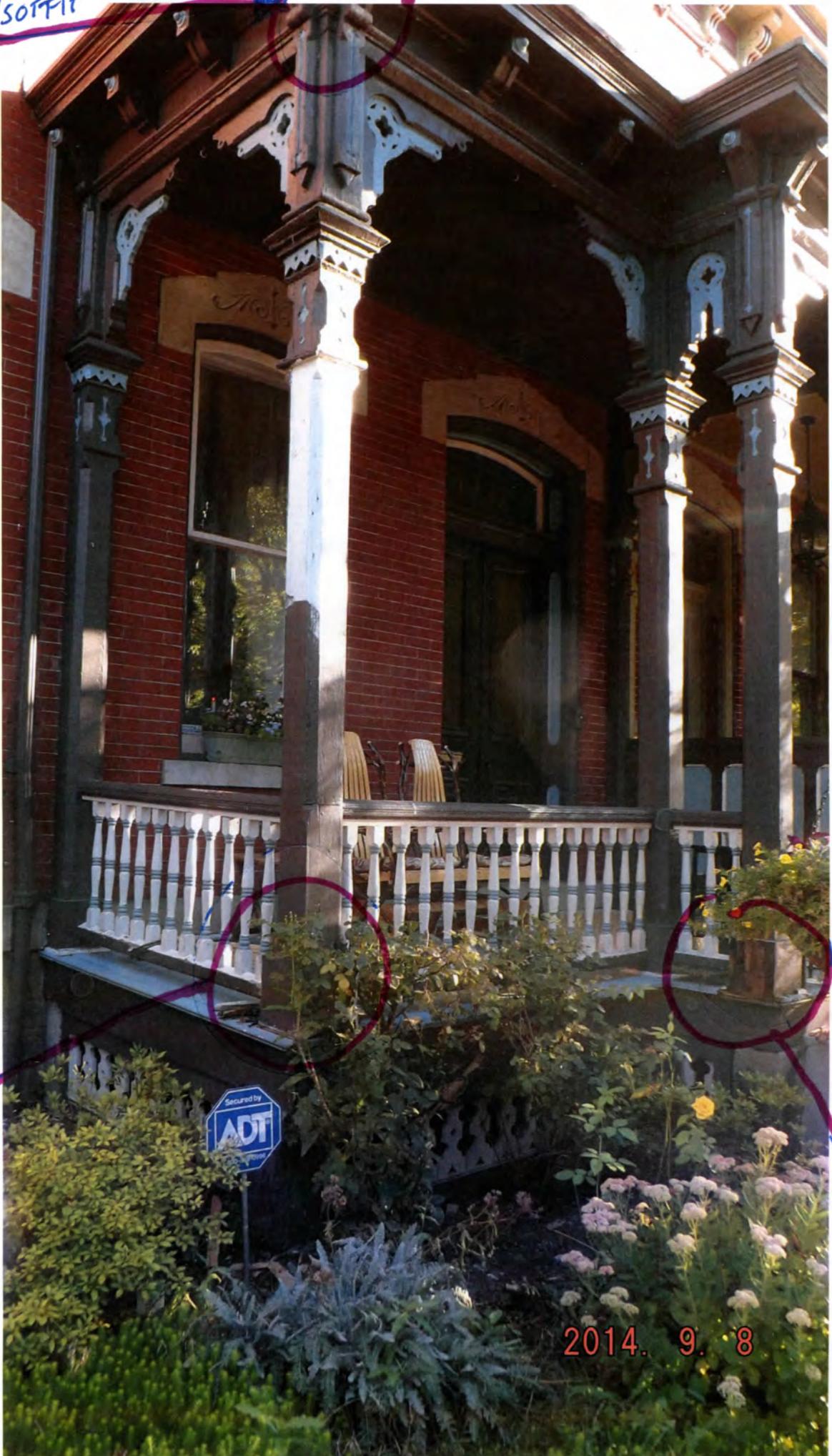
FAX (412)-826-0455

REP



DAMAGE TO 3RD FLOOR WINDOW WHERE WE ARE
REQUESTING USE OF ALUMINUM CLADDING ON REPLACEMENT UNIT
1322 LIVERPOOL ST.

BASE/SOFFIT



PORCH ON 1322 LIVERPOOL ST.
DAMAGE POST AREAS ARE CIRCLED

2014. 9. 8



2014. 9. 8

DAMAGED PORCH ROOF/SOFFIT & FACIA FROM LEAKING BOX GUTTER
1322 LIVERPOOL ST.



DAMAGED PORCH POST 1322 LIVERPOOL ST



DAMAGE PORCH POST 1322 LIVERPOOL ST



PORCH FLOORING ON 1322 LIVERPOOL ST

DECATUR ST. 24'

N 77° 01' E

22.83'

0'-4 1/4"

0'-4 3/8"

DAVID McANALLEN

GARAGE WALL

CONC. BLK. GARAGE

FENCE

0'-6 1/4"

S 13° 19' E
138.33'

LISA FREEMAN

N 13° 19' W
138.33'

1 STORY BRICK DWG. No. 1324

3 STORY BRICK DWG. No. 1322

3 STORY BRICK DWG. No. 1320

LINE THROUGH PARTY WALL

1'-7" CLEAR

1'-8 1/8" CLEAR

22.83'

← 135.46' TO MANHATTAN ST

M, 10° 06' S

LIVERPOOL ST. 50'

This plan was prepared from a survey of all buildings and easements apparent from an aerial plan of record without the benefit of a title survey or building lines. This plan may not be relied upon for such purpose.

Joseph M. Post
Professional Land Surveyor

* 4' HIGH GARAGE WALL
SURROUNDING OPEN
CONCRETE PARKING PAD DECATUR ST. 24'

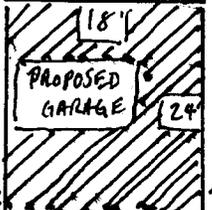
N 77° 01' E

22.33'

0'-4 1/4"

0'-4 3/8"

CONC. BLOCK GARAGE WALL
PAD DWG 4



CONC. BLK. (SINGLE CAR)
GARAGE

2' DISTANCE FROM
PROPERTY LINE

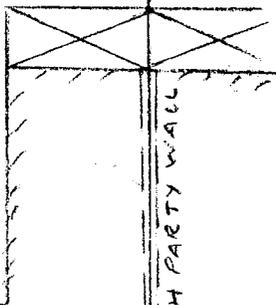
2' DISTANCE FROM
PROPERTY LINE

DAVID McALLEN

LISA FREEMAN

13'-19" W
138.33'

513° 19' E
138.33'



1 STORY
BRICK
DWG.
No. 1324

3 STORY
BRICK
DWG.
No. 1322

3 STORY
BRICK
DWG.
No. 1320

1'-7" CLEAR

1'-8 1/8" CLEAR

138.22'

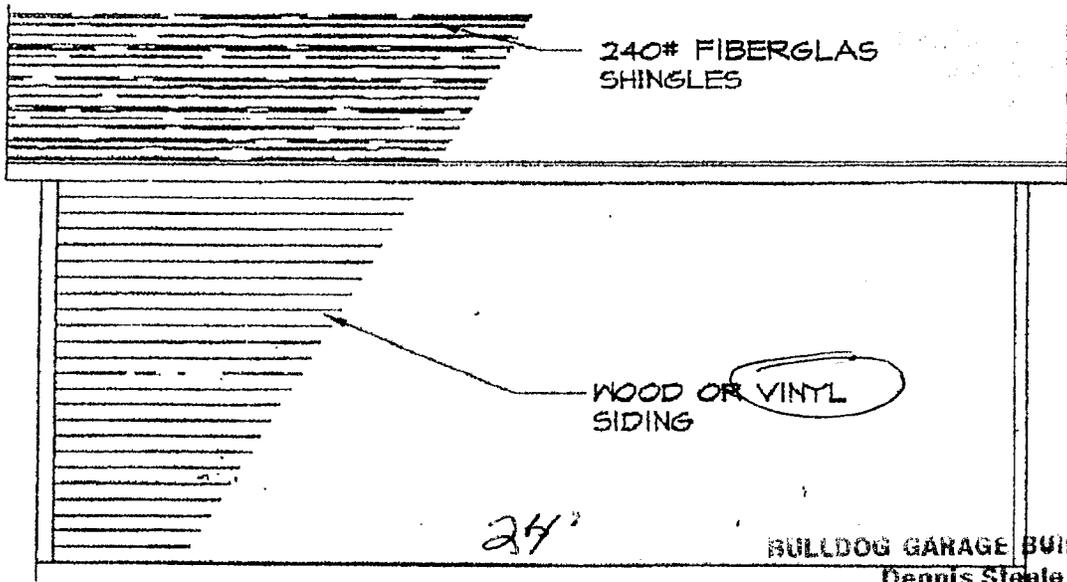
135.46 TO MANHATTAN ST

175, 10° 0' LLS

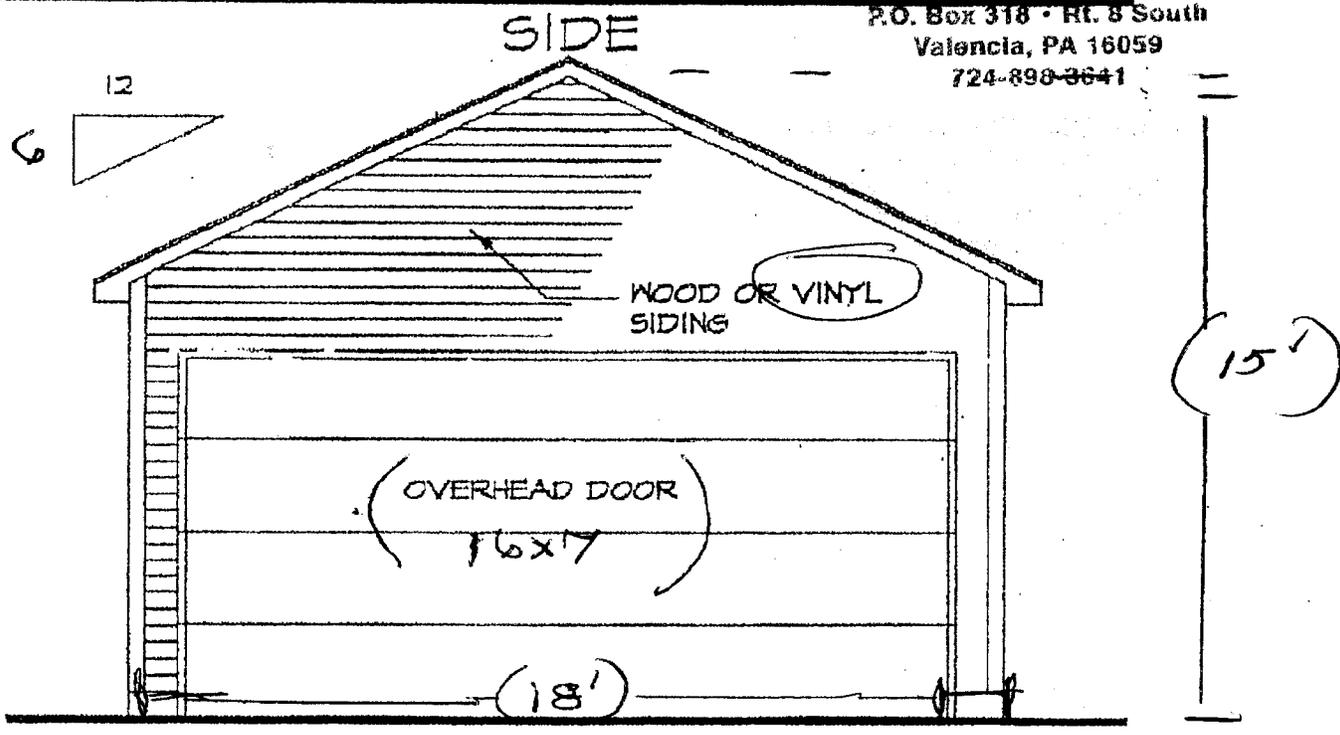
LIVERPOOL ST. 50'

DATE PREPARED: AUG 22 2014

SCALE: 1" = 20'



BULLDOG GARAGE BUILDERS, LLC
 Dennis Steele Jr.
 P.O. Box 318 • Rt. 8 South
 Valencia, PA 16059
 724-890-3641



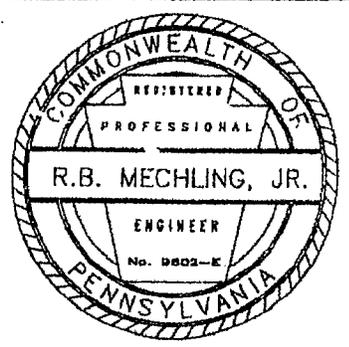
SEE SHEET ONE FOR GENERAL NOTES

FRONT

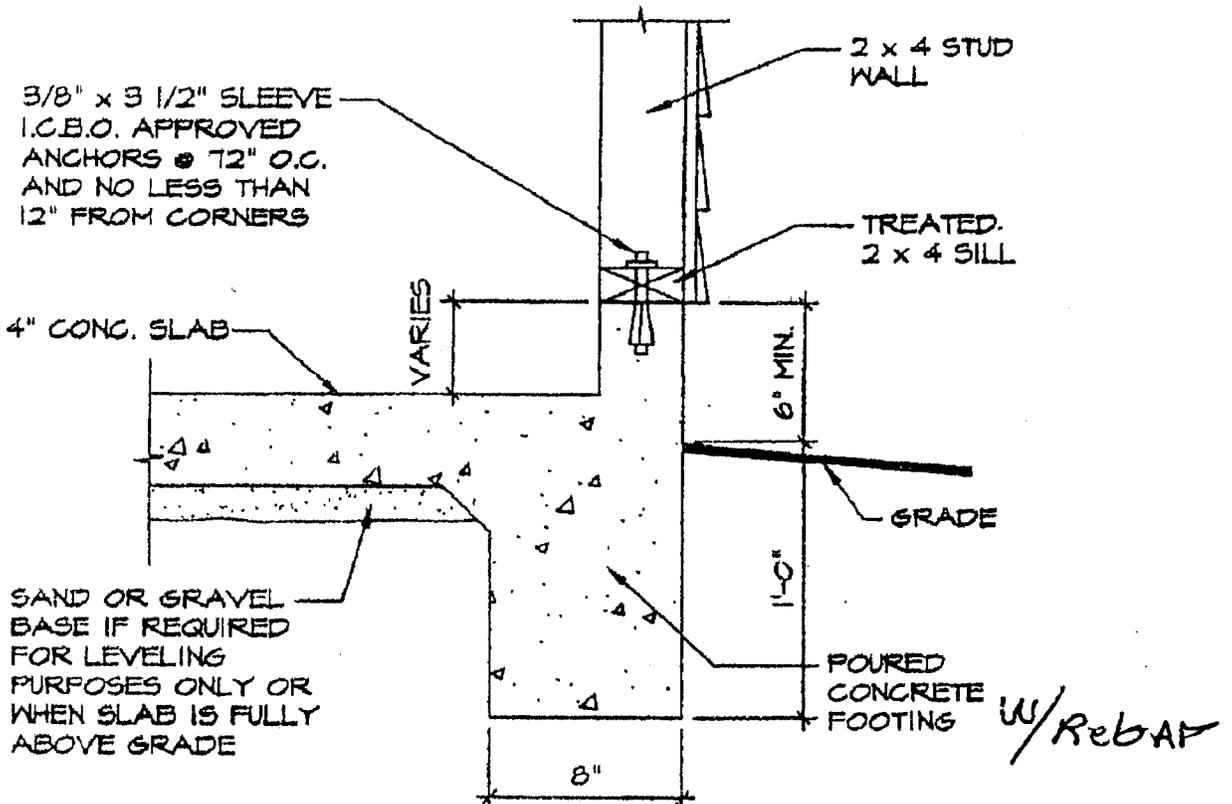
SHEET: 5A	ELEVATIONS - STANDARD GABLE
DATE: 3-24-04	SCALE: 1/4" = 1'-0"

BULLDOG GARAGES

P.O. BOX 318
 VALENCIA, PA 16059



BULLDOG GARAGE BUILDERS, LLC
 Dennis Steele Jr.
 P.O. Box 318 • Rt. 8 South
 Valencia, PA 16059
 724-898-3641

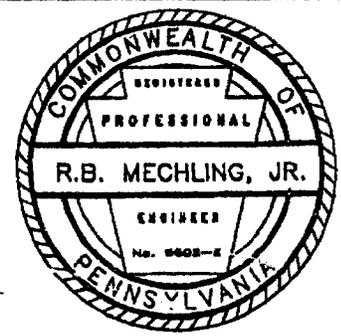


BULLDOG GARAGE BUILDERS, LLC
 Dennis Steele Jr.
 P.O. Box 318 • Rt. 8 South
 Valencia, PA 16059
 724-898-3641

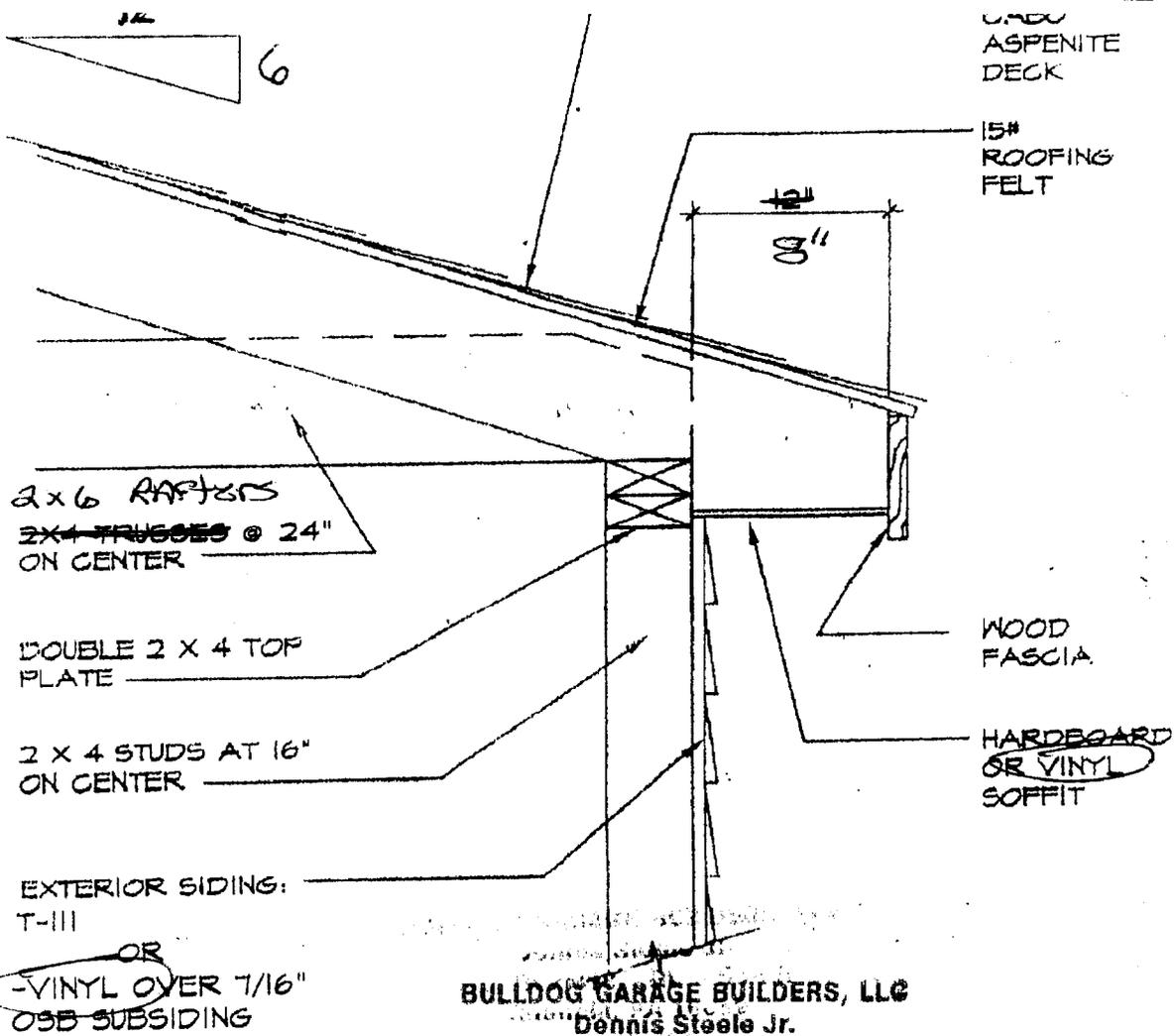
NOTE: DESIGNED
 FOR MINIMUM SOIL
 BEARING CAPACITY
 OF 2000 P.S.F.

DETAILS APPLY TO WESTERN PENNSYLVANIA CONDITIONS
 SEE SHEET ONE FOR GENERAL NOTES

SHEET: 2B-R	FOOTING DETAIL
DATE: 10-16-06	SCALE: 1 1/2" = 1'-0"



**BULLDOG
 GARAGES** P.O. BOX 318
 VALENCIA, PA 16059



BULLDOG GARAGE BUILDERS, LLC
 Dennis Steele Jr.
 P.O. Box 318 • Rt. 8 South
 Valencia, PA 16059
 724-898-3641

SEE SHEET ONE FOR GENERAL NOTES

SHEET: 3

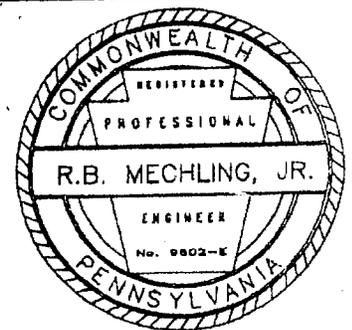
WALL / ROOF DETAIL

DATE: 3-24-04

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

**BULLDOG
GARAGES**

P.O. BOX 318
VALENCIA, PA 16059



To the Pittsburgh City Zoning Authority

As the owner of the property at 1320 Liverpool Street, Pittsburgh, PA 15233, I approve the easement distance of 1 foot from our shared property line requested by Michael and Michele Robb. Their home at 1322 Liverpool Street, Pittsburgh, PA 15233 is adjacent to mine. They have requested this easement modification to allow for the construction of a garage at the rear of their property facing the alley way. The structure would sit next to my garage in the rear of my property. I have no concerns and fully approve their request for the easement modification and garage construction.

Lisa Freeman Lisa Freeman
Printed name and signature/owner of 1320 Liverpool Street

8-28-14
Date

1322 LIVERPOOL ST. ADJACENT HOME
APPROVAL LETTER FOR EASEMENT DISTANCE TO PROPOSED GARAGE
HOME OWNER LISA FREEMAN 1320 LIVERPOOL ST

To the Pittsburgh City Zoning Authority

As the owner of the property at 1324 Liverpool Street, Pittsburgh, PA 15233, I approve the easement distance of 1 foot from our shared property line requested by Michael and Michele Robb. Their home at 1322 Liverpool Street, Pittsburgh, PA 15233 is adjacent to mine. They have requested this easement modification to allow for the construction of a garage at the rear of their property facing the alley way. The structure would sit next to my parking pad in the rear of my property.

I have no concerns and fully approve their request for the easement modification and garage construction.

David McAnallen
Printed name and signature/owner of 1324 Liverpool Street

9-5-14
Date

1322 LIVERPOOL ST. ADJACENT HOME
APPROVAL LETTER FOR EASEMENT DISTANCE TO PROPOSED GARAGE
HOME OWNER DAVID MCANALLEN 1324 LIVERPOOL ST



Proposed
Garage location

Decatur St

Decatur St

1322

Yoga

Liverpool St

pool St

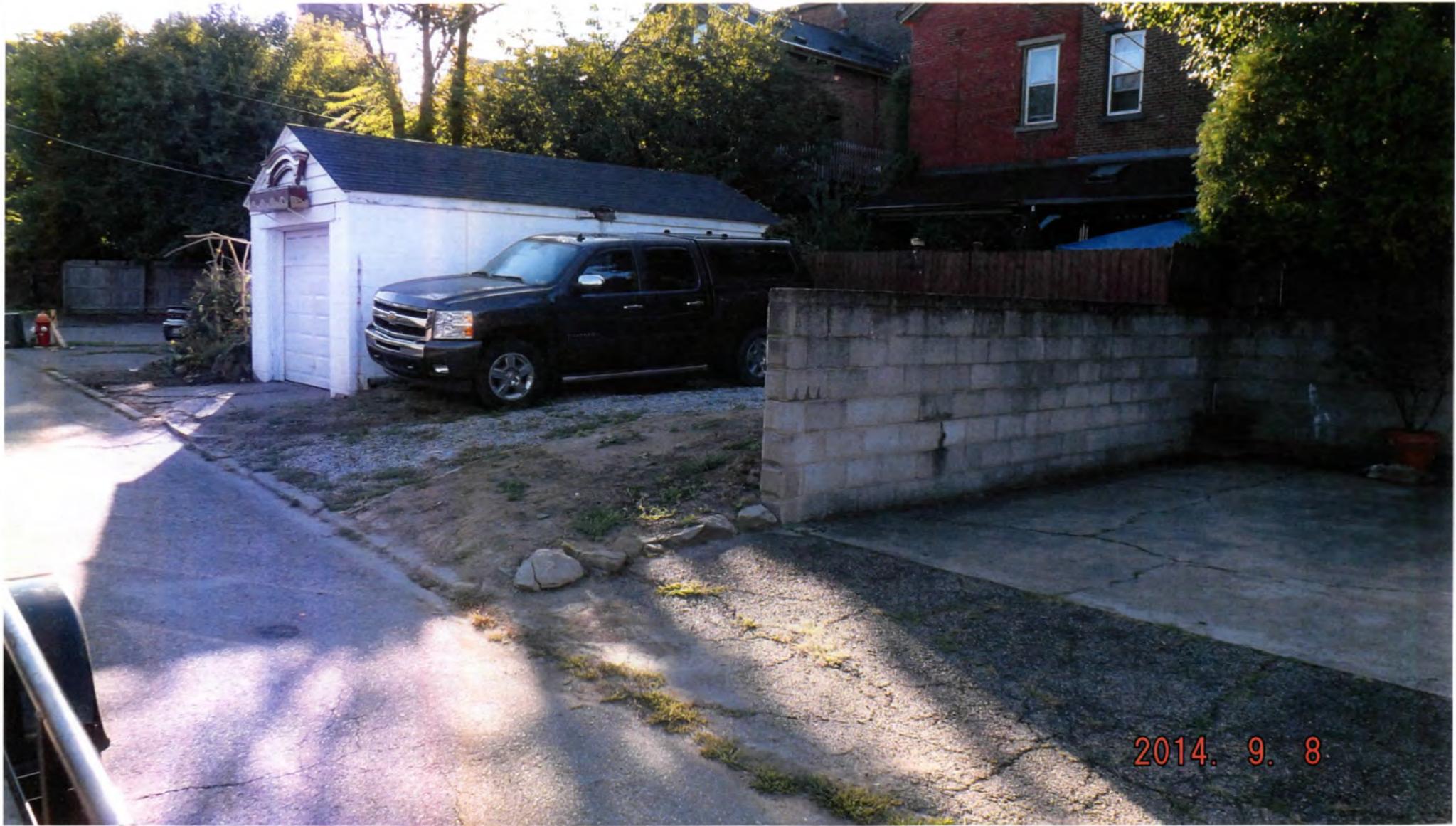


ALLEY BETWEEN 1322 LIVERPOOL ST (R) AND 1324 LIVERPOOL ST (L)
THIS IS ONLY VIEW TO THE REAR OF THE HOME FROM THE FRONT

2014. 9. 8



PROPOSED GARAGE LOCATION AT REAR OF 1322 LIVERPOOL ST.
FACING DECATUR ST.



SIDE VIEW SHOWING ADJOINING STRUCTURES/PADS
TO PROPOSED GARAGE LOCATION 1322 LIVERPOOL ST
REAR FACING ON DECATUR ST.



GARAGE OPPOSITE PROPOSED LOCATION ON DECATUR ST. (ALLEY BEHIND
1322 LIVERPOOL ST.)



SIMILAR GARAGE STRUCTURE TO PROPOSED GARAGE
THIS IS LOCATED BEHIND 1303 1/2 LIVERPOOL STREET
FACING WARLO ST.



HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to: *Treasurer, City of Pittsburgh.*

ADDRESS OF PROPERTY:

1122 WARLO STREET
PITTSBURGH, PA 15233

OWNER:

NAME: Urban Redevelopment Authority
ADDRESS: 200 Ross St, 12th Floor
Pittsburgh, PA 15219
PHONE: (412) 255-6672 – Jerome Frank
EMAIL: jfrank@ura.org

STAFF USE ONLY:

DATE RECEIVED:
LOT AND BLOCK NUMBER:
WARD:
FEE PAID:

DISTRICT:

MANCHESTER HISTORIC DISTRICT

APPLICANT:

NAME: Urban Redevelopment Authority
ADDRESS: 200 Ross St, 12th Floor
Pittsburgh, PA 15219
PHONE: (412) 255-6672 – Jerome Frank
EMAIL: jfrank@ura.org

REQUIRED ATTACHMENTS:

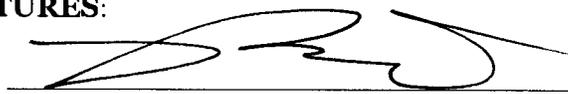
- Drawings Photographs Renderings Site Plan Other

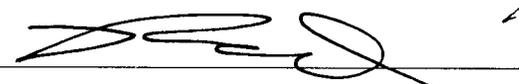
DETAILED DESCRIPTION OF PROPOSED PROJECT:

PARCEL ID # 22-L-289

SEE ATTACHED

SIGNATURES:

OWNER:  DATE: 8/22/14

APPLICANT:  DATE: 8/22/14

5/2 Jfr
5/2 Jfr
5/2



HISTORIC REVIEW COMMISSION OF PITTSBURGH

Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to: *Treasurer, City of Pittsburgh.*

ADDRESS OF PROPERTY:

1124 WARLO STREET
PITTSBURGH, PA 15233

OWNER:

NAME: Urban Redevelopment Authority
ADDRESS: 200 Ross St, 12th Floor
Pittsburgh, PA 15219
PHONE: (412) 255-6672 – Jerome Frank
EMAIL: jfrank@ura.org

STAFF USE ONLY:

DATE RECEIVED:
LOT AND BLOCK NUMBER:
WARD:
FEE PAID:

DISTRICT:

MANCHESTER HISTORIC DISTRICT

APPLICANT:

NAME: Urban Redevelopment Authority
ADDRESS: 200 Ross St, 12th Floor
Pittsburgh, PA 15219
PHONE: (412) 255-6672 – Jerome Frank
EMAIL: jfrank@ura.org

REQUIRED ATTACHMENTS:

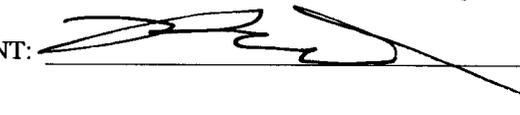
- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

PARCEL ID # 22-L-289

SEE ATTACHED

SIGNATURES:

OWNER:  DATE: 8/22/14
 APPLICANT:  DATE: 8/22/14



HISTORIC REVIEW COMMISSION OF PITTSBURGH

Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to: *Treasurer, City of Pittsburgh.*

ADDRESS OF PROPERTY:

1126 WARLO STREET
 PITTSBURGH, PA 15233

OWNER:

NAME: Urban Redevelopment Authority
 ADDRESS: 200 Ross St, 12th Floor
 Pittsburgh, PA 15219
 PHONE: (412) 255-6672 – Jerome Frank
 EMAIL: jfrank@ura.org

STAFF USE ONLY:

DATE RECEIVED: _____
 LOT AND BLOCK NUMBER: _____
 WARD: _____
 FEE PAID: _____

DISTRICT:

MANCHESTER HISTORIC DISTRICT

APPLICANT:

NAME: Urban Redevelopment Authority
 ADDRESS: 200 Ross St, 12th Floor
 Pittsburgh, PA 15219
 PHONE: (412) 255-6672 – Jerome Frank
 EMAIL: jfrank@ura.org

REQUIRED ATTACHMENTS:

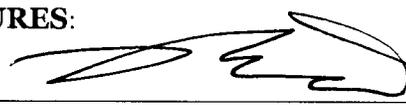
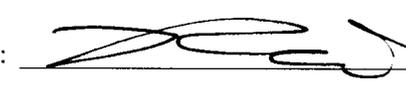
- Drawings Photographs Renderings Site Plan Other

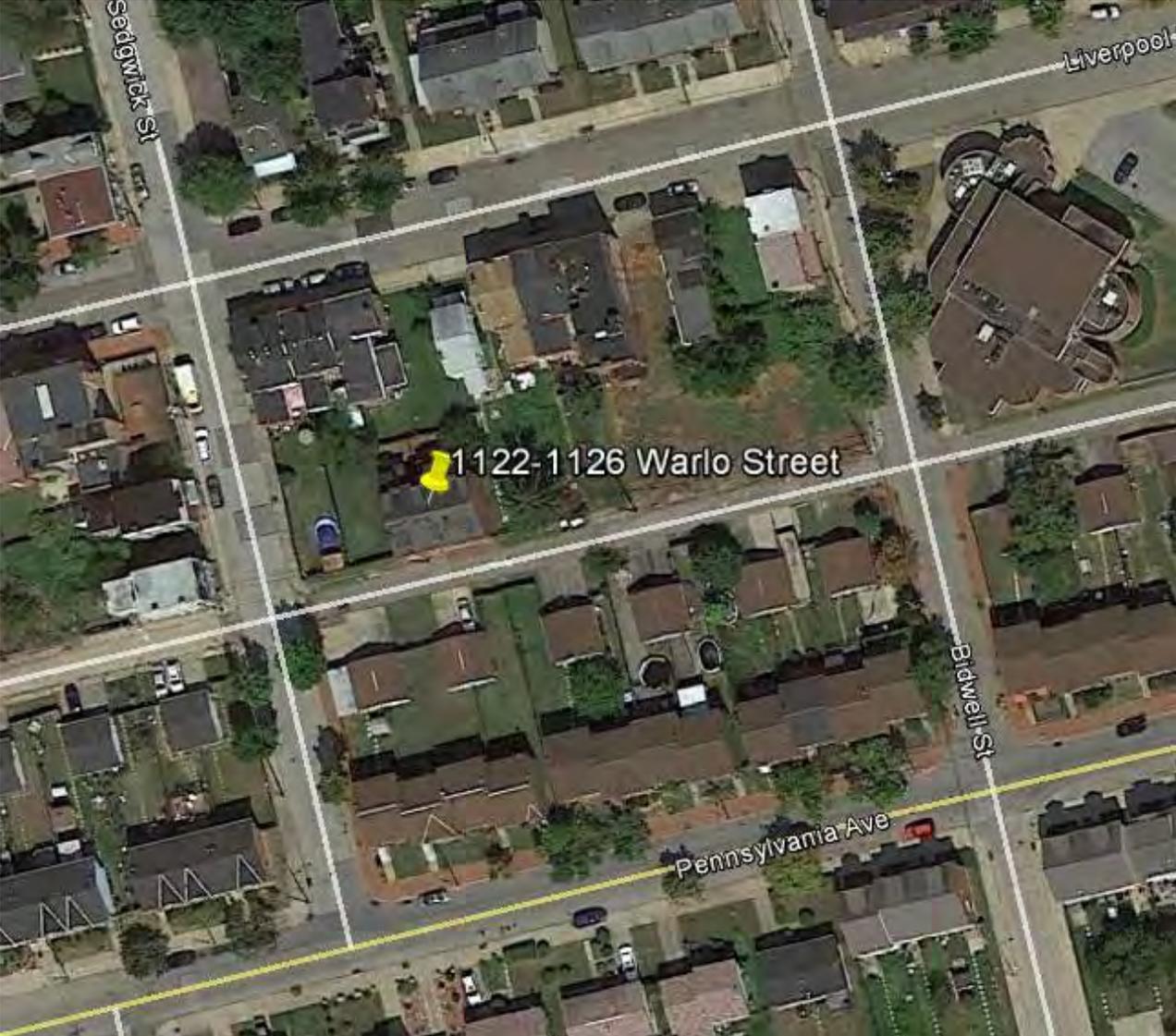
DETAILED DESCRIPTION OF PROPOSED PROJECT:

PARCEL ID # 22-L-289

SEE ATTACHED

SIGNATURES:

OWNER:  DATE: 8/22/14
 APPLICANT:  DATE: 8/22/14



1122-1126 Warlo Street



HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

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

ADDRESS OF PROPERTY:

1316 LAKE STREET
 PITTSBURGH, PA 15233

OWNER:

NAME: Urban Redevelopment Authority
 ADDRESS: 200 Ross St, 12th Floor
 Pittsburgh, PA 15219
 PHONE: (412) 255-6672 – Jerome Frank
 EMAIL: jfrank@ura.org

STAFF USE ONLY:

DATE RECEIVED: _____
 LOT AND BLOCK NUMBER: _____
 WARD: _____
 FEE PAID: _____

DISTRICT:

MANCHESTER HISTORIC DISTRICT

APPLICANT:

NAME: Urban Redevelopment Authority
 ADDRESS: 200 Ross St, 12th Floor
 Pittsburgh, PA 15219
 PHONE: (412) 255-6672 – Jerome Frank
 EMAIL: jfrank@ura.org

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

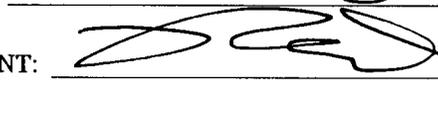
DETAILED DESCRIPTION OF PROPOSED PROJECT:

PARCEL ID # 22-K-34

SEE ATTACHED

SIGNATURES:

OWNER:  DATE: 8/22/14

APPLICANT:  DATE: 8/22/14



HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to: *Treasurer, City of Pittsburgh.*

ADDRESS OF PROPERTY:

1318 LAKE STREET
PITTSBURGH, PA 15233

OWNER:

NAME: Urban Redevelopment Authority
ADDRESS: 200 Ross St, 12th Floor
Pittsburgh, PA 15219
PHONE: (412) 255-6672 – Jerome Frank
EMAIL: jfrank@ura.org

STAFF USE ONLY:

DATE RECEIVED:
LOT AND BLOCK NUMBER:
WARD:
FEE PAID:

DISTRICT:

MANCHESTER HISTORIC DISTRICT

APPLICANT:

NAME: Urban Redevelopment Authority
ADDRESS: 200 Ross St, 12th Floor
Pittsburgh, PA 15219
PHONE: (412) 255-6672 – Jerome Frank
EMAIL: jfrank@ura.org

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

PARCEL ID # 22-K-34
SEE ATTACHED

SIGNATURES:

OWNER:  DATE: 8/22/14
 APPLICANT:  DATE: 8/22/14





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

HISTORIC REVIEW COMMISSION OF PITTSBURGH

Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to: *Treasurer, City of Pittsburgh.*

ADDRESS OF PROPERTY:

1424 RUSH STREET
 PITTSBURGH, PA 15233

OWNER:

NAME: Urban Redevelopment Authority
 ADDRESS: 200 Ross St, 12th Floor
 Pittsburgh, PA 15219
 PHONE: (412) 255-6672 – Jerome Frank
 EMAIL: jfrank@ura.org

STAFF USE ONLY:

DATE RECEIVED: _____
 LOT AND BLOCK NUMBER: _____
 WARD: _____
 FEE PAID: _____

DISTRICT:

MANCHESTER HISTORIC DISTRICT

APPLICANT:

NAME: Urban Redevelopment Authority
 ADDRESS: 200 Ross St, 12th Floor
 Pittsburgh, PA 15219
 PHONE: (412) 255-6672 – Jerome Frank
 EMAIL: jfrank@ura.org

REQUIRED ATTACHMENTS:

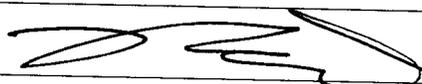
- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

PARCEL ID # 22-K-133A

SEE ATTACHED

SIGNATURES:

OWNER:  DATE: 8/22/14
 APPLICANT:  DATE: 8/22/14
 SV



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

Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to: *Treasurer, City of Pittsburgh.*

ADDRESS OF PROPERTY:

1426 RUSH STREET
PITTSBURGH, PA 15233

OWNER:

NAME: Urban Redevelopment Authority
ADDRESS: 200 Ross St, 12th Floor
Pittsburgh, PA 15219
PHONE: (412) 255-6672 – Jerome Frank
EMAIL: jfrank@ura.org

STAFF USE ONLY:

DATE RECEIVED: _____
LOT AND BLOCK NUMBER: _____
WARD: _____
FEE PAID: _____

DISTRICT:

MANCHESTER HISTORIC DISTRICT

APPLICANT:

NAME: Urban Redevelopment Authority
ADDRESS: 200 Ross St, 12th Floor
Pittsburgh, PA 15219
PHONE: (412) 255-6672 – Jerome Frank
EMAIL: jfrank@ura.org

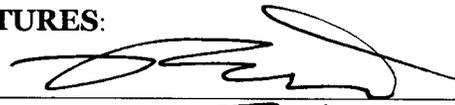
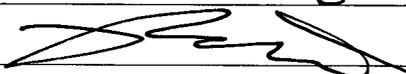
REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

PARCEL ID # 22-K-133
SEE ATTACHED

SIGNATURES:

OWNER:  DATE: 8/22/14
 APPLICANT:  DATE: 8/22/14



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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to: *Treasurer, City of Pittsburgh.*

ADDRESS OF PROPERTY:

1428 RUSH STREET
PITTSBURGH, PA 15233

OWNER:

NAME: Urban Redevelopment Authority
ADDRESS: 200 Ross St, 12th Floor
Pittsburgh, PA 15219
PHONE: (412) 255-6672 – Jerome Frank
EMAIL: jfrank@ura.org

STAFF USE ONLY:

DATE RECEIVED: _____
 LOT AND BLOCK NUMBER: _____
 WARD: _____
 FEE PAID: _____

DISTRICT:

MANCHESTER HISTORIC DISTRICT

APPLICANT:

NAME: Urban Redevelopment Authority
ADDRESS: 200 Ross St, 12th Floor
Pittsburgh, PA 15219
PHONE: (412) 255-6672 – Jerome Frank
EMAIL: jfrank@ura.org

REQUIRED ATTACHMENTS:

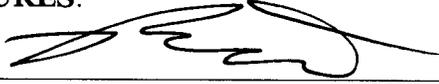
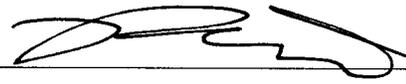
- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

PARCEL ID # 22-K-132A

SEE ATTACHED

SIGNATURES:

OWNER:  DATE: 8/22/14
 APPLICANT:  DATE: 8/22/14



HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to: *Treasurer, City of Pittsburgh.*

ADDRESS OF PROPERTY:

1428 RUSH STREET
PITTSBURGH, PA 15233

OWNER:

NAME: Urban Redevelopment Authority
ADDRESS: 200 Ross St, 12th Floor
Pittsburgh, PA 15219
PHONE: (412) 255-6672 – Jerome Frank
EMAIL: jfrank@ura.org

STAFF USE ONLY:

DATE RECEIVED: _____
 LOT AND BLOCK NUMBER: _____
 WARD: _____
 FEE PAID: _____

DISTRICT:

MANCHESTER HISTORIC DISTRICT

APPLICANT:

NAME: Urban Redevelopment Authority
ADDRESS: 200 Ross St, 12th Floor
Pittsburgh, PA 15219
PHONE: (412) 255-6672 – Jerome Frank
EMAIL: jfrank@ura.org

REQUIRED ATTACHMENTS:

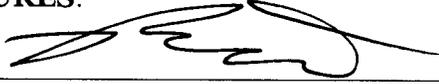
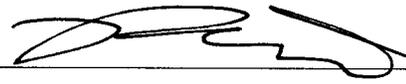
- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

PARCEL ID # 22-K-132A

SEE ATTACHED

SIGNATURES:

OWNER:  DATE: 8/22/14
 APPLICANT:  DATE: 8/22/14



HISTORIC REVIEW COMMISSION OF PITTSBURGH

Application for a Certificate of Appropriateness

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:

See attached. Please make check payable to: *Treasurer, City of Pittsburgh.*

ADDRESS OF PROPERTY:

1430 RUSH STREET

PITTSBURGH, PA 15233

OWNER:

NAME: Urban Redevelopment Authority

ADDRESS: 200 Ross St, 12th Floor

Pittsburgh, PA 15219

PHONE: (412) 255-6672 – Jerome Frank

EMAIL: jfrank@ura.org

STAFF USE ONLY:

DATE RECEIVED: _____

LOT AND BLOCK NUMBER: _____

WARD: _____

FEE PAID: _____

DISTRICT:

MANCHESTER HISTORIC DISTRICT

APPLICANT:

NAME: Urban Redevelopment Authority

ADDRESS: 200 Ross St, 12th Floor

Pittsburgh, PA 15219

PHONE: (412) 255-6672 – Jerome Frank

EMAIL: jfrank@ura.org

REQUIRED ATTACHMENTS:

- Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

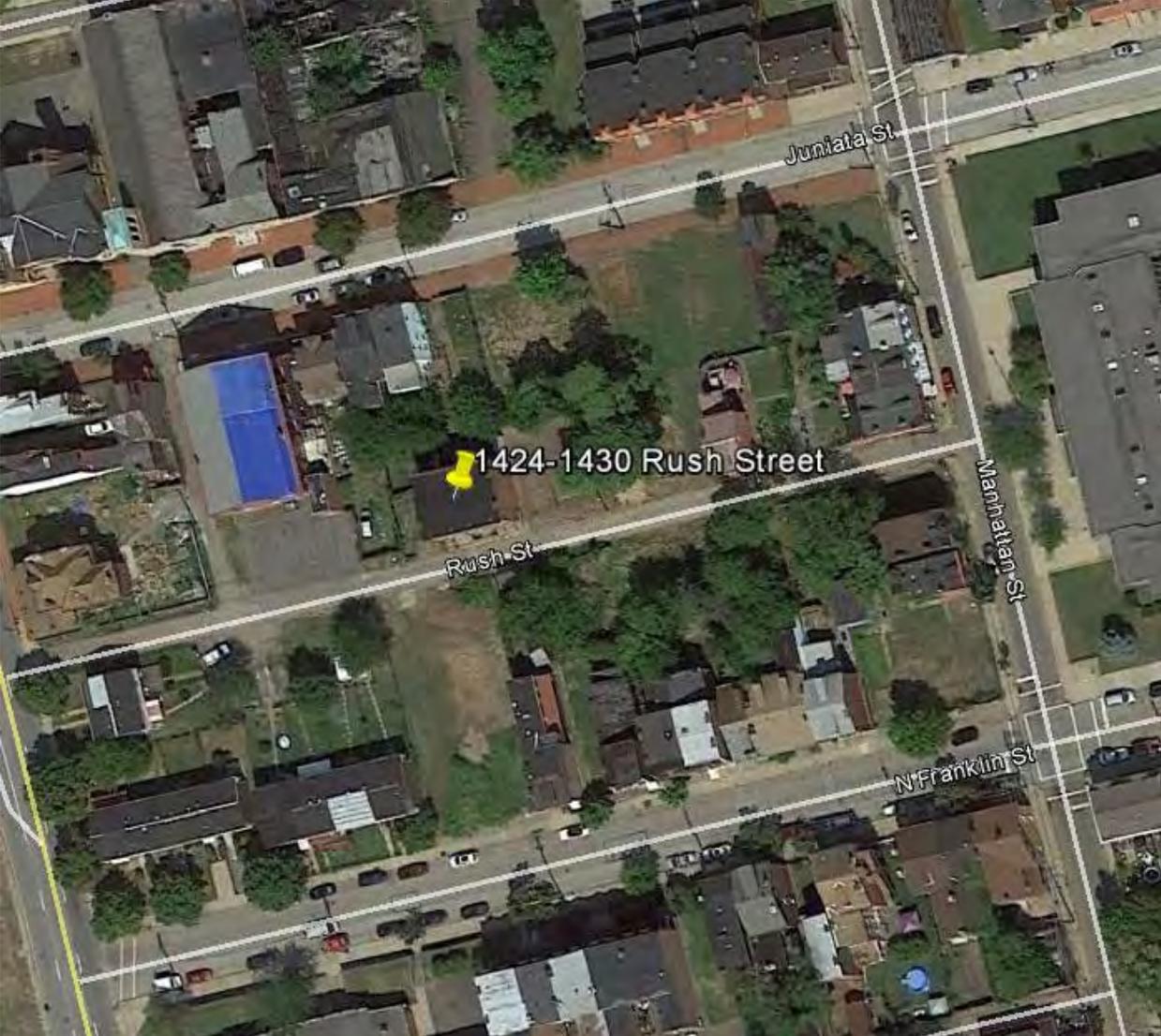
PARCEL ID # 22-K-132

SEE ATTACHED

SIGNATURES:

OWNER:  DATE: 8/22/14

APPLICANT:  DATE 8/22/14



SECTION 106 REVIEW INFORMATION SHEET

Project Name: URA Manchester Scattered Housing Sites Proposed Demolition

Property Address: There are three sites - 1122-1126 Warlo Street, 1316-1318 Lake Street, and 1424-1430 Rush Street

Property Owner: URA of Pittsburgh

Project Contact: Jerome Frank, Senior Development Officer, Urban Redevelopment Authority, 200 Ross Street, 10th Floor, Pittsburgh, PA 15219, Phone 412.255.6672, Fax 412.255.6645, Email jfrank@ura.org

Project Description: The Urban Redevelopment Authority of Pittsburgh ("URA") is proposing the demolition of three (3) vacant multi-family row type housing units that are owned by the URA located in the Manchester National Register Historic District. The properties proposed for demolition are:

1122-1126 Warlo Street – a 3 unit row structure

1316-1318 Lake Street – a 2 unit duplex

1424-1430 Rush Street – a 4 unit row structure

These properties are vacant and dilapidated residential structures. Because of the serious deterioration of these buildings, the lack of current and future marketability, and the blighting influence on the Manchester Historic District; the URA has proposed the demolition of these structures.

The properties were acquired from the U.S. Department of Housing and Urban Development ("HUD") through a package of properties located in the Manchester Historic District. Additionally, the URA was awarded a HUD Up-front Grant for the redevelopment and rehabilitation of the housing entitled, "Renaissance Apartments Phase I and II." Phase I which included the historic rehabilitation of five (5) buildings into twenty-four (24) affordable housing units was completed in 2006. The second and final phase of the project comprised twenty eight (28) scattered site units located throughout the Manchester neighborhood. The redevelopment plan for those units is described below:

Rehabilitation of six (6) structures with adjacent vacant land into for-sale homeownership through four (4) of those units to be affordable

Demolition of the Rush Street, Lake Street, and Warlo Street units

Rehabilitation of 1109 Liverpool Street

The URA has consistently utilized a strategic plan that focuses on the highest and best use for prioritizing housing development funding. For the completion of this project, the URA feels that there are other more architecturally significant and economically viable structures for rehabilitation

in the neighborhood, than those proposed for demolition, that were a part of the HUD property bundle transfer. Given the scarcity of public resources to address the redevelopment needs in the Manchester Neighborhood and the City of Pittsburgh as a whole, the proposed demolition of these structures is the preferred decision. The proposed demolitions do not change the URA's previous commitments to provide financial resources for the rehabilitation of more significantly historic structures in the Manchester Historic District.

In proposing these demolitions, priority was given to the marketability of the HUD properties, the historical significance of the HUD properties, and minimizing adverse effects to the Historic District. The Rush Street, Lake Street, and Warlo Street properties are all located in alleys within the Historic District. None of the alleys act as major points of interest or means of egress in the Historic District. The majority of the units are relatively small, two bedroom, and one bathroom living spaces; with small outdoor spaces and front doors that open directly onto the alley. Additionally, the rear of the properties are not connected into the main streets of the Historic District, nor do they add to the fabric of the neighborhood.

Rough estimates place the demolition of each structure around \$25,000; for a total demolition cost of the three sites at \$75,000. It is estimated that the complete rehabilitation costs of the structures would be close to \$250,000 per unit for a total rehabilitation cost of \$2,250,000. From a cost benefit stand point, it is the URA's position that the proposed demolitions are the highest and best use of redevelopment funds.

Historic Status: The three (3) properties are located in the Manchester Historic District. The original nomination for the Manchester Historic District was submitted in 1975 and nomination form is no longer available for reference purposes. As such, it is unclear that the properties proposed for demolition were listed as contributing structures or not. Regardless, the proposed demolition of the Rush Street, Lake Street, and Warlo Street units will result in an adverse effect; as historic resources will be adversely impacted by the proposed demolition.

Consultation Responses: The URA has contacted and received the following responses from locally interested parties:

Pittsburgh History & Landmarks Foundation – supports the proposal

Manchester Citizens Corporation – supports the proposal

Manchester Historic Society – no response

Future Reuse: None of the Manchester sites are marketable as buildable lots due to their size restrictions (1122-1126 Warlo Street lot size is 2,784 square feet, 1316-1318 Lake Street lot size is 1,194 square feet, and 1424-1430 Rush Street lot size is 2,816 square feet) and their location on an alley. Additionally, there are numerous other vacant developable sites in the area that would allow for new construction that would be more feasible with Pittsburgh Zoning Code. The highest and best reuse of these three (3) sites would be for off-street parking or garden/landscape areas for the abutting properties which face the front street in the Historic District. The URA has received interest from the following parties:

1122-1126 Warlo Street – Ray Willis, homeowner 1121 Liverpool Street, proposed garden space

1316-1318 Lake Street – Victory Baptist Church, 1437 Juniata Street, proposed additional parking for the Church

1424-1430 Rush Street – Adjacent homeowners are interested in expanding their gardens

At this time, agreements to transfer the ownership of the properties cannot be prepared as the properties must be publicly advertised for transfer of ownership per HUD Regulations on the disposition of land.

Mitigation: The URA proposes to enter into a Memorandum of Agreement (MOA) with the Pennsylvania Historical and Museum Commission and with the Historic Review Commission of Pittsburgh, as a concurring party. The URA is open to discussions on proposed stipulations for the MOA.

Attachments: The following documents are attached for your review:

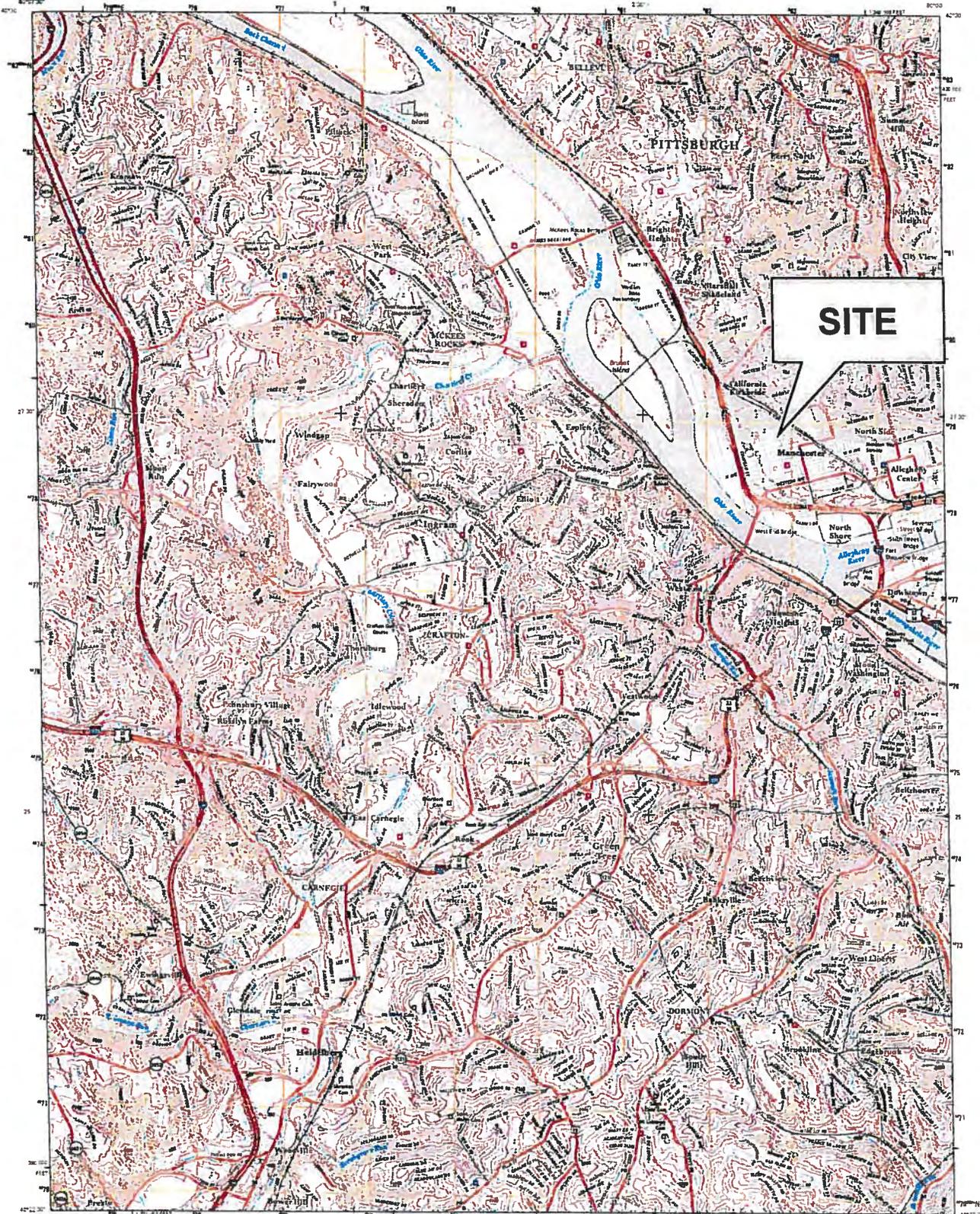
- PHMC Section 106 Consultation Correspondence
- HRC Section 106 Consultation Correspondence
- PHLF Section 106 Consultation Correspondence
- MCC Section 106 Consultation Correspondence
- MHS Section 106 Consultation Correspondence



U.S. DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY

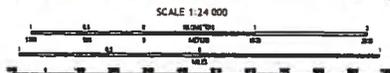
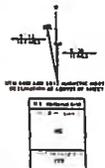


PITTSBURGH WEST QUADRANGLE
PENNSYLVANIA ALLEGHENY CO
7.5 MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
North American Datum of 1983 (NAD83) Projection and
1000 Meter and Universal Transverse Mercator Zone 17
18 000 Feet (6096) Pennsylvania Coordinate System of 1981
North Zone

Property NAD 83 June 21 03
Road 2284 0 11 Topo-2011
Stream 2011
Hydrography National Hydrography Dataset 2011
Contour National Elevation Dataset 2011
Boundaries Census @W, WC, VEGIS 1977 2011



CONTOUR INTERVAL: 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1983
This map was produced in accordance with the
National Cartographic Program (NCP) Topographic Standard, 1991
as amended. It is distributed with this product in each version 8.1.1

ROAD CLASSIFICATION

Interstate	State Route
Major Road	Local Road
Minor Road	US Route
Proposed Road	State Route

Boundary	Contour	Contour
Interstate	Proposed	Proposed
Major	Proposed	Proposed
Minor	Proposed	Proposed
Proposed	Proposed	Proposed

PITTSBURGH WEST, PA
2013

URA MANCHESTER SCATTERED HOUSING SITES PROPOSED DEMOLITION

The Urban Redevelopment Authority of Pittsburgh ("URA") is proposing the demolition of three (3) vacant multi-family row type housing units that are owned by the URA located in the Manchester National Register Historic District. The properties proposed for demolition are:

1122-1126 Warlo Street – a 3 unit row structure
1316-1318 Lake Street – a 2 unit duplex
1424-1430 Rush Street – a 4 unit row structure

These properties are vacant and dilapidated residential structures. Because of the serious deterioration of these buildings, the lack of current and future marketability, and the blighting influence on the Manchester Historic District; the URA has proposed the demolition of these structures.

The properties were acquired from the U.S. Department of Housing and Urban Development ("HUD") through a package of properties located in the Manchester Historic District. Additionally, the URA was awarded a HUD Up-front Grant for the redevelopment and rehabilitation of the housing entitled, "Renaissance Apartments Phase I and II." Phase I which included the historic rehabilitation of five (5) buildings into twenty-four (24) affordable housing units was completed in 2006. The second and final phase of the project comprised twenty eight (28) scattered site units located throughout the Manchester neighborhood. The redevelopment plan for those units is described below:

- Rehabilitation of six (6) structures with adjacent vacant land into for-sale homeownership through four (4) of those units to be affordable
- Demolition of the Rush Street, Lake Street, and Warlo Street units
- Rehabilitation of 1109 Liverpool Street

The proposed demolition of the Rush Street, Lake Street, and Warlo Street units will result in an adverse effect; as historic resources will be adversely impacted by the proposed demolition. The URA has contacted and received the following responses from locally interested parties:

Pittsburgh History & Landmarks Foundation – no response

Pittsburgh Historic Review Commission – any proposed demolition must receive HRC approval; mitigation strategy must include a clearly defined plan for future reuse of the sites

Manchester Historic Society – no response

Manchester Citizens Corporation – supports the proposal

In response, the URA is working on a precise plan for the proposed future reuse of the vacant lots.

The URA has consistently utilized a strategic plan that focuses on the highest and best use for prioritizing housing development funding. For the completion of this project, the URA feels that there are other more architecturally significant and economically viable structures for rehabilitation in the neighborhood, than those proposed for demolition, that were a part of the HUD property bundle transfer. Given the scarcity of public resources to address the redevelopment needs in the Manchester Neighborhood and the City of Pittsburgh as a whole, the proposed demolition of these structures is the preferred decision. The proposed demolitions do not change the URA's previous commitments to provide financial resources for the rehabilitation of more significantly historic structures in the Manchester Historic District.

In proposing these demolitions, priority was given to the marketability of the HUD properties, the historical significance of the HUD properties, and minimizing adverse effects to the Historic District. The Rush Street, Lake Street, and Warlo Street properties are all located in alleys within the Historic District. None of the alleys act as major points of interest or means of egress in the Historic District. The majority of the units are relatively small, two bedroom, and one bathroom living spaces; with small outdoor spaces and front doors that open directly onto the alley. Additionally, the rear of the properties are not connected into the main streets of the Historic District, nor do they add to the fabric of the neighborhood.

Rough estimates place the demolition of each structure around \$25,000; for a total demolition cost of the three sites at \$75,000. It is estimated that the complete rehabilitation costs of the structures would be close to \$250,000 per unit for a total rehabilitation cost of \$2,250,000. From a cost benefit stand point, it is the URA's position that the proposed demolitions are the highest and best use of redevelopment funds.

These three (3) sites are small in area:

1122-1126 Warlo Street – 2,784 square feet
1316-1318 Lake Street – 1,194 square feet
1424-1430 Rush Street – 2,816 square feet

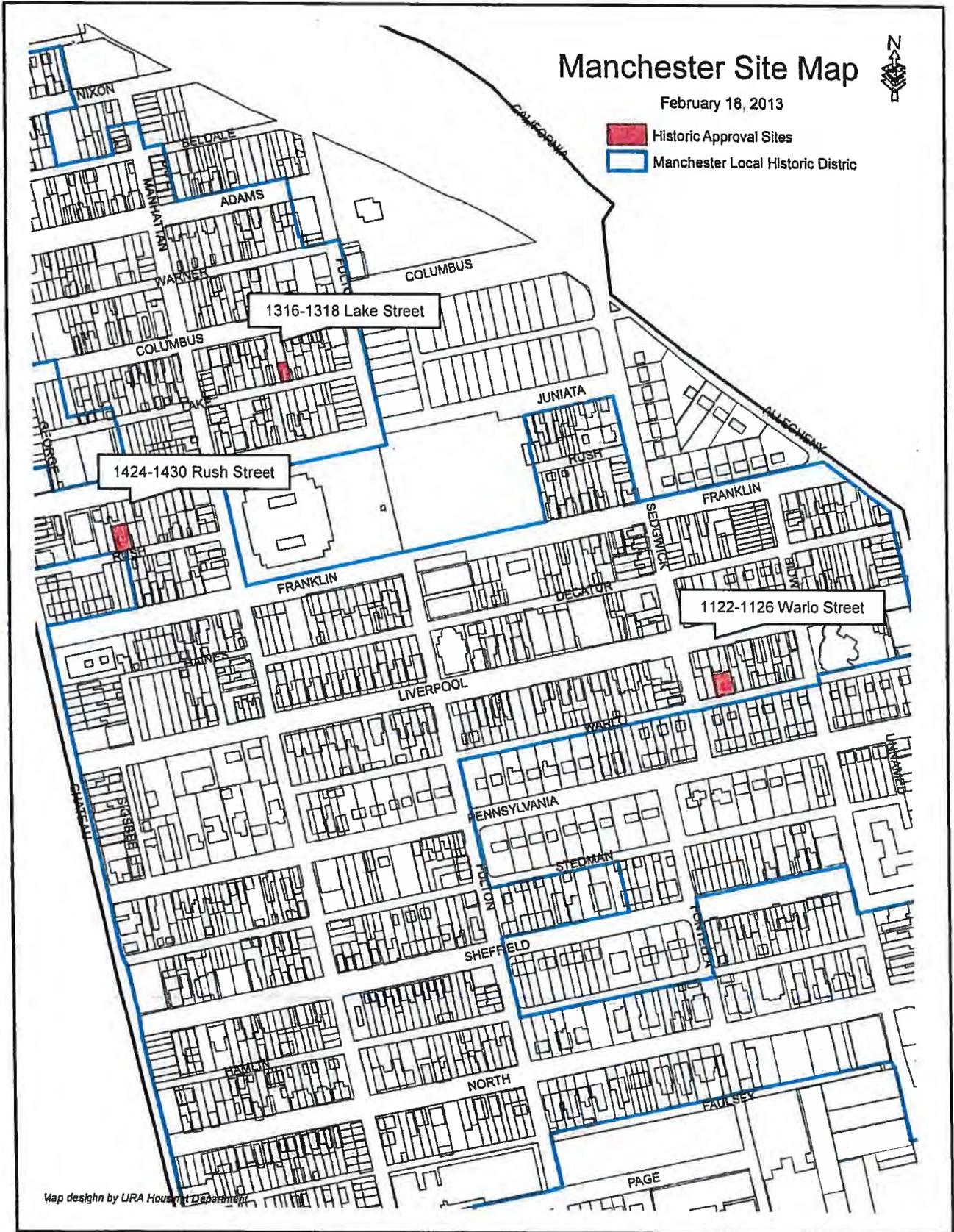
None of these sites are marketable as buildable lots due to their size and location on an alley. There are numerous other vacant developable sites in the area. The highest and best reuse of these three (3) sites would be for off-street parking or garden/landscape areas for the abutting properties which face the front street in the Historic District.

Manchester Site Map

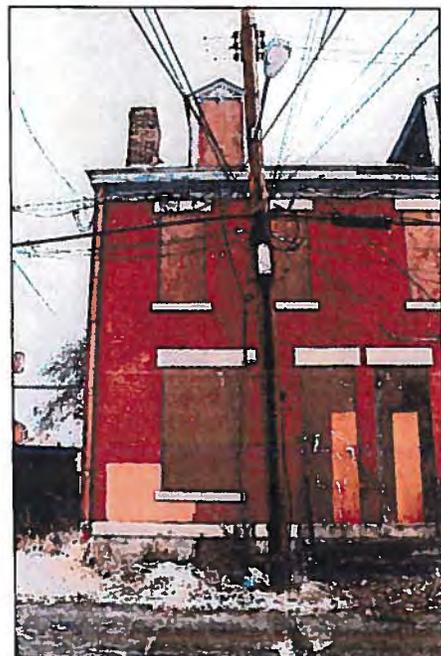
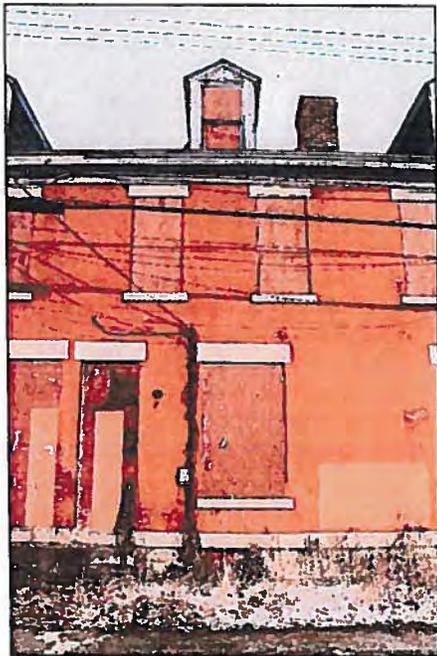
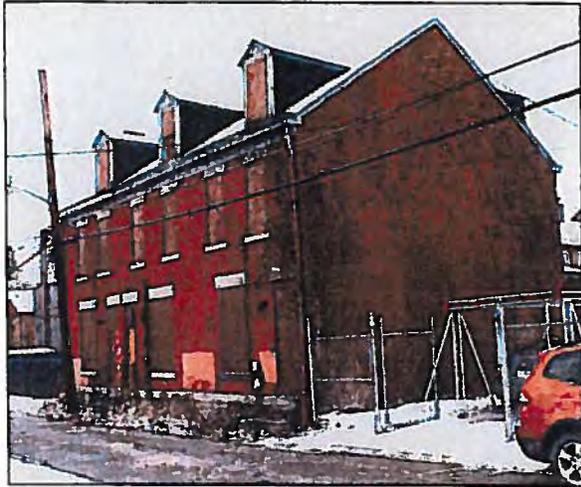
February 18, 2013



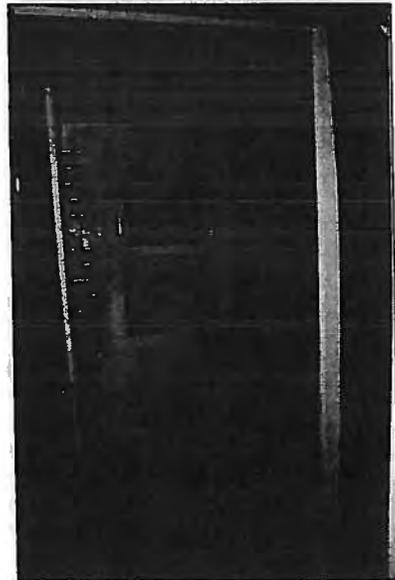
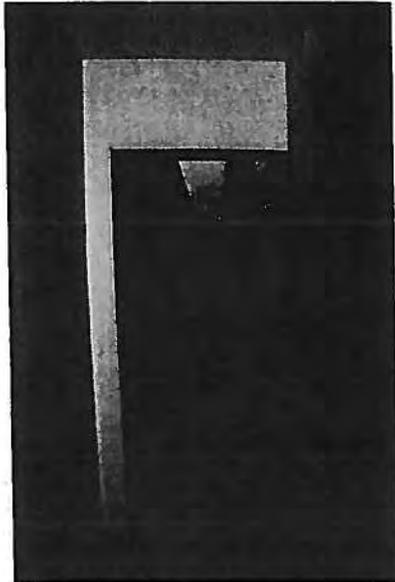
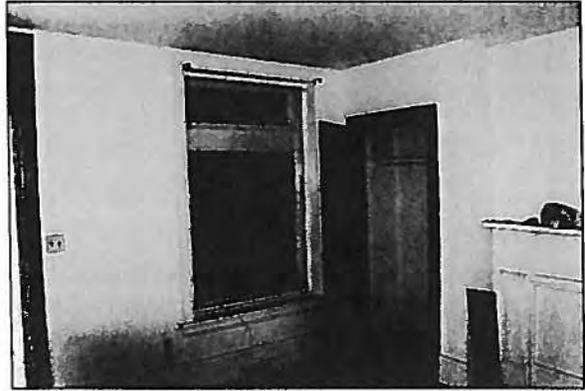
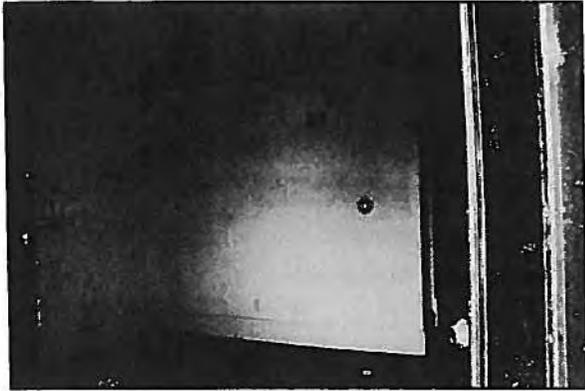
-  Historic Approval Sites
-  Manchester Local Historic District



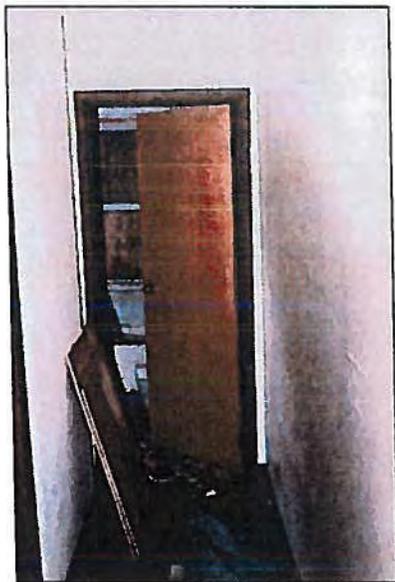
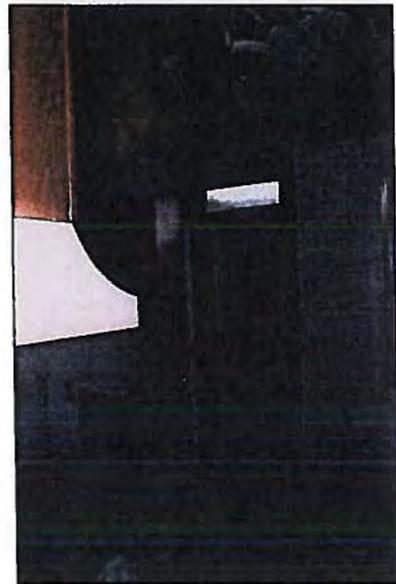
1122-1126 WARLO STREET



1122 WARLO STREET



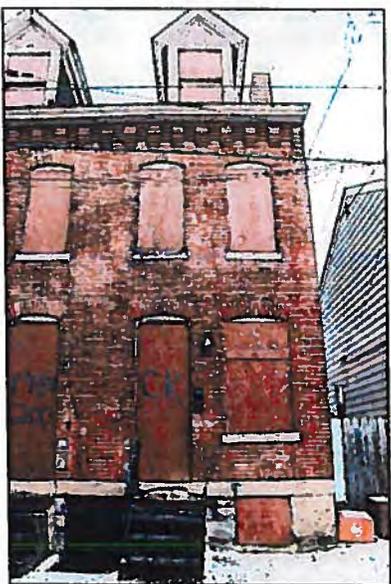
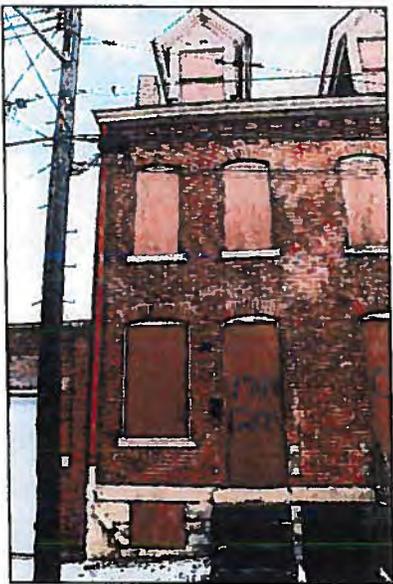
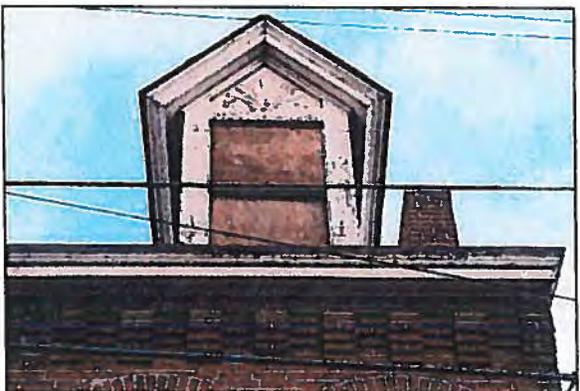
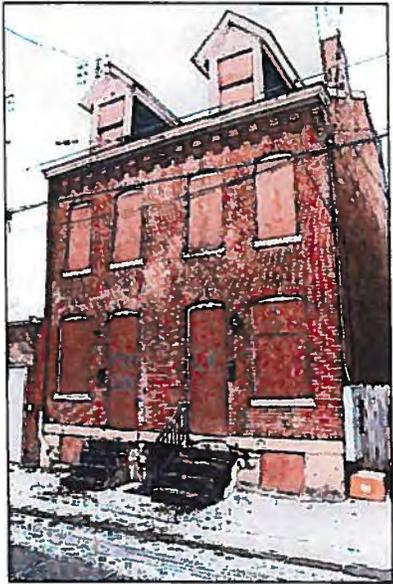
1124 WARLO STREET



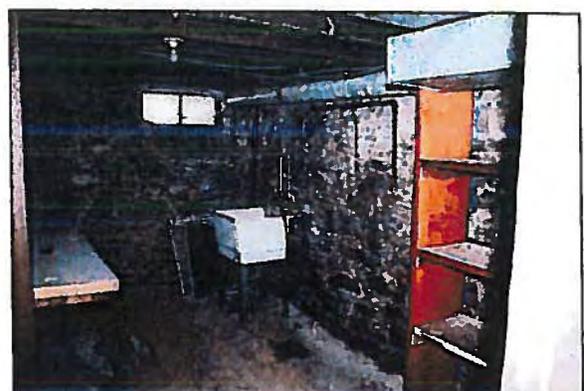
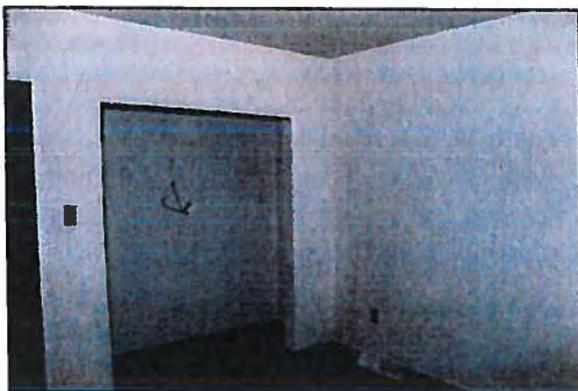
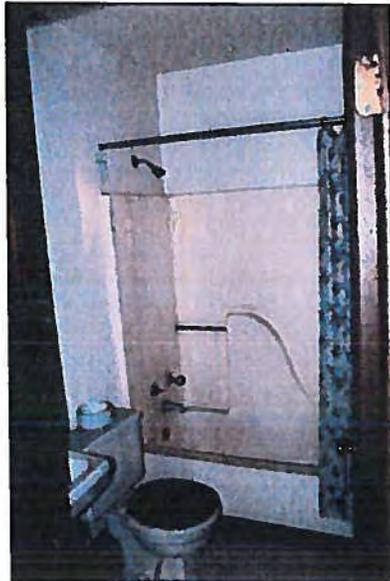
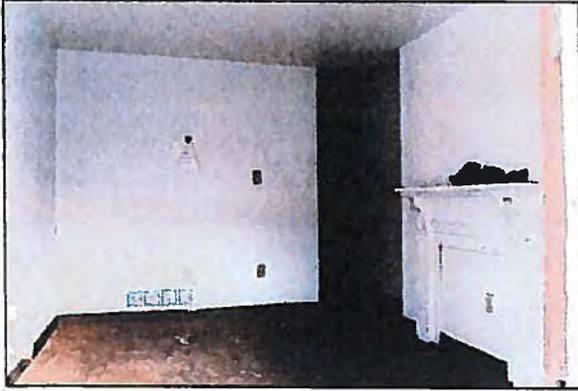
1128 WARLO STREET



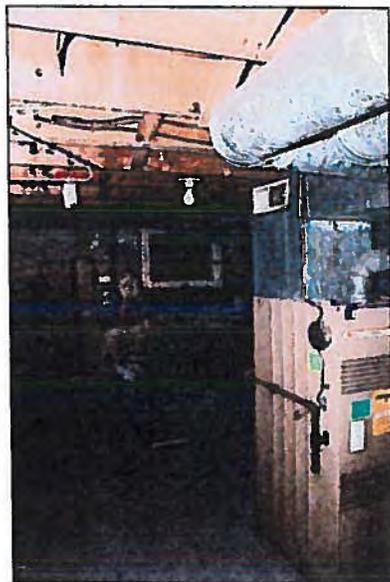
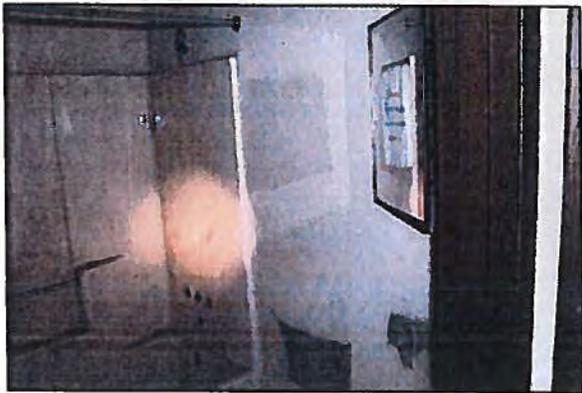
1316-1318 LAKE STREET



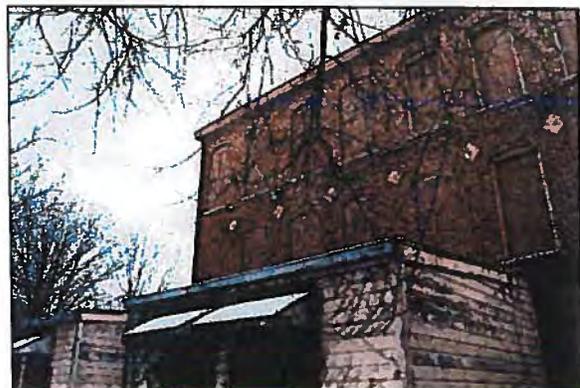
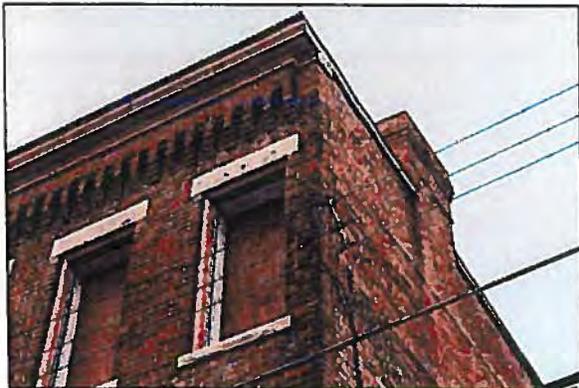
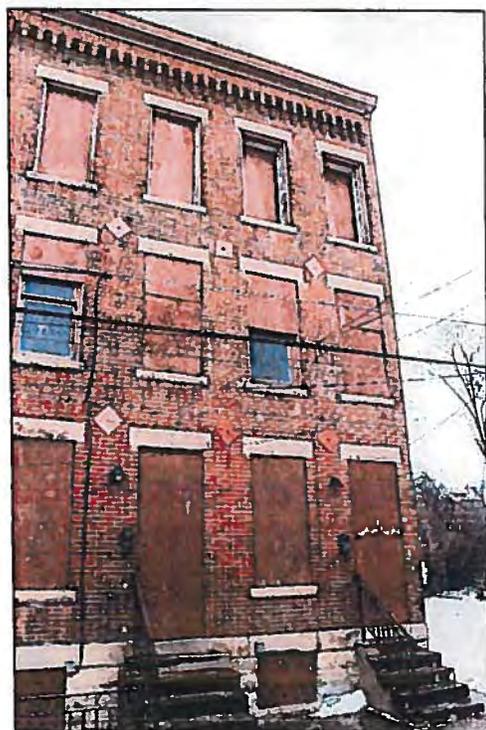
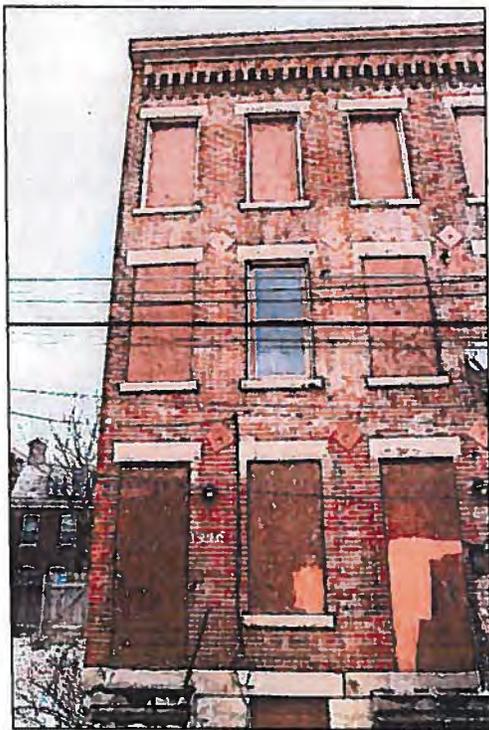
1316 LAKE STREET



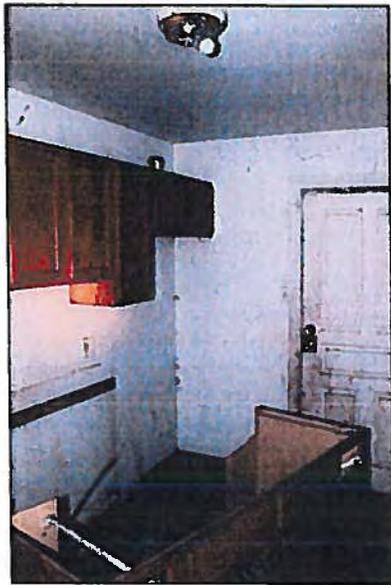
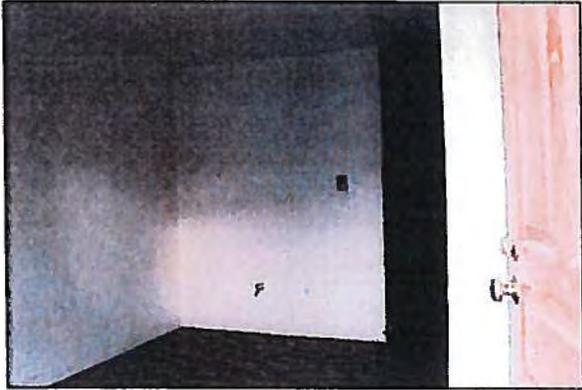
1318 LAKE STREET



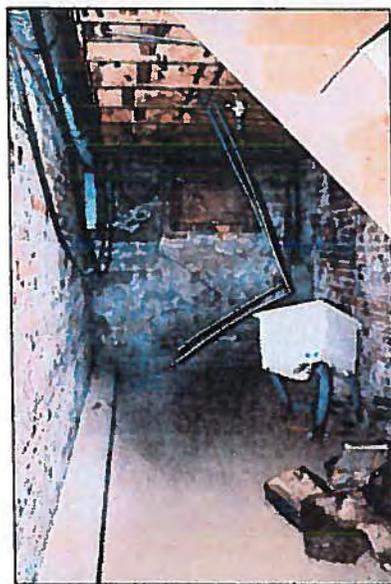
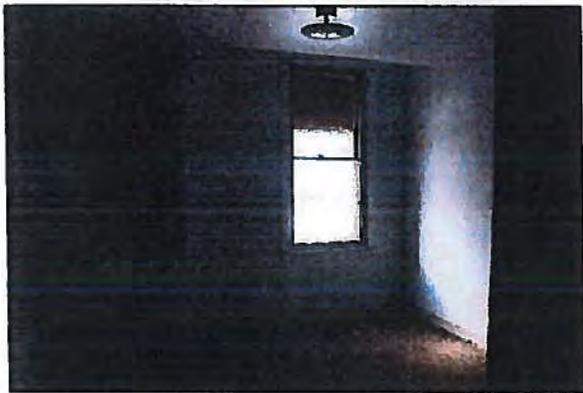
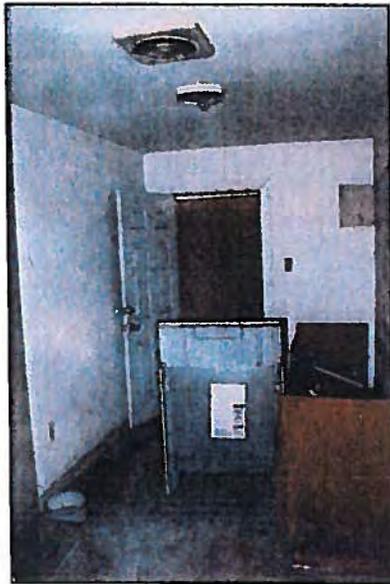
1424-1430 RUSH STREET



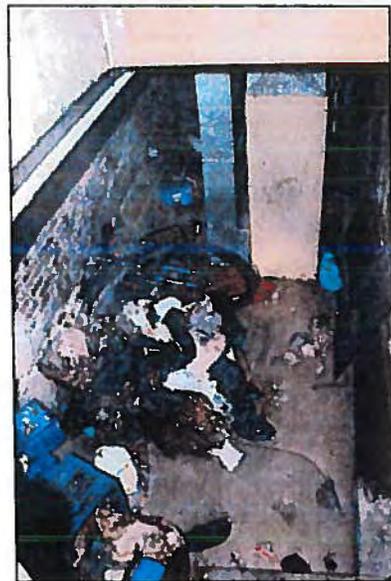
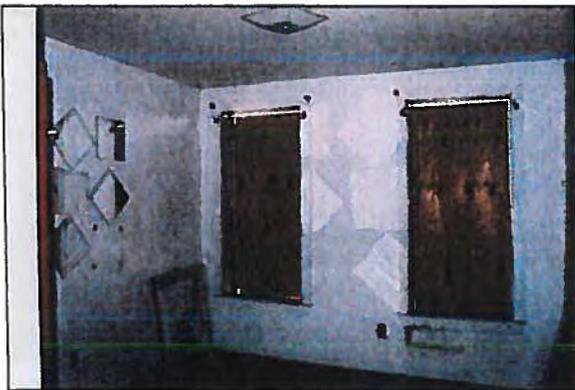
1424 RUSH STREET



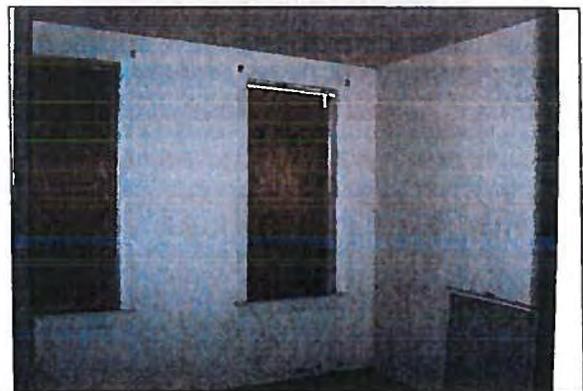
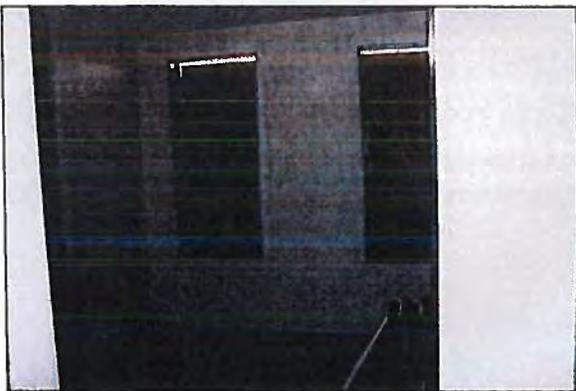
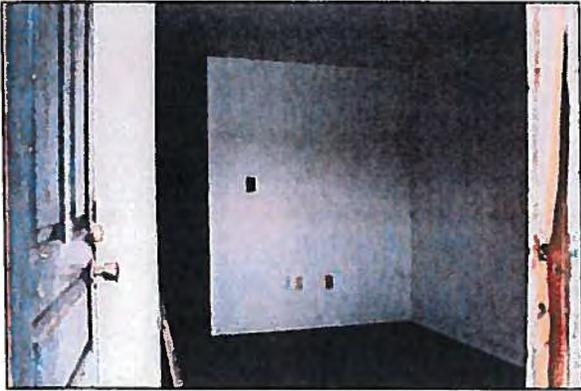
1426 RUSH STREET



1428 RUSH STREET



1430 RUSH STREET





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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

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

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

Fee Paid: \$ _____

Date Received: 6/20/14

Hearing Date: _____

Lot and Block #: 23-J-306 22nd.

ADDRESS OF PROPERTY: 1230 BUENA VISTA ST
Pgh PA 15212

HISTORIC DISTRICT: ~~Manchester~~

OWNER

Name: RUTH PARSON
 Address: 1231 MINOSA WAY
 City, State, Zip: Pgh PA 15212
 Phone: () _____ Fax: () _____
 E-MAIL: _____

APPLICANT

Name: Bureau of Building Inspection - City of Pgh.
 Address: 200 Ross Street
 City, State, Zip: Pittsburgh, PA
 Phone: 412 255 2186 Fax: () _____
 E-MAIL: _____

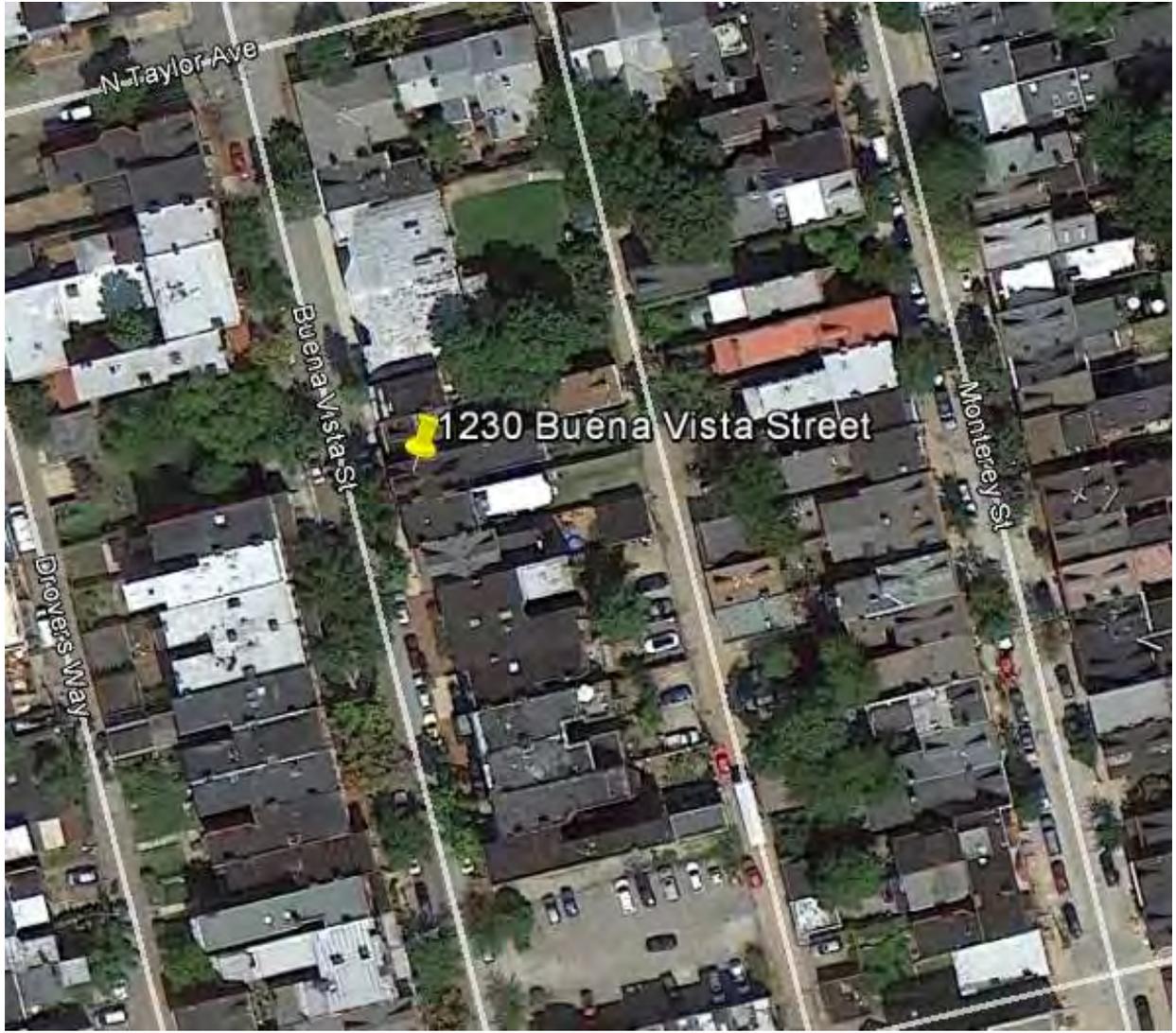
REQUIRED ATTACHMENTS: Drawings Photographs Renderings Site Plan Other

DETAILED DESCRIPTION OF PROPOSED WORK: TO RAZE

SIGNATURE

_____, Owner
Russell Blaik, Applicant

DATE _____
~~DATE 9 2 09~~
6 20 14



1230 Buena Vista Street

N-Taylor Ave

Buena Vista St

Drovers Way

Monterey St



Google earth



1230 Buena Vista