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.
**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.](image)

**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.

9/9/14
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
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
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.
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. Fatta, 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
The 1935 site plan provides the basis for restoration
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: y60

DISTRICT:  
Allegheny West

ADDRESS OF PROPERTY:  
851 Beech Ave.  
Pittsburgh PA 15233

OWNER: Eugene Wilson  
NAME: Catherine Serventi
ADDRESS: 851 Beech Ave.  
Pittsburgh PA 15233
PHONE: 412 418 2027 cathy
EMAIL: darthduckie@gmail.com

APPLICANT: Eugene Wilson  
NAME: Catherine Serventi
ADDRESS:  
PHONE: 412 310 3728 Eugene
EMAIL: ecfwilson@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, limestone footer installed on a concrete pad.

SIGNATURES:  
OWNER:  
APPLICANT:  
DATE: 7/8/14
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 (Renners 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: 7-0-53
WARD: 2nd
FEE PAID: Y10
DISTRICT: Allegheny West

ADDRESS OF PROPERTY:
917-919 Beach Ave.
Pgh, PA 15233

OWNER:
NAME: KAG Limited (Karen age)
ADDRESS: 3135 Highland Rd. Rd.
Hermitage, PA 16148
PHONE: 724-689-4707
EMAIL: kneage@kweg.com

APPLICANT:
NAME: 11
ADDRESS: 11
PHONE: 11
EMAIL: 11

REQUIRED ATTACHMENTS:
□ Drawings □ Photographs □ Renderings □ Site Plan □ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Replace (2x) 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
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@1cloud.com

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 appr # 11-057 (attached) to reduce the size of front porch and add railing (see attached)

SIGNATURES:
OWNER: ___________________________ DATE: July 23rd 2014
APPLICANT: ___________________________ DATE: July 23rd 2014

STAFF USE ONLY:
DATE RECEIVED: 8/13/14
LOT AND BLOCK NUMBER: 8-A-130
WARD: 22nd
DISTRICT: Allegheny West

FEE PAID: ☑
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.
Living Area
UNIT 2
1,009 sf
5 occupants

Existing entry rehung to swing towards outside
Existing conc. stair to remain
Existing porch to remain
Existing columns to remain
Refinished antique metal railing - Existing base to remain
Existing door to remain
Line of new porch roof
New decorative columns

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"

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
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.
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
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STAFF USE ONLY:
DATE RECEIVED: 9/12/14
LOT AND BLOCK NUMBER: 23-M-209
WARD: 23rd
FEE PAID: yco
DISTRICT: Deutschtown

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@gmail.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:  
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STAFF USE ONLY:  
DATE RECEIVED: 9/12/14  
LOT AND BLOCK NUMBER: 24-N-224  
WARD: 23d  
FEE PAID: 400

ADDRESS OF PROPERTY:  
607 Middle Street  
Pittsburgh, PA 15212  

DISTRICT: 23rd Ward

OWNER:  
NAME: Nue-Aside Worldwide, Inc.  
ADDRESS: 6 Parker Dr.  
Munroeville, PA 15146  
PHONE: 412-287-9395  
EMAIL: morgan2k@comcast.net

APPLICANT:  
NAME: Jim Hoy  
ADDRESS: 1322 Juniata St  
Pgh, PA 15223  
PHONE: 412-491-0554  
EMAIL: JamesHoy1@Gmail.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 Street

SIGNATURES:
OWNER: Nue-Aside Worldwide, Inc.  
Nate Morgan  
DATE: 9/10/14

APPLICANT:  
DATE:  

(Watermark)
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: dyhansayer@hotmail.com

APPLICATION:
NAME: 
ADDRESS: 
PHONE: 
EMAIL:

REQUIRED ATTACHMENTS:
☐ Drawings  ☐ Photographs  ☐ Renderings  ☐ Site Plan  ☐ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
New hood systems side of 13th St

SIGNATURES:
OWNER: SAYER REAL ESTATE, LLC
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
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,

[Signature]

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.

STAFF USE ONLY:  
DATE RECEIVED: 9-12-14
LOT AND BLOCK NUMBER: 12-2-313
WARD: 17
FEE PAID: 90

DISTRICT:  
East Carson Street Historic District

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

APPLICANT:  
NAME: tda Hospitality
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 East Carson Street.

SIGNATURES:  
OWNER:  
APPLICANT:  
DATE: 09.12.2014
TRES RIOS

Proposed exterior rendering

Proposed interior rendering
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
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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

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: ____________

STAFF USE ONLY:
DATE RECEIVED: 9/11/14
LOT AND BLOCK NUMBER: 02-K-380
WARD: 21st
FEE PAID: $40
DISTRICT: MANCHESTER
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 root 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)
DAMAGE TO 3RD FLOOR WINDOW WHERE WE ARE REQUESTING USE OF ALUMINUM CLADDING ON REPLACEMENT UNIT

1322 LIVERPOOL ST,
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
BULLDOG GARAGES

P.O. BOX 318
VALENCIA, PA 16059

SEE SHEET ONE FOR GENERAL NOTES

FRONT

ELEVATIONS - STANDARD GABLE

DATE: 3-24-04
SCALE: 1/4" = 1'-0"

R.B. MECHLING, JR.
ENGINEER
No. 0609-E

COMMONWEALTH OF PENNSYLVANIA
3/8" x 3 1/2" SLEEVE
I.C.B.O. APPROVED ANCHORS @ 72" O.C.
AND NO LESS THAN 12" FROM CORNERS

4" CONC. SLAB

SAND OR GRAVEL BASE IF REQUIRED FOR LEVELING PURPOSES ONLY OR WHEN SLAB IS FULLY ABOVE GRADE

NOTE: DESIGNED FOR MINIMUM SOIL BEARING CAPACITY OF 2,000 P.S.F.

DETAILS APPLY TO WESTERN PENNSYLVANIA CONDITIONS
SEE SHEET ONE FOR GENERAL NOTES
2 x 6 RAPTERS
2 x 4 TRUSSES @ 24" ON CENTER

DOUBLE 2 X 4 TOP PLATE

2 X 4 STUDS AT 16" ON CENTER

EXTERIOR SIDING:
T-111

- VINYL OVER 7/16" OSB SUBSIDING

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
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 MCA NALLEN 1324 LIVERPOOL 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
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 DECAVIR ST. (ALLEY BEHIND 1322 LIVERPOOL ST.)
SIMILAR GARAGE STRUCTURE TO PROPOSED GARAGE
THIS IS LOCATED BEHIND 1303/5 LIVERPOOL STREET
FACING WALKER 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

REQUIRED ATTACHMENTS:
☐ Drawings  ☑ Photographs  ☐ Renderings  ☐ Site Plan  ☐ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
PARCEL ID # 22-L-289
SEE ATTACHED

SIGNATURES:
OWNER: [Signature] Date: 8/22/14
APPLICANT: [Signature] 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.

STAFF USE ONLY:
DATE RECEIVED: ________________________
LOT AND BLOCK NUMBER: ________________________
WARD: ________________________
FEE PAID: ________________________

DISTRIBUTION:
MANCHESTER HISTORIC DISTRICT

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

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

STAFF USE ONLY:
DATE RECEIVED: __________________________
LOT AND BLOCK NUMBER: __________________
WARD: __________________________
FEE PAID: __________________

DISTRICT:
MANCHESTER HISTORIC DISTRICT

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

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:
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

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

STAFF USE ONLY:
DATE RECEIVED: ________________________
LOT AND BLOCK NUMBER: ________________________
WARD: ________________________
FEE PAID: ________________________

DISTRICT:
MANCHESTER HISTORIC DISTRICT

ADDRESS OF PROPERTY:
1318 LAKE STREET
PITTSBURGH, PA 15233

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

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

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
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

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
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

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

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

STAFF USE ONLY:
DATE RECEIVED: _________________________________
LOT AND BLOCK NUMBER: _________________________
WARD: __________________________________________
FEE PAID: _________________________________________

DISTRICT:
MANCHESTER HISTORIC DISTRICT

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

REQUIRED ATTACHMENTS:
☐ Drawings ☒ Photographs ☐ Renderings ☐ Site Plan ☐ Other

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

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
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.
1122 WARLO STREET
1316-1318 LAKE STREET
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

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: ______________________

OWNER
Name: Ruth Parsons
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: ( ) — Fax: ( ) —
E-MAIL: ______________________

REQUIRED ATTACHMENTS: □ Drawings □ Photographs □ Renderings □ Site Plan □ Other

DETAILED DESCRIPTION OF PROPOSED WORK: TO RAZE

SIGNATURE ______________________ Owner
DATE 6/20/14

_______________________________ Applicant
DATE 9/2/07