



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

Minutes of the Meeting of January 8, 2014  
Beginning at 12:30 PM  
200 Ross Street  
First Floor Hearing Room  
Pittsburgh, PA 15219

In Attendance:

| <b><i>Members</i></b> | <b><i>Staff</i></b> | <b><i>Others</i></b> |               |
|-----------------------|---------------------|----------------------|---------------|
| John Jennings         | Sarah Quinn         | Kristin Kipke        | Rebecca White |
| Joe Serrao            | Sharon Spooner      | Alex Apostolou       | Tom Certo     |
| Noor Ismail           |                     | Fred Klehm           | Rob Vilseck   |
| Ernie Hogan           |                     | Geof Comings         |               |

***Old Business***—None.

***New Business***

**Approval of Minutes:** In regards to the December 2013 minutes, Mr. Serrao motions to approve and Mr. Jennings seconds; all are in favor and motion carries.

**Certificates of Appropriateness:** In regards to the December 2013 Certificates of Appropriateness, Mr. Serrao motions to approve and Mr. Jennings seconds; all are in favor and motion carries.

**Other:**

1. Mr. Hogan asks if they will be taking testimony and making recommendations to Council for the nomination for Naser's Tavern.
2. Ms. Quinn says yes, and they will also take any comments for the National Register nomination for the Strip District.
3. Mr. Serrao asks what part of the Strip the nomination includes.
4. Ms. Quinn says that she thinks it goes up to 21<sup>st</sup> Street, but the nomination is online for review.
5. Mr. Serrao asks about the Produce Terminal nomination.
6. Ms. Quinn says Council has until Valentine's Day to make a decision.

**Adjourn:**

Mr. Serrao motions to adjourn.

Mr. Jennings seconds.

Mr. Hogan asks for a vote; all are in favor and meeting is adjourned.

**The discussion of the agenda items follows.**

**542 Fourth Avenue  
Allegheny County Morgue**

**Individual Landmark**

**Owner:**

Allegheny County  
542 Fourth Avenue  
Pittsburgh, Pa 15219

Ward: 1st

Lot and Block: 2-J-44

Inspector: Bob Molyneaux

**Applicant:**

Apostolou Architects, Inc  
47 Bailey Avenue  
Pittsburgh, Pa 15211

Council District: 6th

Application Received: 12/18/13

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

**Proposed Changes:** Installation of louvers and exhaust vent.

**Discussion:**

1. Ms. Alex Apostolou steps to the podium; she is the architect for the project. She states that they are looking to install three louvers on the east elevation of the building. She says that the issue is that those three openings service three individual restrooms, and they are constrained by the two foot thick masonry walls and have very little room within the restrooms themselves. They are trying to eliminate a duct riser through the room to accommodate ADA clearance, and the louvers would service individually switched exhaust fans. They also found that they will need to relocate the steam system and run the emergency exhaust vents up the outside of the rear (3<sup>rd</sup> Avenue) elevation.
2. Mr. Serrao asks if the east elevation is against the garage.
3. Ms. Apostolou says yes, and that the garage is currently being taken down.
4. Mr. Serrao asks if these are existing openings.
5. Ms. Apostolou says yes, they all are existing.
6. Mr. Hogan asks for public comment; there is none.
7. Mr. Serrao asks if they are going to match the color of the window frames with what is already there.
8. Ms. Apostolou says yes, they will be matching the existing bronze color.

**Motion:**

9. Mr. Serrao motions to approve the installation of louvers and exhaust vent as shown on the drawings, with colors to match what was previously approved.
10. Ms. Ismail seconds.
11. Mr. Hogan asks for a vote; all are in favor and motion carries.



**920 Fort Duquesne Boulevard**

**Penn-Liberty Historic District**

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**Owner:**

Daniel & Thomas Grealish  
920 Fort Duquesne Boulevard  
Pittsburgh, Pa 15222

Ward: 2nd

Lot and Block: 9-N-245

Inspector: Bob Molyneaux

**Applicant:**

Bunting Graphics, Inc.  
20 River Road  
Verona, Pa 15147

Council District: 6th

Application Received: 12/18/13

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

**Proposed Changes:** Signage.

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**Discussion:**

1. Mr. Fred Klehm and Mr. Rob Vilsack step to the podium; they are with Bunting Graphics, the applicant. Mr. Klehm explains that the project entails a set of high rise letters for the Henderson Brothers building. The sign will be attached to steel rails. It will have fabricated aluminum channel letters and be illuminated by LEDs with white acrylic faces.
  2. Mr. Hogan asks if they will be lit letters from an internal box.
  3. Mr. Klehm says yes. He states that they did make some changes to their design based on conversations with the Planning Commission and CDAP.
  4. Mr. Hogan states that the issue is that internally lit signs are prohibited in historic districts. He states that they can keep the sign as is, but figure out how to back-light the letters. He asks if they could back the letters and raise them so that they are back-lit or halo-lit. He says they could also use a dark box and light the front of it externally.
  5. The applicants state that they can make this work.
  6. Mr. Hogan asks for public comment; there is none.
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**Motion:**

7. Mr. Serrao motions to approve the installation of the rear HVAC units and the after-the-fact door relocation as submitted in the drawings.
  8. Ms. Ismail seconds.
  9. Mr. Hogan asks for a vote; all are in favor and motion carries.
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**942 Penn Avenue**

**Penn-Liberty Historic District**

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**Owner:**

Nicholas Nicholas  
23 Market Street  
Pittsburgh, Pa 15222

Ward: 2nd

Lot and Block: 9-N-111

Inspector: Bob Molyneaux

**Applicant:**

Sean McCarty  
4350 Sampson Road  
Youngstown, Oh 44505

Council District: 6th

Application Received: 12/17/13

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

**Proposed Changes:** Installation of rear HVAC units and after-the-fact door relocation.

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**Discussion:**

1. Mr. Tom Certo, the applicant, steps to the podium along with Mr. Nick Nicholas, the building owner, and Mr. Sean McCarty, the contractor. He states that they are looking for approval to install five ventilation units on the back of the building, as well as for after-the-fact approval of a door that has already been moved over approximately three feet to the right.
  2. Ms. Quinn states that she has been working with them and they have changed their plans in order to hide as much of the HVAC as the can.
  3. Mr. Certo says that they originally planned to locate six large heat pump units at the rear of the building as well, but they were able to install those on the roof instead. He says the ventilation units will be facing the rear of Mahoney's Restaurant.
  4. Mr. Hogan asks how far they are from the Keystone Lofts.
  5. Mr. Certo says they are adjacent to Mahoney's across the alley. They have met with them throughout the process and they were happy that the six units were moved to the roof.
  6. Mr. Hogan asks for public comment.
  7. Ms. Quinn presents an email she received from Eve Picker with some questions and concerns about the project; she believes most of them have already been addressed or are outside the HRC's purview.
  8. Mr. Hogan asks if the brackets for the heat pumps are going to be removed.
  9. Mr. Certo says they already have been removed, as well as the light.
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**Motion:**

10. Mr. Serrao motions to approve the installation of the rear HVAC units and the after-the-fact door relocation as submitted in the drawings.
  11. Ms. Ismail seconds.
  12. Mr. Hogan asks for a vote; all are in favor and motion carries.
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**4025-29 Butler Street  
Naser's Tavern**

***Nomination for Historic Designation***

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**Owner:**

Lawrenceville Holdings III LP  
4023 Butler Street  
Pittsburgh, Pa 15201

Ward: 9th

Lot and Block: 49-F-9

Inspector: Mark Sanders

**Nominator:**

Lawrenceville Stakeholders Inc.  
PO Box 40151  
Pittsburgh, Pa 15201

Council District: 7th

Application Received: 11/20/13

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

**Proposed Changes:** Nomination for historic designation.

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**Discussion:**

1. Mr. Hogan states that at the last meeting the Commission took into consideration the submission by the applicant of the proposal and took some limited testimony, and thus made a determination that there was at least one criterion that met the standard as submitted, and they will today take formal testimony on the nomination.
  2. Ms. Quinn states that today they will be making a recommendation to City council on the historic status of the building. She makes a short presentation about the building, describing its architecture and history. She outlines the criteria for historic designation that she found that the building meets. The first criterion is #3, as it was influenced by the Greek Revival style and was constructed to the smaller scale that was common in pre-Civil War business districts. The second criterion it meets is #7, as the hotel and tavern supported the development of the neighborhood and also supported commerce and transportation in the neighborhood and city. The next criterion it meets is #8, as the building was in the original plan of the town of Lawrenceville, which grew up around the Allegheny Arsenal. The final criterion it meets is #10, as the building retains its location and historic appearance and has been a significant component of the streetscape for 165 to 180 years. The building has also retained integrity of location and design. It occupies its original site and is still in the heart of the business district. The 20<sup>th</sup> century façade renovations used similar materials that complement the original design and historic additions. She states that in her opinion, the property is appropriate for historic designation.
  3. Mr. Hogan asks if she can talk more about the significance as far as cultural and social history.
  4. Ms. Quinn says the building represents the developing industrial and trade industries of that time.
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5. Mr. Serrao states that he feels the building is not especially unique in this criterion.
  6. Ms. Quinn says that some criteria are more strongly represented than others.
  7. Mr. Hogan asks for testimony from the nominators; the nominators are not present.
  8. Mr. Chris Lasky steps to the podium; he is the agent for the owner. He talks a bit more about the history of the building. He states they have been talking with Ms. Quinn about the historic review process, and states that they did not have any intention of altering the corner building, only the rear portions of the building.
  9. Mr. Hogan asks if the rear portions of the buildings are attached to the front.
  10. Mr. Lasky says they are physically attached but there are no penetrations through the walls.
  11. Ms. Quinn states that they did talk about the historic review process and she let them know that they can bring a project to be reviewed, they don't have to wait until Council makes a decision.
  12. Mr. Hogan explains that the positive recommendation last month put the protections of historic review in place, so any project will just have to go through review.
  13. Mr. Serrao says that the process doesn't preclude demolition, they will just have to come before the Commission and make their case.
  14. Mr. Lasky states that there are concerns with the structural integrity of one of the additions, and they will speak with Ms. Quinn about how to bring any project before the Commission. He states that the owner's group are all fans of Lawrenceville and they are not trying to change it; they want to help grow and enhance it. He states that this project is part of a larger project that has been controversial in the neighborhood, but from the very beginning they were looking to keep the building and its character intact.
  15. Mr. Hogan asks for public comment.
  16. Ms. Rebecca White steps to the podium; she lives in Lawrenceville. She states that she has spent many years working on the business district, and she is very happy that the façade will remain intact.
  17. Mr. Hogan asks for public comment; there is none.
  18. The Commission discusses the criteria for historic designation.

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**Motion:**

19. Mr. Serrao motions to make a recommendation that the building be nominated for historic designation based on criteria #3, #8, and #10.
  20. Mr. Jennings seconds.
  21. Mr. Hogan asks for a vote; all are in favor and motion carries.
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