



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 February 5, 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	Rachel Loya	Douglas Lucas
Joe Serrao	Sharon Spooner	Tucker Lahr	Chris Gates
Noor Ismail		Michael Quatrini	Stephen Pascal
Ernie Hogan		Gene Ciavarra	Sean Beasley
Linda McClellan		Carole Malakoff	Michael Kostiew

**Old Business**—None.

**New Business**

**Approval of Minutes:** In regards to the January 2014 minutes, Mr. Jennings motions to approve and Ms. Ismail seconds; all are in favor and motion carries.

**Certificates of Appropriateness:** In regards to the January 2014 Certificates of Appropriateness, Mr. Jennings motions to approve and Ms. McClellan seconds; all are in favor and motion carries.

**Other:**

1. Ms. Quinn gives updates on the design guidelines and conservation district projects. She also talks about some recent fire and flooding issues on East Carson Street.
2. Mr. Hogan asks if a violation on N. Lincoln Avenue from a few years ago has ever been corrected.
3. Ms. Carole Malakoff from Allegheny West states that it has never been corrected.
4. Ms. Quinn and the Commissioners state that they will check the address and look into it.

**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.**

**948-950 Beech Avenue**

**Allegheny West Historic District**

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**Owner:**

Douglas M. Lucas  
948 Beech Avenue  
Pittsburgh, Pa 15233

Ward: 22nd

Lot and Block: 7-D-20

Inspector: Jim Seskey

**Applicant:**

Douglas M. Lucas  
948 Beech Avenue  
Pittsburgh, Pa 15233

Council District: 6th

Application Received: 12/22/13

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

**Proposed Changes:** Window replacement.

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**Discussion:**

1. Mr. Douglas Lucas steps to the podium; he is the owner of the property. He states that he is proposing to replace 29 vinyl windows with wooden windows. He says the vinyl is 32 years old and very deteriorated. He shows some photos and specs for the new windows and gives a bit of history on the house.
  2. Mr. Hogan asks for public comment.
  3. Ms. Carole Malakoff of the Allegheny West LRC steps to the podium to state that the neighborhood is fully in support.
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**Motion:**

4. Mr. Serrao motions to approve the window replacement of 29 vinyl windows to new double-hung wooden windows.
  5. Ms. Ismail seconds.
  6. Mr. Hogan asks for a vote; all are in favor and motion carries.
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**726-728 Cedar Avenue**

**Deushtown Historic District**

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**Owner:**

Chris Gates & Stephen Pascal  
127 W. 82<sup>nd</sup> Street #7B  
New York, Ny 10024

Ward: 23rd

Lot and Block: 23-S-251

Inspector: Jim Seskey

**Applicant:**

Chris Gates & Stephen Pascal  
127 W. 82<sup>nd</sup> Street #7B  
New York, Ny 10024

Council District: 6th

Application Received: 1/17/14

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

**Proposed Changes:** Façade restoration.

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**Discussion:**

1. Mr. Chris Gates and Mr. Stephen Pascal step to the podium; they are the owners of the property. Mr. Gates explains the project, stating with the roof. He says the roof has some significant oddities; the existing rafters are 3x4 inches that have notches cut out for cross support beams, but a set of the cross support beams have been cut out, causing a sag and reducing the effective size of the rafters to 3x3 inches. The engineer's opinion was that they were lucky the roof hadn't collapsed. They want to save some of the original features of the roof that have been preserved, so they don't want to tear the roof off completely. They are proposing, per the engineer, laying a 2x8 roof not at the standard 24 inches but at the current dimensions, which seem to be 22 inches apart at the widest. They are proposing a fire-treated cedar shingle roof on top. The box gutter at the edge of the roof is an Italianate box gutter, for which the front of the roof was raised to install it. They are proposing a lower-profile Greek Revival box gutter, which will not raise the front profile of the building but will raise the side profile. The Greek Revival gutter will not overhang as much or overlap the lintels on the windows, so it will have a more attractive profile. They are also proposing the same box gutter for the back, which currently has no gutter. The next item they are proposing is dormers. There is one existing dormer in the back, and they would like to install three new dormers with windows to match. They will use plank board for the sides instead of shingles. They are also proposing to extend both chimneys using matching brick. The next item is in regards to the rear façade with five foot setback. They are proposing a brick-veneered frame extension using appropriate brick and mortar to match the front, with window openings to match as well.
  2. Mr. Hogan asks if there is a rear addition on the house.
  3. Mr. Pascal says there is, and they got approval last time to demolish it, but it hasn't come down yet.
  4. Mr. Gates says the proposed extension will go on once that comes down. He talks about the windows, stating that they are in poor condition. They would like to
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restore as many as they can and will have new ones made for the rear, and they would also like to install historic storm windows. He also talks about the new security door they are proposing for the rear, which would be a half-lite and have a decorative security screen. The last item they are proposing is a six foot high brick wall for the rear of the building.

5. Mr. Hogan asks for public comment; there is none.
6. Mr. Serrao states that the only thing that might be a problem is the security screen for the door. He states that they can use wire glass if there is a safety concern.
7. Mr. Gates asks if they can use regular security bars on the half-lite portion.
8. Mr. Hogan states that they should submit final materials to staff.

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**Motion:**

9. Mr. Serrao motions to approve the façade restoration, including dormer addition, window replacement, storm window replacement, chimney extension, rear addition, roof repairs and replacement, and side wall, with final material selections to be submitted to staff.
  10. Ms. Ismail seconds.
  11. Mr. Hogan asks for a vote; all are in favor and motion carries.
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**1004-1006 Cedar Avenue**

**Deuschtown Historic District**

**Owner:**

Matt Hicks  
1004-1006 Cedar Avenue  
Pittsburgh, Pa 15212

Ward: 23rd

Lot and Block: 23-M-213,214

Inspector: Jim Seskey

**Applicant:**

Bob Baumbach  
900 Middle Street  
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 1/17/14

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

**Proposed Changes:** Façade renovations.

**Discussion:**

1. Mr. Bob Baumbach steps to the podium; he is the architect for the project. He states that the developer is renovation these buildings, which currently have six units, into two single family houses. He says that when the buildings were turned into apartments, they were altered to give the appearance of being one building, and they will be restoring them back to being two houses. They have already started removing the hoods form over the windows and taking out the vinyl windows. They are proposing to scrape, prime, and paint the currently painted façade. They will install new headers and sills in the masonry openings and new windows with historic brick molds. They will also install new box gutters with a crown mold profile, and they will shingle the mansard roof with slate shingles. They will restore the existing dormers. He also states that he would like to restore the door openings by installing pilasters on both sides of the existing openings, transoms above, and four-panel wooden doors with trim. The basement windows will be replaced with one-panel wooden windows with decorative security screens. They are also proposing a steel picket fence for the front yard.
2. Mr. Hogan asks for public comment; there is none.

**Motion:**

3. Mr. Serrao motions to approve the façade renovations as submitted in the drawings and information provided by the architect.
4. Ms. Ismail seconds.
5. Mr. Hogan asks for a vote; all are in favor and motion carries.

**204 Fifth Avenue**

**Market Square Historic District**

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**Owner:**

N & P Properties LLC  
204 5<sup>th</sup> Avenue  
Pittsburgh, Pa 15222

Ward: 1st

Lot and Block: 1-D-169

Inspector: Bob Molyneaux

**Applicant:**

Nexius  
Rachel Loya  
503 Martindale Street  
Verona, Pa 15212

Council District: 6th

Application Received: 1/17/14

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

**Proposed Changes:** Cell antennae with screening.

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**Discussion:**

1. Ms. Rachel Loya steps to the podium; she is with the applicant Nexius who is representing Sprint. She also introduces her colleague Tucker Lahr. She states that Sprint is proposing to install cell antennae with screening.
  2. Mr. Lahr shows pictures of the existing situation and shows which antennae will be visible and will need screening. He says they are working with Stealth Technology on the screening. They are proposing to remove the antennae at the edge of the penthouse and install the concealment structure there, with all the antennae to be placed behind it. The approximate dimensions of the concealment structure will be six by six feet, with the height to be approximately eight feet. The antennae will be about eight feet tall and will be hidden. He also mentions replacement of some radio cabinets which will not be visible.
  3. Mr. Hogan says this is always a struggle because it involves an elevation change to the building. He asks if they could wrap the existing structure.
  4. Mr. Lahr says it would not be possible because of the layout of the penthouse. He talks about some other options that were considered and rejected. He states that they did try to step it back and make it as small as possible, with color to match the stone color of the façade.
  5. Mr. Serrao asks if they could match the red brick color of the Market Square side of the penthouse.
  6. Mr. Lahr says they tried, but it didn't look good from the other three sides.
  7. Mr. Hogan asks for public comment; there is none.
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**Motion:**

8. Mr. Serrao motions to approve the cell antennae screening with final material selection and color to be submitted to staff.
  9. Mr. Jennings seconds.
  10. Mr. Hogan asks for a vote. Mr. Serrao, Ms. Ismail, Ms. McClellan, and Mr. Jennings vote yes; Mr. Hogan votes no.
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**4000 Fifth Avenue**

**Oakland Civic Center Historic District**

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**Owner:**

University of Pittsburgh  
Park Rankin  
3400 Forbes Avenue  
Pittsburgh, Pa 15260

Ward: 4th

Lot and Block: 28-C-10

Inspector: Mark Sanders

**Applicant:**

Lami Grubb Architects  
Jesse Gidley  
100 E. Swissvale Avenue  
Pittsburgh, Pa 15218

Council District: 8th

Application Received: 1/17/14

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

**Proposed Changes:** After-the-fact signage.

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**Discussion:**

1. Mr. Jesse Gidley steps to the podium; he is with Lami Grubb Architects and is representing the University of Pittsburgh. He states that the proposal is for a signage redesign on the University Bookstore; there was miscommunication about getting approval for the signage before it was installed, and they are proposing a new design. He says the existing sign has reverse channel letters with perforated sides, which they would like to replace with reverse channel letters with solid sides, which will be halo-lit. The portion of the sign that says "On Fifth" will remain as-is; it is a metal box with white illuminated letters.
  2. Mr. Hogan states that illuminated boxes are not permitted; the letters can't be internally lit. He says they can keep the sign but just not light it.
  3. Mr. Serrao asks about the banners.
  4. Mr. Gidley says yes, and they have designed the brackets to go with the metalwork of the building.
  5. Mr. Hogan says if they want to propose a different design for the box sign, they can submit it to staff.
  6. Mr. Gidley says they avoided exterior lighting for the box sign in order to respect the architecture of the building. They will work on a redesign.
  7. Mr. Hogan asks for public comment; there is none.
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**Motion:**

8. Mr. Serrao motions to approve the signage, with the “University Store” portion to be approved as submitted, and the “On Fifth” portion to be submitted to staff for final approval. The banners and brackets are also approved.
  9. Mr. Jennings seconds.
  10. Mr. Hogan asks for a vote; all are in favor and motion carries.
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**717 Liberty Avenue**

**Penn-Liberty Historic District**

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**Owner:**

PMC Property Group  
915 Penn Avenue  
Pittsburgh, Pa 15222

Ward: 2nd

Lot and Block: 1-D-66

Inspector: Bob Molyneaux

**Applicant:**

Sean Beasley  
925 Liberty Avenue, Fl 9  
Pittsburgh, Pa 15222

Council District: 6th

Application Received: 1/17/14

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

**Proposed Changes:** Construction of a bridge addition at mezzanine level to connect the Benedum Center and the Clark Building.

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**Discussion:**

1. Mr. Sean Beasley steps to the podium; he is the architect for the project and is representing PMC Property Group and the Pittsburgh Cultural Trust. He states that this property came before the HRC previously for upper floor renovations, and they are now proposing a bridge between the Benedum Building and the Clark Building. The buildings were built at the same time by the same developer, and the floor levels are very consistent with each other; they are proposing to connect the mezzanine level of the Clark Building and the promenade level of the Benedum Center in order to create extra space for the Cultural Trust for restrooms and retail. He shows a photo from across the street that shows that the bridge would not be visible; it would only be visible from closer in to the façade. The alley where the bridge will be is on the north side of the building and is mostly in shadow, and it is ten and a half feet wide. The bridge they are proposing will be modeled more after the Clark Building, specifically the windows on that level. The top of the bridge will have a metal cornice similar to the top of the windows, and the rest will be a composite structure with metal flashing. The idea is for it to basically disappear against the building while still being respectful.
  2. Mr. Hogan asks for public comment.
  3. Mr. Chris Gates steps to the podium; he asks if there was any discussion about how this changes the clearance in the alleyway.
  4. Mr. Hogan says that is outside the privy of the HRC.
  5. Mr. Beasley states that they are talking with BBI about it.
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**Motion:**

6. Mr. Serrao motions to approve construction of a bridge addition as submitted in the documents.
  7. Ms. Ismail seconds.
  8. Mr. Hogan asks for a vote; all are in favor and motion carries.
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**941 Penn Avenue**

**Penn-Liberty Historic District**

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**Owner:**

Vincent J. Quatrini, Jr.  
550 E. Pittsburgh Street  
Greensburg, Pa 15601

Ward: 2nd

Lot and Block: 9-N-137

Inspector: Bob Molyneaux

**Applicant:**

Vincent J. Quatrini, Jr.  
550 E. Pittsburgh Street  
Greensburg, Pa 15601

Council District: 6th

Application Received: 12/17/13

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

**Proposed Changes:** Signage.

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**Discussion:**

1. Mr. Michael Quatrini steps to the podium; he is the son of Vincent Quatrini, the owner and applicant. He shows pictures of the previously-approved vinyl graphics and company letterhead. He states that the issue is the part of the sign that they would like to illuminate. He states that the sign will consist of metal letters which will be backlit. He shows pictures of signs on several neighboring businesses.
  2. Mr. Hogan asks why they chose to put the sign down in the window area.
  3. Mr. Quatrini states that it was for visibility purposes. They wanted it to be just a little bit above eye level.
  4. Mr. Hogan asks about the window graphics. They were approved by staff per the guidelines that state the percentage of window area to be used for signage.
  5. Mr. Serrao asks why they couldn't follow the design on their letterhead and move the sign up to the transom.
  6. Mr. Quatrini states that it would not be as visible there.
  7. Mr. Hogan says that he feels it still would be very visible from street level if they move it up.
  8. Mr. Hogan asks for public comment; there is none.
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**Motion:**

9. Mr. Serrao motions to approve the signage as submitted, with the box sign to be moved to the transom, and if there are any issues they can come back to staff or back before the HRC.
  10. Mr. Jennings seconds.
  11. Mr. Hogan asks for a vote; all are in favor and motion carries.
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