Historic Review Commission of Pittsburgh
200 Ross Street, First Floor Hearing Room
November 2, 2016

AGENDA

(Vacant), Chairman
Ernie Hogan, Acting Chairman
Raymond Gastil, Director of Planning
Erik Harless, Assistant Chief PLI, Secretary
Joe Serrao
Carol Peterson
Matthew Falcone

➢ 12:30 PM CALL TO ORDER

➢ 12:30 PM INTERNAL BUSINESS

Old Business-None
New Business
- Approval of the minutes from the October 2016 hearing
- Certificates of Appropriateness Report – October 2016
- Applications for a Certificate of Economic Hardship – None

➢ 1:00 PM HEARING & ACTION

1. East Carson Street Historic District
   1006 E. Carson Street
   Dubois2LLC, owner
   Carla DaParma, applicant
   Installation of fencing to screen mechanical units

2. East Carson Street Historic District
   1310 E. Carson Street
   Deanna & Paul Porter Jr., owners
   Xiang Li, applicant
   New signage

3. Manchester Historic District
   1304 Manhattan Street
   Manchester Church Lofts LLC, owner
   Jason M. Roth, applicant
   Building renovations including partial replacement of stained glass

4. Manchester Historic District
   1121 Sheffield Street
   BHI Capital, LLC, owner
   Ryan Dedes, applicant
   Construction of rear and rooftop decks

5. Mexican War Streets Historic District
   1245 Buena Vista Street
   Patricia Murphy, owner
   James G. Wenger Jr., applicant
   Rear window replacement

6. Oakland Civic Center Historic District
   4200 Fifth Avenue
   University of Pittsburgh, owner
   Dina Klavon, applicant
   Installation of a formal garden
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
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:
1006 E Carson St.
Pittsburgh PA 15203

OWNER:
NAME: DuBois2 LLC
ADDRESS: 1006 East Carson St.
Pittsburgh PA 15203
PHONE: 412-431-6640
EMAIL: dubois1001@aol.com

APPLICANT:
NAME: Carla DaParma
ADDRESS: 6041 Wallace Rd., Ext. 300
West end PA 15090
PHONE: 724-934-9521 or 412-848-4231
EMAIL: Carla.DaParma@arcdis.com

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Placement of remedial system container behind newly installed fence on historic gas station.

SIGNATURES:
OWNER: ___________________________ DATE: 8/31/2016

APPLICANT: ________________________ DATE: 8/31/2016
Site Photo - 2
Description: Proposed location of fence and remedial system enclosure.
General Photo - 1
Description: Example fence to be installed.
General Photo - 2
Description: Example remedial system enclosure to be placed. Enclosure will be placed behind fenced in area, expected to be on-site 1-2 years.
NOTES:
1. BASE MAP ADAPTED FROM A DRAWING BY BP OIL COMPANY, DRAWING NO. 37-003-57178, AT A SCALE OF 1"=10'.
2. GAS MAINS BASED ON A DRAWING BY EQUITABLE GAS COMPANY TITLED "APPROXIMATE LOCATION OF GAS MAINS", AS-BUILT, DATED 2/8/2012, AT A SCALE OF 1" = 100'.
3. WATER AND SEWER LINES BASED ON DRAWINGS FROM THE PITTSBURGH WATER AND SEWER AUTHORITY TITLED "WATER AND SEWER MAPS" FROM 1/30/2012.
4. ALL LOCATIONS ARE APPROXIMATE.
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Fee Schedule:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

Address of Property:
1310 E. Carson St.
Pgh PA 15223

Owner:
Name: Deanna + Paul Porter Jr.
Address: 1500 Cochran Rd.
Apt 612 Pgh PA 15243
Phone: 
Email: 

Applicant:
Name: Xiang Li
Address: 1310 E. Carson St.
Pgh PA 15223
Phone: 412.488.3951
Email: yiwansbw@126.com

Required Attachments:
☑ Drawings ☑ Photographs ☑ Renderings ☑ Site Plan ☐ Other

Detailed Description of Proposed Project:
3mm Aluminum Composite Panel, flat-wall mounted, no illumination

Signatures:
Owner: Deanna Porter Date: 10-6-16
Applicant: Xiang Li Date: 10-6-16
Aluminum composite flat-wall sign with printed graphics, 48" x 90"

1310 E. Carson St., Pittsburgh, PA 15203
Described per IBC - 2009
PA UNIFORM CONSTRUCTION CODE
Snow Loads:
Ground Snow Load........Pg-40 psf
Snow Exposure Factor...C=1.0
Snow Load Importance...I=1.1
Thermal Factor...............C=1.0

Wind Loads:
Basic Wind Speed.........90 mph
Wind Importance Factor...I=1.15
Wind Exposure..............C
Gust Factor...................0.85
(3-sec peak gust MPH*)

Exterior Components designed in accordance with applicable provisions of the ASCE 7-05

Engineers Connection Options:
- Provide Eight (8) 1/4" Diam. Red Head Tap-Cons along the top and bottom of sign and two (2) down each side through washer and sign panel into 1-1/2" solid masonry embedment minimum (Twenty (20) Minimum).
- Provide Five (5) 3/8" Diam. Red Head LDT into a 1-1/2" solid masonry embedment along the top and bottom of panel with washer and One (1) centered down each side (Twelve (12) Minimum where shown above).

Star Massage
1310 East Carson St.
Pittsburgh, PA 15203
HISTORIC REVIEW COMMISSION OF PITTSBURGH
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STAFF USE ONLY:
DATE RECEIVED: 8/19/16
LOT AND BLOCK NUMBER: 22-P-172
WARD: 215K
FEE PAID: 410

DISTRICT:
Manchester

OWNER:
NAME: Manchester Church Lofts LLC
ADDRESS: 461 Melwood Ave
Pittsburgh, PA 15213
PHONE: 
EMAIL: ctrom11@comcast.net

APPLICANT:
NAME: Jason M Roth, Architect
ADDRESS: 233 Amber St
Pittsburgh, PA 15206
PHONE: 412-951-7495
EMAIL: jasonmroth@mac.com

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Conversion of vacant church into apartments/condos; partial replacement of stained glass with operable &
vision glass.

SIGNATURES:
OWNER: Date:
APPLICANT: Date: 8/18/16
VIEW FROM MANHATTAN ST. & PENNSYLVANIA AVE.

- Upper floor windows to remain
- Possible partial glazing change (this window only)

VIEW FROM STEDMAN ST. (ALLEY)

- Lower floor windows to remain
- Partial removal of stained glass (see window types)
- Nonhistoric shed addition to be removed
- New clear glazing in blind opening
- Partial removal of stained glass (see window types)
EXISTING WINDOWS

TYPE A

TYPE B
HISTORIC REVIEW COMMISSION OF PITTSBURGH
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FEESCHEDULE:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
1121 SHEFFIELD
Pgh PA 15233

OWNER:
NAME: BHI Capital, LLC
ADDRESS: 302 E Main St.
PHONE: 412-953-3570

APPLICANT:
NAME: Ryan Dedeo
ADDRESS: 
PHONE: 412-953-3570
EMAIL: ryandedeo.bhicapital@gmail.com

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Proposed two story free-standing deck at rear
Proposed roof top deck

SIGNATURES:
OWNER: 
APPLICANT: Ryan Dedeo
DATE: 9-15-14
NOTE: CALL PA ONE CALL SYSTEM BEFORE CONSTRUCTION AND OR EXCAVATION. NO UTILITIES LOCATED.

HAMLIN STREET 25'

N 80° 33' E
20.89'

L&B # 22-R-209-A

L&B # 22-R-206

84.00'

L&B # 22-R-208

L&B # 22-R-209

L&B # 22-R-210

GRAPHIC SCALE 1" = 10'

The purpose of this plan is for boundary and mortgage location purposes only.
Declaration is made to the original purchaser of the survey. It is not transferable to
additional institutions or subsequent owners.

PLAN OF SURVEY
SITUATE IN:
21ST WARD CITY OF PITTSBURGH,
ALLEGHENY CO., PA

MADE FOR:
BHI: CAPITAL LLC

ALLEGHENY LAND SURVEYING
PITTSBURGH, PA
412 920-0341

DRAWING NO. 12569-B FB - 6 PGS. 118-119
SCALE: 1" = 10' DATE: 03-23-2016
EXISTING HOUSE

2x10 P.T. BEAMS

OPENING IN DECK FRAMING TO ACCOMMODATE ABANDONED CELLAR ACCESS
- FIELD LOCATE AND ADJUST AS NEEDED
2x10 P.T. JOISTS TYP
16" C/C TYP
(6) 8x6 P.T. POSTS

FIRST FLOOR DECK FRAMING PLAN

4" MAX.
OPENING TYP.
3' 0"

(3) 2x10 P.T. BEAM

FIRST FLOOR DECK ELEVATION

GENERAL NOTES
1. ALL WORK SHALL CONFORM TO THE 2009 INTERNATIONAL RESIDENTIAL CODE (IRC) AND OTHER FEDERAL, STATE AND LOCAL CODES.
2. ALL DIMENSIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF BEAM OR CENTERLINE OF COLUMN.
3. ALL LUMBER TO BE PRESSURE TREATED.
4. ALL HARDWARE TO BE COMPATIBLE W/P.T./MATERIAL.

DRAWING INDEX
A-1 SECOND FLOOR DECK FRAMING PLAN AND ELEVATION
A-2 FIRST FLOOR DECK FRAMING PLAN AND ELEVATION
A-3 ROOFTOP DECK FRAMING PLAN AND ELEVATION
A-4 DETAILS

SITE DATA
1121 SHEFFIELD ST
PITTSBURGH, PA 15233

SPECIALIZED Graphics & Design
GENERAL NOTES:
1. ALL WORK SHALL CONFORM TO THE 2009 INTERNATIONAL RESIDENTIAL CODE (IRC) AND OTHER FEDERAL, STATE AND LOCAL CODES.
2. ALL DIMENSIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF REAM OR CENTERLINE OF COLUMN.
3. ALL LUMBER TO BE PRESSURE TREATED.
4. ALL HARDWARE TO BE COMPATIBLE W/ P.T. MATERIAL.

DRAWING INDEX:
A-1 SECOND FLOOR DECK FRAMING PLAN AND ELEVATION
A-2 FIRST FLOOR DECK FRAMING PLAN AND ELEVATION
A-3 ROOFTOP DECK FRAMING PLAN AND ELEVATION
A-4 DETAILS

SITE DATA:
1121 SHEFFIELD ST
PITTSBURGH, PA
15233
New Roof Deck:
Multi Family Residence at:
1121 Sheffield Street
Pittsburgh, PA 15233
Pennsylvania
Allegheny County

5/4" TREATED WOOD RAIL TOP BOARD SCREWED

5/4" TREATED WOOD RAIL SIDE BOARD SCREWED

2X2 (NOM) TREATED WOOD BALUSTERS 4' MAX. OPEN SPACING IN BETWEEN SCREWED

2X10 (NOM) WOOD DECK JOISTS @ 16" O.C. (FOR TREATED WOOD DECKING) @ 12" O.C. (FOR SYNTHETIC WOOD DECKING)

15'-6"

GALVANIZED METAL JOIST HOLD DOWN BRACKET @ EACH JOIST @ EACH END

5/4" TREATED WOOD DECKING SCREWED

FIELD VERIFY

NEW RUBBER MEMBRANE COPING

(2) 2X10 (NOM) TREATED WOOD HEADER GALVANIZED THRU BOLTED TOP AND BOTTOM AT EACH 6X6

NEW GALVANIZED ANCHORS @ 16" O.C. PRE-DRILL AND EPOXY INTO EXISTING MASONRY BEARING WALL

LINE OF EXISTING STRUCTURE

8X6 (NOM) TREATED WOOD POSTS @ 12'-0" O.C. MAX FREE STANDING ON EXTERIOR MASONRY BEARING WALL

8"X8" RUBBER MEMBRANE ROOFING SLIPPER

NEW GALVANIZED ANCHORS PRE-DRILL AND EPOXY INTO EXISTING MASONRY BEARING WALL @ EACH POST
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ADDRESS OF PROPERTY:
1245 Bruce Vista St
Pgh Pa.

OWNER:
NAME: Patricia Murphy
ADDRESS: 200 Jacks Run Rd
Pgh Pa 15214
PHONE: 412-716-5513
EMAIL: SymmsMurphy923@gmail.com

APPLICANT:
NAME: James C. Wenger JR
ADDRESS: 614 Crawford Rd
Pittsburgh, PA 15237
PHONE: 412-335-1864
EMAIL: TRILIITE Windows INC

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Remove unsalvageable windows in the rear of the building
Replace with New White Vinyl Windows

SIGNATURES:
OWNER: Patricia Murphy DATE: 9/27/16
HISTORIC REVIEW COMMISSION OF PITTSBURGH
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STAFF USE ONLY:
DATE RECEIVED: ________________________
LOT AND BLOCK NUMBER: __________________
WARD: ____________________________________
FEE PAID: __________________________________

ADDRESS OF PROPERTY:
4200 Fifth Avenue
Pittsburgh, PA 15260

OWNER:
NAME: University of Pittsburgh
ADDRESS: Eureka Bldg., Suite 3
3400 Forbes Ave., Pittsburgh, PA 15213
PHONE: 412-624-9518
EMAIL: csg11@pitt.edu

APPLICANT:
NAME: Dina Klavon
ADDRESS: 48 S. 15th Street
Pittsburgh, PA 15203
PHONE: 412-394-1181
EMAIL: dklavon@klavondesign.com

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:
The project is a small formal garden to compliment the Gothic style of Heinz Chapel. The garden includes sandstone paths, benches, landscaping, and an indiana limestone fountain to match the Chapel.

SIGNATURES:
OWNER: ___________________________ DATE: ___________________________
APPLICANT: ______________________ DATE: 9/16/16
SCHEMATIC SITE PLAN

TOTAL AREA - 5765 SF

- (280) Pachysandra terminalis
  - Japanese Pachysandra
- (26) Liriope muscari "Big Blue"
  - Big Blue Lily Turf
- (247) Buxus sinica var. insularis 'Wintergreen'
  - Wintergreen Boxwood
- (121) Hydrangea arborescens 'Anabelle'
  - Anabelle Hydrangea
- GARDEN PLOT 1 (875 SF)
- EXISTING DRAINAGE INLET TO REMAIN
- IN-GROUND LITTER RECEPTACLE (TYP.)
- RELOCATED MEMORIAL TREES (3)
- EXISTING MANHOLE TO REMAIN
- GARDEN PLOT 2 (400 SF)
- STANCHIONS FOR CLOSING GARDEN AT EACH ENTRANCE (TYP.)
- EXISTING ELECTRICAL BOX TO REMAIN

- HEINZ CHAPEL
- GARDEN PLOT 4 (925 SF)
- LARGE SANDSTONE PAVER (TYP.)
- EXISTING LIGHT POLE TO REMAIN (TYP.)
- EXISTING STORMWATER CLEAN-OUT TO REMAIN
- STONE WATER FEATURE
- EXISTING FLOOD LIGHTS TO REMAIN (3)
- GARDEN PLOT 4 (300 SF)
- MEDIUM SANDSTONE PAVER (TYP.)
- SANDSTONE EDGE PAVER (TYP.)
- STONE BENCH (TYP.)
- GARDEN PLOT 3 (1250 SF)
SITE MATERIALS

WATER FEATURE

PRE-CAST CONCRETE BENCH, TO MATCH EXISTING

EXISTING HANDRAIL

STANCHION (TO MATCH EX. HANDRAILS)

SANDSTONE PAVEMENT

WINTERGREEN BOXWOOD HEDGE

ANNABELLE HYDRANGEA SHRUB

BIG BLUE LILY TURF
DONOR ITEMS

HARDSCAPE
SANDSTONE PAVER EDGE (18" x 60") - 46 COUNT
SMALL SANDSTONE PAVER (23" x 41") - 85 COUNT
LARGE SANDSTONE PAVER (41" x 59") - 8 COUNT
PARTIAL LARGE SANDSTONE PAVER - 32 COUNT
CENTRAL PATIO (690 SF)

FURNISHINGS
WATER FEATURE
STONE BENCH - 33 TOTAL

GARDENS
GARDEN PLOT 1 (875 SF)
GARDEN PLOT 2 (400 SF)
GARDEN PLOT 3 (1050 SF)
GARDEN PLOT 4 (300 SF)
GARDEN PLOT 4 (925 SF)
The Heinz Chapel donor garden draws inspiration from the tradition of formal gardens paired with Gothic structures. We integrated the following common characteristics into our design:

- Symmetry associated with that of the structure
- Low parterre plantings that do not obstruct views of the structure
- A central focal point, usually in the form of a fountain

Pandhoff is the formal monastery garden of Cathedral Tower in Utrecht, Holland. Pandhoff features symmetrical parterre and a central octagonal fountain.

Royaumont Abbey, a Gothic abbey north of Paris, France, features a formal central garden with symmetrical parterre.