



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

Minutes of the Meeting of August 3, 2016  
Beginning at 12:30 PM  
200 Ross Street  
First Floor Hearing Room  
Pittsburgh, PA 15219

In Attendance:

<u>Members</u>	<u>Staff</u>	<u>Others</u>	
Joe Serrao	Sharon Spooner	Nate Morgan	Calli Baker
Erik Harless	Sarah Quinn	Bob Russ	Kevin Bradley
Carol Peterson		Evelyn Jones	Darlene Harris
Ernie Hogan		James Rizzo	James Pastorius
Ray Gastil		Adrian Madero	Mary Ann Mozelewski
Matthew Falcone		Susan Brandt	

Old Business-None.

New Business

Approval of Minutes: In regards to the July 2016 meeting minutes, Mr. Serrao motions to approve and Ms. Peterson seconds. Mr. Hogan asks for a vote; all are in favor and motion carries.

Certificates of Appropriateness: In regards to the July 2016 Certificates of Appropriateness, Mr. Serrao motions to approve and Mr. Gastil seconds. Mr. Hogan asks for a vote; all are in favor and motion carries.

Other Business:

1. Ms. Quinn talks about the public hearing for the Albright Church, which was held last week at City Council. At this point the City Clerk will schedule a vote, which will be held after Council comes back from recess in September. She also states that she and Mr. Harless held a training with PLI inspectors to re-familiarize them with historic districts and the National Park Service standards. She talks about a nomination that was received from Ms. Peterson for a school in Lawrenceville, and she also mentions that a public meeting was held in Lawrenceville for the National Register nomination.

Adjourn:

Mr. Serrao motions to adjourn the meeting.

Mr. Hogan asks for objections; hearing none, he adjourns the meeting.

The discussion of the agenda items follows.

*1021 E. Carson Street East Carson Street Historic District*

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Owner:  
Morgan Family Development  
6 Parklea Drive  
Monroeville, Pa 15146

Ward: 17th

Lot and Block: 3-G-134

Inspector:

Applicant:  
Morgan Family Development  
6 Parklea Drive  
Monroeville, Pa 15146

Council District: 3rd

Application Received: 6/17/16

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National Register Status:    Listed:    X    Eligible:

Proposed Changes: Remediation plan to address after-the-fact building alterations.

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Discussion:

1. Mr. Nate Morgan steps to the podium; he is one of the owners of the property. He introduces Mr. Luke Ezzo, the construction manager for the project
  2. Mr. Ezzo steps to the podium; he is the construction manager for the project. He goes over the plans for remediation of the after-the-fact alterations, including the storefront and windows on the front facade, removal of the side mural, and the side windows and side door. He states that they plan to remove the after-the-fact, unapproved storefront and will follow the previously-approved storefront plans. Those plans include installation of a wood-and-glass storefront, wood cornice, entablature, signboard, gooseneck lamps and uplights, and steel detailing. The upper floor windows will be restored or replaced as needed with wooden one-over-one double-hung windows and painting will be done as needed. Any unpainted surfaces that were painted will have the paint removed. He goes over the details of how the mural will be removed. He talks about the after-the-fact glass block windows; he states that they will be removing them and he talks about the new windows that will be installed as well as new brick molds. The new windows will be wooden one-over-one windows to mimic the profile of the original windows, two of which are still on the side of the building.
  3. Mr. Hogan asks if they have information about the profile of the brick mold.
  4. Mr. Ezzo says no, but he is working closely with Allegheny Millwork to make sure they meet the guidelines. He talks about the door replacement, stating that they will be removing the unapproved steel side door and replacing it with a wooden double door with proper brick molds. They plan to match the previous five-panel door.
  5. Mr. Harless asks for clarification on the side doors.
  6. Mr. Ezzo states that they will be installing a double door as that was what was there previously.
  7. Mr. Hogan asks about the fire suppression issues that they were facing with the
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side windows.

8. Mr. Ezzo states that they are working with someone to address those issues as soon as the historic issues are resolved.
9. Mr. Harless clarifies that they are saying that the fire suppression resolution will not have any impact to the exterior of the building.
10. Mr. Ezzo says that is correct.
11. Mr. Hogan asks for public comment.
12. Mr. Bob Russ steps to the podium representing the LRC. He states that they **weren't able to review the documents beforehand as they were not up on the website, so he can't comment on the technical aspects, but the cleaning of the brick** was their biggest concern. He also agrees that more detail is needed on the storefront.
13. Mr. Hogan acknowledges for the record an email received from the LRC. He states that overall he is comfortable with the windows, but before a C of A is issued he would want to have them submit a profile of the existing and proposed brick mold. He is concerned that the submitted storefront drawings are somewhat minimal; he states that a more detailed drawing should be submitted to staff showing where the crown moldings are going and information on the thicknesses, information on the setback of the glass and how it will mimic the original storefront. He states that they will also need cut sheets for electrical fixtures and the front door for the front facade. He is willing to approve the application conditionally upon submittal of those documents.

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Motion:

1. Mr. Serrao motions to approve the façade renovation with the condition that the applicant submits the following: information on existing brick mold and new brick mold detailing which should complement it, and a section and details of the new storefront for staff review showing color, type of fixtures, and profiles.
  2. Mr. Hogan adds that the applicant should include molding articulations and information on how they will complete the boxing, how they will treat the cornice and window sills, where the crown molding will go, and the signboard articulation and heights.
  3. Mr. Falcone seconds.
  4. Mr. Hogan asks for a vote; all are in favor and motion carries.
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*2429 E. Carson Street      East Carson Street Historic District*

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Owner:  
Tim Hosni  
PO Box 42323  
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 12-M-8

Applicant:  
Steven G. Hawkins  
2041 Wightman Street  
Pittsburgh, Pa 15217

Inspector:

Council District: 3rd

Application Received: 5/17/16

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National Register Status:    Listed:    X    Eligible:

Proposed Changes: Façade renovations.

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Discussion:

1. Mr. Shimon Zimbovsky steps to the podium; he is representing the architecture firm and explains that they are coming back with a revised proposal from last month. He shows the updated drawings and explains that they would now just like to increase the height of the entry door and add a transom window. He states that they believe that this will bring the façade closer to what was originally there and will bring it back to code.
  2. Mr. Hogan asks if they have considered taking the storefront back to something more appropriate to the district. He states that he understands that they are replacing an aluminum door with aluminum, but a wood entry door and transom system is more common in the district. He states that the proposed proportions will be an improvement on the current façade.
  3. Mr. Zimbovsky asks if the framing should be wood, or just the door. He also asks about the windows
  4. Mr. Hogan states that they would probably want to have both be wood, because they could then buy a whole system to insert. He states if they are not changing the windows, the Commission won't look at them. He recommends that as they start to change the façade back, they should choose the option most appropriate to the district if possible.
  5. Mr. Hogan states yes, and that the approval could probably be over the counter. He asks for public comment.
  6. Mr. Bob Russ steps to the podium representing the LRC. He states that they agree that the changes to the opening are more appropriate, and they agree with the **Commission's suggestions on the wooden door and framing.**
  7. Mr. Hogan asks if the applicant would be interested in replacement with a wood door.
  8. Mr. Zimbovsky states that he will present the option to the client.
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9. Mr. Hogan states that the Commission will take action today, and the applicant can work with staff to obtain necessary approvals.
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Motion:

1. Mr. Serrao motions to approve the door/facade renovation as submitted with the new higher base plate and wider stiles. The applicant is encouraged to change the aluminum door into a wood door, which can be approved by staff.
  2. Mr. Harless seconds.
  3. Mr. Hogan clarifies that the motion is to approve the modification of the door opening, with the configuration of the door itself and its frame to be more in keeping with the local district standards with the higher foot plate and side moldings. The Commission would prefer a full replacement of a wood door structure that would be more appropriate to the district.
  4. Mr. Hogan asks for a vote; all are in favor and motion carries.
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*2504 E. Carson Street      East Carson Street Historic District*

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Owner:  
Wallor Holdings, LLC  
102 S. Neshannock Road  
Hermitage, Pa 16148

Ward: 16th  
Lot and Block: 12-M-16

Applicant:  
Mary Ann Mozelewski  
11 Hawthorne Avenue  
Pittsburgh, Pa 15205

Inspector:  
Council District: 3rd  
Application Received: 7/15/16

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National Register Status:    Listed:    X    Eligible:

Proposed Changes:    Building renovations.

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Discussion:

1. Ms. Mary Ann Mozelewski steps to the podium; she is a design consultant for the owners of the property. She introduces a representative from the contracting company and a representative from the architecture firm. She states that the Millenium Dance Complex has a renovated building at this address, and they also purchased the building in question, which is set back 120 feet from East Carson Street. They are proposing to renovate this building to include a first-floor dance studio and apartments for visiting instructors. The first floor is currently vacant and the upper floors have apartments. She states that the primary (E. Carson Street) façade is in disrepair, and they would like to rebuild it in-kind using the same materials including grid block and the same brick paint color as the rest of the complex. The only difference is that they are proposing to extend it two and a half feet to attach the two buildings. She states that the building currently has a lot of mechanical equipment on it that is very visible, and they are proposing to extend the hip roof forward to create an area to camouflage the HVAC. On the secondary (25<sup>th</sup> Street) façade, they are looking to replace the ADA ramp, add a handrail, replace the doors in-kind with new metal doors, and add a stoop to the rearmost door. They are also proposing to replace the three existing windows in-kind with aluminum windows and to add three additional windows to match. The last item is the overhang, which is in disrepair, and they are proposing to repair and replace in-kind.
  2. Mr. Hogan asks if the handrail will be a simple wrought-iron rail.
  3. Ms. Mozelewski says yes.
  4. Mr. Harless mentions that they will need a rail on both sides of the ramp. The other railing can be a simple pipe rail.
  5. Mr. Hogan asks for public comment.
  6. Mr. Bob Russ steps to the podium representing the LRC. He states that they are fine with the proposal in general. They do want to make sure that the existing and
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proposed HVAC is concealed. He states that this is a non-contributing building and the proposal is simple and cleans up the building, which they appreciate.

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Motion:

1. Mr. Serrao motions to approve the building renovations as submitted, with the condition that the HVAC screening completely cover the proposed HVAC units.
  2. Ms. Peterson seconds.
  3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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*Allegheny Arsenal*

*Individual Landmark*

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Owner:  
City of Pittsburgh  
414 Grant Street Room 301  
Pittsburgh, Pa 15219

Ward: 6th  
Lot and Block: 49-K-61

Applicant:  
Calli Barker  
414 Grant Street Room 301  
Pittsburgh, Pa 15219

Inspector:  
Council District:  
Application Received: 7/15/16

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National Register Status:    Listed:                    Eligible:

Proposed Changes: Arsenal building renovations.

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Discussion:

1. Ms. Calli Baker steps to the podium; she is representing the City of Pittsburgh for the Arsenal Powder Magazine restoration project. She states that this building was originally used for ammunition storage and was built in 1814; today it contains restrooms, storage, and concessions. She explains the project, stating that they are proposing roof replacement, masonry restoration, fence replacement, and addition of an exterior drinking fountain. She talks about the roof, stating that it is deteriorating. She states that the roof would have originally had wood shingles, and they are proposing synthetic wooden shingles, with the alternate to propose the roof in-kind with asphalt shingles.
2. Mr. Hogan asks if they are doing masonry cleaning.
3. Ms. Baker says yes, they are proposing to clean, repair, and repoint. They will be removing the white metal caps, exposing the stone, and sealing the joints. She states that the next item in the scope is addition of fencing at the back of the roof to mimic the historic fencing on the site. The final item in the scope is the addition of a water fountain to the monument. There was a fountain historically there, and they have a proposal for a modern fountain that would blend in or a historic-looking fountain, which would need to be different from the original in order to be accessible. She states that they are still researching their options on this work item.
4. Mr. Harless talks about possible code issues.
5. Mr. Hogan asks for public comment; there is none.

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Motion:

1. Mr. Serrao motions to approve, with the note that they accept the alternate material for the roof.
  2. Mr. Harless seconds.
  3. Ms. Peterson states that she is uncomfortable with the acceptance of the asphalt
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roofing as an alternate material.

4. Mr. Serrao states that it would be in-kind replacement, which they are entitled to do.
  5. Mr. Gastil wants to talk about the issue of accessibility for the water fountain.
  6. Mr. Hogan states that there are two options before them--the modern option and the historic option.
  7. Mr. Hogan states that the applicant could come back to the HRC and propose an alternate location for an accessible drinking fountain while they restore the monument.
  8. Ms. Baker proposes that they look for an alternate location for a drinking fountain in the park while restoring the monument.
  9. Mr. Falcone agrees with the proposal.
  10. Mr. Hogan clarifies that the recommendation is for a decorative fountain on the monument, which will be more appealing.
  11. Mr. Serrao amends his motion to include a decorative fountain.
  12. Mr. Harless seconds again.
  13. Mr. Hogan clarifies that the motion is to approve the drawings with the drinking fountain as an alternative as proposed, but decorative only; the drinking facilities would be explored elsewhere. They are also approving the synthetic cedar shakes or in-kind replacement of the asphalt roof.
  14. Mr. Hogan asks for a vote; all are in favor and motion carries.
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*1446 Columbus Avenue*

*Manchester Historic District*

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Owner:  
BBIG  
211 E. Beaver Street  
Zelienople, Pa 16063

Ward: 21st  
Lot and Block: 22-J-301

Applicant:  
BBIG  
211 E. Beaver Street  
Zelienople, Pa 16063

Inspector:  
Council District: 6th  
Application Received: 7/15/16

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National Register Status:    Listed:    X    Eligible:

Proposed Changes: Building renovations including new window and dormer.

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Discussion:

1. Mr. Kevin Bradley steps to the podium; he is a co-owner of the property. He explains the project, stating that they are looking to restore the building. The main items that they are looking to get approval for are replacement of the roof and addition of a dormer on the rear of the property. He states that the roof currently has asphalt shingles and is deteriorating and leaking. They are planning to replace the asphalt with dimensional asphalt shingles. There is currently no brick on the rear of the building, so they are planning to rebrick it. The dormer would be on the third floor in the rear, and would provide some living space. He talks about the dimensions of the dormer and states that they are looking to add two windows.
  2. Mr. Hogan asks if they will be retaining the box gutters.
  3. Mr. Bradley states that there is a box gutter in the front which they will be replacing, but there is nothing in the rear.
  4. Mr. Hogan states that they would be fine with a k-gutter in the rear.
  5. Mr. Bradley states that they are not ready to address the front of the property as the immediate need was to secure the back, but in the future they plan to replace the steel door with a wood door as well as replace the porch railings.
  6. Mr. Hogan states that they would need more information on the porch gutter detailing for approval when they are ready to submit that. He clarifies that what is before them is roof restoration, front box gutter restoration, rear rebricking, porch handrail, and rear dormer. He asks about the rear windows.
  7. Mr. Bradley states that there are already existing window openings, and they will be installing vinyl windows. He mentions that they are also applying for a grant from the URA to repair the side party wall.
  8. Mr. Hogan asks for public comment; there is none. He asks for a motion to approve.
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Motion:

1. Mr. Serrao motions to approve the renovation of the rear façade with the addition of a rear dormer, reinstatement of vinyl-clad windows in existing openings in the rear façade, box gutter, roof, new porch rail, and new hand rail, with final materials to be submitted to staff. [Party wall]
  2. Mr. Falcone seconds.
  3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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*1446 Columbus Avenue*

*Manchester Historic District*

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Owner:  
MCC  
1319 Allegheny Avenue  
Pittsburgh, Pa 15233

Ward: 21st  
Lot and Block: 22-K-103,104

Applicant:  
James R. Hoy  
1322 Juniata Street  
Pittsburgh, Pa 15233

Inspector:  
Council District: 6th  
Application Received: 7/15/16

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National Register Status:    Listed:                    Eligible:

Proposed Changes: Installation of fencing and parking pads.

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Discussion:

1. Mr. James Hoy steps to the podium. He explains the project, stating that the proposal is to install a back fence. One fence in the row was approved and installed, and this proposal is to complete the other three in the row. They are also proposing rear parking pads.
2. Mr. Hogan asks about the fencing material.
3. Mr. Hoy states that there was a cedar dog-eared fence that was previously approved and installed, which they will be looking to match. The fencing will be double-sided and six feet high.
4. Ms. Peterson recuses herself from the discussion.
5. Mr. Hogan asks for public comment; there is none.

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Motion:

1. Mr. Serrao motions to approve the installation of new fencing and parking pad.
  2. Mr. Falcone seconds.
  3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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*202 Fifth Avenue*

*Market Square Historic District*

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Owner:  
Nicholas & Patrinos Properties  
202 Fifth Avenue  
Pittsburgh, Pa 15222

Ward: 1st  
Lot and Block: 1-D-169

Applicant:  
Surmesur  
202 Fifth Avenue  
Pittsburgh, Pa 15222

Inspector:  
Council District: 6th  
Application Received: 7/15/16

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National Register Status:    Listed:                    Eligible:

Proposed Changes:    Installation of halo-lit signage.

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Discussion:

1. Mr. Adrian Madero steps to the podium. He talks about the business and explains the proposed sign. The material will be aluminum with an acrylic finish and the letters will be backlit with LEDs.
  2. Mr. Hogan asks for public testimony; there is none.
  3. Mr. Falcone asks for clarification on the size of the sign.
  4. Mr. Madero states that they can make the sign as tall as the sign board area of the building.
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Motion:

1. Mr. Falcone motions to approve as submitted, with the condition that the sign fit within the current sign band.
  2. Mr. Serrao seconds.
  3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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*508 W. North Avenue Mexican War Streets Historic District*

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Owner:  
West North Development  
506 W. North Avenue  
Pittsburgh, Pa 15212

Ward: 22nd

Lot and Block: 23-N-69

Inspector:

Applicant:  
West North Development  
506 W. North Avenue  
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 7/15/16

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National Register Status:    Listed:                    Eligible:

Proposed Changes: Construction of a rear addition.

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Discussion:

1. Mr. James Pastorius steps to the podium. He explains the project, stating that they have been working on the warehouse side of the project and are now starting with the next phase of the project, which is the house at 508. They are looking to add more space with an addition in order to make the project a viable venture while respecting the neighborhood and the architecture of the building. He shows the elevations including studies of the visibility from all angles.
  2. The Commission states that the addition would be minimally visible.
  3. Mr. Pastorius states that as far as materials, they would submit that to staff, but they are planning to mimic what has already been approved, such as Hardie board siding or brick veneer if desired, wood windows, and asphalt shingles.
  4. Mr. Hogan asks for public comment; there is none.
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Motion:

1. Mr. Serrao motions to approve the construction of the rear addition, with final materials and colors to be submitted to staff. Materials are to include wood windows, asphalt shingle roof, and Hardie plank siding on the main facades of the addition.
  2. Ms. Peterson.
  3. Mr. Hogan asks for a vote; all are in favor and motion carries.
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*Catahecassa Spring*  
*Howe Spring*  
*Voegtly Spring*

*Historic Nomination*

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Owner:  
Various – See Nomination

Ward: var.

Lot and Block: var.

Nominator:  
Matthew Falcone  
Preservation Pittsburgh  
1501 Reedsdale Street, Suite 5003  
Pittsburgh, Pa 15233

Inspector:

Council District: var.

Nomination Received: 7/15/16

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National Register Status:    Listed:                    Eligible:

Proposed Changes:    Nomination for historic designation.

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Discussion:

1. Ms. Quinn gives a brief staff report on the three spring nominations. She states that they were proposed to be a thematic nomination, but there is no provision in the ordinance for a combined nomination, so they are three separate nominations. She talks about the significance, stating that as a thematic nomination, it was somewhat difficult to come up with a significance statement that would apply to all three. What she found tied them all together was public health. She states that all three are significant under Criterion 7, association with important cultural or social aspects or events in the history of the City of Pittsburgh. She states that from a public health standpoint, the springs provided fresh water for emergencies, because of tremendous population growth, and also for recreation. She states that she is planning to do more research as the process continues to identify additional criteria.
2. Mr. Gastil clarifies that other criteria may apply for the springs individually.
3. Ms. Quinn says yes, for example Howe Springs may be the work of an architect. She also states that the springs, although different, each retain integrity.
4. Mr. Harless asks for clarification on if the nominations are for the objects or parcels.
5. Ms. Quinn states that it will be just for the structure within the parcel.
6. The Commission discusses how and if the surrounding sites will be protected.

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Motion:

7. Ms. Peterson motions that they accept the application.
  8. Mr. Serrao seconds.
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9. Mr. Serrao clarifies that it meets, at minimum, Criterion 2, identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspects of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States, Criterion 7, association with important cultural or social aspects or events in the history of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States, and Criterion 10, unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Pittsburgh.

10. Mr. Hogan asks for a vote; all are in favor and motion carries.

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