CITY OF PITTSBURGH
Historic Review Commission
Application for a Certificate of Appropriateness

DIRECTIONS:
Please note: You must complete a Zoning and Development Review Application (ZDR) along with this Application. The ZDR can be filed and fees paid online after creating an account at OneStopPGH. Please upload this Application when submitting the ZDR along with your supporting documentation.

DEADLINE:
Completed applications must be received at least 13 business days prior to the HRC hearing, when a hearing is required. In order to confirm your spot on the agenda, you must confirm that your application has been received by emailing historicreview@pittsburghpa.gov.

FEE SCHEDULE:
See attached.

ADDRESS OF PROPERTY:
1417 Arch Street Pittsburgh PA 15212, Lot 23-F-413, 25th Ward

APPLICANT/PROPERTY OWNER INFORMATION

OWNER NAME: Sarah Mistick
COMPANY NAME: Northside Properties Residences III LLC

OWNER ADDRESS: 1300 Brighton Road Pittsburgh PA 15233

APPLICANT NAME: Clint Myers
COMPANY NAME: Mistick Construction Co.

APPLICANT ADDRESS: 1300 Brighton Road Pittsburgh PA 15233

APPLICANT CONTACT (EMAIL): cmyers@mystickconstruction.com (PHONE): 412-332-1121

SUPPORTING DOCUMENTATION (REQUIRED):

☒ Drawings ☐ Photographs ☐ Renderings ☐ Site Plan ☑ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT (ATTACH ANOTHER SHEET IF NEEDED):
We are seeking approval to raze the existing structures at 1415 and 1417 Arch Street. While the original intent was to renovate the houses, selective interior demolition has revealed a poorly constructed and badly deteriorated structure. With the narrow lot size, multiple house additions, and existing interior layout, investing in the rebuilding of the house’s structure, while saving the streetface portion of the houses, would result in an interior that was less than desirable in the owner’s opinion.

APPLICANT OR PROPERTY OWNER SIGNATURE:

SIGN: [Signature] DATE: 4/9/21

200 ROSS STREET | CIVIC BUILDING, FOURTH FLOOR | historicreview@pittsburghpa.gov
March 24, 2021

Mr. Robert Mistick  
Mistick Construction  
1300 Brighton Road  
Pittsburgh, PA  15233

Re:  Northside Properties Residences III – 1415 Arch Street  
TSE Project #4485

Dear Bob,

At the request of Mistick Construction, I (Christina Berzite) met with Clint Meyers and Lou Cuccaro at the vacant townhouses you own at 1415/1417 Arch Street on March 16, 2021 to perform a cursory structural survey of the deteriorated conditions. During the meeting, we toured the interior of 1415 Arch Street and the exterior of 1415 and 1417 Arch Street, visually observing the exposed conditions and noting structural deterioration where it was found. The following is a summary of my observations and conclusions.

Observations:

1. The townhouses are 2 1/2-story brick and wood-framed structures with full basement spaces. They are estimated to be well over 100 years old at the present time. Significant structural deterioration has occurred at all levels, leaving them currently uninhabitable at the present time and structurally unstable in several areas.

2. The above-grade portions of the exterior walls consist of multi-wythe brick masonry that varies in condition from poor to unstable around the building perimeter (see attached photos 1 through 8). The front wall is in extremely poor structural condition, with severely deteriorated mortar joints, significant cracking around all openings, and outward movement at the center of the wall. The front wall is structurally unsound at the present time. Extensive vertical cracking and severely deteriorated mortar joints were also observed on the interior side of all of the masonry walls (see attached photos 9 through 23).

3. The below-grade portions of the exterior walls are constructed with stacked stone/masonry block. The interior portions of the walls were inaccessible and could not be observed during the site visit, but significant damage has occurred along the front wall as a result of foundation settlement.

4. All of the floors are framed with wood joists that span from left-to-right (parallel to the street) and are supported on the masonry bearing walls (see attached photos 24 through 29). Significant water damage and areas of sloped and sagging floor framing was observed in several areas.

5. The third-floor stair wall is inset from the exterior and masonry on that wall extends down through the house into the basement (see attached photos 30-33). The masonry is in extremely
poor structural condition, with severely deteriorated mortar joints, and significant cracking due to settlement. This wall is structurally unsound at the present time.

Conclusions and Recommendations:

Based on my observations at the site, it is my conclusion that while the house could be restored to a useable condition, the costs of restoration would likely exceed the cost of demolition and replacement. The floor framing would require significant repairs/restoration. Repair work would cause the masonry bearing walls to become more unstable and pose significant risk to workers inside the structure. Substantial water damage observed on the floor framing appears to have caused mold damage that would require mold testing and probable remediation. The exterior walls and foundations would require extensive repairs, including total removal and reconstruction in several areas. The multi-wythe brick construction would add cost to all of the repairs because it is more difficult to modify than single wythe brick veneer. The cost of restoration would almost certainly exceed the cost of demolition and replacement and pose a significant safety risk to workers doing the restoration. It is our recommendation that the structure be fully demolished at the present time. Plans for replacement have not been discussed/submitted at the time of this report.

The conclusions stated in this report are based on visual observations of exposed conditions during my cursory survey. It is assumed that 1417 Arch Street is in similar condition based on age of construction and exterior conditions, however, this property would not be able to be observed without significant interior exploratory demolition.

Sincerely,

Taylor Structural Engineers, Inc.

Christina M. Berzite, PE
Senior Project Engineer

Dirk A. Taylor, PE
President

Attachments: Photos 1-33
A101 – Architectural Demolition Plan with Photos Keyed In
Photo 1. Overall Front Elevation of 1415/1417 Arch Street.

Photo 2. View of Masonry Cracking below Front Windows.
Photo 3. View of Masonry Cracking above front Windows.

Photo 4. View of Masonry Cracking above Front Entrance Doors.
Photo 5. View of Rear Elevation.

Photo 6. View of Inset Rear Elevation.
Photo 7. View of Damaged Masonry on Rear Inset Elevation.

Photo 8. View of 1417 Arch Street Side Elevation.
Photo 9. View of First Floor Interior Wall.

Photo 10. Interior View of First Floor Rear Wall Inset.
Photo 11. Interior View of First Floor Rear Wall Inset.

Photo 12. Interior View of First Floor Rear Wall Inset.
Photo 13. Interior View of Rear Wall and First Floor Framing.

Photo 14. Interior View of First Floor Rear Wall.
Photo 15. Interior View of Second Floor Wall.

Photo 16. Interior View of Second Floor Wall.
Photo 17. Interior View of Second Floor Wall.

Photo 18. Interior View of Second Floor Wall.
Photo 19. Interior View of Second Floor Wall/Stairs to Partial Third Floor.

Photo 20. Interior View of Second Floor Wall.
Photo 21. Interior View of Second Floor Wall/Floor Framing.

Photo 22. Interior View of Second Floor Wall.
Photo 23. Interior View of Second Floor Wall.

Photo 24. View of First Floor Interior Framing.
Photo 25. View of First Floor Interior Framing.

Photo 26. View of First Floor Interior Framing.
Photo 27. View of First Floor Interior Framing.

Photo 28. View of First Floor Stairs to Second Floor.
Photo 29. Interior View of Second Floor/Low Roof Framing.

Photo 30. View of First Floor Interior Wall Framing.
Photo 31. Interior View of Second Floor Wall.

Photo 32. Interior View of Second Floor Walls.
Photo 33. View of Second Floor Stairs to Third Floor.

Photo 34. View of Second Floor Stairs to Third Floor.
BUILDING AREA TO BE DEMOLISHED

DISCONNECT AND CAP ALL EXISTING UTILITIES PRIOR TO BUILDING DEMOLITION

PROTECT ADJACENT BUILDING TO REMAIN

COORDINATE DEMOLITION OF PARTY WALLS WITH NEIGHBOR.

BUILDING AREA TO BE DEMOLISHED

EXISTING ADJACENT PROPERTY

EXISTING ADJACENT PROPERTY (EMPTY LOT)

EXISTING CONCRETE SIDEWALK & STEPS.

EXISTING ASPHALT PAVED STREET

EXISTING CURB TO REMAIN

EXISTING CONCRETE SIDEWALK TO REMAIN.

EXISTING COMPACTED GRAVEL PARKING PAD TO REMAIN.

REMOVE EXISTING CONCRETE SIDEWALK IN ITS ENTIRETY.

EXISTING WOOD FENCE ON CONCRETE CURB TO REMAIN.

EXISTING CONCRETE STEPS & RETAINING WALLS TO BE DEMOLISHED IN THEIR ENTIRETY.

EXISTING LAWN

EXISTING TWO STORY MASONRY ADDITION

EXISTING THREE STORY MASONRY BUILDING

N 15° 00' W 15.00'

ARCH STREET

GRAPHIC SCALE 1/8" = 1'-0"
BUILDING AREA TO BE DEMOLISHED

DISCONNECT AND CAP ALL EXISTING UTILITIES PRIOR TO BUILDING DEMOLITION

EXISTING CONCRETE STEPS & RETAINING WALLS TO BE DEMOLISHED IN THEIR ENTIRETY

EXISTING TWO STORY MASONRY ADDITION

EXISTING THREE STORY MASONRY BUILDING

EXISTING CONCRETE CURBS TO REMAIN

EXISTING CONCRETE SIDEWALK TO REMAIN

EXISTING CURB TO REMAIN

EXISTING ASPHALT PAVED STREET

ALIGN

EXISTING LAWN

EXISTING CONCRETE PAD TO REMAIN.

EXISTING CONCRETE PATIO TO REMAIN.

VETO STREET

N 15° 00' W 15.00'

1415 ARCH ST. (BLOCK 23-F-LOT 412)

1417 ARCH ST. (BLOCK 23-F-LOT 413)

BUILDING AREA TO BE DEMOLISHED

EXISTING ADJACENT PROPERTY (EMPTY LOT)

EXISTING ADJACENT PROPERTY

GRAPHIC SCALE: 1/8" = 1'-0"

ARCH STREET

P H A S E  I I I

NORTHSIDE PROPERTIES RESIDENCES

1417 ARCH STREET

PITTSBURGH, PA

S1

Sheet No. Title SITE PLAN
Project # 17254
Date 10/02/2020

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lga PARTNERS

1423 Forbes Ave. Suite 420 Pittsburgh, PA 15219
P 412.345.3430 F 412.345.4342
1. Beams, joists and rafters shall be removed and replaced with new beams, joists and rafters as required.

2. G.C. shall carefully remove existing masonry bearing wall structure to be removed. See sheet 3/CS03 for additional information.

3. G.C. shall remove all existing perimeter wall finishes, existing window assemblies, and existing (V.I.F.). Install new metal handrail (where applicable) or window assembly in its entirety. G.C. to prepare original masonry opening to receive new window / door assembly. Verify masonry rough opening dimensions and coordinate with new work plans.

4. G.C. to remove existing HVAC ductwork, diffusers, grills and all associated wiring. Remove all floor coverings, including all related components and associated hardware.

5. To remove existing electrical service equipment, electrical service feeders, and disconnect switches. Make provisions for the proposed space in preparation for the new electrical service. G.C. shall remove all interior electrical panels, circuit breaker boxes, and all interior electrical wiring, including all related components and associated hardware.

6. To remove all existing exterior window opening framed in masonry wall. Allow minimum negative side clearance of 3". Masonry shall be removed, including all related components and associated hardware.

7. G.C. to replace any deteriorated sub floor & finish. G.C. to replace any deteriorated sub floor & finish. G.C. to replace any deteriorated sub floor & finish. G.C. to replace any deteriorated sub floor & finish. G.C. to replace any deteriorated sub floor & finish. G.C. to replace any deteriorated sub floor & finish.

8. To replace all existing electrical panels, circuit breaker boxes, and all electrical wiring, including all related components and associated hardware.

9. To replace all existing HVAC ductwork, diffusers, grills and all associated wiring. Remove all floor coverings, including all related components and associated hardware.

10. To remove all existing floor and base framing in floor joists. Masonry shall be removed, including all related components and associated hardware.

11. G.C. to provide temporary support/bracing & new footing details for the proposed space as required. G.C. to provide temporary support/bracing & new footing details for the proposed space as required. G.C. to provide temporary support/bracing & new footing details for the proposed space as required. G.C. to provide temporary support/bracing & new footing details for the proposed space as required. G.C. to provide temporary support/bracing & new footing details for the proposed space as required.

12. G.C. to remove existing foundation wall, concrete footing, and all associated plumbing lines and utility. G.C. to remove existing foundation wall, concrete footing, and all associated plumbing lines and utility. G.C. to remove existing foundation wall, concrete footing, and all associated plumbing lines and utility. G.C. to remove existing foundation wall, concrete footing, and all associated plumbing lines and utility. G.C. to remove existing foundation wall, concrete footing, and all associated plumbing lines and utility.

13. G.C. to provide temporary support/bracing & new footing details for the proposed space as required. G.C. to provide temporary support/bracing & new footing details for the proposed space as required. G.C. to provide temporary support/bracing & new footing details for the proposed space as required. G.C. to provide temporary support/bracing & new footing details for the proposed space as required. G.C. to provide temporary support/bracing & new footing details for the proposed space as required.