<table>
<thead>
<tr>
<th><strong>1217 Liverpool Street</strong></th>
<th><strong>Manchester Historic District</strong></th>
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<tbody>
<tr>
<td><strong>Owner:</strong></td>
<td>Ward: 21st</td>
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<tr>
<td>David &amp; Kim Nitchkey</td>
<td>Lot and Block: 22-L-271</td>
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<tr>
<td>1821 Fox Way</td>
<td>Inspector:</td>
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<tr>
<td>Pittsburgh, Pa 15203</td>
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<td><strong>Applicant:</strong></td>
<td>Council District: 6th</td>
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<tr>
<td>David Nitchkey</td>
<td>Application Received: 1/11/22</td>
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<tr>
<td>CORE Architecture</td>
<td></td>
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<tr>
<td>360 Lincoln Avenue</td>
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<tr>
<td>Pittsburgh, Pa 15202</td>
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**National Register Status:**  Listed: X  Eligible:  
**Proposed Changes:** Construction of a new house.

**Discussion:**

1. Mr. David Nitchkey speaks as the owner and architect of the project. He explains the project and goes through the presentation.

2. Ms. Aguirre asks for public comment; there is none. She acknowledges for the record a letter from the LRC; she states that they generally support the project with a few concerns. She also acknowledges a letter in support from a neighbor.

3. Mr. Snipe echoes some of the concerns of the community especially the absence of the front door and steps. He agrees that the basement windows are a little high in comparison with the other homes.

4. Mr. Hill agrees completely about the door and stoop.

5. Ms. Loysen states that she thinks it is OK for a modern building to not match its historic neighbors exactly as long as it sits comfortably with its neighbors. She thinks that this building does fit comfortably, including the front façade and the metal siding in the back, but she thinks that the rear of the property may sit very far back towards the alley compared to the neighbors.

6. Mr. Green agrees with Ms. Loysen on the front façade and feels that the pattern of punched openings does respond to the context sufficiently. Also, given that this is a new structure, he is fine with the metal siding, especially as it is in the rear.

7. Mr. Falcone talks about a previously-approved project in Deutschtown that he recalls was presented without a front entryway door but ended up being approved with a false door. He feels that a door, even if it isn’t operable, is essential in connecting a new infill structure with the neighborhood. He addresses the windows and brick in the dormer and states that there is a lot of brick that could perhaps be broken up with a pattern to give it more prominence.

8. Ms. Loysen states that she feels that the proposal is successfully bridging the old and the new and is not trying to compete with the historic buildings.
9. Mr. Snipe agrees with Mr. Falcone that he would like to see a door on the front façade, even if it is a false door.

10. Mr. Hill agrees.

11. Ms. Aguirre agrees and states that the door and steps are an important element on this street. She also comments on the thin brick product and questions if it has been used before.

12. Ms. Quinn states that she doesn’t believe it has been approved before.

13. Ms. Aguirre also states that she would like to see double-hung windows rather than pivot windows. She doesn’t have an issue with the design of the rear of the property and the materials including the siding.

14. Mr. Dash agrees with Ms. Loysen and Mr. Green on the materials, but agrees with the other Commissioners on the entrance.

15. Ms. Loysen states again that she is fine with a modern building being modern, and doesn’t necessarily agree with creating a false entrance. She is also fine with the windows not being double-hung.

16. Ms. Aguirre states that there are a lot of suggestions being given, and that they may not get to a resolution today. She asks the applicant for feedback and questions.

17. Mr. Nitchkey states that he is hearing that the façade is too simple, but he echoes Ms. Loysen’s comments that they were trying to keep it simple and not compete with or mimic the historic buildings. Regarding the front entrance, they thought this was the best option for how they will be using the new home. He states that he is troubled by the concept of having a non-functional door. He also addresses the thin brick material and states that he would like more clarification on objections to it.

18. Ms. Loysen asks about the joint size on the brick and if it would look strange with the neighboring homes.

19. Mr. Nitchkey states that he would need to look into that.

20. Mr. Hill summarizes that a plurality of Commissioners agree about the door, and there was also some talk about the dormer window and brick.

21. Ms. Loysen agrees and states that she feels that careful attention needs to be paid to the brick so it doesn’t look too 1980s.

22. Ms. Aguirre states that regular brick could provide more texture.

23. Mr. Nitchkey states that the thin brick does provide some options such as a soldier course, which they will be using above the windows.

24. Ms. Loysen is also concerned that with the thin brick, the windows may not be set far enough back, and the façade would read as flat.

25. Ms. Aguirre states that real brick can be used on the front and not necessarily the sides.

26. Ms. Loysen states that she is fine with the thin brick product but is just concerned with the detailing.

27. Mr. Nitchkey asks if the front door should also include a stoop, as it will not be a
functional door. He also states that there may be an issue with the budget with all
of the added items.

28. Ms. Loysen would not like to see a false door and stoop traded for some of the
more quality work in the proposal.

29. Mr. Snipe states that the front door and stoop is non-negotiable for him.

30. Mr. Falcone agrees.

31. Mr. Dash states that he would like to see options with something that resembles a
front door and stoop at least in terms of pattern.

32. Mr. Hill agrees.

33. Ms. Aguirre agrees and states that the applicant can continue to work with staff
and the LRC.

Motion:

1. Mr. Hill moves to table the application for 30 days.
2. Mr. Snipe seconds.
3. Ms. Aguirre asks for a vote; Mr. Dash, Mr. Falcone, Mr. Hill, Ms. Loysen, Mr.
Snipe, and Ms. Aguirre are in favor and Mr. Green is opposed. Motion carries.