

Development Activities Meeting Report (Version: 01/24/2024)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 1422 Liverpool St	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Residents Manchester Neighbors Manchester Chateau Partnership Alliance Manchester Historic Society Councilman Daniel Lavelle Balzer Architecture
Parcel Number(s): 0022-P-00015-0000-00	
ZDR Application Number: BDA-2024-08481	
Meeting Location: Zoom	
Date: 2-12-2025	
Meeting Start Time: 6pm	
Applicant: Drew Balzer - balzerarchitecture	Approx. Number of Attendees: 31
Boards and/or Commissions Request(s): HRC	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Construction of a new residence. Single family detached home, two stories and a detached garage. residence on a vacant lot. The current state of the site has an existing stone wall and previous home's steps. Liverpool St is a collective mix of building designs – Victorian, row homes, etc. Used Manchester Historic District's design guidelines to justify design choices line by line. Single-story, Detached garage is similar to most of the homes in historic area. Three-bed, two-bath. Front has a porch consistent neighborhood, meant to be welcoming to the home. Window pattern is consistent with scale and proportion of those in the neighborhood. The goal is for it to look classic and not stand out in the neighborhood. We tried to incorporate any existing aspects left (not many since it was vacant) on the site with the new construction – mainly the stairs and stone wall. Exterior uses lap siding with a brick base. Has a stepped landscape that transitions user from Liverpool Street up to the porch.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Is this house going up for sale or is this for a client?	Client
The stone wall in front is being incorporated?	Yes, we use the stone wall and the stairs to go up to the porch.

Questions and Comments from Attendees	Responses from Applicants
Can you explain the materials of the siding?	It's a lapped hardy board siding consistent with the design guidelines, it uses a dark greenish gray color that we pulled from other places in the neighborhood. There is trim around the roof, porch roof, windows, and bay window. The base of the house is brick.
Is the height of the house the same as the ones next to it?	The property is slightly elevated, but we matched the window lines so it would be more seamless/wouldn't stick out
Is this being built on a parking lot?	No, it's the adjacent property. The city owns that parking lot.
From the chat: I'm not sure of current Pgh policies around new construction, but given the intensifying climate crisis, one would hope various energy-related criteria would be required, ie solar installation, geo-thermal, heat pumps, etc?	Material choices meet or exceed energy code requirements from the city. We are using above minimum standards of insulation. We assessed for solar and orientation is not ideal for it, same with geothermal where it is feasible but not economically viable. The features are energy conscious.
From the chat: what is the estimated cost for the project, also what is the timeline?	The client is private so I'm not sure if I can disclose that information. The timeline is going to HRC, getting certificate of appropriateness, then getting permits. Time line is looking like a year for construction. We aim to incorporate modular construction to be mindful of energy consumption (in a historical context). This brings down cost and uses a lot less energy by being more efficient than on-site construction. Hopefully this will improve the timeline and efficacy of project
From the chat: Please look at paintings to be pollinator plants!	The clients are interested in bringing in plant material and gardening. Pollinator garden is of interest.
From the chat: What is the total set back from the sidewalk? Does it align with the rest of the block? Any consideration for chimneys to provide some additional detail to the roofline, I didnt see if there were any fireplaces in the plans.	There is an intention to have a small woodburning fireplace and a chimney. There is a set back requirement in the zoning – 15 ft minimum, but there is a provision that allows contextual setbacks. It aligns with the house next door, 21 ft back.
Would you consider looking at the porch in a different way to make it look more robust or ornate?	We have been talking about how to incorporate detailing that other houses have. We aim to pay attention on how we detail the trimwork – how the columns meet the roof etc. It's 16x6 ft. looking into how we articulate detail around the porch to have it fit in with neighborhood. The Bay window has a lot of detail because it is a focal point
From the chat: Looks beautiful! Good luck on the project and here's hoping you can use as many of the beautiful stones/wall in the front. Ditto on Linda's comment about the porch ;-)	

Questions and Comments from Attendees	Responses from Applicants
From the chat: Thank you for the detailed presentation.	
From the chat: I like the Modular idea.	
From the chat: Very thorough job, Drew.	

Other Notes

Manchester Historic District Guidelines: https://apps.pittsburghpa.gov/dcp/05_Manchester_Guidelines.pdf City of Pittsburgh Historic Preservation Guidelines: https://apps.pittsburghpa.gov/dcp/Pittsburgh_HP_Design_Guidelines.pdf Historic Review Commission: <https://www.pittsburghpa.gov/Business-Development/City-Planning/Commissions-and-Boards/Historic-Review-Commission-HRC>

Planner completing report: Annie Deely