

## 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
<b>Project Name/Address:</b> 2002 E Carson St (Exterior Renovations & Signage)	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b>  South Side Community Council Local Review Committee members Magisterial District Judge (Wards 4, 16, 17) South Side Community Action Network South Side Business District Manager Area residents Applicant Team DCP staff
<b>Parcel Number(s):</b> 12-K-15	
<b>ZDR Application Number:</b> BDA-2024-05587	
<b>Meeting Location:</b> Zoom	
<b>Date:</b> February 27, 2025	
<b>Meeting Start Time:</b> 6pm	
<b>Applicant:</b> The McIntosh Group LLC	<b>Approx. Number of Attendees:</b> ~21
<b>Boards and/or Commissions Request(s):</b> HRC for exterior renovations and signage in the East Carson Street Historic District	

### 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.*

Applicants described their plan to introduce a chicken wings restaurant into the space that what was formerly a pizza restaurant. Applicant plans to renovate their façade color, close off a side door, and change that door to be windows in order to match the rest of the storefront.

The façade is currently red and they plan to change it to the color blue. The interior décor is to be blue as well. Applicant presented their branded signage of “Wings Over Pittsburgh”. There will also be a flag/blade sign coming out of the center of the façade, which would have a “WO” logo on that sign. There also is a window sign proposed that reads “OPEN LATE.”

The exterior work involves taking out a doorway at the edge of the façade and putting in glass to match the two central windows. The Local Review Committee was open to either the option of leaving the doorway or changing it to a window system. Applicant showed the façade’s existing condition and showed their proposed rendering in comparison.

Applicant also identified another doorway, on the left, which leads up a set of upper floors that are not part of the business’s space.

Upon prompting, applicant also shared a rendering of the proposed projecting sign/blade sign, and the visual noted it was a 18” x 36” double-sided hanging banner.

## Input and Responses

Questions and Comments from Attendees	Responses from Applicants
[SSCC RCO Rep:] This used to be a pizza hut, and has had different uses over the years. On the left is Le Petit [Café & Grill], and on the right is Churn.	
<p>[LRC rep:] The Local Review Committee met with the applicant last week. We went through the application. The sign seems to comply with the sign guidelines for the district. The letters are not too big. It's on the sign board. It is a halo-illuminated sign with some push-through letters, which should be allowed.</p> <p>The focus of our discussion was on closing the door and replacing with glass – what helped was that painting it all in one color of blue brings the façade together than existing condition. It made more sense to have more glass than to keep the door. Not sure why there was the need for a second door there --- it was secondary. When saw rendering, we were convinced that taking door out and putting more glass into façade would be better.</p> <p>This building is not historic. There was a building here in late 1990s / early 2000s that was an auto parts store, and was falling apart and dilapidated, and was one of the few buildings in district that got approval for demolition and replacement. So it's a relatively new building built to guidelines in late 1990s or 2000s when Pizza Hut was first tenant, and it's been pizza places ever since, and now will be wings. Overall, we felt it was an improvement over what's there now and we think HRC will probably approve it.</p>	
<p>[SSCC RCO rep:] That's helpful to know this was not an historic building, I didn't know that, thanks for pointing that out to folks.</p> <p>I do love the building color and I Do like it all painted that contiguous color and makes the signage pop.</p> <p>The only question I have is the "Open late" sign, which is illuminated, will it be super illuminated burn your cornea out?</p>	<p>No, it's not an exceptionally bright sign. This is not that level of brightness of a neon sign you might have in mind.</p>
<p>[LRC rep:] There is a projecting blade sign.</p> <p>[DCP staff: Yes, please show a visual of your projecting sign.</p>	<p>[Applicant showed visual of 18 x 36 double sided hanging banner]</p>

Questions and Comments from Attendees	Responses from Applicants
[SSCC RCO Rep:] And the square footage for that sign is also within the parameters?	I believe the LRC had mentioned 9 square feet....I don't know the square footage of the "WO" sign, but the "Wings Over Pittsburgh" sign is 12 square feet or probably a little under if I profiled each letter. We're toeing the line on square footage. We could adjust that slightly if needed – we do have three sizes of sign that we use for branded signage – we'd like to stay with that if we could, but if necessary we could adjust square footage.
Looks great!	
What is address of restaurant as compared to the apartments above? Is there an upstairs and downstairs address?	Not sure, it's a question that has not come up yet.
Were you at 25 <sup>th</sup> street before?	Not that I'm aware of...This is our first entry to Pittsburgh. We have another store opening up and we're also in the building permit stages on that.
Is this the same business that was up on 25 <sup>th</sup> and ECS at South Side Works?	[it's not]
I agree that the color is great – more historic color. As mentioned, is so much better than what is there now with the black and red.	
[SSCC RCO Rep] Are you the signage company or the owner?	We're the architects.
[LRC rep:] Their blade sign drawing is 18" x 36" which is 4.5 sq ft so they're well under the 9 sq foot allowance so blade sign should be ok.	Thank you.

### Other Notes

The community attendees and Local Review Committee architects from the South Side who voiced comments/questions appeared to be supportive of the proposal.

**Planner completing report: TS**