

WILLIAM PEDUTO
MAYOR



KIMBERLY LUCAS
ACTING DIRECTOR

October , 2021

President and Members
City Council
City of Pittsburgh

**RE: 2007 CENTRE AVE
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 2007 Centre Ave, in the 5th Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

NEW GRANADA DEVELOP LLC, is proposing to reconstruct a historical marquee and vertical sign that will be attached to the front of an existing building. This marquee is the most distinctive element of the building, and it also encroaches into the public right of way.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

Kimberly Lucas

Kimberly Lucas
Acting Director

KL:JM
Attachments

WILLIAM PEDUTO
MAYOR



KIMBERLY LUCAS
ACTING DIRECTOR

CITY OF PITTSBURGH
DEPARTMENT OF MOBILITY & INFRASTRUCTURE
CITY-COUNTY BUILDING

Application for an Encroachment on City Dedicated Right-Of-Way

Date: 9/27/2021

Applicant Name: Ryan England, citySTUDIO

Property Owner's Name (if different from Applicant): New Granada Devel LLC

Address: 2007 Centre Ave

Phone Number: 412-427-6880 Alternate Phone Number: _____

Location of Proposed Encroachment: Front sidewalk

Ward: 5 Council District: 6 Lot and Block: 10-N-261

What is the properties zoning district code: LNC (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable): ZDR-_____

Is the existing right-of-way, a street or a sidewalk? Sidewalk portion only

Width of Existing Right-of-Way (sidewalk or street): 12.5' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 3' (Before encroachment)

Width of Proposed Encroachment: 9' max

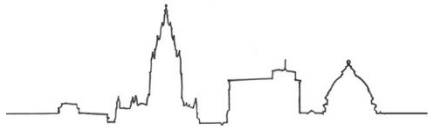
Length of Proposed Encroachment: 80'

Number of feet the proposed object will encroach into the ROW: 9' max

Description of encroachment: Rebuild historic marquee and vertical sign

Reason for application:

Historic restoration of New Granada Theater, including reconstruction of historic
theater marquee and vertical sign. The marquee and sign are the most
prominent historical features of the building. They exist almost entirely in the
public right of way.



citySTUDIO

Karina Ricks
Director, Department of Mobility and Infrastructure
Pittsburgh, PA

September 15, 2021

I am writing about the encroachment application at 2007 Centre Ave. The New Granada Theater is a structure of considerable historic and cultural importance in the Hill District. As a part of its restoration, we are proposing the full reconstruction of the marquee and vertical sign. This marquee is the most distinctive element of the building, and it also encroaches significantly into the public right of way.

I hope that you will agree with us that the reconstruction of this marquee is a reasonable and appropriate encroachment into the public right of way. Please contact me directly with any questions.

Sincerely,

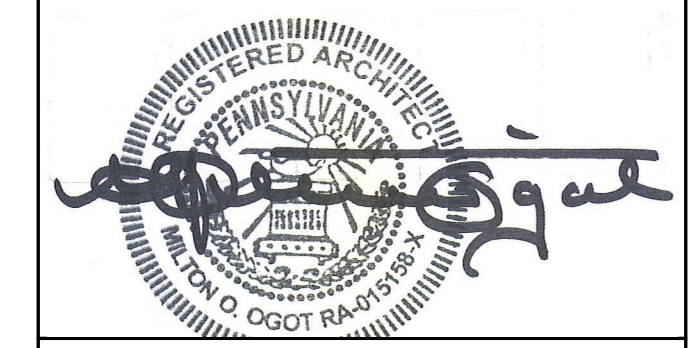
Ryan England



PROJECT:
 PERMIT -
 DRAWINGS SET
 NEW GRANADA
 THEATER
 REDEVELOPMENT
 PHASE II
 2007 CENTRE AVENUE
 PITTSBURGH, PA 15219

DRAWING:
 PROPERTY
 SURVEY

CLIENT:
 NEW GRANADA
 DEVELOPMENT,
 LLC
 2015 CENTRE AVENUE
 PITTSBURGH, PA 15219



REVISIONS:

NO.	DESCRIPTION	DATE

Milton Ogot
ARCHITECT
 320 Anthon Drive, Pittsburgh, PA 15235
 Tel: (412) 519-2897 Fax: (412) 798-9428
 e-mail: miltonogot@ogotarchitect.com

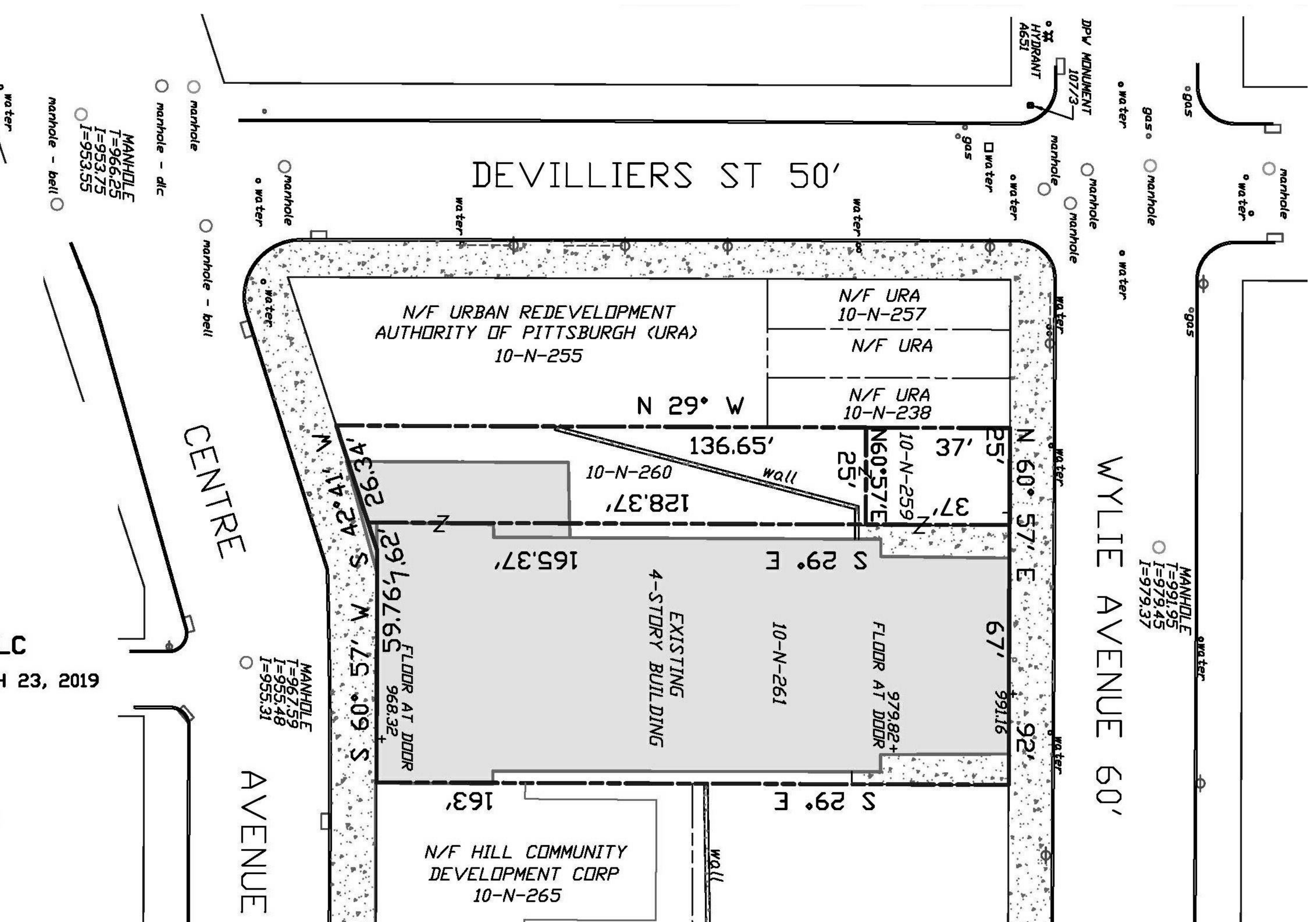
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CHECKED: -	DATE: 8/23/2021
DRAWING NO: SP.1	
PROJECT NO: MOA2006	

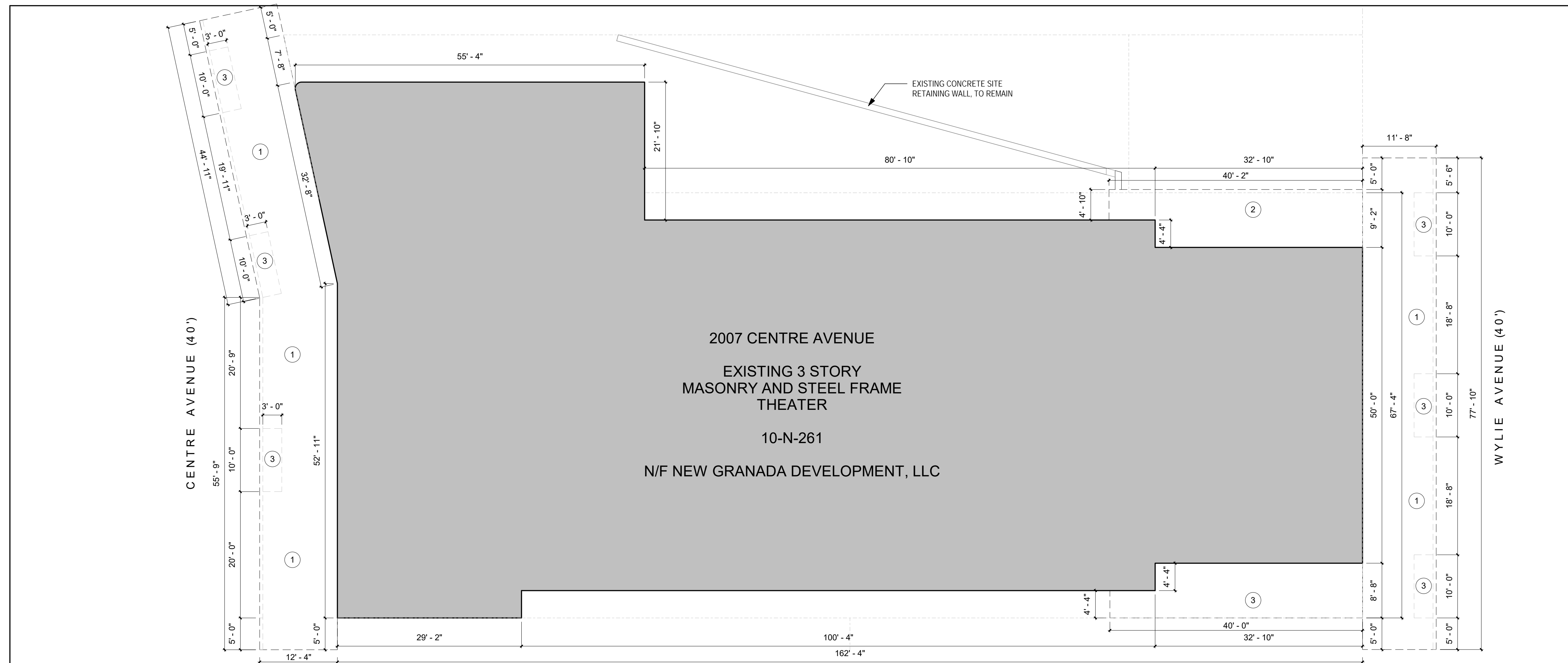
NOTE:
 DPW MONUMENT 107/3
 N 103,956.07
 E 105,194.03
 ELEVATION: 993.54

DEED REFERENCE:
 PARCEL NO. ID: 10-N-259, 10-N-260, AND 10-N-261
 DEED BOOK VOLUME: 17066, PAGE 422

**PLAN OF SURVEY
 PARCELS OF GROUND**

SITUATE IN :
 5th WARD, CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PA
 FOR :
NEW GRANADA DEVELOPMENT LLC
 DATE : MARCH 23, 2019
NJBarton, LLC
 Professional Land Surveying
 2000 Boles Court
 Bethel Park, PA. 15102
 412.855.3048 njbartonllc@gmail.com

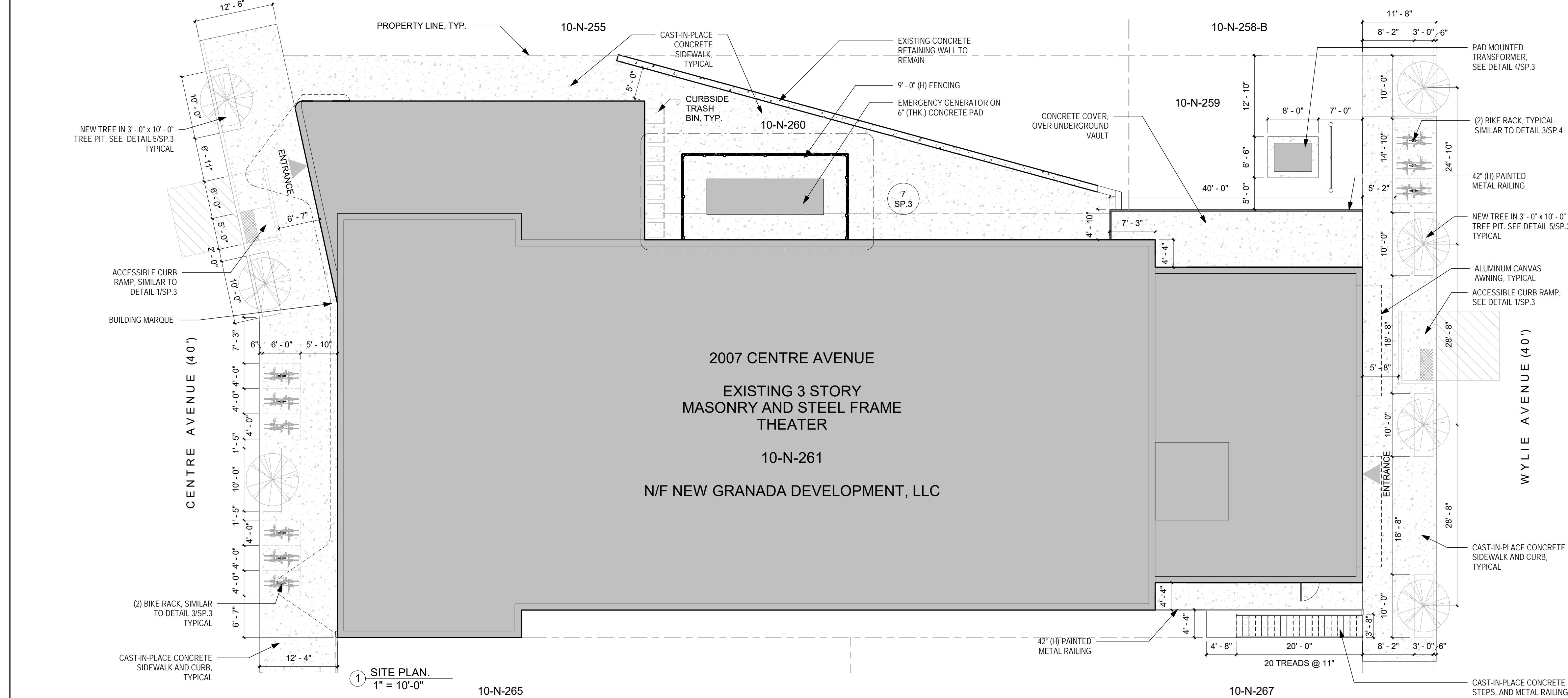




② EXISTING SITE PLAN
1" = 10'-0"

NUMBERED NOTES (THIS PAGE ONLY)

- ① REMOVE EXISTING CONCRETE SIDEWALK AND CURB. PREP FOR NEW CONCRETE SIDEWALK AND CURB.
- ② REMOVE EXISTING CONCRETE SLAB, OVER UNDERGROUND VAULT.
- ③ EXCAVATE AS REQUIRED TO ACCOMMODATE NEW TREE PIT.

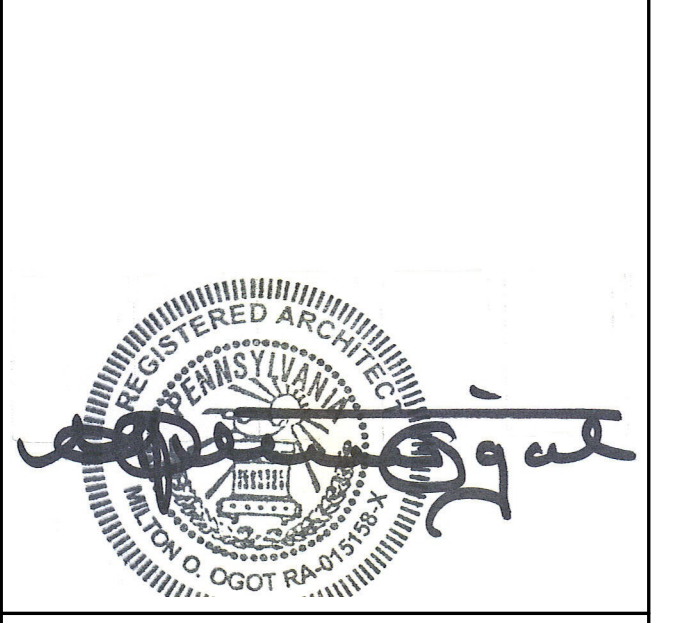


① SITE PLAN
1" = 10'-0"

PROJECT:
**PERMIT DRAWINGS SET
NEW GRANADA THEATER
REDEVELOPMENT
PHASE II**
2007 CENTRE AVENUE
PITTSBURGH, PA 15219

DRAWING:
SITE PLANS

CLIENT:
NEW GRANADA DEVELOPMENT, LLC
2015 CENTRE AVENUE
PITTSBURGH, PA 15219



REVISIONS:

NO.	DESCRIPTION	DATE
1	ZONING COMMENTS	7/19/2021

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TRUE NORTH	DRAWN: OTIS	SCALE: 1" = 10'-0"
	CHECKED: MO	DATE: 8/23/2021
PROJECT NORTH	DRAWING NO.: SP.2	
	PROJECT NO.: MOA2006	

PROJECT:
**PERMIT
 DRAWINGS SET -
 NEW GRANADA
 THEATER
 REDEVELOPMENT
 PHASE II**

2007 CENTRE AVENUE
 PITTSBURGH, PA 15219

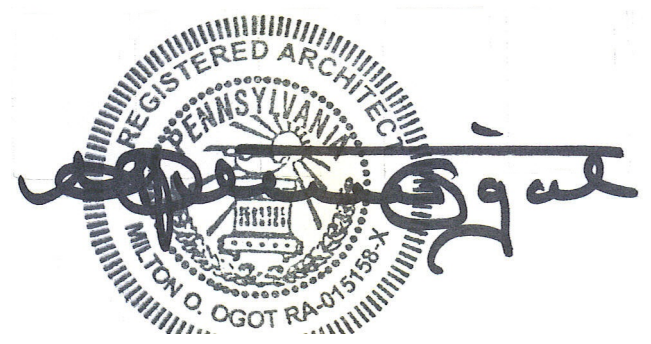
DRAWING:

**PROPOSED FRONT
 ELEVATION**

CLIENT:

**NEW GRANADA
 DEVELOPMENT,
 LLC**

2015 CENTRE AVENUE
 PITTSBURGH, PA 15219



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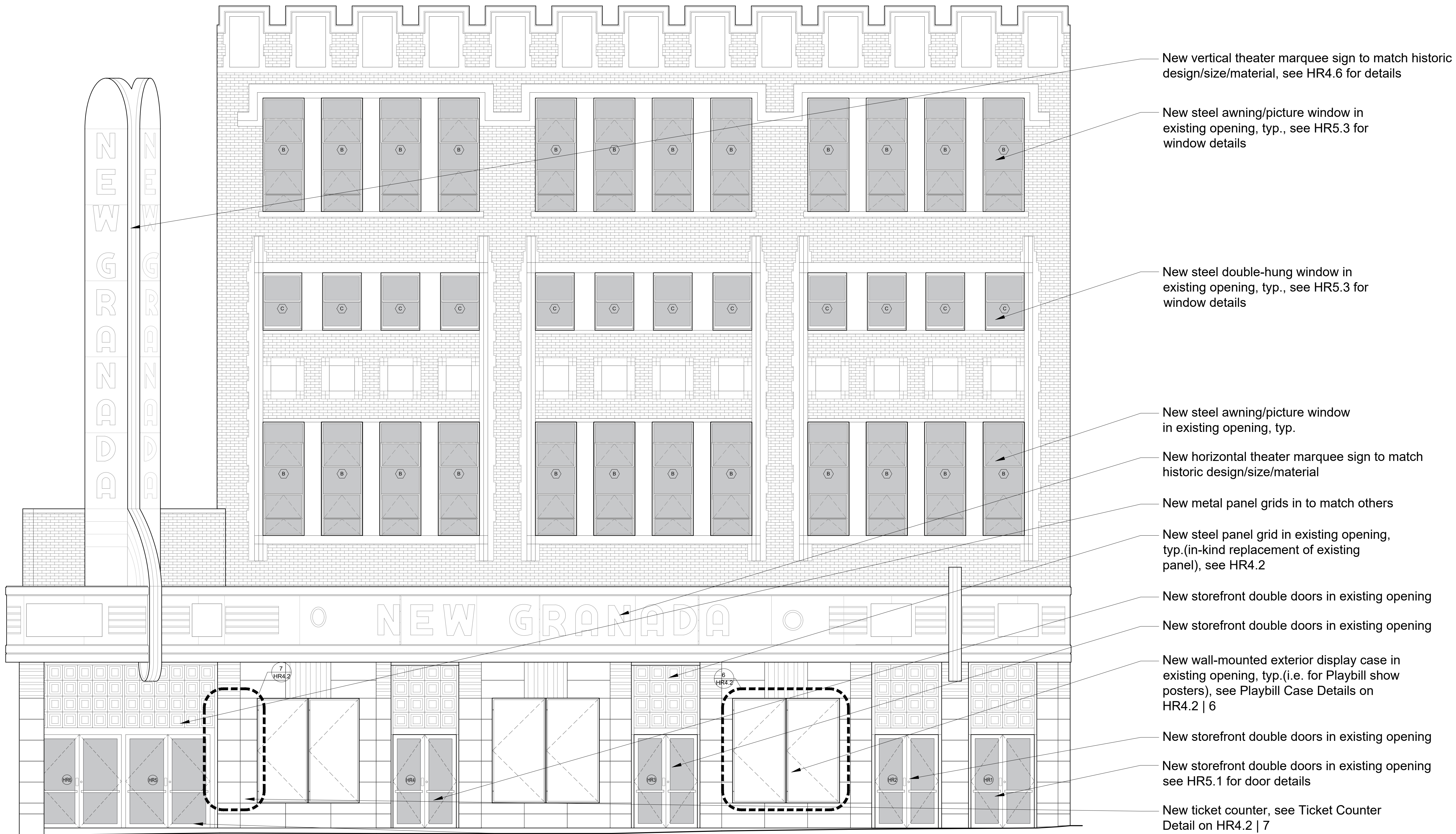
DRAWN: NK SCALE: 1/4" = 1'-0"

CHECKED: MO DATE: 8/23/2021

DRAWING NO.:

HR2.4

PROJECT NO.: MOA2006



1 PROPOSED FRONT ELEVATION
 Scale: 1/4"=1'-0"

New vertical theater marquee sign to match historic design/size/material, see HR4.6 for details

New steel awning/picture window in existing opening, typ., see HR5.3 for window details

New steel double-hung window in existing opening, typ., see HR5.3 for window details

New steel awning/picture window in existing opening, typ.

New horizontal theater marquee sign to match historic design/size/material

New metal panel grids in to match others

New steel panel grid in existing opening, typ. (in-kind replacement of existing panel), see HR4.2

New storefront double doors in existing opening

New storefront double doors in existing opening

New wall-mounted exterior display case in existing opening, typ. (i.e. for Playbill show posters), see Playbill Case Details on HR4.2 | 6

New storefront double doors in existing opening

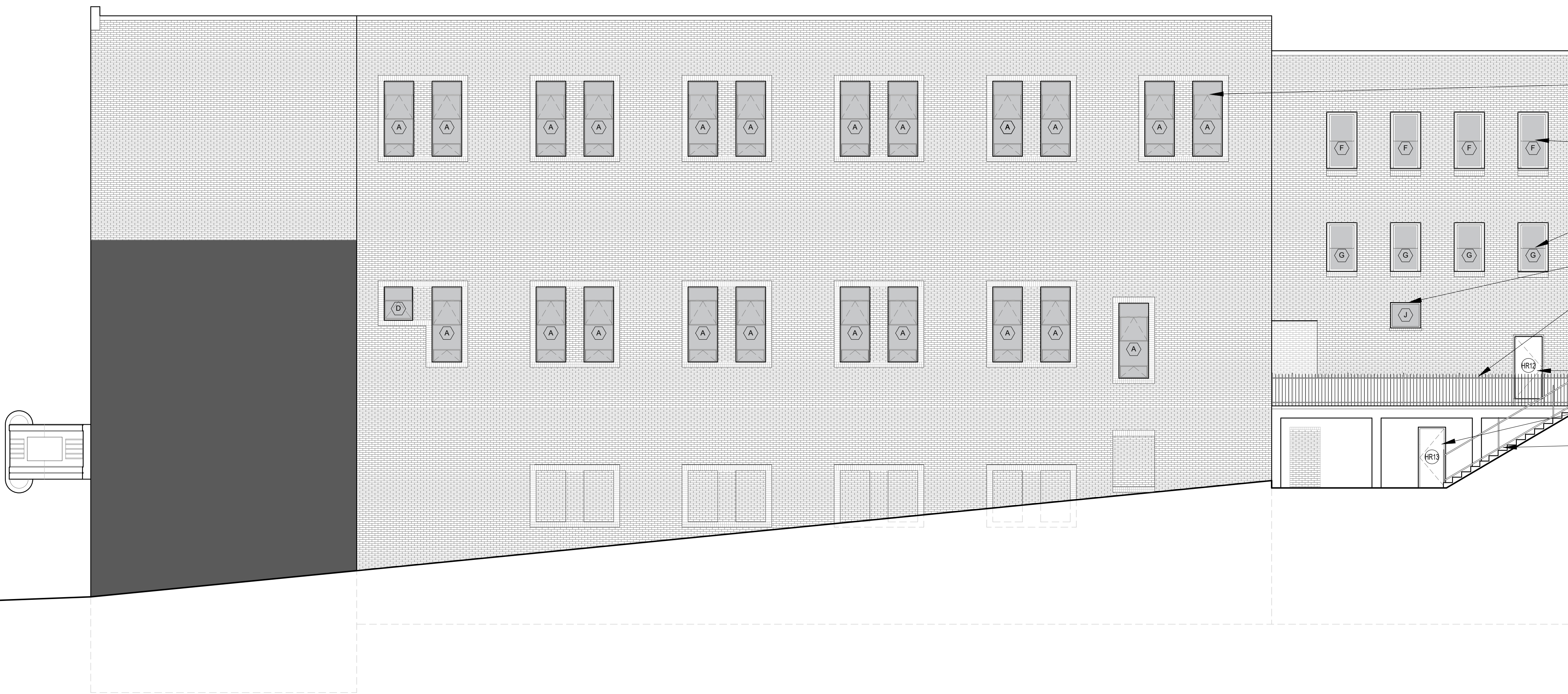
New storefront double doors in existing opening see HR5.1 for door details

New ticket counter, see Ticket Counter Detail on HR4.2 | 7

New main entrance, storefront paired double doors



1 PROPOSED SOUTHWEST SIDE ELEVATION
Scale: 1/8" = 1'-0"



2 PROPOSED NORTHEAST SIDE ELEVATION
Scale: 1/8" = 1'-0"

- New wood paired double-hung in existing opening, typ.
- New steel awning/picture window in existing opening, typ., see HR5.3 for window details
- New vertical theater marquee sign to match historic design/size/material
- New steel awning/picture window in new opening
- New 3' wood door onto roof deck, in new opening
- New 3' wood door onto roof deck, in existing opening
- New horizontal theater marquee sign to match historic design/size/material, see HR4.3 for details
- New wall-mounted exterior display case in existing opening (i.e. for Playbill show posters), see HR4.2 for details
- Replace temporary masonry with in-kind masonry, same in color and style to original brick. Create brick detail based on historic masonry detail.
- New wood picture window, in existing opening
- New 42"H painted steel picket fence, see HR4.10

- New steel awning/picture window in existing opening, typ., see HR5.3 for windows
- New wood double-hung window in existing opening, typ., see HR5.3 for windows
- New wood picture window, in existing opening, match historic detail per HR5.4
- New 42"H painted steel picket fence, see HR4.10
- New painted wood flush door in existing opening, see HR5.1
- New 36"H round steel handrail

PROJECT:
**PERMIT
DRAWINGS SET -
NEW GRANADA
THEATER
REDEVELOPMENT
PHASE II**

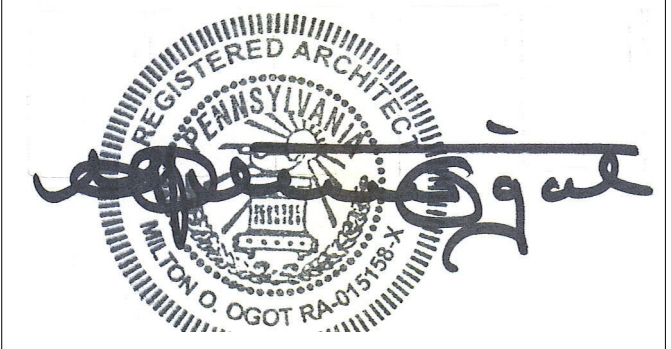
2007 CENTRE AVENUE
PITTSBURGH, PA 15219

DRAWING:

**PROPOSED SIDE
ELEVATIONS**

CLIENT:

**NEW GRANADA
DEVELOPMENT,
LLC**
2015 CENTRE AVENUE
PITTSBURGH, PA 15219



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DRAWN: NK	SCALE: 1/8" = 1'-0"
CHECKED: MO	DATE: 8/23/2021
DRAWING NO.: HR2.5	
PROJECT NO.: MOA2006	

PROJECT:
**PERMIT
 DRAWINGS SET -
 NEW GRANADA
 THEATER
 REDEVELOPMENT
 PHASE II**

2007 CENTRE AVENUE
 PITTSBURGH, PA 15219

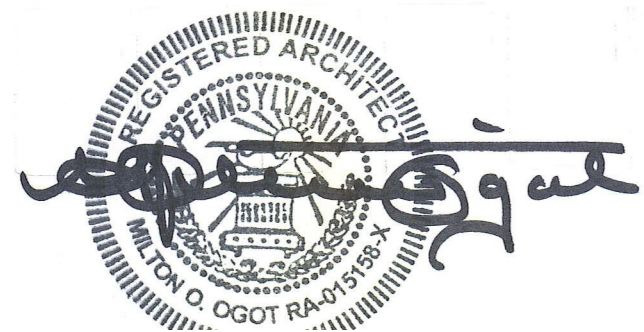
DRAWING:

**FIRST FLOOR
 FACADE DETAILS**

CLIENT:

**NEW GRANADA
 DEVELOPMENT,
 LLC**

2015 CENTRE AVENUE
 PITTSBURGH, PA 15219



REVISIONS:

NO.	DESCRIPTION	DATE

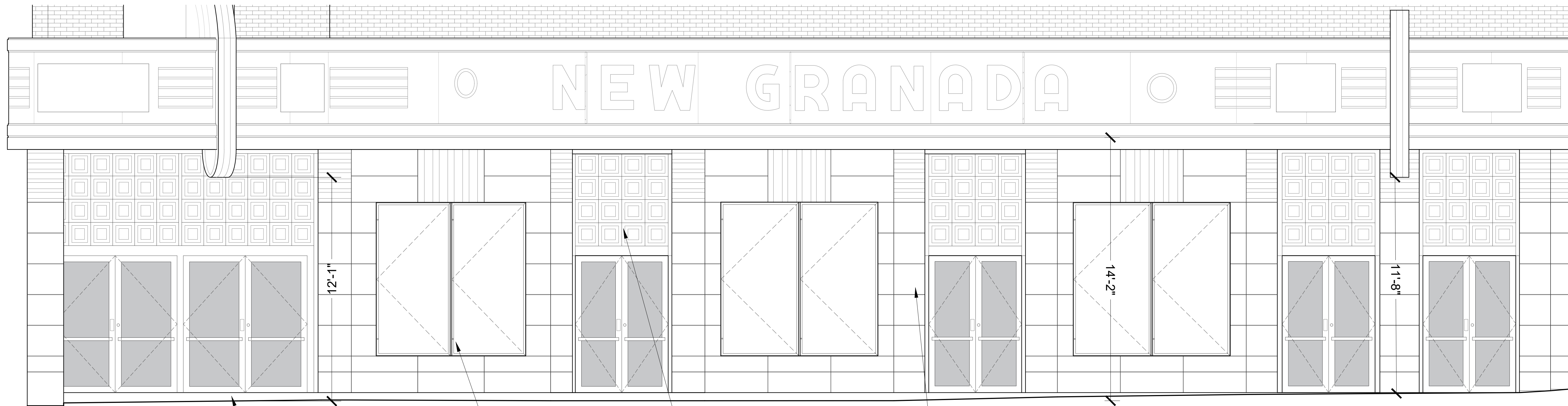
Milton Ogot

ARCHITECT

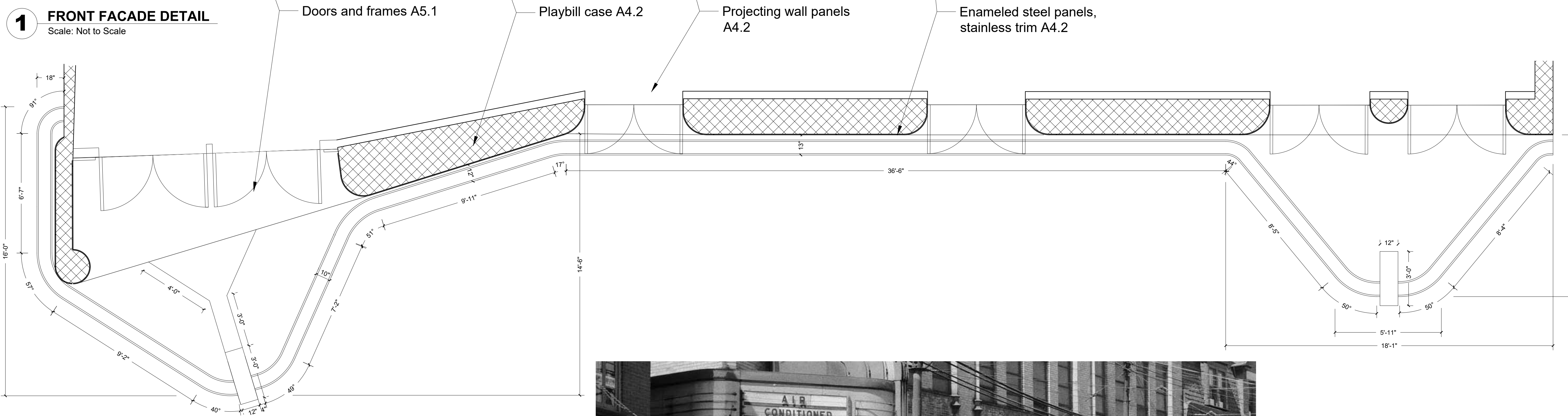
320 Anthon Drive, Pittsburgh, PA 15235
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 Email: miltonogot@ogotarchitect.com

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CHECKED: MO	DATE: 8/23/2021

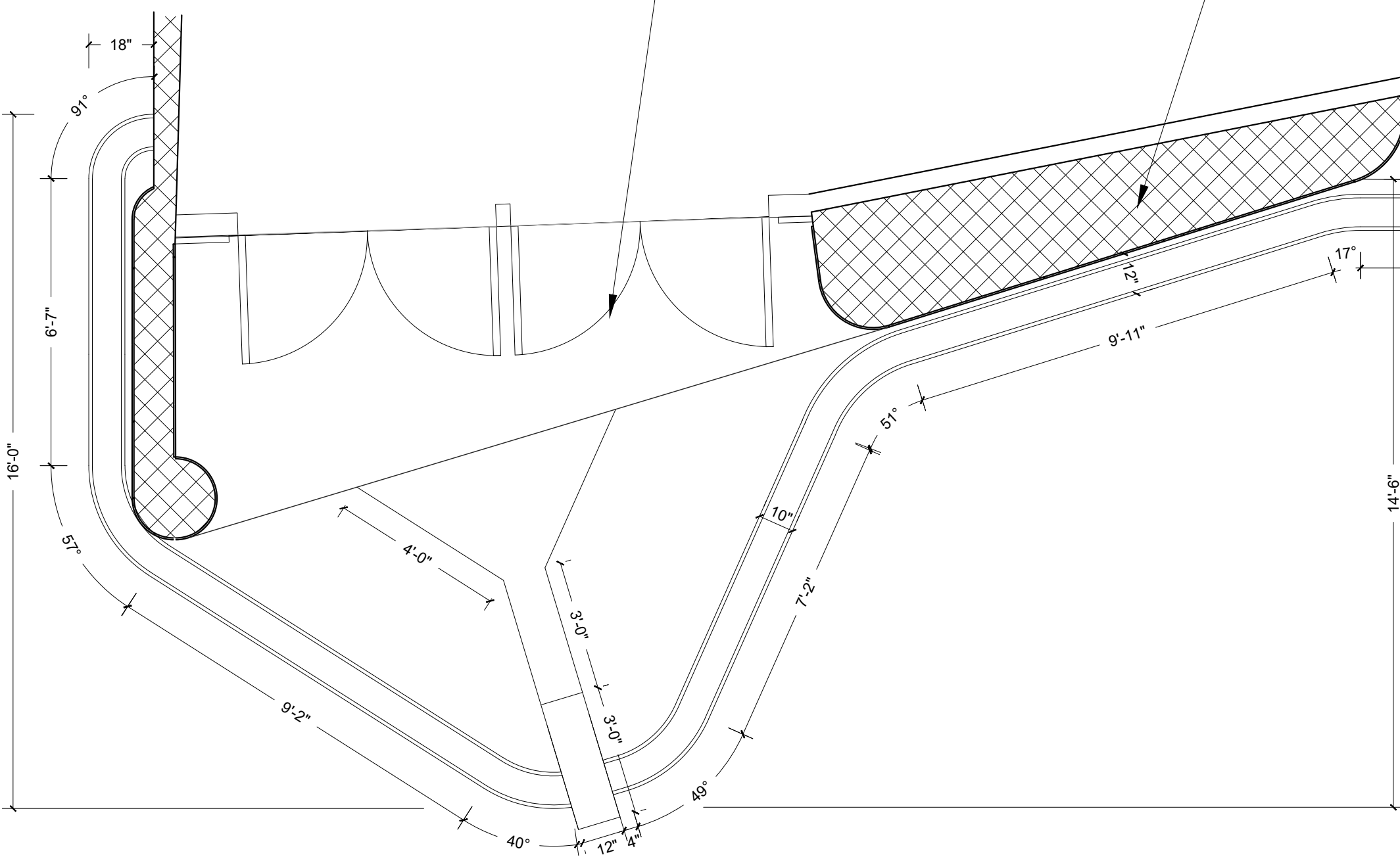
DRAWING NO.:	HR4.1
PROJECT NO.:	MOA2006



1 FRONT FACADE DETAIL
 Scale: Not to Scale

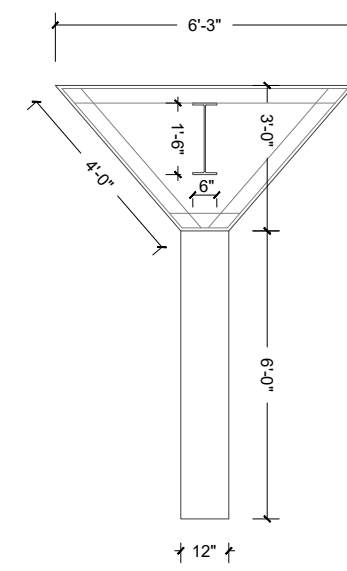


2 FRONT FACADE AND MARQUEE PLAN
 Scale: Not to Scale

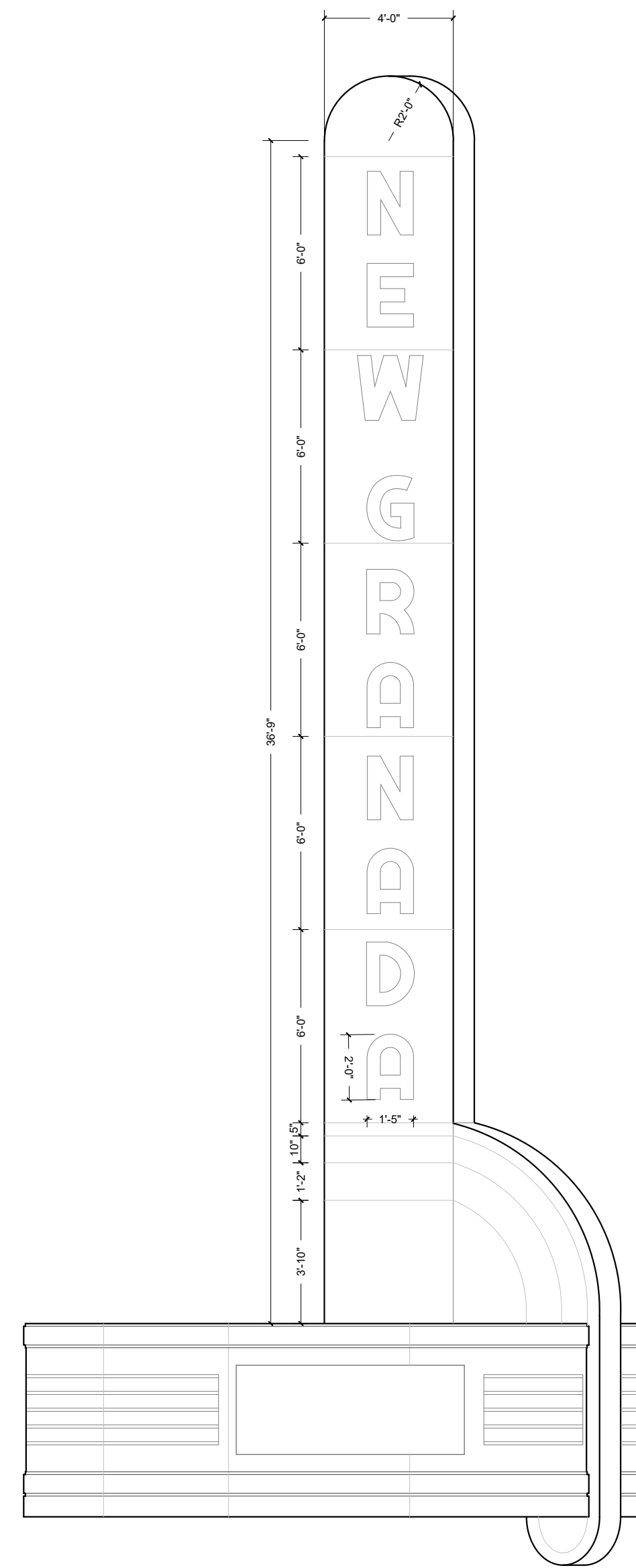


3 HISTORICAL PHOTO
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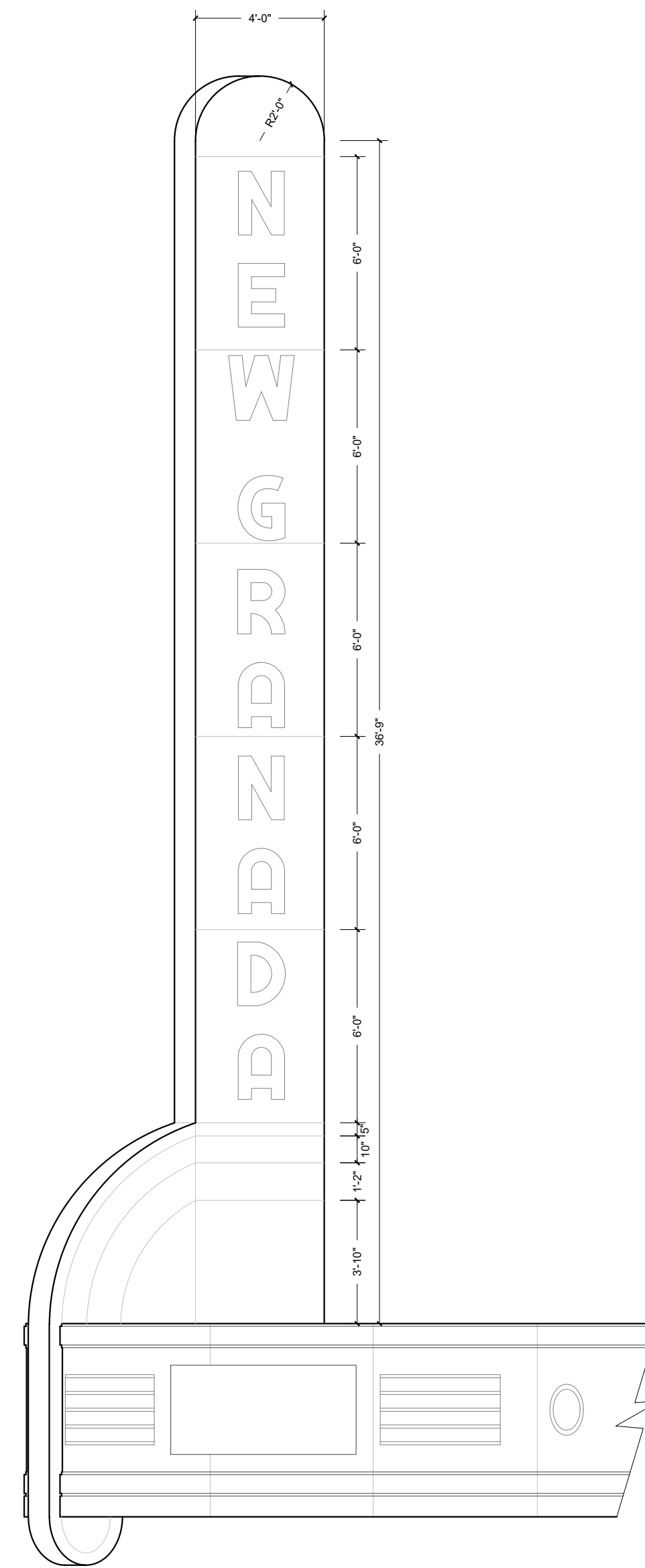




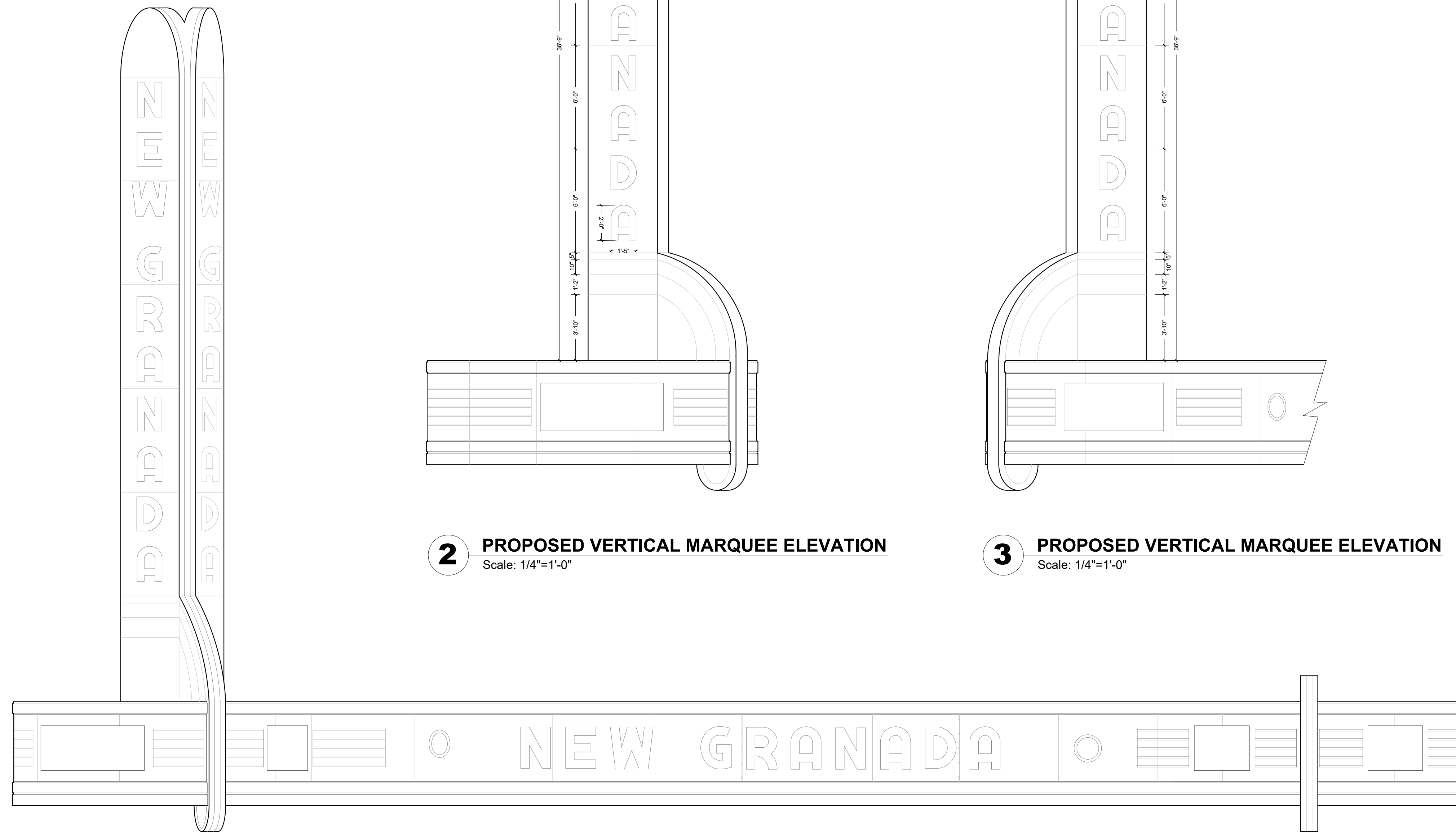
1 PROPOSED VERTICAL MARQUEE PLAN
Scale: 1/4"=1'-0"



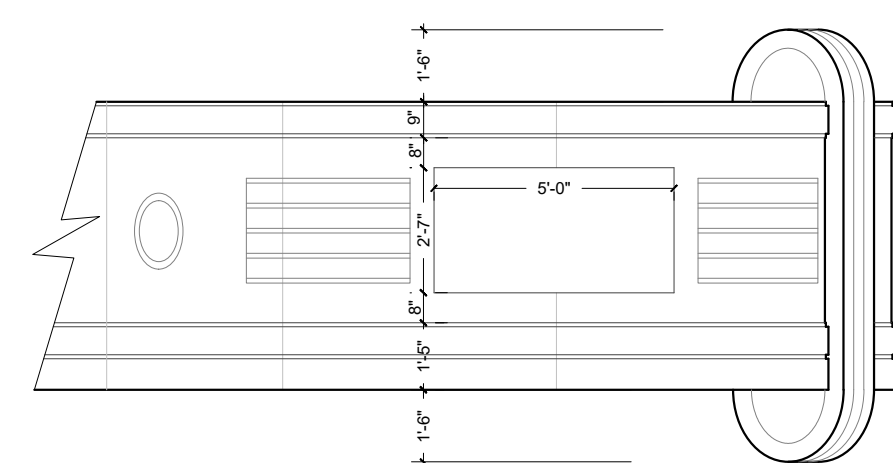
2 PROPOSED VERTICAL MARQUEE ELEVATION
Scale: 1/4"=1'-0"



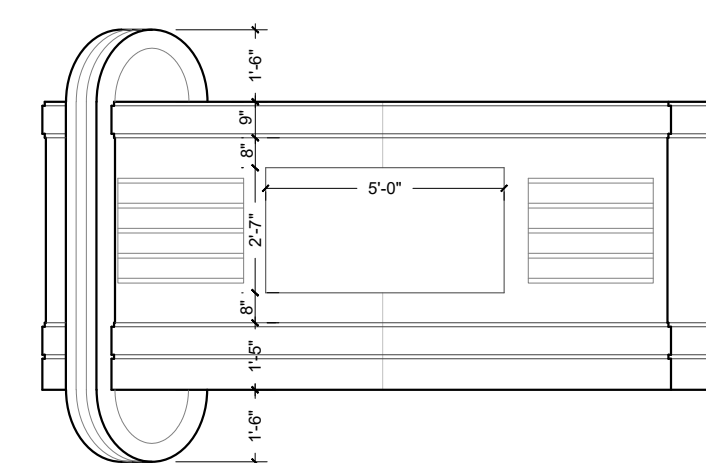
3 PROPOSED VERTICAL MARQUEE ELEVATION
Scale: 1/4"=1'-0"



5 PROPOSED MARQUEE ELEVATION
Scale: 1/4"=1'-0"



6 PROPOSED MARQUEE ELEVATION
Scale: 1/4"=1'-0"



7 PROPOSED MARQUEE ELEVATION
Scale: 1/4"=1'-0"



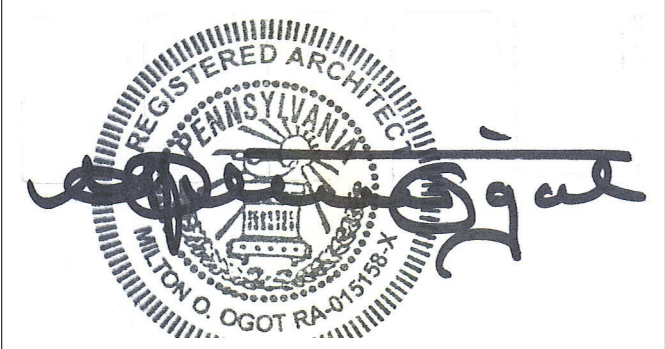
4 HISTORICAL PHOTOS OF VERTICAL MARQUEE
Scale: NTS

PROJECT:
**PERMIT
DRAWINGS SET -
NEW GRANADA
THEATER
REDEVELOPMENT
PHASE II**

2007 CENTRE AVENUE
PITTSBURGH, PA 15219

DRAWING:
**VERTICAL SIGNS
DETAILS**

CLIENT:
**NEW GRANADA
DEVELOPMENT,
LLC**
2015 CENTRE AVENUE
PITTSBURGH, PA 15219

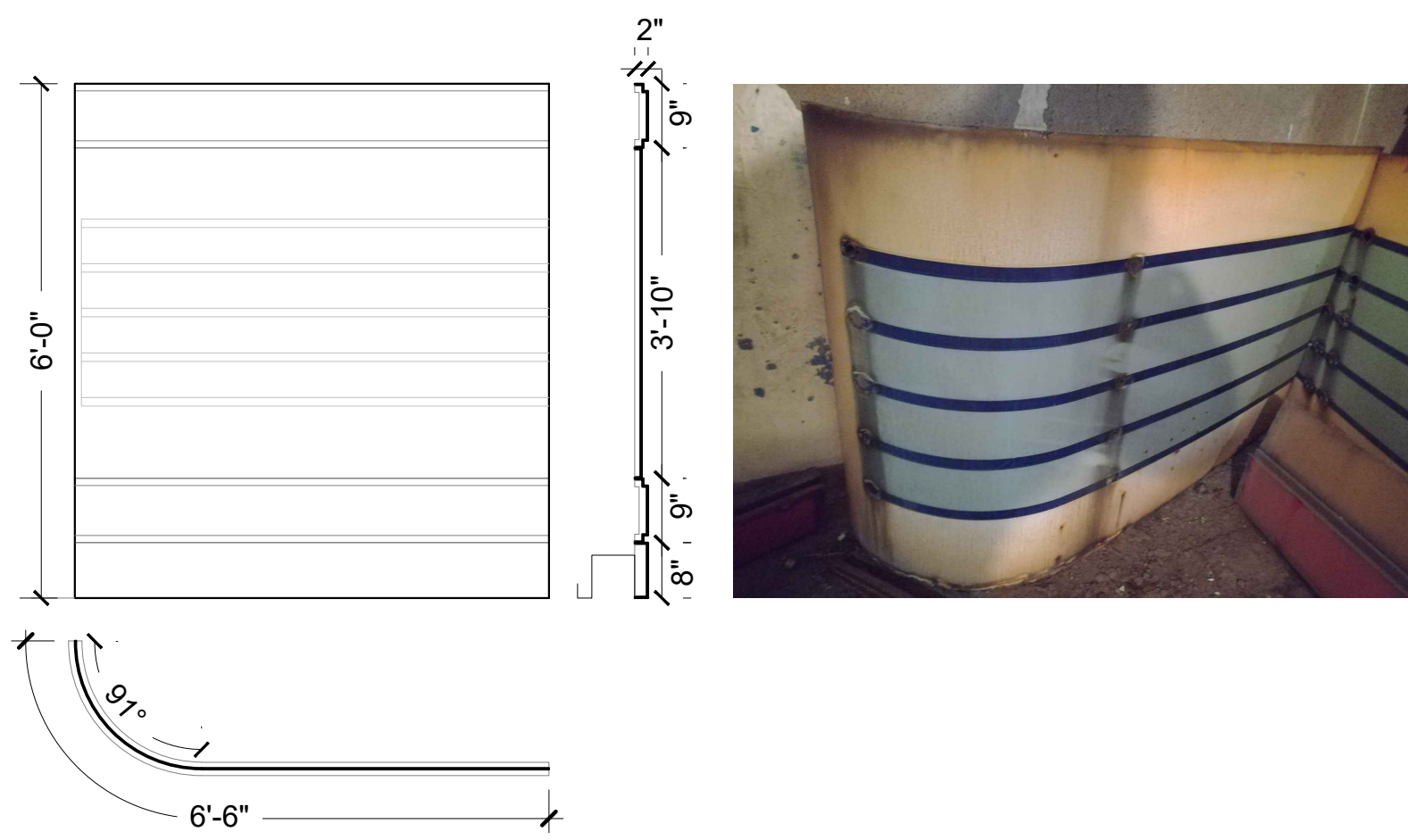


REVISIONS:

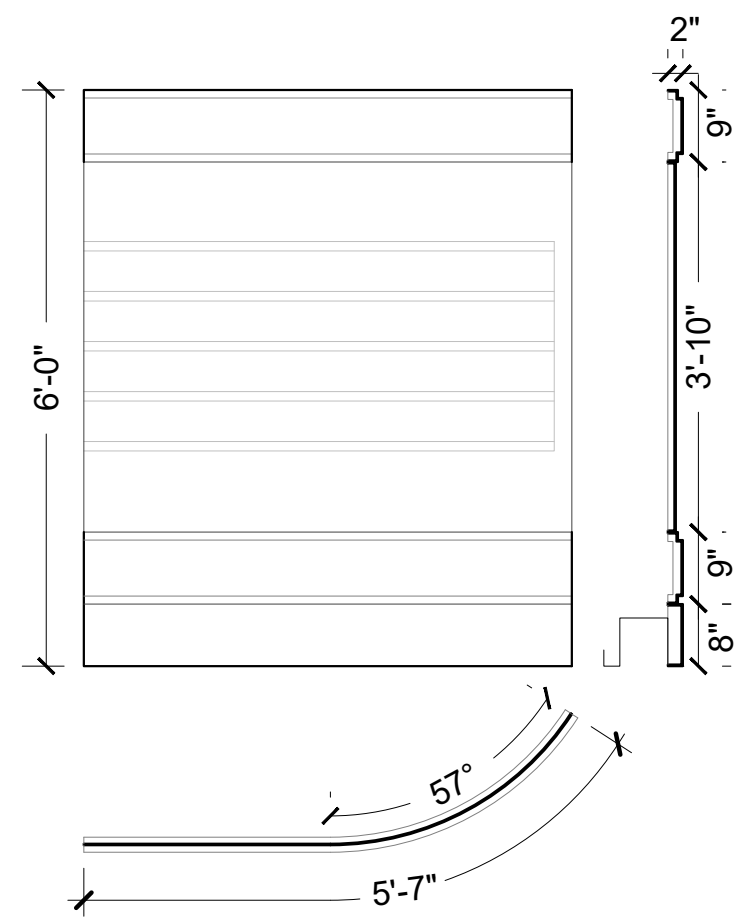
NO.	DESCRIPTION	DATE

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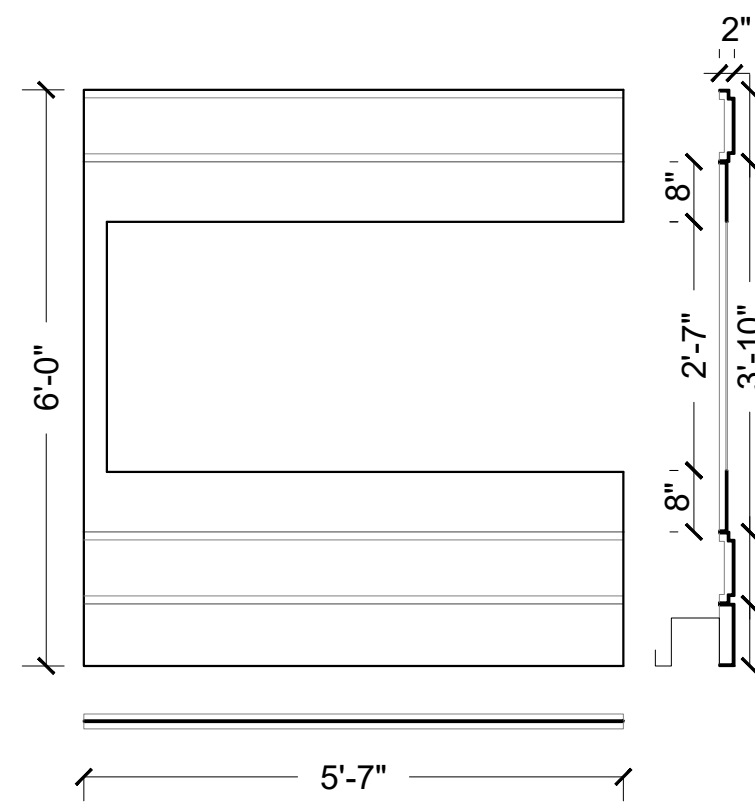
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CHECKED: MO	DATE: 8/23/2021
DRAWING NO.: HR4.4	
PROJECT NO.: MOA2006	



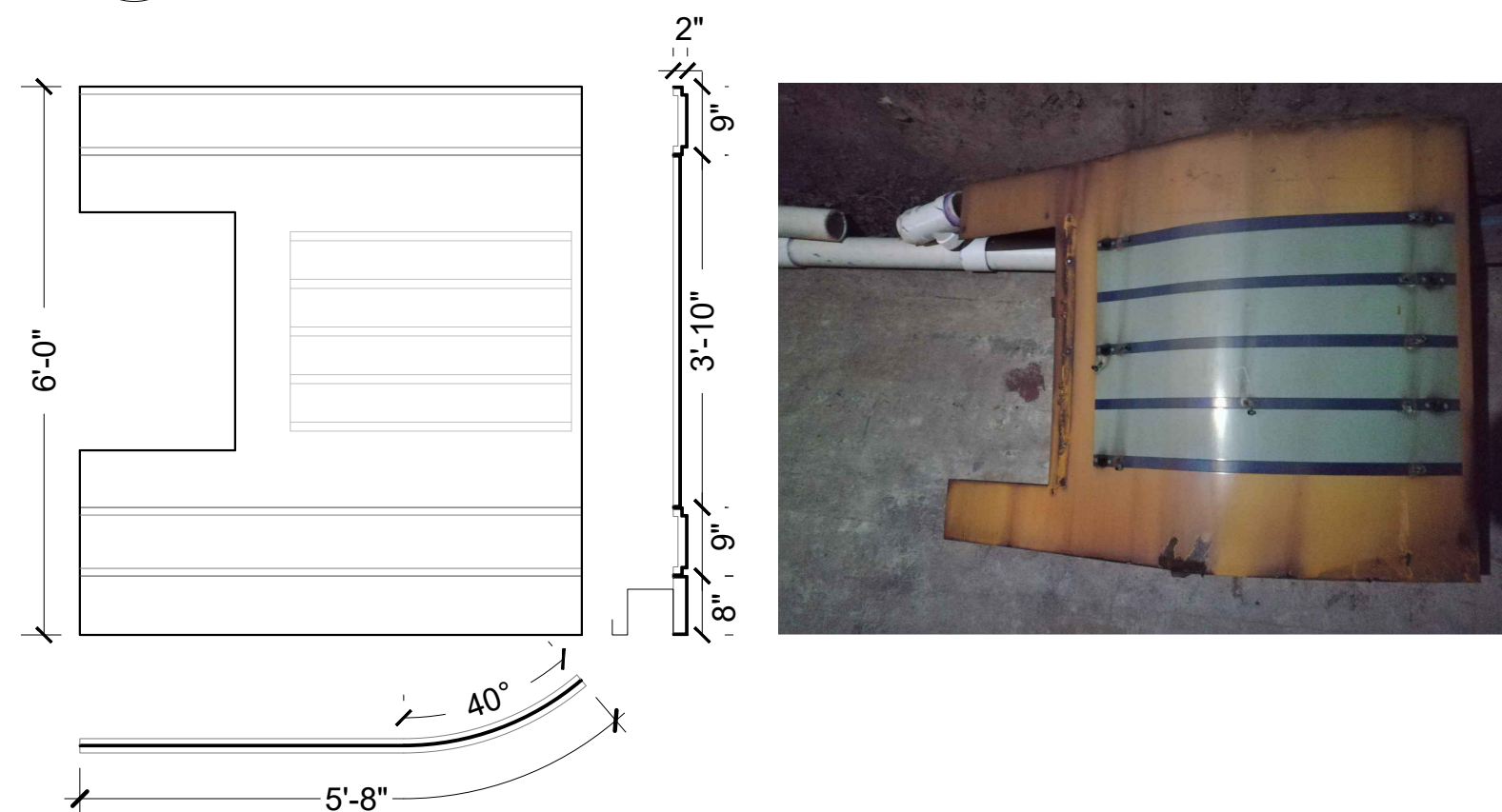
1 MARQUEE PANEL A ELEVATION AND SECTION
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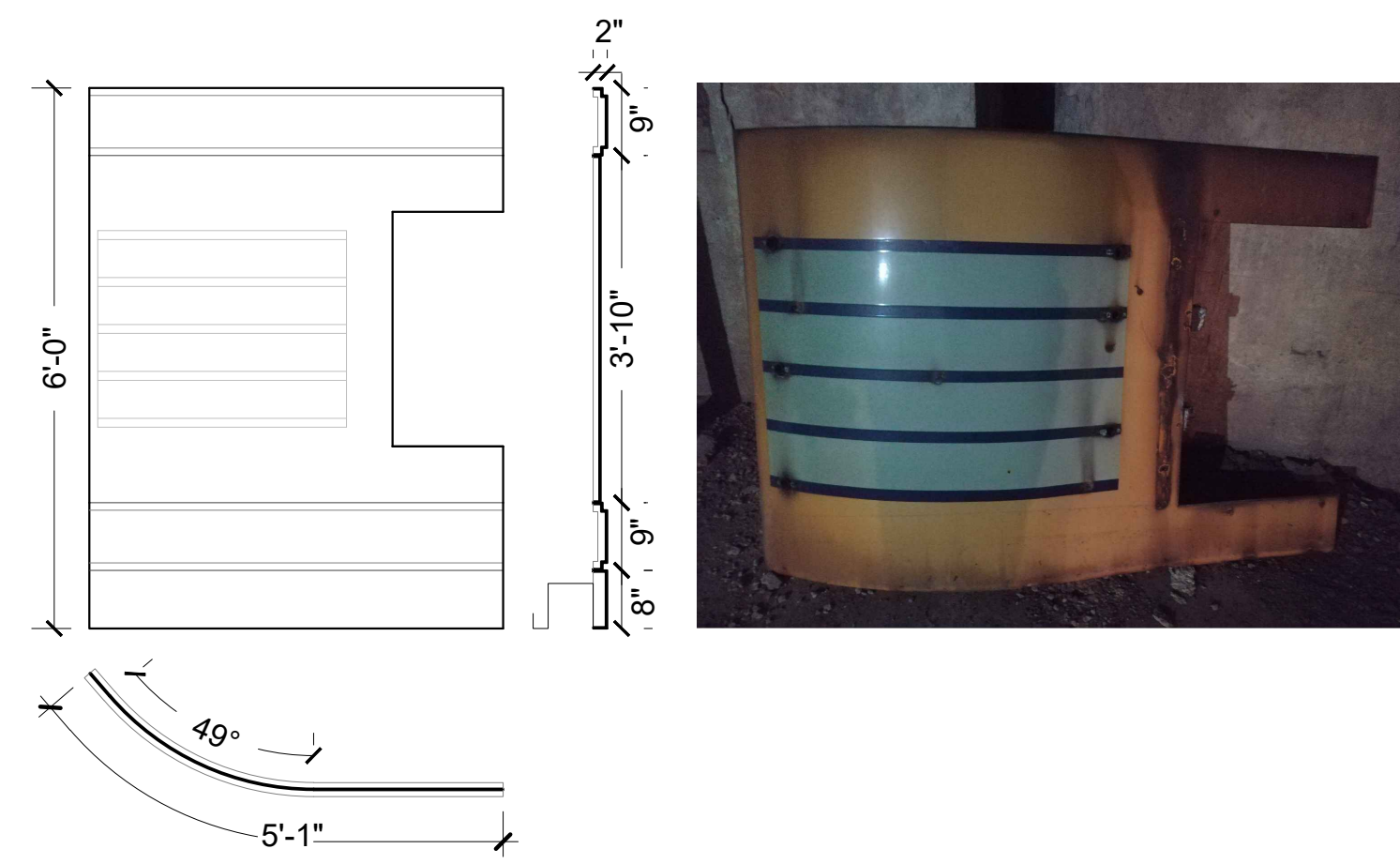
2 MARQUEE PANEL B ELEVATION AND SECTION
Scale: 1/2"=1'-0"



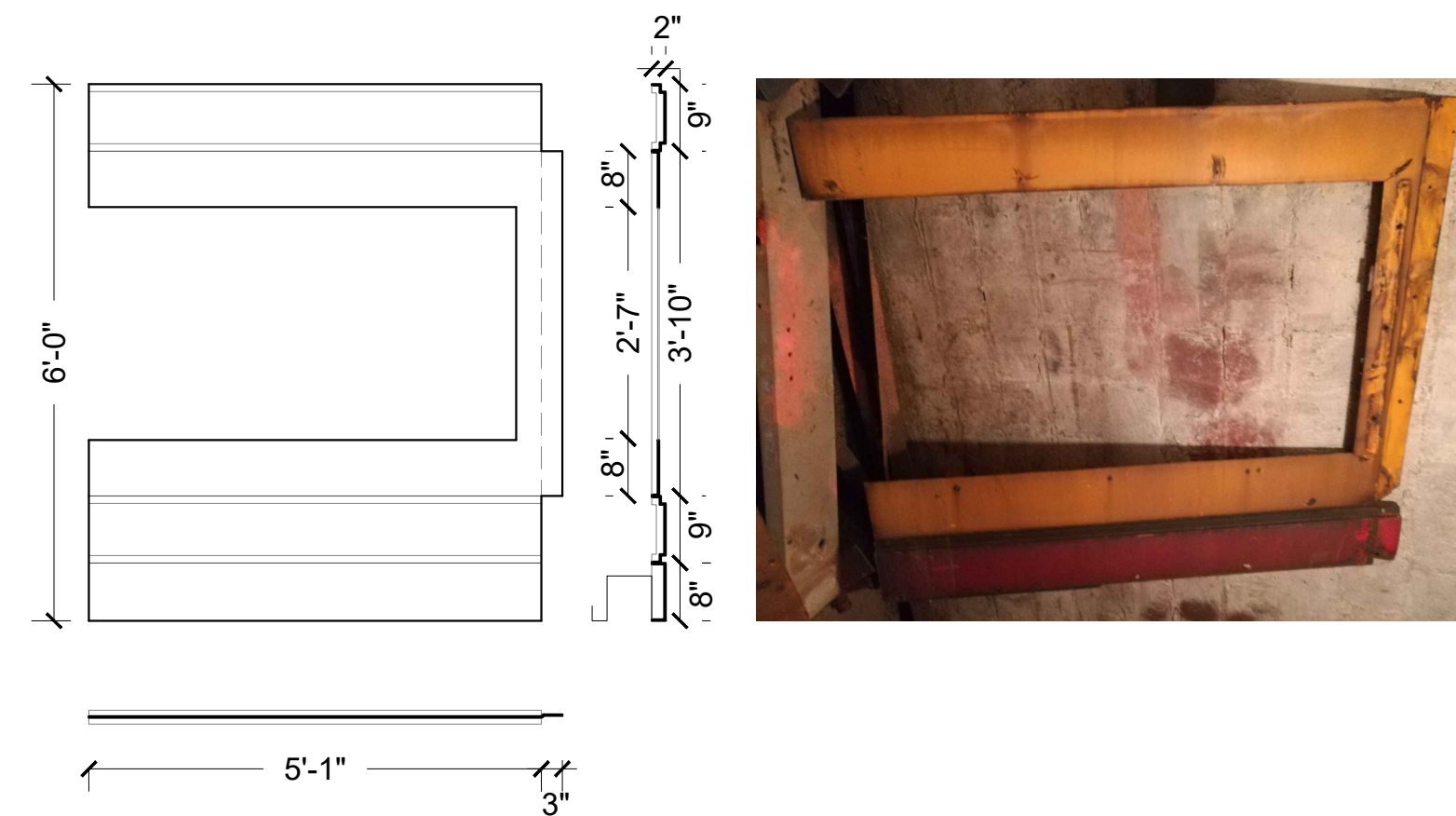
3 MARQUEE PANEL C ELEVATION AND SECTION
Scale: 1/2"=1'-0"



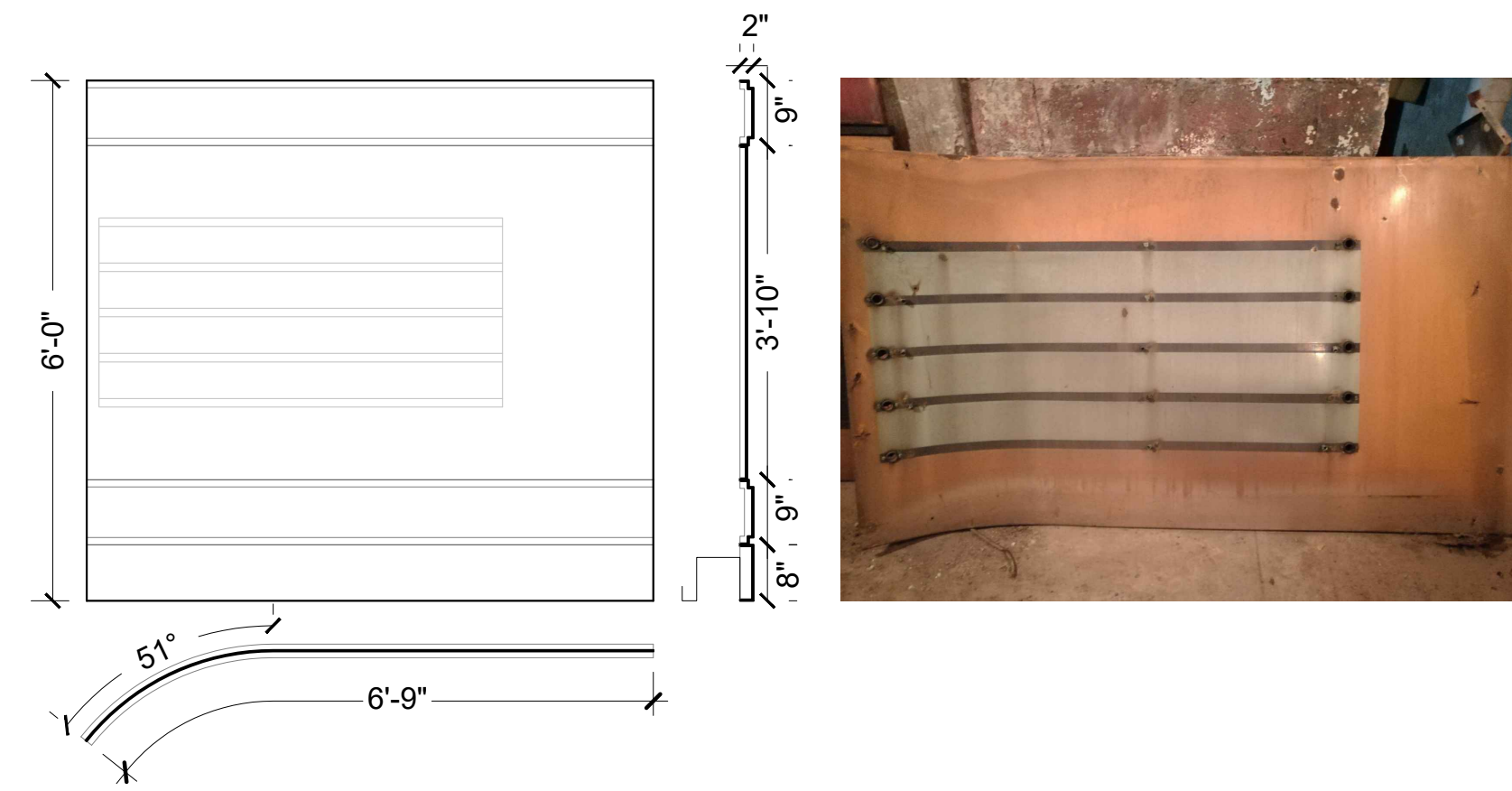
4 MARQUEE PANEL D ELEVATION AND SECTION
Scale: 1/2"=1'-0"



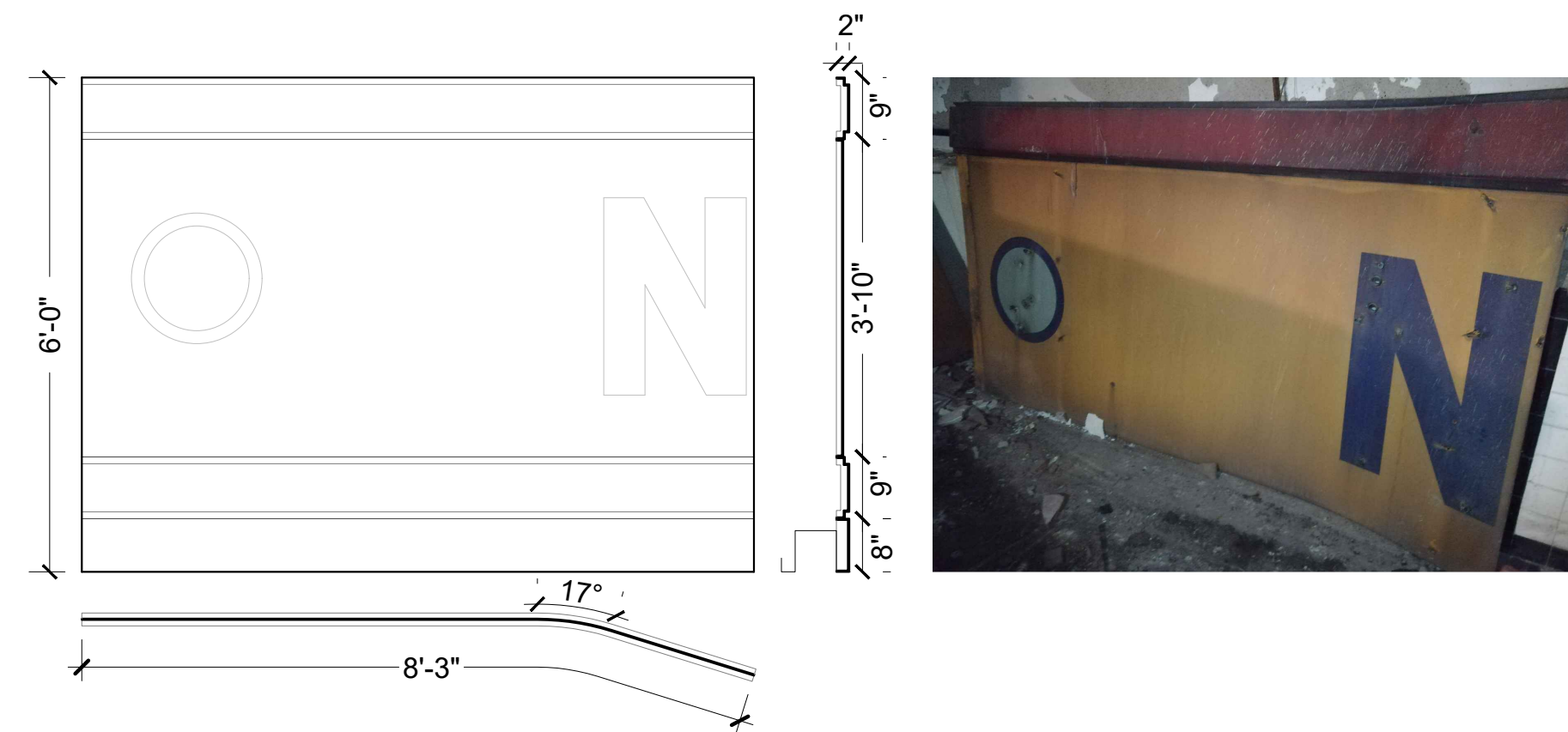
5 MARQUEE PANEL E ELEVATION AND SECTION
Scale: 1/2"=1'-0"



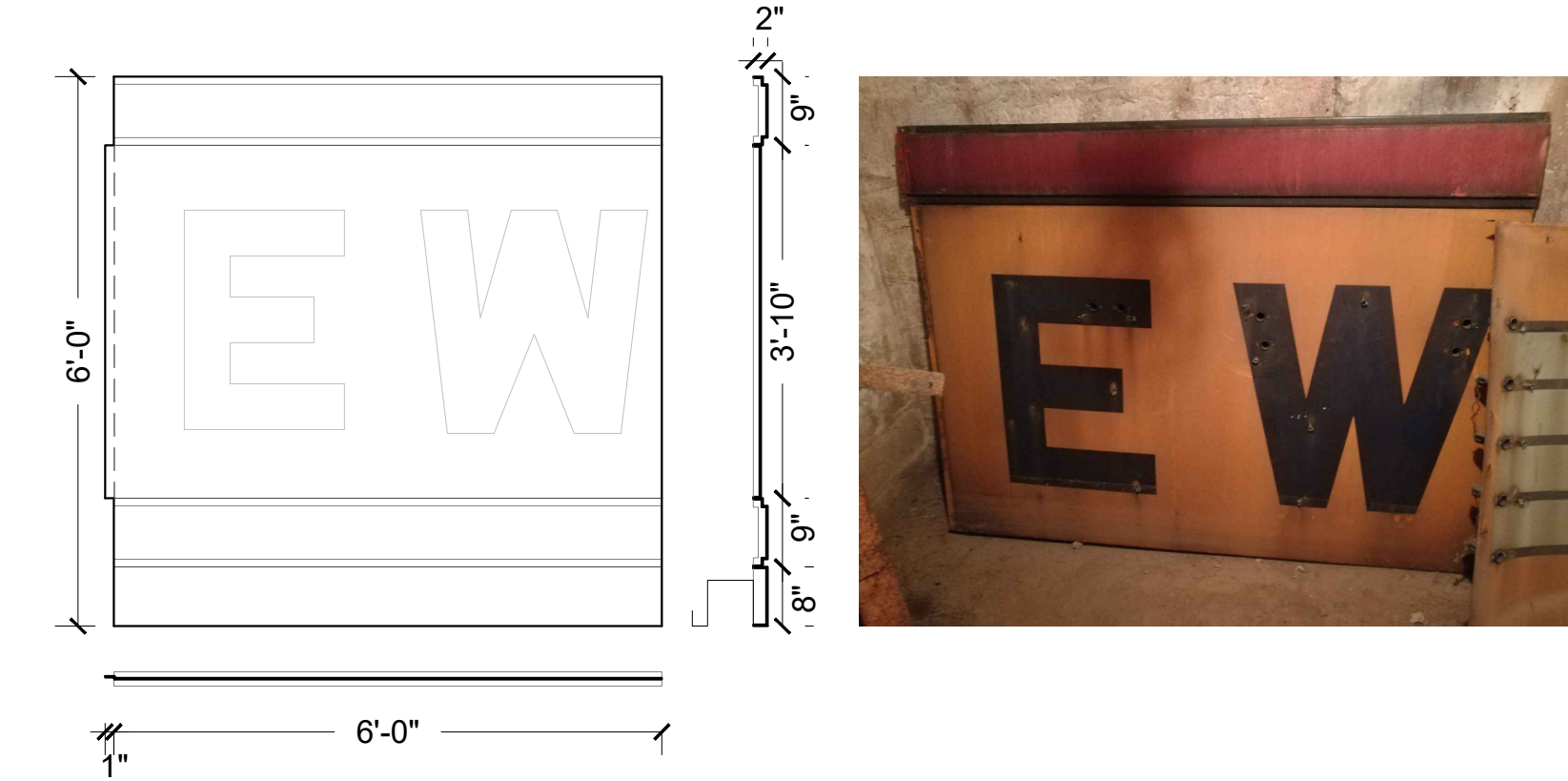
6 MARQUEE PANEL F ELEVATION AND SECTION
Scale: 1/2"=1'-0"



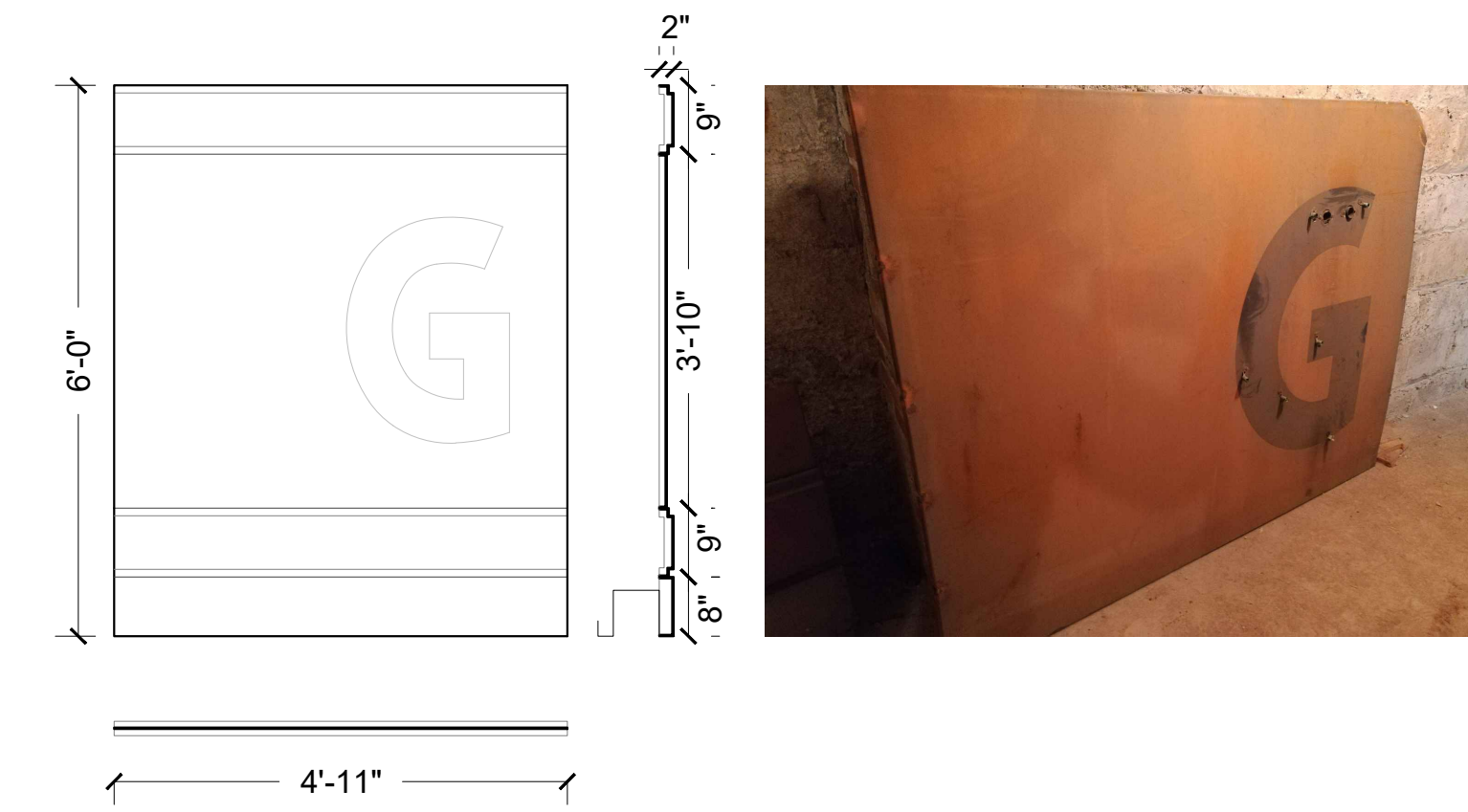
7 MARQUEE PANEL G ELEVATION AND SECTION
Scale: 1/2"=1'-0"



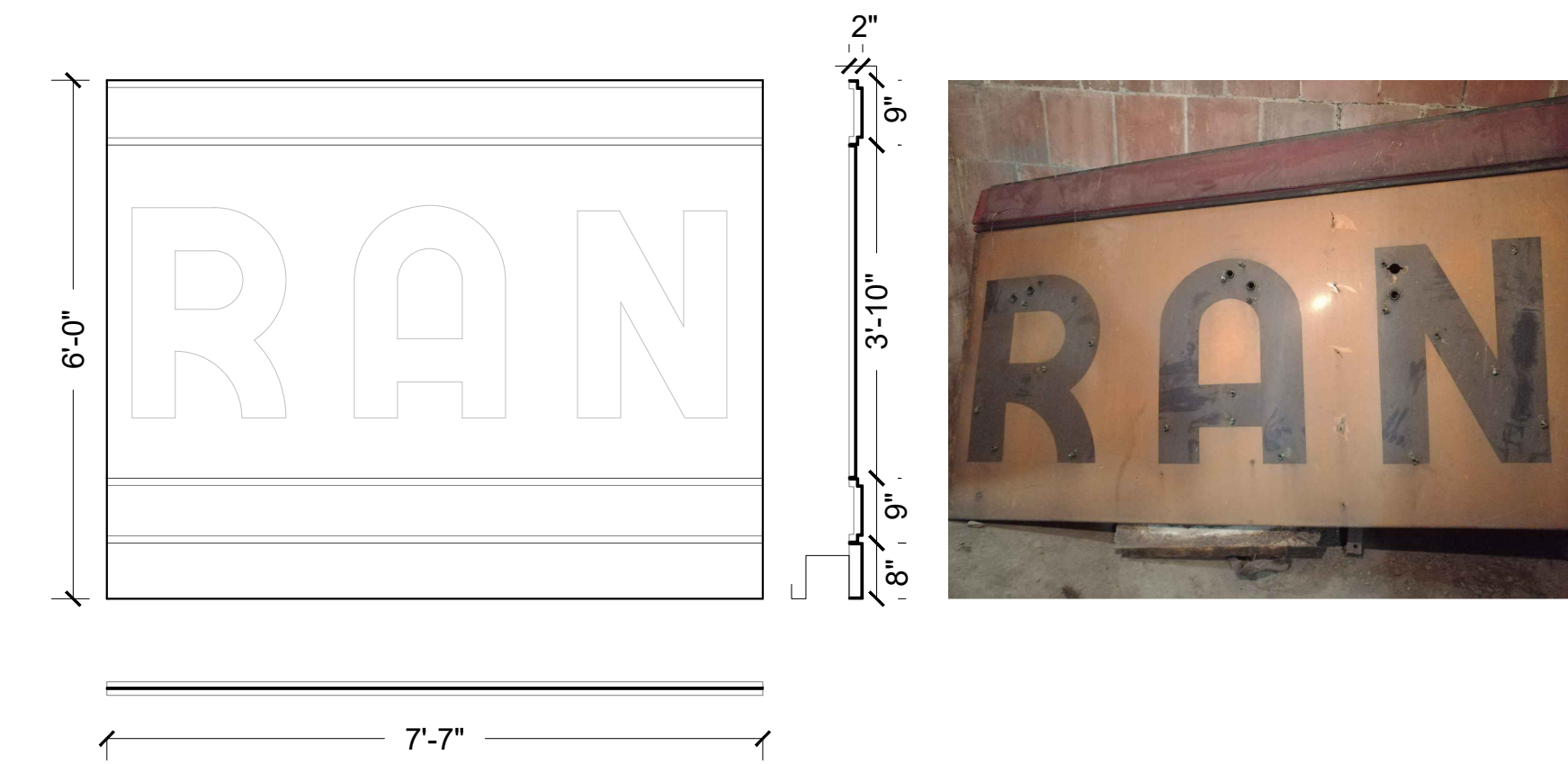
8 MARQUEE PANEL H ELEVATION AND SECTION
Scale: 1/2"=1'-0"



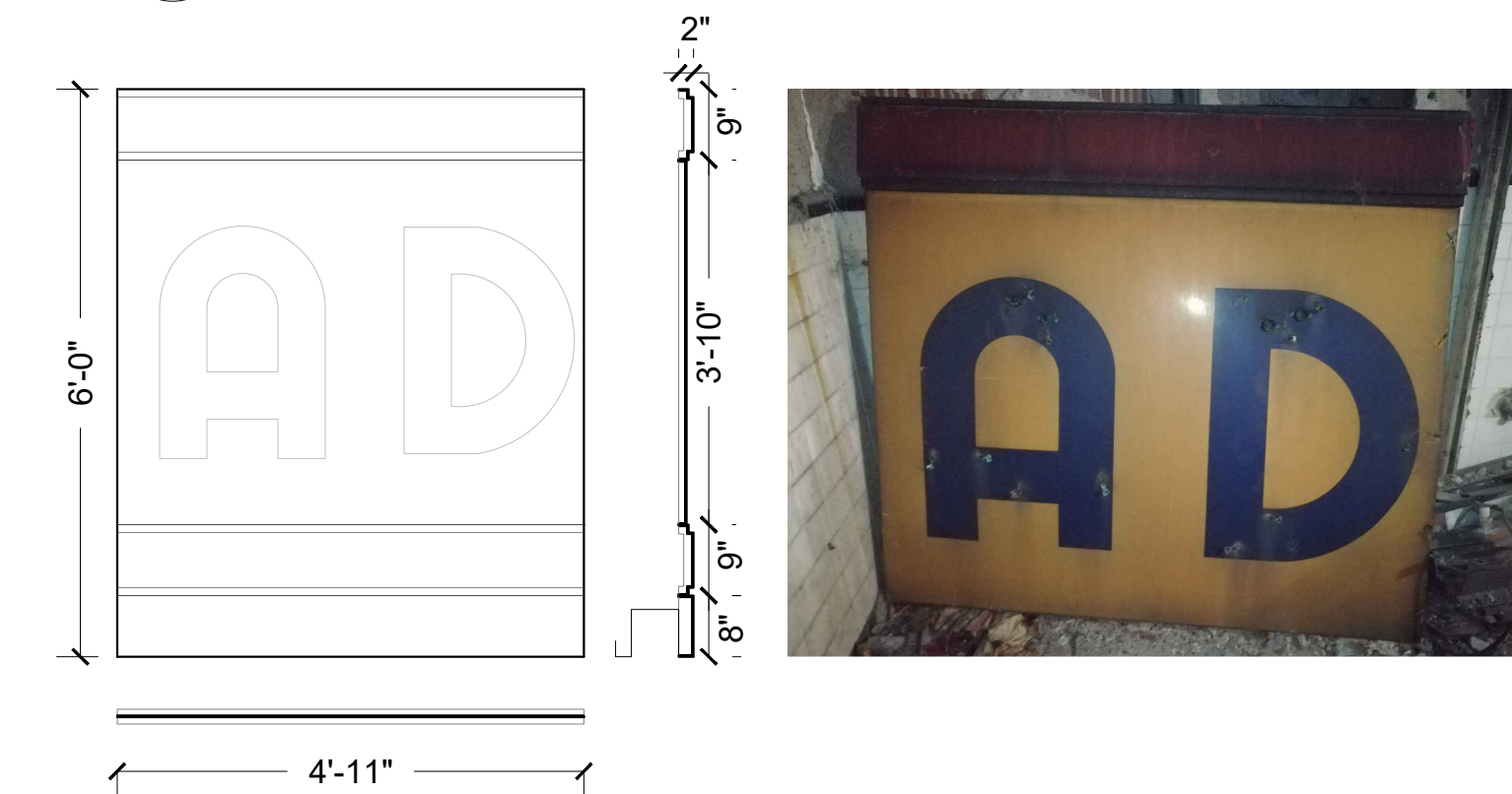
9 MARQUEE PANEL I ELEVATION AND SECTION
Scale: 1/2"=1'-0"



10 MARQUEE PANEL J ELEVATION AND SECTION
Scale: 1/2"=1'-0"



11 MARQUEE PANEL K ELEVATION AND SECTION
Scale: 1/2"=1'-0"



12 MARQUEE PANEL L ELEVATION AND SECTION
Scale: 1/2"=1'-0"

PROJECT:
PERMIT
DRAWINGS SET -
NEW GRANADA
THEATER
REDEVELOPMENT
PHASE II

2007 CENTRE AVENUE
PITTSBURGH, PA 15219

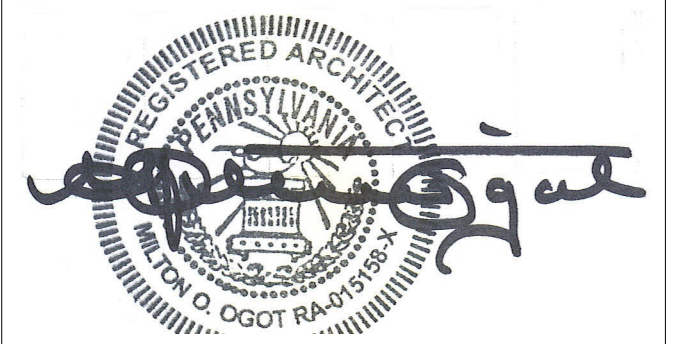
DRAWING:

MARQUEE
DETAILS

CLIENT:

NEW GRANADA
DEVELOPMENT,
LLC

2015 CENTRE AVENUE
PITTSBURGH, PA 15219



REVISIONS:

NO.	DESCRIPTION	DATE

Milton Ogot
ARCHITECT

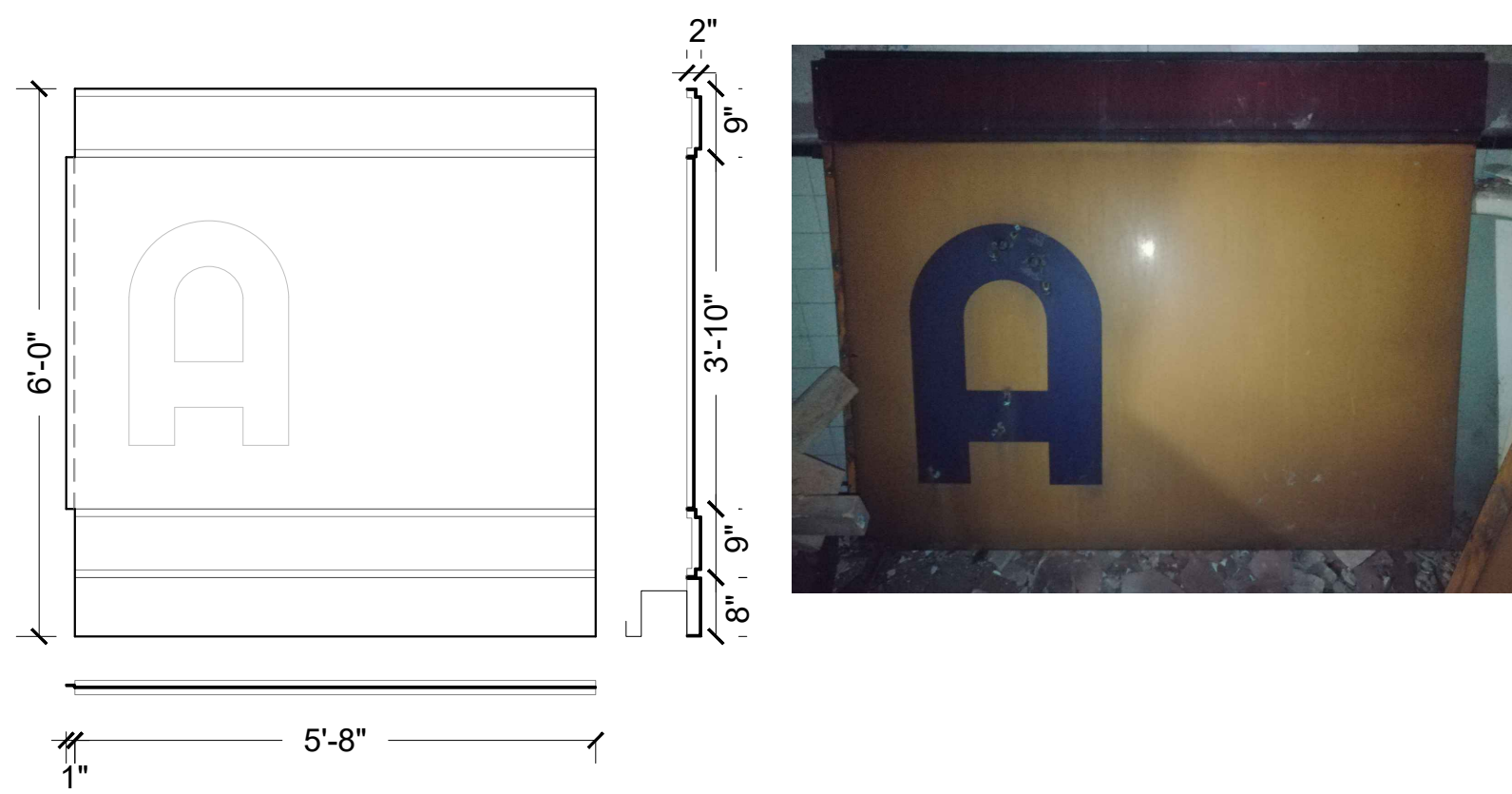
320 Anthon Drive, Pittsburgh, PA 15235
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DRAWN: NK SCALE: 1/2" = 1'-0"

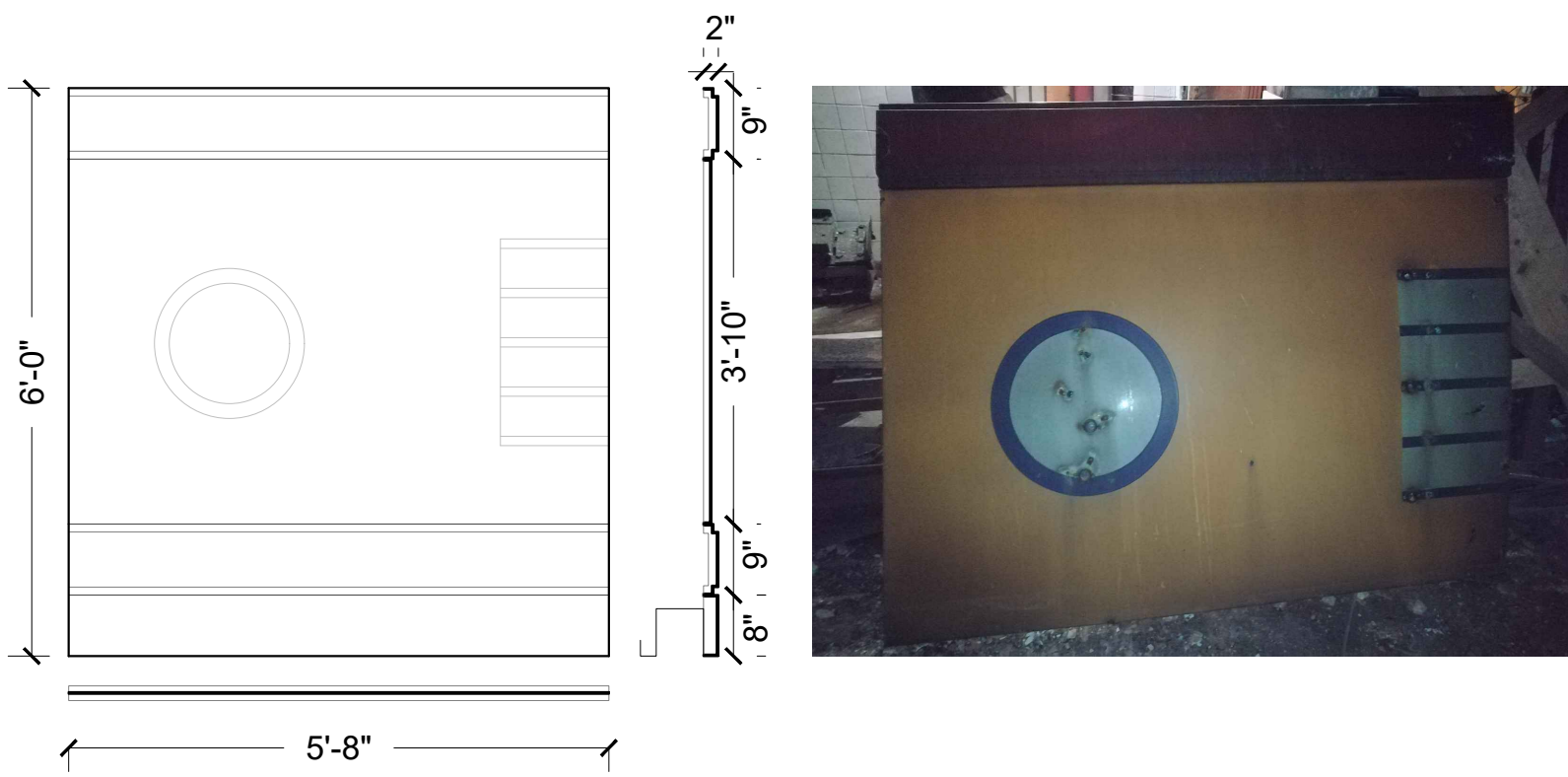
CHECKED: MO DATE: 8/23/2021

DRAWING NO.: HR4.5

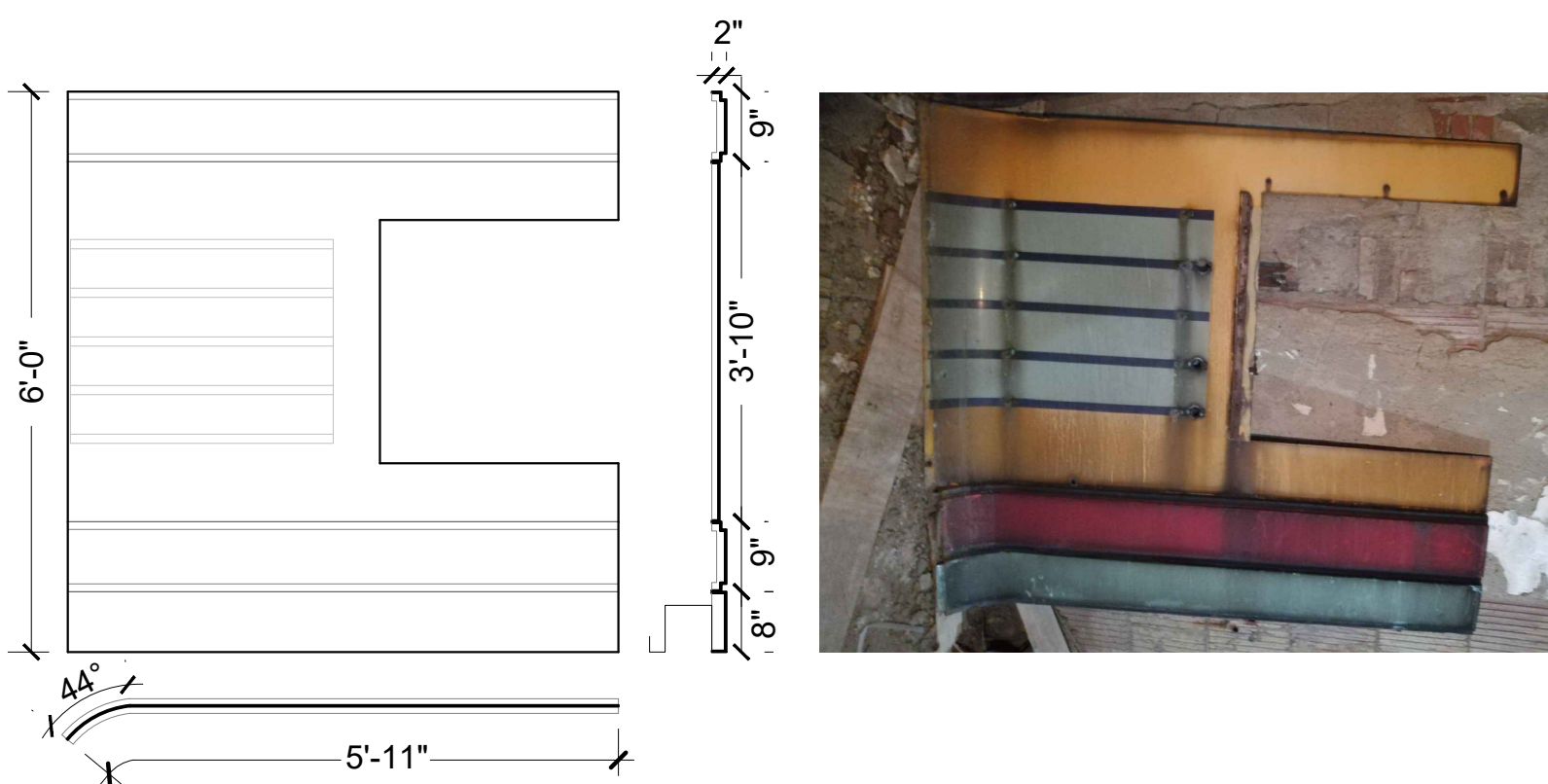
PROJECT NO.: MOA2006



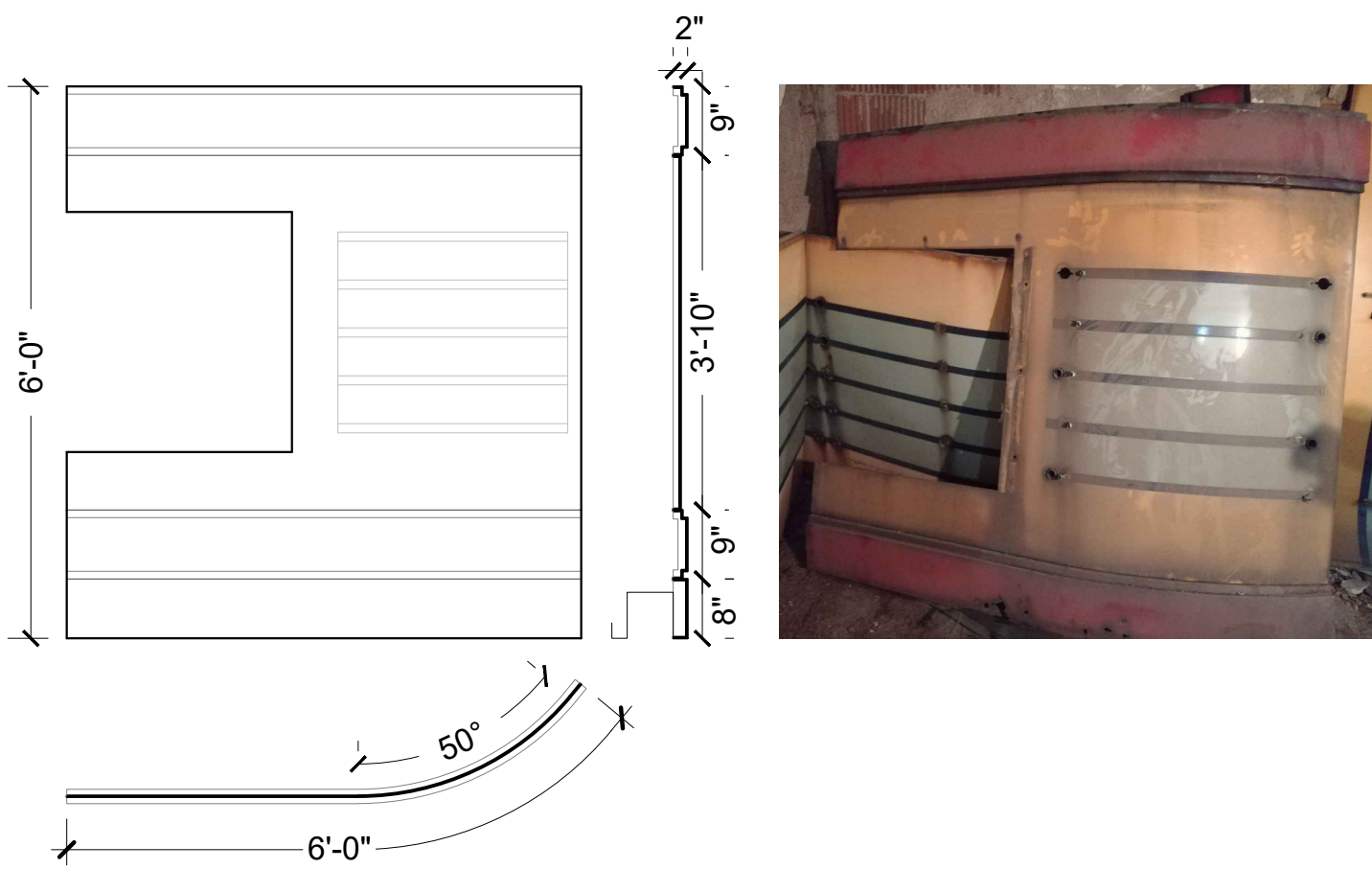
13 MARQUEE PANEL M ELEVATION AND SECTION
Scale: 1/2"=1'-0"



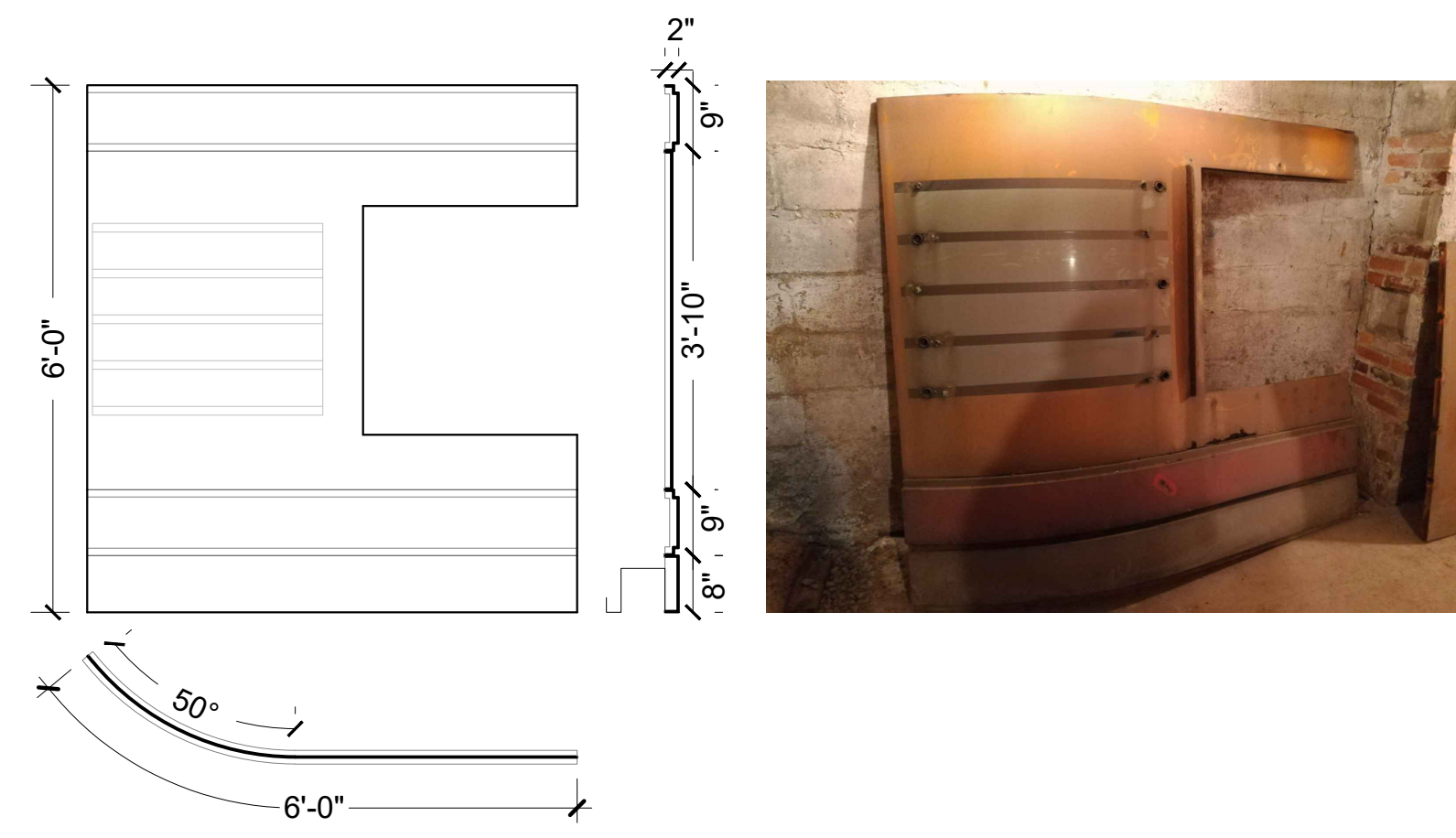
14 MARQUEE PANEL N ELEVATION AND SECTION
Scale: 1/2"=1'-0"



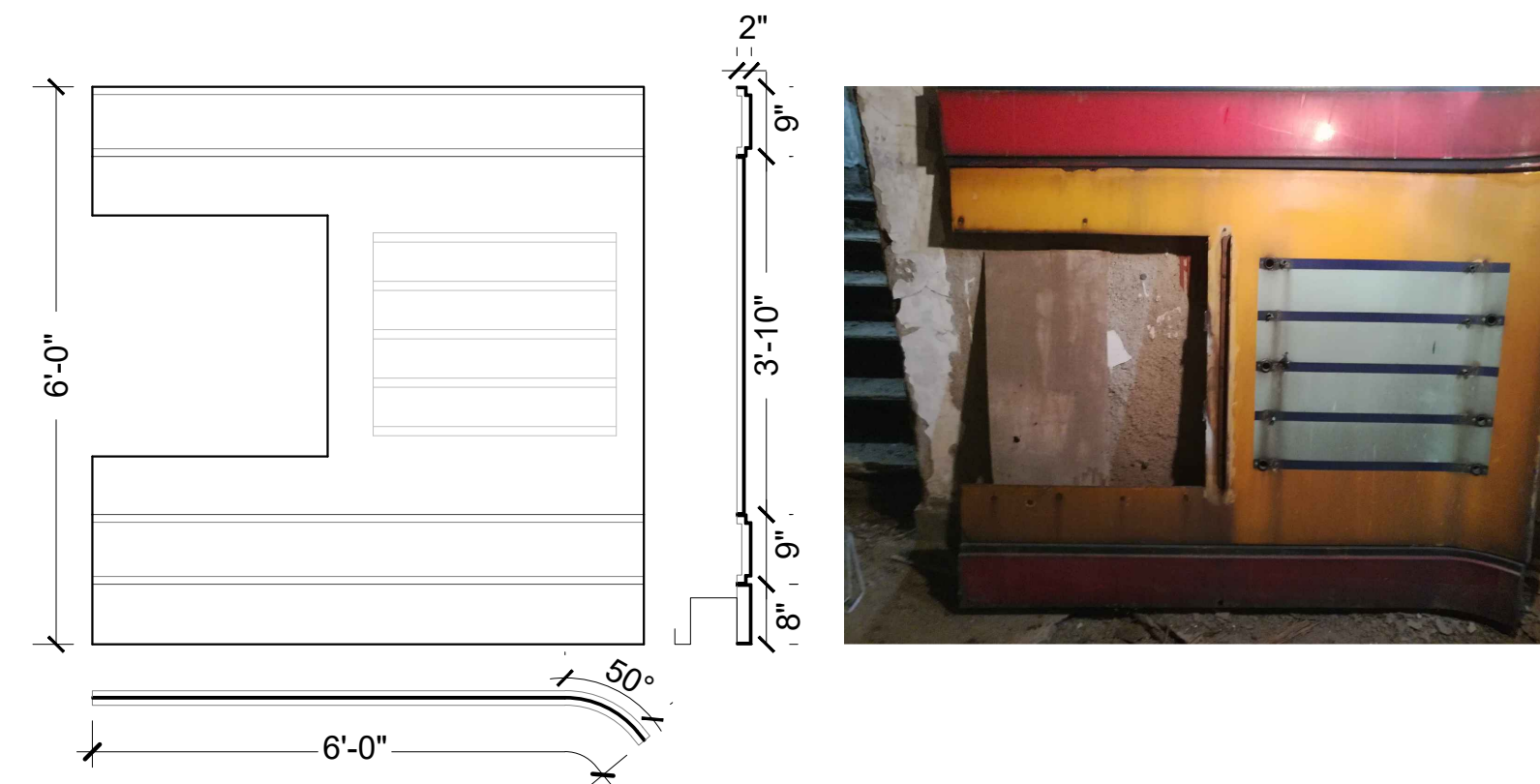
15 MARQUEE PANEL O ELEVATION AND SECTION
Scale: 1/2"=1'-0"



16 MARQUEE PANEL P ELEVATION AND SECTION
Scale: 1/2"=1'-0"



17 MARQUEE PANEL Q ELEVATION AND SECTION
Scale: 1/2"=1'-0"



18 MARQUEE PANEL R ELEVATION AND SECTION
Scale: 1/2"=1'-0"

PROJECT:
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DRAWINGS SET -
NEW GRANADA
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2007 CENTRE AVENUE
PITTSBURGH, PA 15219

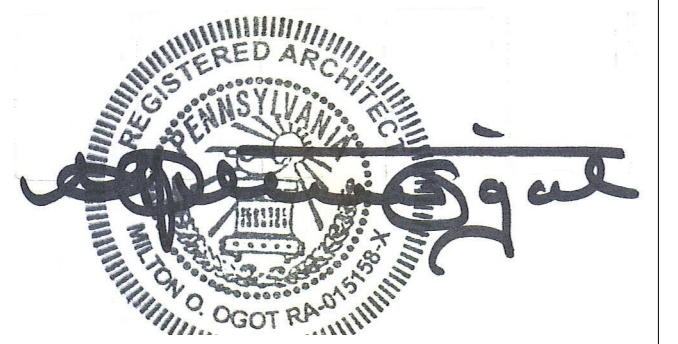
DRAWING:

**MARQUEE
DETAILS**

CLIENT:

**NEW GRANADA
DEVELOPMENT,
LLC**

2015 CENTRE AVENUE
PITTSBURGH, PA 15219



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Milton Ogot
ARCHITECT

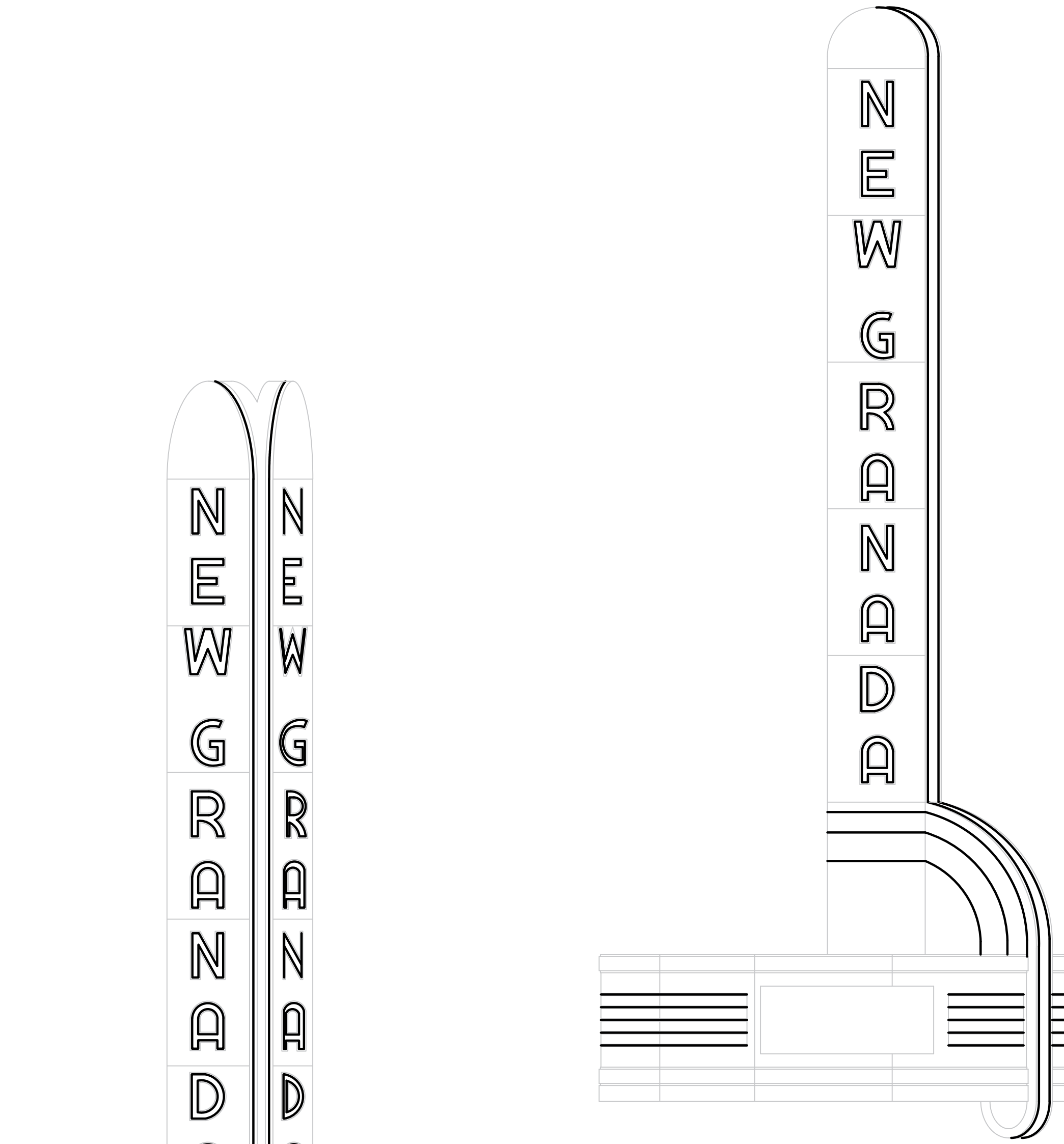
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Email: miltonogot@ogotarchitect.com

DRAWN: NK SCALE: 1/2" = 1'-0"

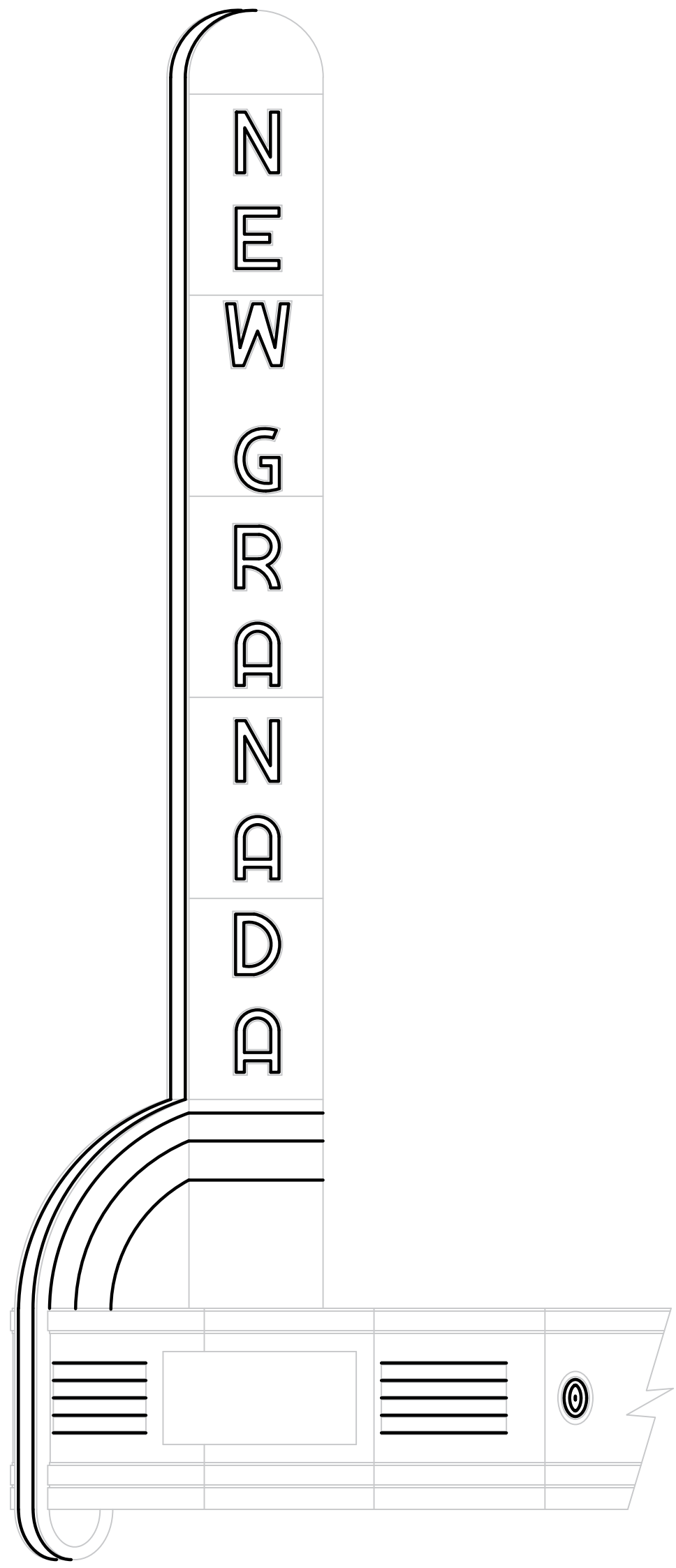
CHECKED: MO DATE: 8/23/2021

DRAWING NO.: **HR4.6**

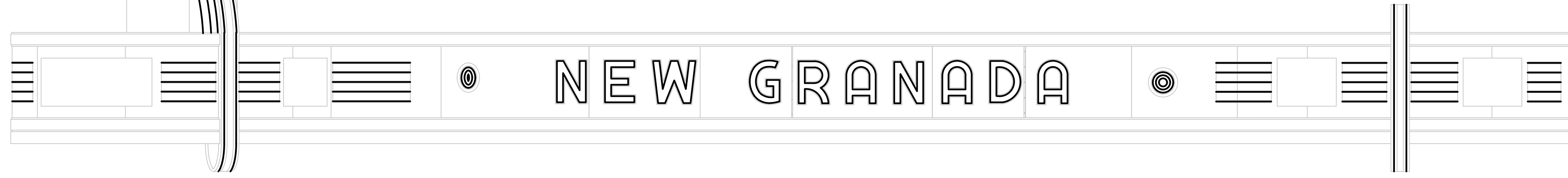
PROJECT NO.: MOA2006



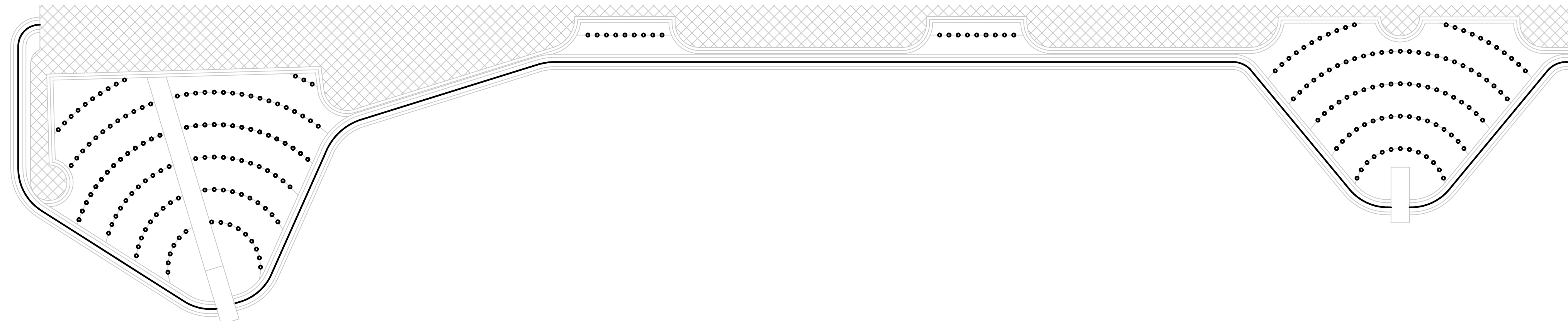
1 PROPOSED VERTICAL MARQUEE LIGHTING
Scale: 1/4"=1'-0"



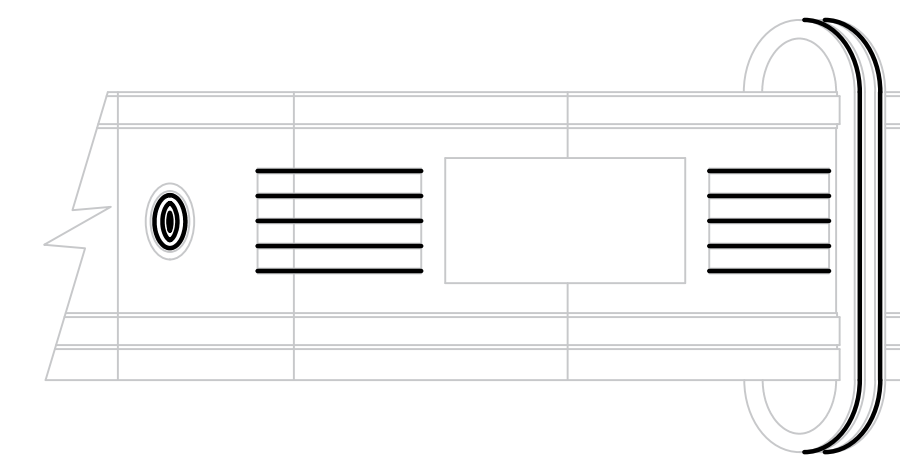
2 PROPOSED VERTICAL MARQUEE LIGHTING
Scale: 1/4"=1'-0"



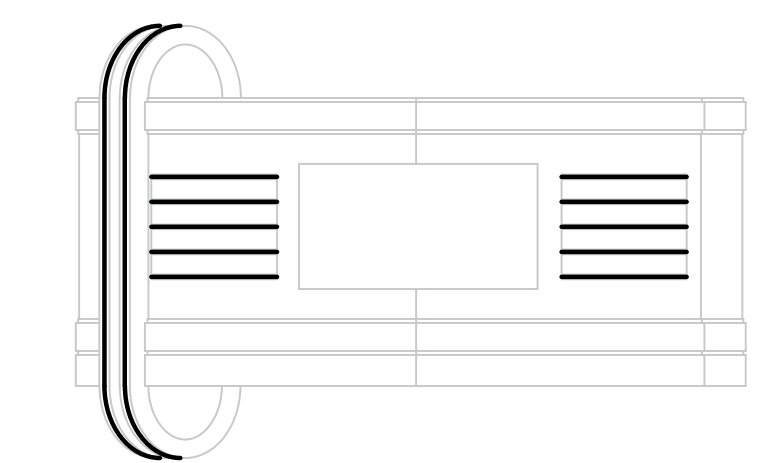
3 PROPOSED MARQUEE LIGHTING
Scale: 1/4"=1'-0"



4 PROPOSED MARQUEE LIGHTING PLAN
Scale: 1/4"=1'-0"



5 PROPOSED MARQUEE LIGHTING
Scale: 1/4"=1'-0"



6 PROPOSED MARQUEE LIGHTING
Scale: 1/4"=1'-0"

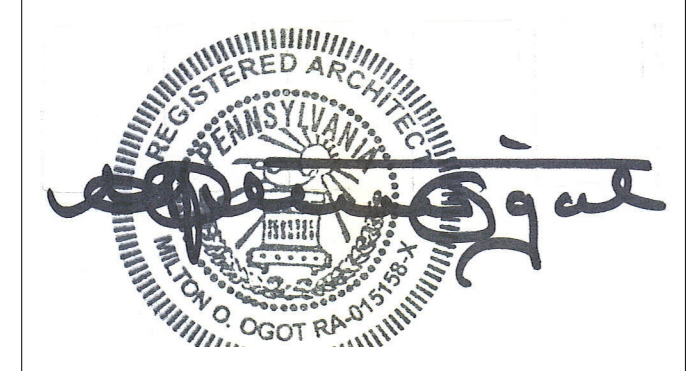
MARQUEE LIGHTING
NEON TUBE LIGHTING: 831 LINEAR FEET
LED BULB (15W): 276 BULBS

PROJECT:
**PERMIT
DRAWINGS SET -
NEW GRANADA
THEATER
REDEVELOPMENT
PHASE II**

2007 CENTRE AVENUE
PITTSBURGH, PA 15219

DRAWING:
**MARQUEE
LIGHTING DETAIL**

CLIENT:
**NEW GRANADA
DEVELOPMENT,
LLC**
2015 CENTRE AVENUE
PITTSBURGH, PA 15219



REVISIONS:

NO.	DESCRIPTION	DATE

Milton Ogot
ARCHITECT

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Email: miltonogot@ogotarchitect.com

TRUE NORTH	DRAWN: NK	SCALE: 1/4" = 1'-0"
	CHECKED: MO	DATE: 8/23/2021
PROJECT NORTH	DRAWING NO.:	HR4.7
	PROJECT NO.:	MOA2006