

Lawrence Hall – 4609 Butler Street

Project Summary:	Developer:	Brett & Phoebe Minarik
	Project Architect:	Moss Architects
	Property Information	
	Address:	4609 Butler Street, Pittsburgh, PA 15201
	Lot and Block:	80-P-202
	Lot Size:	6,000 sq ft
	Zoning:	Local Neighborhood Commercial (seeking Restaurant, General)

History: We have conducted searches through Historic Pittsburgh’s newspaper archive and found records the property operated as Palace Laundry as early as 1902. Beginning in 1916 and continuing into 1921 there are references to Park Theater and various associated productions. In 1923 it appears the property was converted into Lawrence Park Garage, the name still shown on the building façade, where they advertised automotive sales, including parts and repair. In 1946 we begin to see references of Specht’s Garage & Specht’s Auto Parts. Following this we believe the space was utilized for a construction materials business and ultimately, as storage, which is how it remains today.

Project overview: We live a few minutes away in Lawrenceville and are seeking to renovate the existing structure at 4609 Butler to preserve its history while bringing about a neighborhood-focused food hall. The hall would host 7 other small business owners and chefs to serve high quality food at affordable prices. The ultimate mix of vendors is still to be determined, but will be carefully selected from interested small businesses to create a diversity of offerings. We would operate the only liquor license on the premises and intend to serve alcohol only during food vendor / dining hours (not as a standalone bar). The hall would also be a venue to host special events such as wedding receptions and birthday parties.

The building at 4609 Butler is beautiful and boasts 6,000 square feet of open urban space, 24-foot ceilings, original brick work & craftsman wooden rafters from the early 1900s. Through adaptive reuse, we aim to fuse the industrial backbone of Pittsburgh with a modern appreciation for food, friends & family. We are envisioning a welcoming and approachable central hub from which neighborhood residents and visitors can appreciate Lawrenceville.

We are extremely sensitive to the issues affecting our community and have committed to aligning our operation with the best interests of our neighbors and in accordance with the visions of both Lawrenceville United & Lawrenceville Corporation, including responsible hospitality, sustainability, diversity, inclusion and integrity.

As residents of Lawrenceville we also understand the parking frustrations and are exploring all possible options – including leasing parking from nearby property owners with capacity and operating a free shuttle to nearby parking in the Strip District. We will feature prominent bike parking as well as offer standing discounts & promotions to encourage patrons to bike or use ride-share apps to visit the hall.

We believe Lawrence Hall (the working title for our food hall) is an optimal use of the property, and that with thoughtful execution and implementation we can pursue our dream of being small business owners while improving the neighborhood for its residents (our neighbors).

Current Status: We have an agreement of sale with the current owner and are proceeding with site due diligence (structural, civil, environmental, etc.), city zoning and seeking financing approval.

Anticipated timeline: We anticipate closing on the property in November of 2018 and then beginning renovations, which are expected to take 8-10 months. We anticipate interviewing and selecting the ultimate food vendors as well as hiring a general manager during the spring and summer of 2019. We seek to have the hall open to the public by late 2019 or early 2020.

Requested Zoning Variances: Variance for parking, variance for off-street loading, and special exception for use of restaurant general.

Date and time of ZBA hearing: July 19th, 9am