



**Division of Development Administration and Review**  
 City of Pittsburgh, Department of City Planning  
 200 Ross Street, Third Floor  
 Pittsburgh, Pennsylvania 15219

Minutes of the Meeting of January 9, 2012  
 Beginning at 12:30 PM  
 200 Ross Street  
 First Floor Hearing Room  
 Pittsburgh, PA 15219

In Attendance:

<b><i>Members</i></b>	<b><i>Staff</i></b>	<b><i>Others</i></b>
Noor Ismail	Sarah Quinn	Barbara Talerico
Linda McClellan	Sharon Spooner	Lee Bruder
John Jennings		Megan King
Joe Serrao (by phone)		Chaz McAnallan
		Robert Loos
		Paul Johnson
		Bob Baumbach
		Robert White
		Todd Palcic
		Tom Hardy
		Greg Mucha
		Russell Blaich
		David McAnallen
		Brian Katz

In order to establish quorum Mr. Serrao is contacted by phone. With quorum thus established, Ms. McClellan calls the meeting to order.

**Old Business**

**Mexican War Streets District Expansion Finding of Fact:** Ms. Quinn presents the finding of fact document for the commissioners to sign. She states that Mr. Hogan had signed it previously since he knew he would not be able to attend the meeting. She also presents the lists of parcels that were included and excluded from the Commission's recommendation. She mentions that since Ms. McClellan abstained from the vote last month, her signature on the document is just an acknowledgement that she abstained. Ms. Quinn also states that she briefed Planning Commission on the HRC's recommendations, and that hopefully the Planning Commission will make their own recommendations at their next meeting.

**New Business**

**Approval of Minutes:** In regards to the December minutes, Mr. Jennings motions to approve and Ms. McClellan seconds; all members vote in favor, with Mr. Jennings noting that he was not present last month, but has reviewed the minutes and has no objections.

**Certificates of Appropriateness:** In regards to the December 2012 Certificates of Appropriateness, Mr. Jennings motions to approve and Ms. Ismail seconds; all members vote in favor.

**Approval of revised Rules and Procedures:** Ms. Quinn presents the Commissioners with the revised Rules and Procedures, which she had also emailed to them to review. Changes from the old rules and procedures include the public comment process being defined more clearly and the deadline for applications being changed to the Friday before the agenda goes out. She mentions that she was able to address the feedback of the absent Commission members by email. Mr. Jennings motions to accept the revised Rules and Procedures, Ms. Ismail seconds, all members vote in favor.

**Other:**

1. Ms. Quinn mentions that as part of DesignPGH, the art and design component of the comprehensive plan, the consultants will be working on the historic district guidelines. Their intent is not to necessarily change the guidelines but to streamline them and make the wording a little more uniform. The consultants will be in town the week of January 14<sup>th</sup>, and will be meeting with advocacy groups, doing a site visit, and meeting with local community groups to talk about the district guidelines.
2. Ms. Ismail comments that there are two grants.
3. Ms. Quinn says that there is grant money from the Pennsylvania Historical and Museum Commission for an economic study and conservation overlay districts.
4. Ms. Quinn talks about the statewide preservation conference, which is to be held in Pittsburgh for the first time in 2013. She mentions that Planning, the State Historic Preservation Office, and the URA have been working on putting together a training session for developers and architects on the use of preservation tax credits, and it has now been added as a pre-session for the conference. She has been working with the AIA to see if architects can be given continuing education credits, which would be a big draw. The training will probably be on July 15<sup>th</sup> as the conference starts on the 16<sup>th</sup>.
5. Ms. Ismail speaks about the Pro Walk Pro Bike Conference which is coming to Pittsburgh in 2014. There will be a mini conference in the fall to gear up for it.
6. Ms. Quinn mentions that Schenley High School has gone on the market, and that one of the requirements will be that they follow the Secretary of the Interior's Standards for Rehabilitation so that they can get preservation tax credits.

**Adjourn:**

Ms. McClellan calls the meeting to a close.

**The discussion of the agenda items follows.**

**1807 E. Carson Street**    *East Carson Street Historic District*

---

---

**Owner:**

Glenn Benigni  
543 Burkes Drive  
Coraopolis, Pa 15108

Ward: 17th

Lot and Block: 12-E-324

Inspector: Pat Brown

**Applicant:**

Glenn Benigni  
543 Burkes Drive  
Coraopolis, Pa 15108

Council District: 3rd

Application Received: 12/2/12

---

---

**National Register Status:**    **Listed:**                    **Eligible:**

**Proposed Changes:** Rear addition and door alteration.

---

---

**Discussion:**

1. Mr. Glen Benigni steps to the podium. He is the owner of the property. He explains that what they are looking to do is construct a 20x30 foot addition at the rear of the property to house a walk-in cooler for the kitchen. He shows some images; the addition would be visible from the rear alleyway but not from the corner of 18<sup>th</sup> and East Carson Streets. He shows drawings of the addition and specs of the doors that would be used.
  2. Mr. Tony Palocastro steps to the podium; he is the contractor for the project. He explains exactly where the addition would be located.
  3. Mr. Jennings asks that since it is concrete block will they be painting it to match.
  4. Mr. Palocastro says yes.
  5. Mr. Jennings asks if it will have a flat roof.
  6. Mr. Palocastro says the roof will be slightly pitched and not much higher than what is there now.
  7. Mr. Jennings asks if the roof will be built up or shingle.
  8. Mr. Palocastro says it will be built up. The garage door will be on the side facing the rest of the parking lot.
  9. Mr. Jennings asks if they are proposing any parking back there.
  10. Mr. Palocastro and Mr. Benigni say no.
  11. Mr. Jennings asks if there will be any mechanical equipment on top.
  12. Mr. Benigni says that a fan may be moved there eventually because of space concerns. If it were moved it would basically look the same as the current fan seen in the pictures.
  13. Ms. McClellan asks for public comment; there is none.
- 
-

---

---

**Motion:**

1. Mr. Jennings makes a motion to approve application as submitted.
  2. Ms. Ismail seconds.
  3. Ms. McClellan asks for a vote, all are in favor and motion carries.
- 
-

**1215 Juniata Street**

**Manchester Historic District**

---

---

**Owner:**

Megan King  
1215 Juniata Street  
Pittsburgh, Pa 15233

Ward: 21st

Lot and Block: 22-L-13

Inspector: Jim King

Council District: 6th

Application Received: 12/20/12

---

---

**Applicant:**

Megan King  
1215 Juniata Street  
Pittsburgh, Pa 15233

**National Register Status: Listed: Eligible:**

**Proposed Changes:** Installation of fencing.

---

---

**Discussion:**

1. Ms. Megan King steps to the podium; she is the owner of the property. She states that the first item in her application is the installation of two air conditioning units at the rear of the property that would be enclosed with fencing. The location of the units depends on a few factors and has yet to be determined. The second item to be completed later this year will be repair and replacement of the parking pad at the rear of the property to provide parking for herself and her tenant. The third item is replacement and repainting of siding on the back of the house; the front of the house is brick but the back has wood siding.
  2. Mr. Jennings notes that only the fencing is on the agenda.
  3. Ms. Quinn states that the painting and carpet pad are things that would generally be approved over the counter so the fencing is really what is before the HRC.
  4. Ms. McClellan asks for public comment; there is none.
- 
- 

**Motion:**

1. Mr. Jennings makes a motion to approve the application as submitted.
  2. Ms. Ismail seconds.
  3. Ms. McClellan asks for a vote, all are in favor and motion carries.
- 
-

**1422 Stedman Street**

**Manchester Historic District**

---

---

**Owner:**

David McAnallen  
1426 Sheffield Street  
Pittsburgh, Pa 15233

Ward: 21st

Lot and Block: 22-P-186

Inspector: Jim King

**Applicant:**

Robert Baumbach  
900 Middle Street  
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 12/20/12

---

---

**National Register Status: Listed: Eligible:**

**Proposed Changes:** Construction of front and rear additions.

---

---

**Discussion:**

1. Mr. Bob Baumbach steps to the podium; he is the architect for the project. He states that the property is located on what is really an alleyway consisting of vacant lots and garages. This is the only house on the block. They are proposing a two story addition on the back of the house. The house is about fourteen feet wide and thirty feet deep, and the proposed addition would go back twelve feet. The house has vacant lots to either side. The other change that they are requesting is to go from a one-window dormer to a two-window dormer. They will be keeping the same style but just adding a window. He states that the rear elevation will be clad with five and a half inch lathe board framed with four inch trim around the corner boards and windows. They are requesting to use aluminum clad wood windows with historic profiles. Mr. Baumbach shows photos and drawings of the side elevations of the house and points out where the addition and the dormer will be. For the door, they are proposing a half lite two panel door.
  2. Mr. Jennings states that he has a few questions. He asks if they are planning to pull the dormer forward as it looks to be in the drawings.
  3. Mr. Baumbach says yes, they do intend to bring it forward, which will be necessary for the window in the dormer to be usable as a means of egress.
  4. Mr. Jennings asks if they will be using the same Hardie board and also asphalt shingles on the dormer.
  5. Mr. Baumbach says yes, although the dormer has a shallow pitch and the roof will not be visible.
  6. Mr. Jennings asks for clarification on the materials for the rear stair.
  7. Mr. Baumbach says they will be concrete.
  8. Mr. Jennings asks the Commission their opinion on the use of fiberglass doors.
  9. Ms. Quinn states that it is fine as long as it is for security purposes and as long as there is no existing door there now.
- 
-

- 
- 
10. Mr. Baumbach confirms that it is boarded up and does not have a door.
  11. Mr. Jennings asks if the windows on the rear façade are being altered.
  12. Mr. Bambauch says yes, they are going from two windows to one and relocating it. It is determined that the windows in question are part of the addition and will be covering up what is there currently.
  13. Ms. Quinn states that she thinks this is fine as long as the materials are appropriate and visually compatible with the district. She says it is important to consider what neighboring properties look like, but in this case the neighboring properties are vacant lots. She feels it is important to take a building like this and turn it into something livable.
  14. Mr. Jennings agrees.
  15. Ms. McClellan asks if there are any other changes to the dormer besides bringing it forward.
  16. Mr. Jennings states that it will be widened to accept two windows.
  17. Mr. Baumbach says that is correct. The slope of the roof will be the same but it will come out farther. They will be keeping the design simple but add a little bit more period character than what is there now.
  18. Ms. McClellan points out that the windows in the dormer don't seem to be the same size as the windows on the first and second floors.
  19. Mr. Baumbach sees this too. He states that he was trying to accommodate code as far as egress requirements, but agrees the window size might need to be adjusted for aesthetics.
  20. Ms. McClellan asks for public comment; there is none.

---

---

**Motion:**

1. Mr. Jennings makes a motion to approve the application as submitted.
  2. Ms. Ismail seconds.
  3. Ms. McClellan asks for a vote, all are in favor and motion carries.
- 
-

**27-29 Jacksonia  
Street**

**Mexican War Streets Historic District**

---

---

**Owner:**  
October Development  
P.O. Box 6666  
Pittsburgh, Pa 15212

Ward: 25th

Lot and Block: 23-F-386, 387

Inspector: Jim King

**Applicant:**  
Robert Baumbach  
900 Middle Street  
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 12/28/12

---

---

**National Register Status:** Listed:

**Eligible:**

**Proposed Changes:** New construction.

---

---

**Discussion:**

1. Mr. Bob Baumbach steps to the podium; he is the architect for the project. He points out the locations for the proposed houses on the aerial photo. The project at 27-29 will be a duplex. Each house will be 17 feet wide and three stories tall with a mansard roof. The houses will have a stone water table and masonry on the first and second floors. The mansard roofs will be clad with a synthetic slate. The windows will be wood and two over two, and will have decorative hoods with brackets on either side. The door surrounds will have Victorian-style pilasters on each side with one panel above the transom and a crown hood over the top. The dormer on the inside of the mansard roof will be on the same plane as the building, and the detailing on it will be in keeping with similar historic structures in the district. He mentions that there will be a decorative gate on either side of the duplex and a three foot wide easement leading to the back of the property. The brick of the front façade will be returned around to the side three of four feet so it will be visible from the street, and for the rest of the side that will not be visible they are proposing vinyl siding. He mentions that the rear elevation will have the potential to have a rear deck. He goes over details of the rear elevation including the aluminum clad windows and fiberglass door. Having gone over the architectural details, Mr. Baumbach speaks about the history of the project and points out the timeline included in the packet. He states that the project went into development well before the Mexican War Streets district expansion nomination went into effect, and hopes that the Commission will consider that in their decision.
  2. Mr. Jennings states that because they had the proposals and design implemented before the change in historic district, he doesn't have a problem with the materials and finishes that they have selected.
  3. Ms. McClellan asks for public comment; there is none.
- 
-

---

---

**Motion:**

1. Mr. Jennings makes a motion to approve the application as submitted.
  2. Ms. Ismail seconds.
  3. Ms. McClellan asks for a vote, all are in favor and motion carries.
- 
-

**104, 110 Jacksonia Street**      *Mexican War Streets Historic District*

---

---

**Owner:**  
October Development  
P.O. Box 6666  
Pittsburgh, Pa 15212

Ward: 25th

Lot and Block: 23-F-347, 343

Inspector: Jim King

**Applicant:**  
Robert Baumbach  
900 Middle Street  
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 12/28/12

---

---

**National Register Status:**    **Listed:**                      **Eligible:**

**Proposed Changes:** New construction.

---

---

**Discussion:**

1. Mr. Bob Baumbach steps to the podium; he is the architect for the project. He mentions that these houses are similar to the proposed houses at 27-29 Jacksonia Street that were just reviewed. The houses will be twenty feet wide with two stories that step back to a terrace on the third story on the front façade. The second story has a traditional cornice line, and the third story terrace will step back considerably and will have a trellis above. The first two stories are masonry and will have two over two windows.
  2. Mr. Jennings comments that the balcony being in the front isn't really in keeping with the rest of the neighborhood.
  3. Ms. McClellan asks if the materials for the door and windows in front will be all wood.
  4. Mr. Baumbach says yes. He continues to the side elevation, where there will be a four foot masonry return and vinyl siding that will not be visible from the street. He gives the details of the rear façade including the windows and fiberglass door. He shows photos of the site.
  5. Mr. Jennings comes back to the roof deck. On one hand he thinks allowances should be made as the project was planned before the historic district expansion, but on the other hand as he said before the deck is not in keeping with anything else on the street.
  6. Mr. Baumbach states that he doesn't think the roof deck would be visible from street level. He thinks that what would be visible would be the two story façade with the prominent cornice line. He does realize that the neighbors across the street would be able to see it, which is an important consideration.
  7. Mr. Jennings says it would also be visible from the side.
  8. Mr. Baumbach agrees.
- 
-

- 
- 
9. Mr. Jennings states again that the fact that the project was developed before the historic designation needs to be taken into consideration.
  10. Ms. McClellan asks for public comment.
  11. Mr. Tom Hardy steps to the podium. He is representing the Central Northside Neighborhood Council and has a few comments. He states that these properties were assembled by CNNC using the city's treasurer's sale process, so they were all properties that were not on the tax rolls. The CNNC used a competitive process to hire and select a developer and were instrumental in working with the developer to select someone like Mr. Baumbach who is familiar with development in historic areas. He states that the outdoor space of the terrace is important to the marketability of the properties, and the trellis is there to keep that outline of the third story while having it open. He adds that even though the project was started before the historic guidelines were in effect, he feels that it is very much in keeping with the historic character of the area.
  12. Ms. McClellan calls for any other public comment; there is none.
  13. Mr. Jennings and Ms. McClellan remark that if the balcony was at the rear of the property there would be no issue.
  14. The Commissioners discuss the profile of the roof deck and various sightlines and review the materials and photos.
  15. Mr. Jennings says that if it is approved, it should be strongly noted that it was because the project was started before the historic guidelines went into effect.
  16. Ms. Quinn says they could do that so it won't set a precedent.

---

---

**Motion:**

1. Mr. Jennings makes a motion to approve the application as submitted, strongly noting that this was approved based on the fact that it was developed prior to historic district limitations, and will not set a precedent for future projects in the district.
  2. Ms. Ismail seconds.
  3. Ms. McClellan asks for a vote, all are in favor and motion carries.
- 
-

**106-108 Jacksonia Mexican War Streets Historic District  
Street**

---

---

**Owner:**  
October Development  
P.O. Box 6666  
Pittsburgh, Pa 15212

Ward: 25th

Lot and Block: 23-F-346, 345

Inspector: Jim King

**Applicant:**  
Robert Baumbach  
900 Middle Street  
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 12/28/12

---

---

**National Register Status: Listed: Eligible:**

**Proposed Changes:** New construction.

---

---

**Discussion:**

1. Mr. Bob Baumbach steps to the podium; he is the architect for the project. He mentions that these houses are very similar to the proposed houses at 27-29 Jacksonia Street that were reviewed. They are three stories with mansard roofs which will have synthetic slate. On the rear elevation there are two stories and then it is stepped back for a possible future roof deck. There is a door shown there on the drawings but he states that it is not in the plan at this time and is asking for approval without it. He gives details on the door and window surrounds.
  2. Ms. McClellan asks for public comment; there is none.
- 
- 

**Motion:**

1. Mr. Jennings makes a motion to approve the application as submitted with the exception of the roof deck and door as noted by the applicant, and again noting that this was approved based on the fact that it was developed prior to historic district limitations, and will not set a precedent for future projects in the district.
  2. Ms. Ismail seconds.
  3. Ms. McClellan asks for a vote, all are in favor and motion carries.
- 
-

**4218 Centre Avenue**

**Schenley Farms Historic District**

---

---

**Owner:**

Robert Donnorummo  
4218 Centre Avenue  
Pittsburgh, Pa 15213

Ward: 4th

Lot and Block: 27-6-56

Inspector: Bob McPherson

**Applicant:**

Rich Nehler  
1239 Revere Drive  
Chalfont, Pa 18914

Council District: 8th

Application Received: 12/17/12

---

---

**National Register Status: Listed: Eligible:**

**Proposed Changes:** Installation of non-compliant window.

---

---

**Discussion:**

1. Mr. Chad McAnallen steps to the podium; he is representing Home Depot which is the applicant for the project. He explains that they are looking to install a white vinyl window which will be replacing a wood window in the back of the house. It is the middle window on the second floor. The brown frame around the window will be staying the same. He mentions that a few years ago they were approved for vinyl windows in the rear of 4220 Centre Avenue next door.
  2. Ms. Quinn asks if the window is on the rear of the house or on the side, as the property owner had indicated it was on the side and visible from the public right of way, and that is why it is before the Commission.
  3. Mr. McAnallen says the window is on the back of the house.
  4. Mr. Jennings asks if they are just replacing the center window out of the three, and will have two dark windows with a white one in the center.
  5. Mr. McAnallen says yes.
  6. Mr. Jennings asks if the muntins will stay the same.
  7. Mr. McAnallen says they will.
  8. Mr. Jennings asks if there is a street or way behind the house.
  9. Ms. Quinn says no, the way the property owner explained it was that the window was visible to someone coming down the hill on Centre Avenue.
  10. Mr. Jennings states that if the window is visible, the vinyl window would violate historic guidelines.
  11. Ms. Quinn says yes, and if it is not visible it would be permitted, it is just hard to tell from the photos. She asks the applicant where the window is located on the aerial photo.
  12. Mr. McAnallen says that it is in the rear near the trees in the photo. It is determined that this should not be visible from the public right of way.
- 
-

---

---

13. Ms. McClellan asks for public comment; there is none.

---

---

**Motion:**

1. Mr. Jennings makes a motion to approve the application as submitted, with the condition that the window is in the rear of the structure and cannot be seen from any public way.
  2. Ms. Ismail seconds.
  3. Ms. McClellan asks for a vote, all are in favor and motion carries.
- 
-

**1117 N. Franklin Street**

**Manchester Historic District**

---

---

**Owner:**

William Alston c/o Lucille Alston MD  
1791 County Route 14  
Canton, Ny 13617

Ward: 21st

Lot and Block: 22-L-155

Inspector: Jim King

**Applicant:**

Bureau of Building Inspection  
200 Ross Street, 3<sup>rd</sup> Floor  
Pittsburgh, Pa 15219

Council District: 6th

Application Received: 10/25/12

---

---

**National Register Status:    Listed:                    Eligible:**

**Proposed Changes:** Razing of structure to the ground.

---

---

**Discussion:**

1. Mr. Russell Blaich of BBI presents the application for demolition. He shows photos of the property and states that the rear addition has started to collapse. Part of it fell onto the neighbor's fence, and the neighbors are very concerned.
  2. Ms. Quinn introduces a memo from Paul Loy of BBI that states the situation so that if BBI has to do an emergency demo they can. Now that it is before the Commission BBI can get full approval.
  3. Mr. Jennings states that it is a matter of public safety at this point.
  4. Ms. McClellan asks for public comment; there is none.
- 
- 

**Motion:**

1. Mr. Jennings makes a motion to approve the application for demolition as submitted.
  2. Ms. Ismail seconds.
  3. Ms. McClellan asks for a vote, all are in favor and motion carries.
- 
-

**1405 Buena Vista  
Street**

**Mexican War Streets Historic District**

---

---

**Owner:**

Geraldine Smith  
1405 Buena Vista Street  
Pittsburgh, Pa 15212

Ward: 25th

Lot and Block: 23-J-140

Inspector: Jim King

**Applicant:**

Bureau of Building Inspection  
200 Ross Street, 3<sup>rd</sup> Floor  
Pittsburgh, Pa 15219

Council District: 6th

Application Received: 10/18/12

---

---

**National Register Status: Listed: Eligible:**

**Proposed Changes:** Razing of structure to the ground.

---

---

**Discussion:**

1. Mr. Blaich says the structure has been condemned for a while now. The rear roof has collapsed into the interior and the next door neighbor is getting water into her house.
  2. Ms. Quinn states that she has received calls from the neighbor as well.
  3. Mr. Blaich says that the rear of the structure is frame and the front is brick, but the lintels are sagging and water is getting in.
  4. Ms. McClellan asks if anyone was able to be contacted.
  5. Mr. Blaich says no, as with a lot of these properties the owner may be deceased as the numerous letters sent out by BBI come back undeliverable.
  6. Ms. McClellan asks for public comment.
  7. Ms. Barbara Talerico steps to the podium; she is the president of the Central Northside Neighborhood Council. She says that this property is part of a new project by her organization called the Great House Sale. They have identified five properties that are privately owned and are in bad shape that they believe are worth saving. They are planning to market them to private owners for rehabilitation. The project is just getting started but they have been working with the URA to get these properties to treasurer's sale. Her organization's development committee has seen the property and they believe it has potential. They don't want to lose a "tooth" in this row and are asking for a stay of execution.
  8. Ms. McClellan asks for any other public comment; there is none.
  9. Mr. Jennings states since this is a property with a party wall, any demolition would not occur until April or May, so the hearing can be continued to give the organization time to implement their plan.
- 
-

---

---

**Motion:**

1. Mr. Jennings makes a motion to continue the hearing until the May meeting.
  2. Ms. Ismail seconds.
  3. Ms. McClellan asks for a vote, all are in favor and motion carries.
- 
-

**1521 Monterey  
Street**

**Mexican War Streets Historic District**

---

---

**Owner:**

Robert Sendall  
1517 Monterey Street  
Pittsburgh, Pa 15212

Ward: 25th

Lot and Block: 23-E-268

Inspector: Jim King

**Applicant:**

Bureau of Building Inspection  
200 Ross Street, 3<sup>rd</sup> Floor  
Pittsburgh, Pa 15219

Council District: 6th

Application Received: 10/18/12

---

---

**National Register Status: Listed: Eligible:**

**Proposed Changes:** Razing of structure to the ground.

---

---

**Discussion:**

1. Mr. Blaich states that the property was sold to neighbors that are going to rehabilitate it. He states that for now the application for demolition is on hold.
  2. Mr. Jennings states that the fact there are new owners means that this application should be revoked, and any future applications need to be under the new owners' names.
- 
- 

**Motion:**

1. Mr. Jennings makes a motion to revoke the application.
  2. Ms. Ismail seconds.
  3. Ms. McClellan asks for a vote, all are in favor and motion carries.
- 
-

**700 Armandale  
Street**

*Mexican War Streets Historic District*

---

---

**Owner:**

Jessie Johnson  
7205 Mount Carmel Road  
Pittsburgh, Pa 15235

Ward: 25th

Lot and Block: 23-E-325

Inspector: Jim King

**Applicant:**

Bureau of Building Inspection  
200 Ross Street, 3<sup>rd</sup> Floor  
Pittsburgh, Pa 15219

Council District: 6th

Application Received: 10/18/12

---

---

**National Register Status:**    **Listed:**                      **Eligible:**

**Proposed Changes:** Razing of structure to the ground.

---

---

**Discussion:**

1. Mr. Russell Blaich of BBI introduces the application. He states that the property owner is deceased, and family members have wanted nothing to do with the house. It has been boarded up by the city for about a year, and BBI has received complaints about it.
  2. Ms. McClellan asks for public comment.
  3. Mr. Greg Mucha steps to the podium; he lives across the street from the house and also owns the adjacent property to the house. He states that he has watched the property deteriorate for the last 25 years. Although it is boarded up, people are still in and out of the house on a regular basis, and he is very concerned about what would happen if there was a fire. He is an advocate of preservation, but has been in the building and estimates it could take a million dollars to renovate it and he doesn't see that happening.
  4. Mr. Lee Bruder steps to the podium; he lives around the corner from the property. He has not been in the house, but he states there is interest from neighborhood groups that want to save it. He has a pledge of \$150,000 of investment towards that goal. What they are asking for is a chance to see it and see if it is salvageable.
  5. Ms. Quinn asks if this is a city owned property.
  6. Mr. Blaich says no, it is still private.
  7. Ms. Quinn says that BBI would not be able to give anyone access then. She asks Mr. Blaich about the roof and interior conditions.
  8. Mr. Blaich says that there are holes in the roof. The box gutters have all deteriorated and water is coming in.
  9. Mr. Jennings states that this could be continued for another month to see if anyone can be contacted to show the property.
- 
-

- 
- 
10. Ms. McClellan asks Mr. Blaich if he has ever been able to contact anyone.
  11. Mr. Blaich says there is a son of the homeowner in the area and maybe another one out of state, but they have wanted nothing to do with it as far as he knows. They were notified that it was condemned and have not acted on it.
  12. Mr. Bruder asks if the city can secure the property in the meantime.
  13. Mr. Jennings and Mr. Blaich state that it has been boarded up but the city can't do anything beyond that. Mr. Jennings states that the HRC can continue the hearing for one month to see if the interested parties are able to make contact with the property owners. The city can provide contact information for the owners, but can't show the property as the city does not own it. The HRC will need a plan of action next month.

---

---

**Motion:**

1. Mr. Jennings makes a motion to continue the hearing for one month based on interest in preserving the property.
  2. Ms. Ismail seconds.
  3. Ms. McClellan asks for a vote, all are in favor and motion carries.
- 
-

**Certificates of Appropriateness Report – January 2013**

<b>Staff Approval</b>	<b>C of A Number</b>	<b>Date Issued</b>	<b>Application Address</b>	<b>Historic District</b>	<b>Work Approved</b>
N	13-001	9-Jan-13	1422 Stedman Street	Manchester	Rear addition, front dormer
N	13-002	10-Jan-13	1807 E. Carson Street	East Carson Street	Addition
N	13-003	10-Jan-13	1215 Juniata Street	Manchester	Fencing
N	13-004	10-Jan-13	27 Jacksonia Street	Mexican War Streets	New construction
N	13-005	10-Jan-13	29 Jacksonia Street	Mexican War Streets	New construction
N	13-006	10-Jan-13	106 Jacksonia Street	Mexican War Streets	New construction
N	13-007	10-Jan-13	108 Jacksonia Street	Mexican War Streets	New construction
N	13-008	10-Jan-13	104 Jacksonia Street	Mexican War Streets	New construction
N	13-009	10-Jan-13	110 Jacksonia Street	Mexican War Streets	New construction
N	13-010	10-Jan-13	4218 Centre Avenue	Schenley Farms	Non-compliant window installation

N	13-011	10-Jan-13	1117 N Franklin Street	Manchester	Demolition to grade
Y	13-012	10-Jan-13	607 N. Taylor Avenue	Mexican War Streets	Installation of a railing
Y	13-013	14-Jan-13	922 Western Avenue	Allegheny West	Painting of trim
Y	13-014	15-Jan-13	709 Brighton Road	Allegheny West	In-kind replacement of parking pads
Y	13-015	22-Jan-13	1406 Arch Street	Mexican War Streets	Installation of windows
Y	13-016	22-Jan-13	523 N. Taylor Avenue	Mexican War Streets	In-kind roof repair