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

Historic Review Commission of Pittsburgh

200 Ross Street, First Floor Hearing Room
March 7, 2012

AGENDA

(Vacant), *Chairman*
Ernie Hogan, *Vice Chairman*
Noor Ismail, *Director of Planning*
John Jennings, *Secretary, Acting Chief BBI*
Linda McClellan
Arthur Sheffield
Joe Serrao

- **12:30 PM CALL TO ORDER**

- **12:30 PM INTERNAL BUSINESS**

Old Business

- None

New Business

- Approval of the Minutes from the February hearing
- Certificates of Appropriateness Report – February
- Applications for a Certificate of Economic Hardship – no public comment at this time

Penn-Liberty Historic District
941 Liberty Avenue
Caterina Varrasso, owner
Sunny Varrasso, applicant
Installation of ATM

Upcoming Demolitions, no action at this time

- None

- **1:00 PM HEARING & ACTION**

1. ***Allegheny West Historic District***
   934 Western Avenue
   Paula Graham, owner and applicant
   After-the-fact replacement of stone baluster

2. ***Deutschtown Historic District***
   614 Lockhart Street
   Chris and Lisa Gibson, owner
   Robert Baumbach, applicant
   New Construction

3. ***Deutschtown Historic District***
   604 Pressley Street
   Justin Victor, owner and applicant
   Replace front steps, paint, stabilization of bricks

4. ***East Carson Street Historic District***
   1401 East Carson Street
   Jay Vetere, owner and applicant
   Revised plans for roof deck installation

5. ***East Carson Street Historic District***
2010-2012 East Carson Street
Five Oaks Development, owner
Rick Criscella, applicant
Façade revision

6. ***East Carson Street Historic District***
2025 East Carson Street
Dick Stephens, owner and applicant
Alterations to entryway

7. ***Manchester Historic District***
1442 Hamlin Street
Breck Craig, owner and applicant
Revision of roofline to accommodate a dormer

8. ***Manchester Historic District***
1316 West North Avenue
Nancy Rema, owner
Robert Baumbach, applicant
Restoration and porch addition

- **DEMOLITIONS**

1. ***Manchester Historic District***
1321 North Franklin Street
Rachel Huffman, owner
BBI, applicant
Demolition to grade

2. ***Manchester Historic District***
1616 Chateau Street
Renee Rosensteel, owner
Russell Stelmech, applicant
Demolition of rear porch

- **DIRECTOR'S REPORT**

- **ADJOURNMENT**

The John Robin Civic Building, located at 200 Ross St. downtown, is wheelchair accessible. This meeting is open to all members of the public. INTERPRETERS FOR THE HEARING IMPAIRED WILL BE PROVIDED WITH FOUR DAYS NOTIFICATION BY CONTACTING RICHARD MERITZER AT 412-255-2102.

Please contact Sarah Quinn with questions and comments: 412-255-2243
sarah.quinn@city.pittsburgh.pa.us

9. ***Market Square Historic District***
22 Graeme Street
Nicholas Nicholas, owner
Sienna on the Square, applicant
Installation of a new, operable facade

10. ***Oakland Civic Center Historic District***
4000 Fifth Avenue
Park Rankin, owner
Rick Avon, applicant
Creation of a new entry

11. ***Individual Landmark – Phipps Conservatory***
City of Pittsburgh, owner
Phipps Conservatory, applicant
Repairs to facility with new materials

ROBERT E. PENDERGAST
ATTORNEY AT LAW

318 WASHINGTON ROAD, PITTSBURGH, PA 15216
TEL.: (412) 341-3900
FAX: (412) 341-1854
PENDERGAST.LAW@VERIZON.NET

January 9, 2012

Sarah Quinn
City of Pittsburgh
Historic Review Commission
200 Ross Street, Third Floor
Pittsburgh, PA 15219

RE: 941 Liberty Avenue
Penn-Liberty Historic District

Dear Mr. Regan:

Enclosed Please find the Application for Economic Hardship submitted on the behalf of Sonia Varrasso and Caterina Varrasso as related to the above listed property. Please file it with regard to the above captioned property.

If you have any questions with regard to the enclosed please do not hesitate to contact my office. Thanking you in advance

Sincerely

Robert E. Pendergast

REP/ip

Enclosures

cc: Jason Zollett, Asst. City Solicitor

Division Of Development Administration And Review
City Of Pittsburgh, Department Of City Planning
200 Ross Street, Third Floor
Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for Certificae of Economic Hardship

Date Received: _____

Hearing Date: _____

Lot and Block No.: _____

ADDRESS OF PROPERTY:
941 Liberty Avenue
Pittsburgh, PA 15222

OWNER		**APPLICANT**	
Name:	Caterina Varrasso	**Name:**	Sonia Varrasso
Address:	4769 Oakhurst Avenue	**Address:**	4769 Oakhurst Avenue
City, State, Zip	Gibsonia, PA 15044	**City, State, Zip**	Gibsonia, PA 15044
Phone:	412.487.7855	**Phone:**	412.487.7855
Email:	None	**Email:**	None

REASON FOR REQUEST:

The Commission's Partial denial of SoniaVarrasso's request for Certificate of Appropriateness to install a sidewalk café with a an ATM will result in undue economic hardship on Sonia Varrasso and her business 941 Saloon Corporation. . It is Ms. Varrasso's intent to redesign of the façade of the building in order to create an open air sidewalk café with the hopes of rejuvenate a slumping Restaurant/Bar business in the area. The design results in the elimination of a wall in which the current ATM is located. The new design incorporates the ATM into the exterior façade which provides access to the ATM to the general public. There is no other suitable location within the business within which to locate the ATM other than where it currently stands. All remaining walls are exterior walls, party walls or contain stairwells, restrooms and office space. These areas do not provide the wallspace or access necessary to install an ATM.

The HRC previously approved a similar design with same location of the ATM and a single door as an entryway. Ms Varrasso has purchased the smallest commercial ATM machine based on the reccommedations of the HRC for approximately $6,000.00. The façade design has not changed with regard to the ATM. Ms. Varrasso only resubmitted the design to comply with building inspection requests for a double door rather than a single door egress. In addition she determined to obtain approval for sign design.

Denial of the current design with the ATM will result in unde hardship as she has purchased an ATM that cannot be used and she will be losing between $500.00 and $800.00 in ATM fees per month which has helped to support the business in these difficult enconomic times. The abandonement of the project threatens the business in general as there continues to be no reason for suburbanites to stay in the City of Pittsburgh after working hours. This trend will continue if some changes are not made to draw people into to the Penn-Liberty Area

SIGNATURES

Caterina Varrasso Owner Date 1-9-12
Caterina Varrasso

Sonia Varrasso Applicant Date 1-9-12
Sonia Varrasso

REQUEST FOR ECONOMIC HARDSHIP

STANDARD TO BE APPLIED

Exterior Alterations other than Demolition, New Construction, Additions, and Relocation. The Commission shall only approve an application for a Certificate of Economic Hardship upon determination that the denial of the Certificate of Appropriateness for alterations has resulted in substantial hardship to the property owner.

EVIDENCE TO BE CONSIDERED

1. **Estimated cost of proposed alteration (Non Inclusion of ATM)**

    a. Build costs would be Minimal
    b. Approval of the Project without the ATM would result in losses as follows:
        i. Losses from the purchase of ATM to suit HRC requests - $6,000.00
        ii. Losses in revenue generated from ATM machine Approx. $500.00-800.00/month

2. **Opinions from a licensed engineer or architect with experience in renovation, restoration or rehabilitation as to the structural soundness of any structures or objects on the property and their suitability for continued use, renovation, restoration or rehabilitation**

    N/A

3. **Any estimates of the market value of the property in its current condition; after completion of the proposed alteration, construction, demolition, or relocation; after any expenditures necessary to comply with the recommendations of the Commission for changes necessary for it to approve a Certificate of Appropriateness; and in the case of a proposed demolition, after renovation of the existing property for continued use.**

    There is minimal affect on the value of the property in question for removal of the ATM the hardship would be as a result of the limiting the use of the property. in denying the use of the ATM. The denial would result in losses to the tenant and ultimately result of in the abandonement of the project. The prupose of project was to rejuvenate business. The loss as a result is immeasurable.

4. **In the case of a proposed demolition, any estimates from architects, developers, real estate consultants, appraisers, or other real estate professionals experienced in rehabilitation as to the economic feasibility of restoration, renovation or rehabilitation of any existing structures or objects.**

    None

5. **Any and all applicable zoning provisions, the possibility of modifications to zoning provisions and incentives available to the applicant.**

No Zoning provisions are at issue

ADDITIONAL EVIDENCE TO BE SUBMITTED

The applicant intends to submit the following information as evidence that the Commission's decision was arbitrary capricious an abuse of discretion and Contrary to law resulting in economic hardship to the applicant.

a. The original approved plan letter and Certificate of Appropriateness
b. The current proposed Plan letter and Certificate of Appropriateness.

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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES: Completed Applications must be submitted 15 days prior to the next HRC hearing, when a hearing is required.

FEE SCHEDULE: *See attached*: Please make check payable to *Treasurer, City of Pittsburgh*
Fee Paid: ☒ $ 240

Date Received: RECEIVED AUG 0 2 2010

Hearing Date: _____

Lot and Block #: _____

ADDRESS OF PROPERTY: 941 Liberty Avenue
Pittsburgh, PA 15222

HISTORIC DISTRICT: _____

OWNER

Name: Caterina Varrasso
Address: 4769 Oakhurst Avenue
City, State, Zip: Gibsonia PA 15044
Phone: (412)487 - 7855 Fax: ( ) -
E-MAIL: _____

APPLICANT

Name: Sunny Varrasso
Address: 4769 Oakhurst Avenue
City, State, Zip: Gibsonia PA 15044
Phone: (412) 377-5168 Fax: (412)281 -5222
E-MAIL: 941tilden@gmail.com
941mbtil@gmail.com

REQUIRED ATTACHMENTS: ☐ Drawings ☒ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED WORK: Paris to Pittsburgh, store front renovation

SIGNATURE _____, Owner **DATE** 7-27-10

_____, Applicant **DATE** 7-27-10

A

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

HISTORIC REVIEW COMMISSION
(Vacant), Chairman
Ernie Hogan, Vice Chairman
John Jennings, Secretary, Acting Chief BBI
Noor Ismail, Dir. Of City Planning
Arthur Sheffield, III
Linda McClellan
Joe Serrao

February 10, 2011

Sunny Varrasso
4769 Oakhurst Avenue
Gibsonia, PA 15044

Re: 941 Liberty Avenue
Penn-Liberty Historic District

Dear Ms. Varrasso:

As you are aware, on November 3, 2010 the Historic Review Commission of the City of Pittsburgh reviewed your proposal for renovations at the address listed above, located in the Penn-Liberty City-Designated Historic District.

By the authority granted to it, the Commission has approved your application and has issued a Certificate of Appropriateness for the work.

Enclosed, please find the Certificate of Appropriateness. A list of all of the exterior work approved the Commission (and its staff) is listed on the Certificate. You should show the certificate if and when you apply at the Zoning Counter and the Bureau of Building Inspection for a building permit; you should post the Certificate at the job site along with the building permit.

If you wish to modify any of the approved exterior work, please contact the Historic Preservation Office beforehand. Any unauthorized work, not in accordance with the Certificate of Appropriateness, may lead to the revocation of the building permit.

If you have any questions, please feel free to call (412-255-2243), or email makenzie.diehl@city.pittsburgh.pa.us

Sincerely,

M. Diehl

Makenzie Diehl
Historic Preservation Office

HISTORIC REVIEW COMMISSION OF PITTSBURGH
CITY OF PITTSBURGH

CERTIFICATE OF APPROPRIATENESS #11-007

Owner:	**Diego & Caterina Varrasso**	**Issue Date:**	**February 9, 2011**
Applicant:	**Sunny Varrasso**	**Historic District:**	**Penn-Liberty**
Building Inspector:	**Bob Molyneaux**	**Ward:**	**2nd**
Address of Property:	**941 Liberty Avenue**	**Block and Lot:**	**9-N-44**

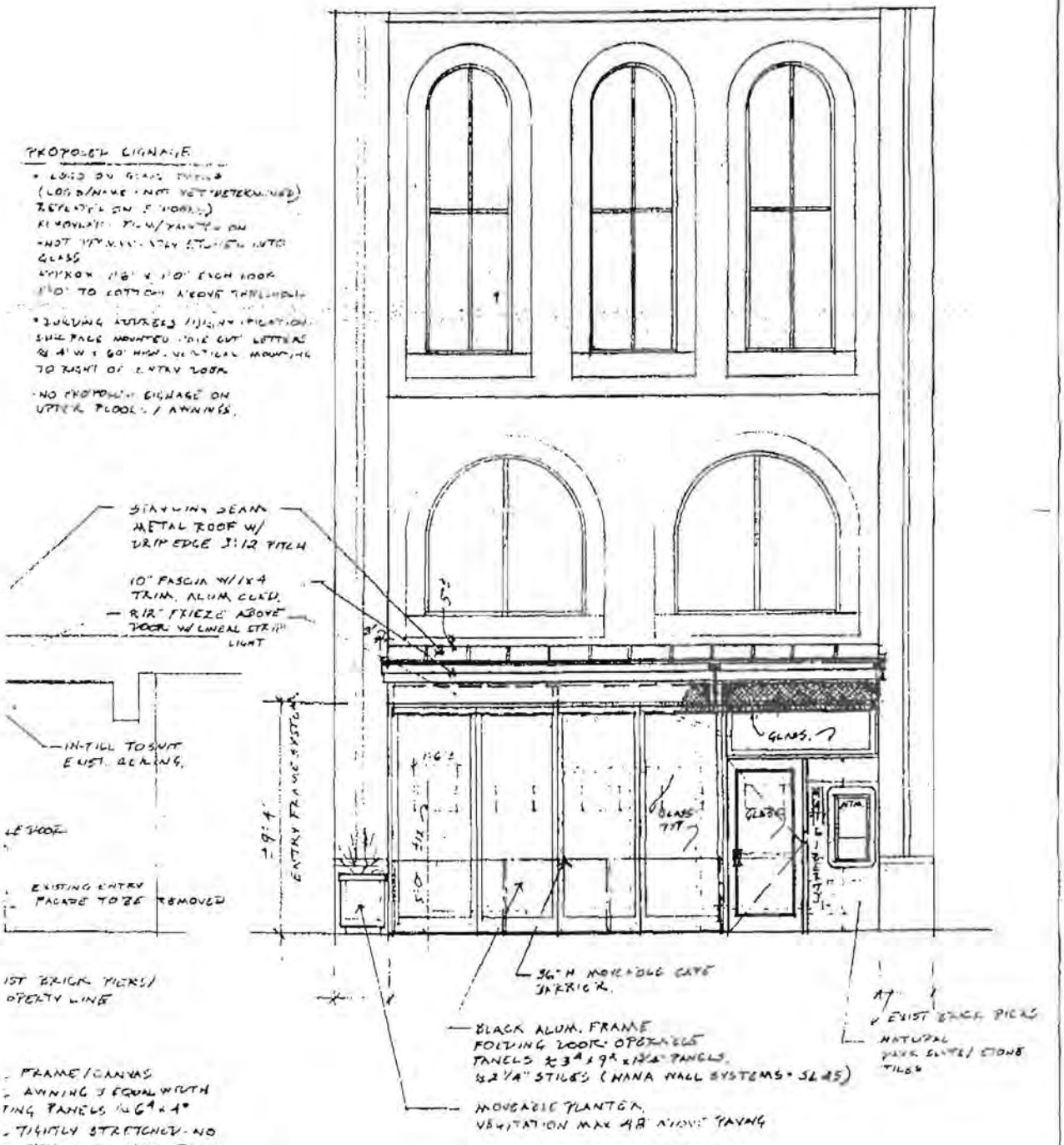
In accordance with Section 1.8 of Title Eleven – Historic Code of Ordinances of the City of Pittsburgh, the Historic Review Commission has reviewed the application for new construction, demolition, or exterior alterations submitted by the applicant, and has approved the following:

- Rehabilitation of the **first floor** storefront on the primary façade of the address listed above, as per drawings and specifications submitted to the Historic Review Commission on 3-November-10. To include:
  - Installation of black, aluminum NANA wall storefront system, and new entry door with transom window above.
  - Installation of 20 ½"w x 36"h ATM. ATM shall be set in wall with brick surround to match the existing.
  - Installation of black, canvas awning to be mounted to existing brick piers.
  - Installation of channel letter wall sign, to be face mounted to brick. Letters shall be black, cut-out acrylic and individually back-lit.
  - One black, bead-board panel planter shall be installed at base of left pier.
- Details (including signage and lighting) and changes to the drawings shall be presented to the Historic Review Commission staff prior to construction.
- All work items must meet zoning and building inspection codes, and all other applicable laws and regulations.

This certificate must be presented to the Zoning Office and the Bureau of Building Inspection in order to obtain a permit.
This Certificate EXPIRES six (6) months after Issue Date
PLEASE DISPLAY THIS CARD PROMINENTLY

M. Dieni
Staff of the Historic Review Commission

Secretary of the Historic Review Commission



C

PROPOSED FACADE RENOVATIONS
941 LIBERTY AVENUE
PITTSBURGH PA 15222

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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

FEE SCHEDULE: *See attached*
Please make check payable to *Treasurer, City of Pittsburgh*

Fee Paid: ☒ $ 240

Date Received: Sept 2, 2011

Hearing Date:

Lot and Block #: 9 - N - 44 2ND Ward

ADDRESS OF PROPERTY: 941 LIBERTY AVE
Pgh PA 15222

HISTORIC DISTRICT:

OWNER

Name: CATERINA VARRASSO

Address: 4769 OAKHURST AVE.

City, State, Zip: GIBSONIA PA 15044

Phone: (412) 303 -0328 Fax: ( ) -

E-MAIL:

APPLICANT

Name: SUNNY VARRASSO

Address: 4769 OAKHURST AVE

City, State, Zip: GIBSONIA PA 15044

Phone: (412) 377 -5168 Fax: ( ) -

E-MAIL: 941tilden@gmail.com

REQUIRED ATTACHMENTS: ☐ Drawings ☒ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED WORK: FASCADE

SIGNATURE _____, Owner **DATE** Aug 29, 2011

_____, Applicant **DATE** Aug 29 2011

D

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

HISTORIC REVIEW COMMISSION

(Vacant), Chairman
Ernie Hogan, Vice Chairman
John Jennings, Secretary, Acting Chief BBI
Noor Ismail, Dir. Of City Planning
Arthur Sheffield, III
Linda McClellan
Joe Serrao

December 12, 2011

Sunny Varrasso
4769 Oakhurst Avenue
Pittsburgh, PA 15044

Re: 941 Liberty Avenue
Penn-Liberty Historic District

Dear Ms. Varrasso:

As you are aware, on December 7, 2011 the Historic Review Commission reviewed your application for proposed exterior renovations to 941 Liberty Avenue, located in the Penn-Liberty City Designated Historic District. The Commission approved a portion of your application, but denied the installation of the ATM in the façade of the building. The Commission members encouraged the installation of an ATM in the building's interior, which would be outside of the jurisdiction of the Historic Review Commission.

Enclosed please find the Certificate of Appropriateness authorized by the Commission at that meeting. It lists all of the exterior work approved by the Commission. If you wish to modify any of the approved exterior work, please contact the Historic Preservation Office beforehand. Any unauthorized work, not in accordance with the Certificate of Appropriateness, may lead to the revocation of the building permit.

Appeals from the decisions of the Historic Review Commission may be made to the Court of Common Pleas.

Thank you for your cooperation. If you have any questions, please feel free to call me at 412-255-2243.

Sincerely,

Sarah Quinn
Historic Preservation Planner

E

PAGE 02/05
PAGE 02/02
CVARRASSO
12/30/2011 09:19 4122033531
12/28/2011 01:21 4124871881

HISTORIC REVIEW COMMISSION OF PITTSBURGH
CITY OF PITTSBURGH

CERTIFICATE OF APPROPRIATENESS #11-118

Owner:	**Diego & Caterina Varrasso**	**Issue Date:**	**December 13, 2011**
Applicant:	**Sunny Varrasso**	**Historic District:**	**Penn-Liberty**
Building Inspector:	**Bob Molyneaux**	**Ward:**	**2nd**
Address of Property:	**941 Liberty Avenue**	**Block and Lot:**	**9-N-44**

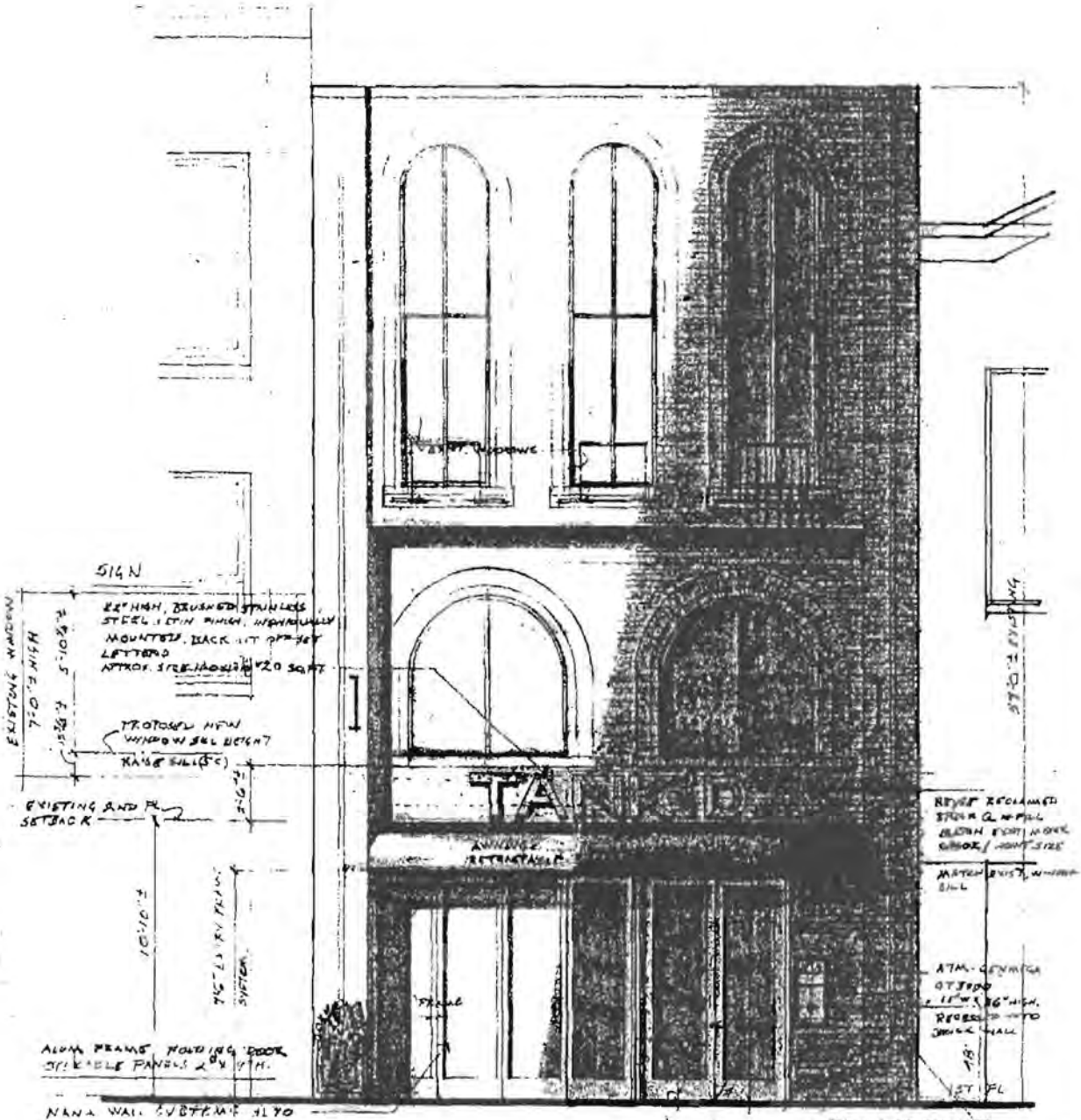
In accordance with Section 1.8 of Title Eleven – Historic Code of Ordinances of the City of Pittsburgh, the Historic Review Commission has reviewed the application for new construction, demolition, or exterior alterations submitted by the applicant, and has approved the following:

- Renovation of primary façade as presented to the Historic Review Commission on 7-December-2011:
  - Demolition of existing storefront, and installation of anodized aluminum NANA wall storefront system. New storefront shall have clear glass double entry doors. All brick shall be reclaimed and reused as needed.
  - Modification of second floor windows to provide room for signage. Window sills shall be raised by approximately 13 ¾", shortening windows to a height of 5'10 ¼". New windows should match originals in every possible way, including the same sash and pane configuration and other design details: size, shape, function, and profile (muntins, frames, sashes, etc). Salvaged brick shall be installed in newly created sign band space.
  - One moveable planter constructed of painted black wood and beadboard panels shall be placed at base of western masonry pier.
  - Installation of retractable, black canvas awning above storefront.
  - Installation of channel letter wall sign. 22" h brushed stainless steel letters shall be individually back-lit. Letters shall be individually mounted to the building in the least invasive method possible. Applicant will anchor letters to masonry joints, rather than to brick. Final sign drawings and details shall be presented to staff to the HRC prior to installation.
- All work items must meet zoning and building inspection codes, and all other applicable laws and regulations.

This certificate must be presented to the Zoning Office and the Bureau of Building Inspection in order to obtain a permit.
This Certificate EXPIRES six (6) months after Issue Date
PLEASE DISPLAY THIS CARD PROMINENTLY

Staff of the Historic Review Commission

Secretary of the Historic Review Commission



PROPOSED FACADE RENOVATIONS

941 LIBERTY AVE

PITTSBURGH PA 15222

REV 11/15/11

DONALD J. SIVAVEC ARCHITECT 615 WASHINGTON RD - 300 PITTSBURGH PA 15228

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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

FEE SCHEDULE: *See attached*
Please make check payable to *Treasurer, City of Pittsburgh*

Fee Paid: ☒ $ 100

Date Received: 2-15-12

Hearing Date:

Lot and Block #:

ADDRESS OF PROPERTY: 934 Western Ave Pgh PA 15233

HISTORIC DISTRICT: Allegheny West

OWNER
Name: Paula Graham
Address: 934 Western Ave Apt 5
City, State, Zip: Pgh PA 15233
Phone: (412) 606-1031 Fax: ( ) -
E-MAIL: pgraham50@hotmail.com

APPLICANT
Name: Paula Graham
Address: 934 Western Ave Apt 5
City, State, Zip: Pgh PA 15233
Phone: (412) 606-1031 Fax: (412) 675-8524
E-MAIL: pgraham50@hotmail.com

REQUIRED ATTACHMENTS: ☐ Drawings ☒ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED WORK: Deteriorating Ballusters on front porch, Cast Stone Mold made by Brentwood's. Stone Ballusters are to be painted 429-N Walnut Thorocoat 100% Acrylic waterproof coating BASF Building Systems

SIGNATURE Paula Graham, Owner **DATE** 1-26-12

Paula Graham, Applicant **DATE** 1-26-12

Brentano's
Cast Stone Outdoor Accents
520 Rodi Road
Pittsburgh, PA 15235
P] 412-731-8485
F] 412-731-7870
www.brentanostone.com
Fountains
Statues
Planters
Bird Baths
Benches
Balusters
Accents

Brentano's
CONCRETE CONNECTION, INC.

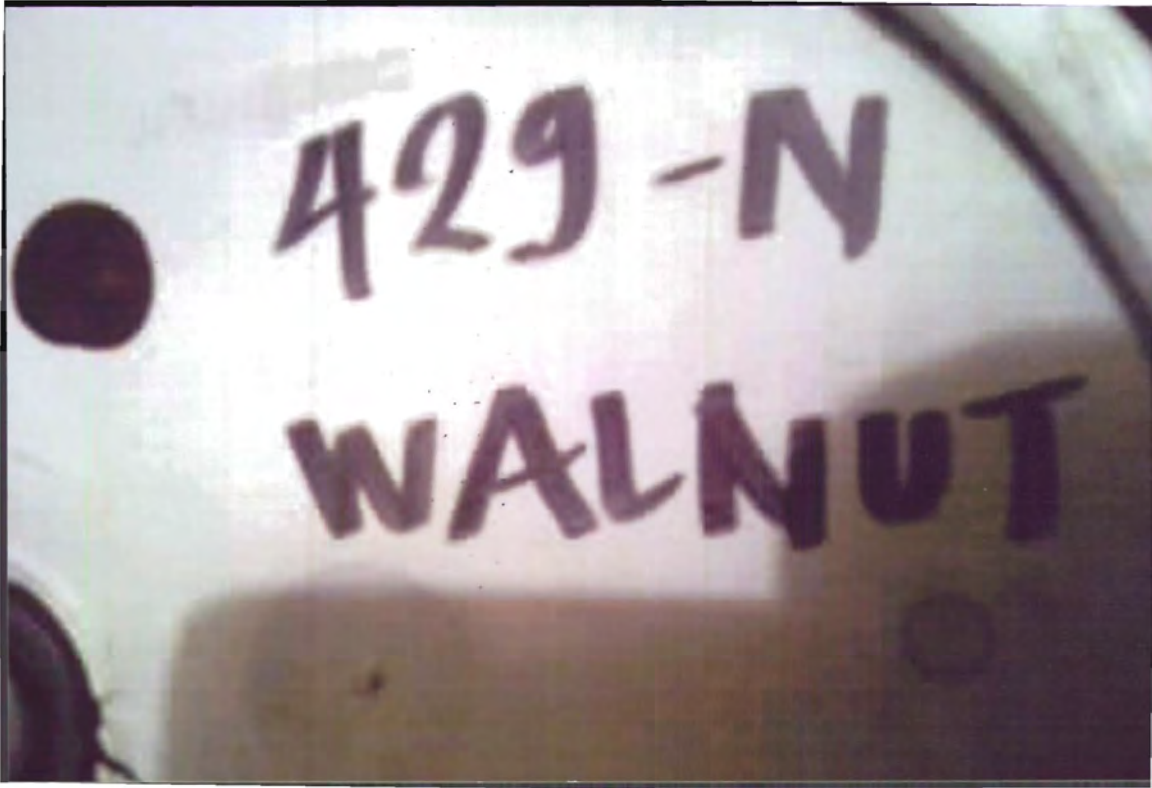
520 Rodi Road
Pittsburgh, PA 15235
Phone: (412) 731-8485
Fax: (412) 731-7870

CAST STONE OUTDOOR PRODUCT

INCLUDING BALUSTERS

MATERIAL

SM SHOT STONE (GRAVEL)
PORTLAND TYPE 1 CEMENT
COURSE BROWN SAND
STEEL REBAR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WALNUT

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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

FEE SCHEDULE: *See attached*
Please make check payable to *Treasurer, City of Pittsburgh*

Fee Paid: ☒ $ 200

Date Received: 2-14-12

Hearing Date:

Lot and Block #: 24-N-303 23rd

ADDRESS OF PROPERTY: 614 Lockhart St.

HISTORIC DISTRICT: Deutschtown

OWNER

Name: CHRIS & LISA GIBSON

Address: 404 FORELAND ST.

City, State, Zip: PITTSBURGH PA 15212

Phone: (724 816 9870 Fax: ( ) -

E-MAIL:

APPLICANT

Name: ROBERT BAUMBACH

Address: 900 MIDDLE ST.

City, State, Zip: PITTSBURGH PA 15212

Phone: (412 766-4425 Fax: ( ) -

E-MAIL: bob baumbach@comcast.net

REQUIRED ATTACHMENTS: ☐ Drawings ☒ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED WORK: NEW THREE STORY TOWNHOUSE

SIGNATURE _____, Owner **DATE** _____

Robert W Baumbach, Applicant **DATE** FEB. 10, 2012

5 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PRINT DATE: JANUARY 30, 2012
PRINT DATE: JANUARY 19, 2012
PRINT DATE: JANUARY 5, 2012

THE KING CASIMIR RESIDENCE

NEW DWELLING FOR:

CHRIS AND LISA GIBSON
614 LOCKHART STREET
PITTSBURGH, PA 15212

DRAWN BY:	SCALE:	SHEET:
RWB	1/8" = 1'-0"	SK2

FOR
OWNER
REVIEW

RobertBaumbach, Architect
BUILDING DESIGN

900 Middle Street
Blacksmith Studio
Pittsburgh, PA 15212
Tel: 412.266.4425
bobbaumbach@comcast.net

MATERIAL DESCRIPTION

1. Painted wood cornice with 1-1/2" metal cap
2. Terra cotta red brick with tinted red mortar
3. Painted arch
4. Recessed terrace
5. Custom iron railing
6. Wood casement & transom windows
7. Wood casement windows
8. Sandstone cornice and blocks w/ smooth finish
9. Painted arch
10. Custom iron gate

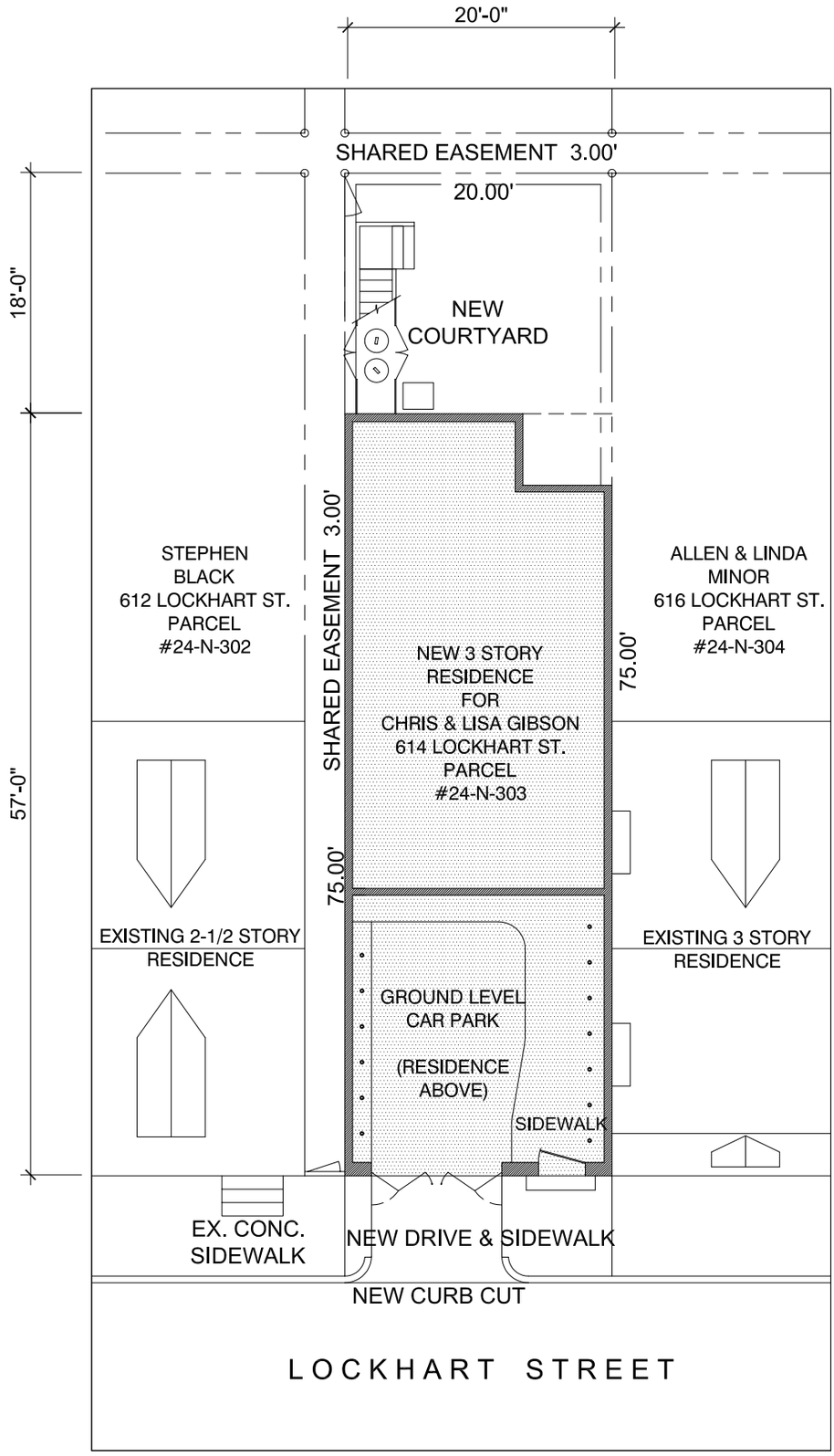
Note: Two color paint scheme from
Benjamin Moore Historical Colors

1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED NEW TOWNHOUSE FOR:

CHRIS AND LISA GIBSON

614 LOCKHART STREET
PITTSBURGH, PA 15212
CITY OF PITTSBURGH



1 SITE PLAN

SCALE: 3/32" = 1'-0"

PLOT PLAN
PREPARED FOR CHRIS AND LISA GIBSON

PROPERTY OF
PITTSBURGH HOUSING DEVELOPMENT CORPORATION;
PARCEL ID #24-N-303

JANUARY 30, 2012

900 Middle Street ~ Deutchtown

THE PRIORY ~ DEUTCHTOWN

Upper James Street ~ Deutchtown

LOCKHART STREET ~ DEUTCHTOWN

Lockhart Street ~ Deutchtown

Lockhart Street ~ Deutchtown

Lockhart Street {west of 614} ~ Deutchtown

Lockhart Street ~ Deutchtown

Lockhart Street {South of 614} ~ Deutchtown

Lockhart Street {SW of 614} ~ Deutchtown

LOCKHART STREET {STONE COURSING} ~ DEUTCHTOWN

Division of Development Administration and Review
City of Pittsburgh, Department of City Planning
200 Ross Street, Third Floor
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HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

FEE SCHEDULE: *See attached*
Please make check payable to *Treasurer, City of Pittsburgh*

Fee Paid: ☐ $ 100

Date Received: Feb 17, 2012

Hearing Date:

Lot and Block #: 9-A-39 23rd Ward

ADDRESS OF PROPERTY: 604 Pressley St Pittsburgh PA 15212

HISTORIC DISTRICT: Deutschtown

OWNER

Name: Justin Victor
Address: 604 Pressley St
City, State, Zip: Pittsburgh PA 15212
Phone: (412) 992-1532 Fax: (866) 558-4710
E-MAIL: Justin.Victor@Alcoa.com

APPLICANT

Name: Justin Victor
Address: "
City, State, Zip: "
Phone: ( ) - Fax: ( ) -
E-MAIL: "

REQUIRED ATTACHMENTS: ☐ Drawings ☒ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED WORK: see attached scope

SIGNATURE Justin Victor, Owner **DATE** 1/12/12

Justin Victor, Applicant **DATE** 1/12/12

BUILDING PITTSBURGH WITH URA
URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

Luke Ravenstahl, Mayor of Pittsburgh

elm street COMMUNITY

ELM STREET RESIDENTIAL FACADE PROGRAM APPLICATION

BUSINESS DEVELOPMENT CENTER
200 ROSS STREET, 11TH FLOOR, PITTSBURGH, PA 15219
Phone: 412-255-6550 ~ e-mail: qwasler@ura.org ~ website: ww.ura.org

APPLICANT INFORMATION: URA I.D. #_____

Justin T. Victor — Justin.Victor@Alcoa.com — (412) 992-1532
Name of Building Owner — Email — Telephone Number

604 Pressley St — Pittsburgh — PA — 15212
Street Address of Building Owner — City — State — Zip

PROPERTY TO BE IMPROVED:

Block & Lot

604 Pressley St — Pittsburgh — PA — 15212
Street Address — City — State — Zip

East Allegheney (Deutschtown) — Historic — #1
Neighborhood — Historic/Non-Historic — Council District

ADDITIONAL INFORMATION/DOCUMENTS:

The following information must accompany this application/conflict of interest form:

1) Photos of facade and any exposed sides.
2) Site plan (if one is presently available)
3) Preliminary sketches of all elevations (if deemed necessary by the project Manager)
4) Project Budget/Scope (line item bid given by the contractor including materials)
5) Copy of homeowner's insurance policy
6) Two (2) most recent pay stubs
7) Proof of being current with mortgage obligations

CERTIFICATIONS & DISCLOSURES: (ELM STREET FACADE PROGRAM APPLICATION CONT.)

1) I/We have provided all information requested to the best of my knowledge, and I have read and fully understand the requirements of the Elm Street Residential Facade Program.
2) That I/we will not discrimination on the basis of race, color, sex, religion, marital status, disability, age, sexual orientation or national origin.
3) That I/we do not have a business relationship (as stockholder, partner, member, agent, representative or employee) or family relationship with any person who is or who was, within one (1) year prior to the date of this application, an employee of the URA.

All applicants for loans or grants from the Urban Redevelopment Authority of Pittsburgh are requested to disclose if they are employees or related to employees of the URA or the City of Pittsburgh.

If you are an employee or related to a City or URA employee, a formal Conflict of Interest waiver must be presented to the URA's Board of Directors. If the source of funding for your URA financing is the U.S. Department of Housing and Urban Development (HUD), then you must also submit a formal Conflict of Interest waiver to City Planning and to HUD for approval.

PLEASE CHECK AND COMPLETE APPROPRIATE BOX

☐ That I am an employee of the:
_____ City of Pittsburgh _____ Department
_____ URA of Pittsburgh

☐ That I am related to (Employee's name) _____, an employee of the:
_____ City of Pittsburgh _____ Department
_____ URA of Pittsburgh

My relationship to the employee: ___ Spouse, _____ Father, _____ Mother, _____ Daughter, _____ Son, _____ Other _____ (Specify relationship)

☒ That I am not related to an employee of the City or URA of Pittsburgh, nor am I am employee of the City or URA of Pittsburgh.

4) That I have not offered and shall not offer anything of value, including a promise of future employment or contract, to any person currently employed by the URA.
5) Criminal Disclosure: That no owner, partner, director or shareholder of the business has been convicted of a felony, except as follows (explain crime and when convicted): _____
6) Effect of Non-Disclosure: That I/we acknowledge that my application may be summarily rejected if any information I have supplied is false or misleading.
7) Assurance of Compliance with Loan Requirements: That I/we give the assurance that I/we will comply with the requirements that apply to this loan application and the Elm Street Residential Facade Program, under which this application is made.

Signature: Justin L Utt Date: October 4th 2011

NOTE: 1. For your convenience, we have attached an application for the City of Pittsburgh's Tax Abatement Program (LERTA).

John Hancock Contracting, Inc.

JHContracting@aol.com
412-322-4560

604 Pressley **09/15/2011**

Project: Exterior **Address:** 604 Pressley **Unit:** 1

Location: 1 General Requirements

Spec Number	Spec	Quantity	Units	Unit Price	Total Price
Trade:	**1 General Requirements**				
0004.1	PERMITS FEES AND DRAWINGS Apply for, pay for, and post on job site, all necessary building and subtrade permits as required by local codes and regulations. ********** THESE SPECIFICATION DOCUMENTS ARE THE SOLE PROPERTY OF JOHN HANCOCK CONTRACTING. THEY ARE NOT TO BE TRANSFERRED TO ANYONE WITHOUT PRIOR WRITTEN APPROVAL OF JOHN HANCOCK; ANY UNAUTHORIZED TRANSFERENCE IS A BREACH OF OWNER/CONTRACTOR CONFIDENTIALITY.	1.00	DU	0.00	0.00
0005.2	ZONING/OCCUPANCY It will be the responsibility of the owner to provide the contractor with any change in occupancy status. John Hancock Contracting is not responsible for any zoning variances required or subsequent delays caused by any necessary zoning hearings.	1.00	EA	0.00	0.00
0090.2	CONTRACT CONDITIONS The standard time limit on this job is 180 working days plus extensions due to Change Orders & weather. This time is taken from the date that Hancock Contracting receives from customer's bank "notice to proceed" document. JHC to have 24-hour access to property for duration. If at any time client refuses access to the property he/she will be in violation of the contract conditions.	1.00	EA	0.00	0.00
0092.1	CONTRACT CONDITIONS I This document, dated _____& hereby known as the Contract Specs, does not necessarily constitute a complete job; there may be other work items that the Owner may wish to have done that are not listed in this document. These items will be negotiated separately from this contract. Be it understood that a minimum 5 day extension will be allowed for each item added to the original contract regardless of the size of the additional item.	1.00	DU	0.00	0.00
0093.2	CONTRACT CONDITIONS, CONTINUED THE ONLY WORK THAT WILL BE DONE IS THAT WHICH IS WRITTEN IN THIS CONTRACT, OR LATER IN A CHANGE ORDER, REGARDLESS OF ANY OTHER MATTERS DISCUSSED	1.00	EA	0.00	0.00

304 Pressley 09/15/2011

BETWEEN CONTRACTOR AND OWNER AT ANY TIME.

0096.1	CONTRACT CONDITIONS III I (We), the Owner(s) and/or Purchaser(s) have read this entire Contract Document and understand fully all conditions outlined herein. I (We) have taken particular note of the conditions outlined in general conditions, and fully understand that non-compliance with ANY condition will render this Contract null & void. No further work will be completed unless ALL conditions are met or corrected immediately.	1.00 DU	0.00	0.00
0098.1	OWNER/PURCHASER ACKNOWLEDGEMENT By signing below, I (We) acknowledge our full understanding and agreement of all terms and conditions outlined herein. I(We) further acknowledge that this document lists ALL work items to be done and that NO OTHER WORK SHALL BE STARTED UNTIL I(WE) HAVE SIGNED A CHANGE ORDER OUTLINING ANY NEW OR ADDITIONAL ITEMS. ***	1.00 DU	0.00	0.00

Signature & Date_____

Location: Exterior

Spec Number	Spec	Quantity	Units	Unit Price	Total Price
Trade:	**7 Masonry**				
1086.1	MASONRY –STRIP PAINT Pressure wash brick to remove loose paint and expose original brick surface. Provide barricades and drop cloths as needed. NOTE: Covers front façades only.	1	EA	5,380.00	5,380.00
1130.1	STEPS--REPLACE EXTERIOR Dispose of existing steps and/or debris. Construct frame on solid concrete footer. Pour steps with concrete, approx. 3 steps, to entry door. Float finish and remove frame once concrete has set. NOTE: Covers the front entrance steps only.	1.00	EA	4,763.00	4,763.00
1148.1	MASONRY--ROSETTES On the façade of the house above entry door there is a bulge. Drill a hole through the masonry wall and the joists. Using blocking run a threaded rod through the hole and the joists. Install a rosette (or star or square) on the rod a tighten down. This will help pull the wall back towards alignment and help stabilize the wall so that it no longer pushes out. This will most likely not bring the wall completely plumb but will correct the situation as best as possible. Repair all tear	1.00	EA	2,862.00	2,862.00

out from installation of rosettes.
NOTE: This is on the façade above entry door.

1230.1	MASONRY--REPOINT Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/ 2" lifts using portland cement mortar. Reinstall flashing, tool concave joints and clean brick face as needed. NOTE: Covers the front brick only.	1.00 EA	3,837.00	3,837.00

Trade: 9 Roofing

2240.1	FRAME ROOF Demo and dispose of awning. Frame roof structure to match existing roof structures on street to maintain historic accuracy. Install ¾" plywood deck with clips 2' on center, nailed 8" on center. Include complete roofing system. Note: This covers above the front door only.	1.00 EA	3,427.00	3,427.00
2416.1	GUTTER/DOWNSPOUT--5" Dispose of existing and install .027 aluminum, corrugated 2" x 3" Downspout. Tie into existing rain leader.	1.00 EA	147.00	147.00

Trade: 14 Finish Carpentry

3342.1	DOOR Remove and dispose of in a code legal manner any casing or trim that remains. Return opening to original dimensions. Install a 1-5/8" historically accurate double door with 3 hinges each, passage lock by Kwickset or equal with matching deadbolt, ½" round slide bolt on existing jamb. Install new jamb and casing as needed. NOTE: If the door is over 80" a used door will need to be found and customized to fit.	1.00 EA	1,972.00	1,972.00

Trade: 23 Electric

7364.1	FRONT ENTRANCE LIGHT Install an exterior, wall mounted, single bulb fixture at front door. Include wire, box fillings, interior switch and lamp. Fish wire and repair all tear out. Fixture allowance $29.	1.00 EA	174.00	174.00

Total: $22,562.0

Pittsburgh Historic Review Commission

604 Pressley Street
Pittsburgh

Deutschtown Historic District

Owner: Justin Victor
Contractor: Hancock Contracting, Inc.

1. Replacement of deteriorated front cement steps

The front steps will be demolished, and a new footer poured. The steps will extend side to side from the outside left and right edges of the replaced door surround. See location on Exhibit A.

2. Iron 'buckle' front facade

To secure the bulging brick from further movement, an cast iron 'star' will be installed in the center of the bulge. It should be noted that the bulge is not severe; may be uncorrectable by removing and re-bricking. See location Exhibit A

3. Exterior Light

One exterior, historically appropriate, light fixture will be place between the edge of the door frame and the window at, or just below, the cross-bar of the transom. The owner has not yet selected the fixture. When selected, the fixture can be submitted to the City Historic Planner for approval. See location Exhibit A

4. Details of Entrance Frame

The 'new' double doors are of the period (see picture). The door surround will be like those on other Victorian row houses. The width of the side 'panels' will be either 8", 10" or 12", scaled to work with the mass of the header. Examples of the style proposed are shown in Exhibits B and C

5. Use of gutter material

The gutter is not being touched. A new 3" galvanized downspout needs to be installed; painted tinners red.

6. Mortar content

Any mortar used on the building will be 'soft' mortar, not modern mortar with Portland cement. The owner would like to use red mortar on the front to mitigate the contrast between the worn, pitted brick and light mortar joints to make the damaged (from age) be less noticeable. See Exhibit D for other examples of red mortar used in Deutschtown.

Exibit A

604 Pressley Street

Exhibit B

Deutschtown Door Surround with brackets on a house with plain lintels

Exhibit C

Plainer Door Surround
Mexican War Streets

Exhibit D

Deutschtown Houses

Original red mortar to left
repointed with red mortar to the right

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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

FEE SCHEDULE: *See attached*
Please make check payable to *Treasurer, City of Pittsburgh*

Fee Paid: ☒ $ 400

Date Received: 10-16-11

Hearing Date:

Lot and Block #: 3-H-123 17th Ward

ADDRESS OF PROPERTY: 1401 E. CARSON ST Pgh, Pa 15203

HISTORIC DISTRICT:

OWNER

Name: JOHN VETERE

Address: 1401 E. CARSON ST

City, State, Zip: Pgh, Pa 15203

Phone: (412) 260-7591 Fax: (412) 481-3285

E-MAIL: CARSONCITYSALOON@YAHOO.COM

APPLICANT

Name: JOHN VETERE

Address: 1401 E CARSON ST

City, State, Zip: Pgh, Pa 15203

Phone: (412) 260-7591 Fax: (412) 481-3285

E-MAIL: CARSONCITYSALOON@YAHOO.COM

REQUIRED ATTACHMENTS: ☐ Drawings ☒ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED WORK:

SIGNATURE John Vetere, Owner **DATE** 10-4-11

John Vetere, Applicant **DATE** 10-4-11

Graves & McLean
Registered Architects, LLC
809 Bingham Street

Victor R. Graves, AIA
David J. McLean, AIA
Pittsburgh, PA 15203-1095

February 17, 2012

Ms. Sarah Quinn
Historic Review Commission of Pittsburgh
200 Ross street, Third Floor
Pittsburgh, PA 15219

Re: 1401 East Carson Street
Roof Deck Installation

Dear Ms. Quinn,

We have enclosed one set of submission materials for the above-referenced project, along with a CD with the items in PDF format, on behalf of the property owner, Mr. John Vetere.

We had presented at the November 2011 Historic Review Commission meeting, at which time the matter was tabled pending revision and further development.

The rooftop deck has been revised to a single-story, and lowered in elevation to eliminate visibility.

We look forward to presenting this information at the March 7th meeting. In the meantime, please feel free to contact me with any questions or if you require additional information.

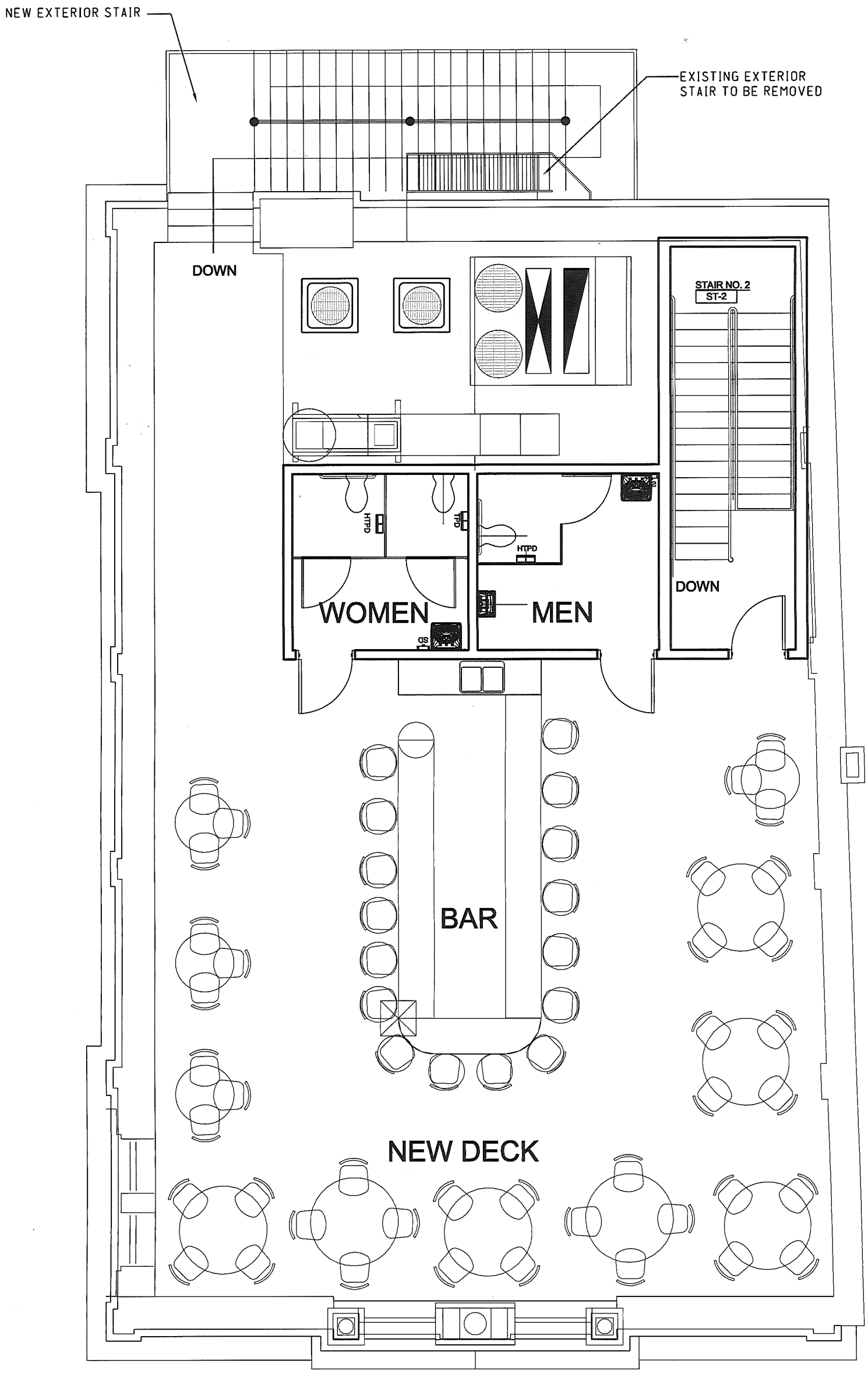
Sincerely,

David J. McLean, AIA
GRAVES & McLEAN

Cc: John (Jay) Vetere, Owner

Phone: (412) 381-3300 Fax: (412) 381-2530

Bus Stop
DO NOT ENTER
ONE UP



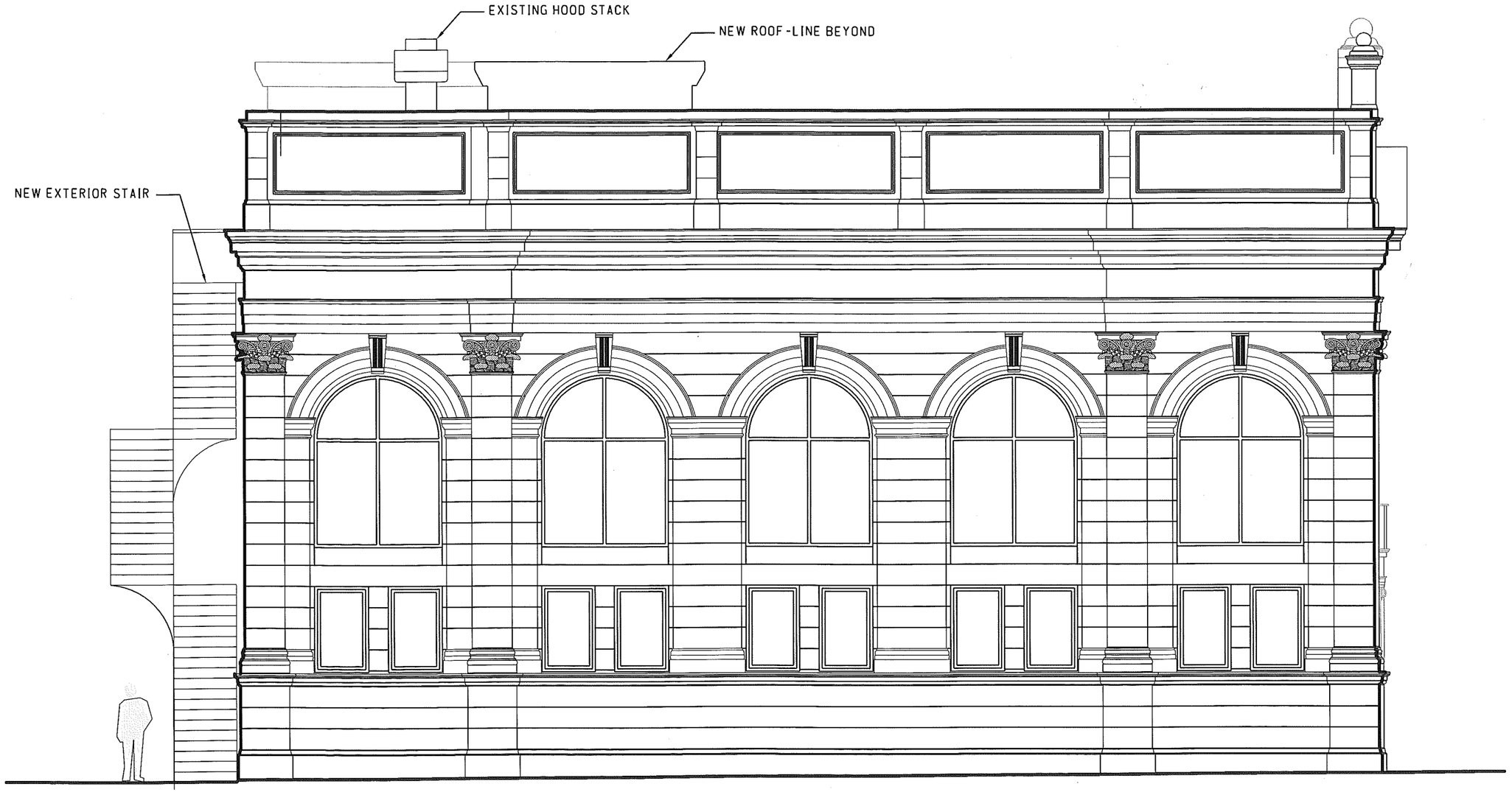
Roof Level Plan

0 2' 4' 8'
SCALE

South Elevation (East Carson St.)

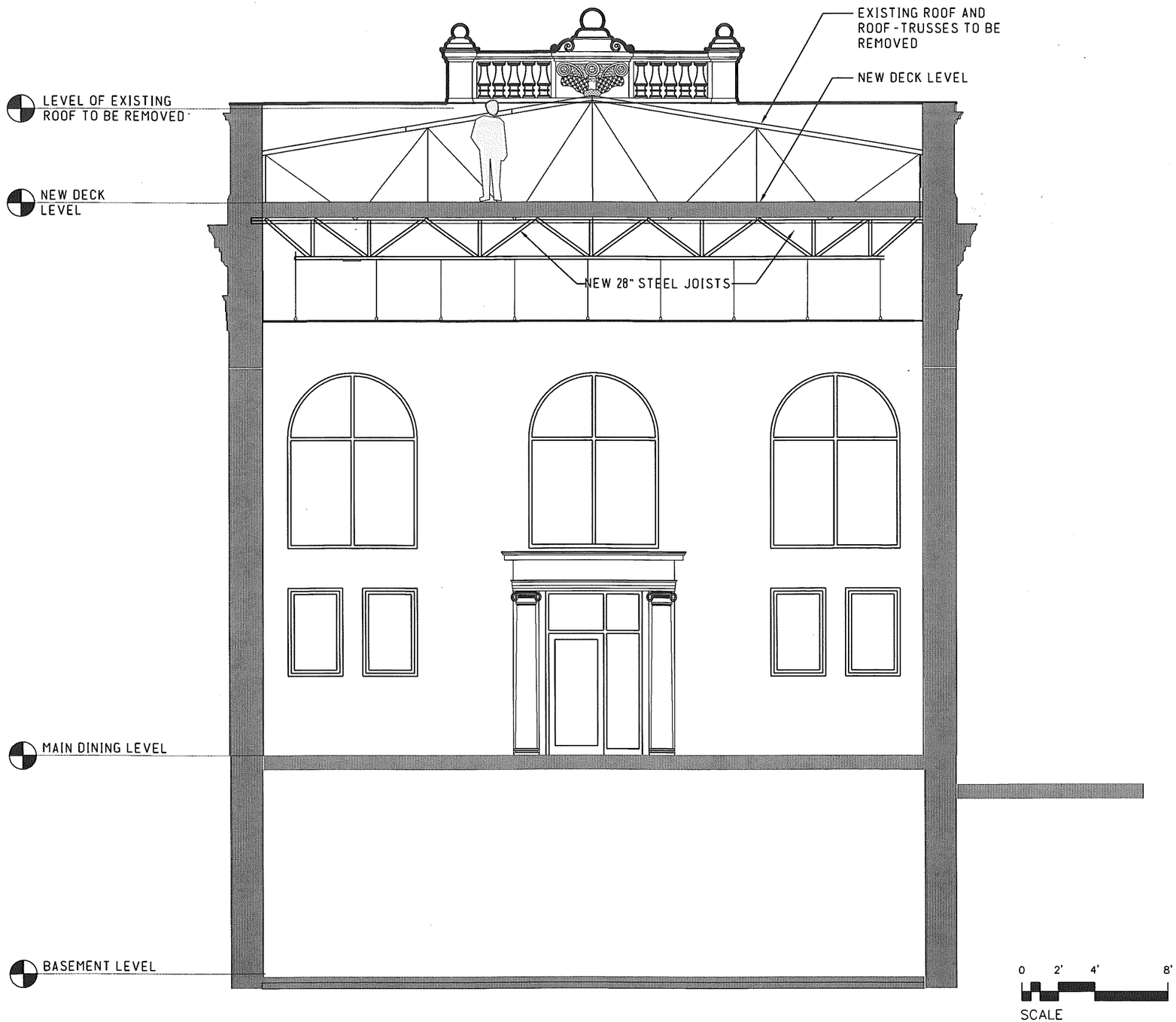
0 2' 4' 8'

SCALE

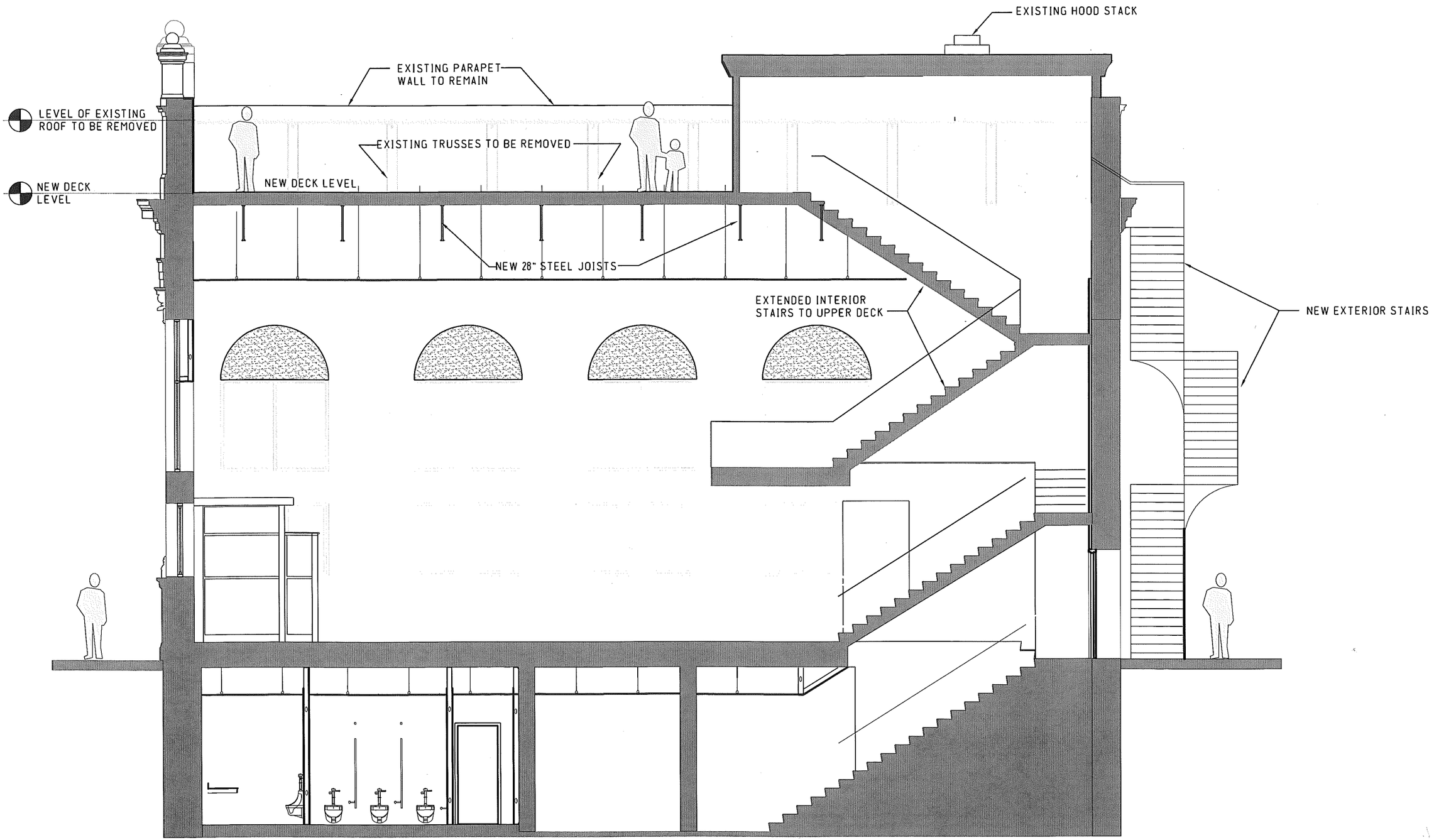


West Elevation (14th Street)

0 2' 4' 8'
SCALE

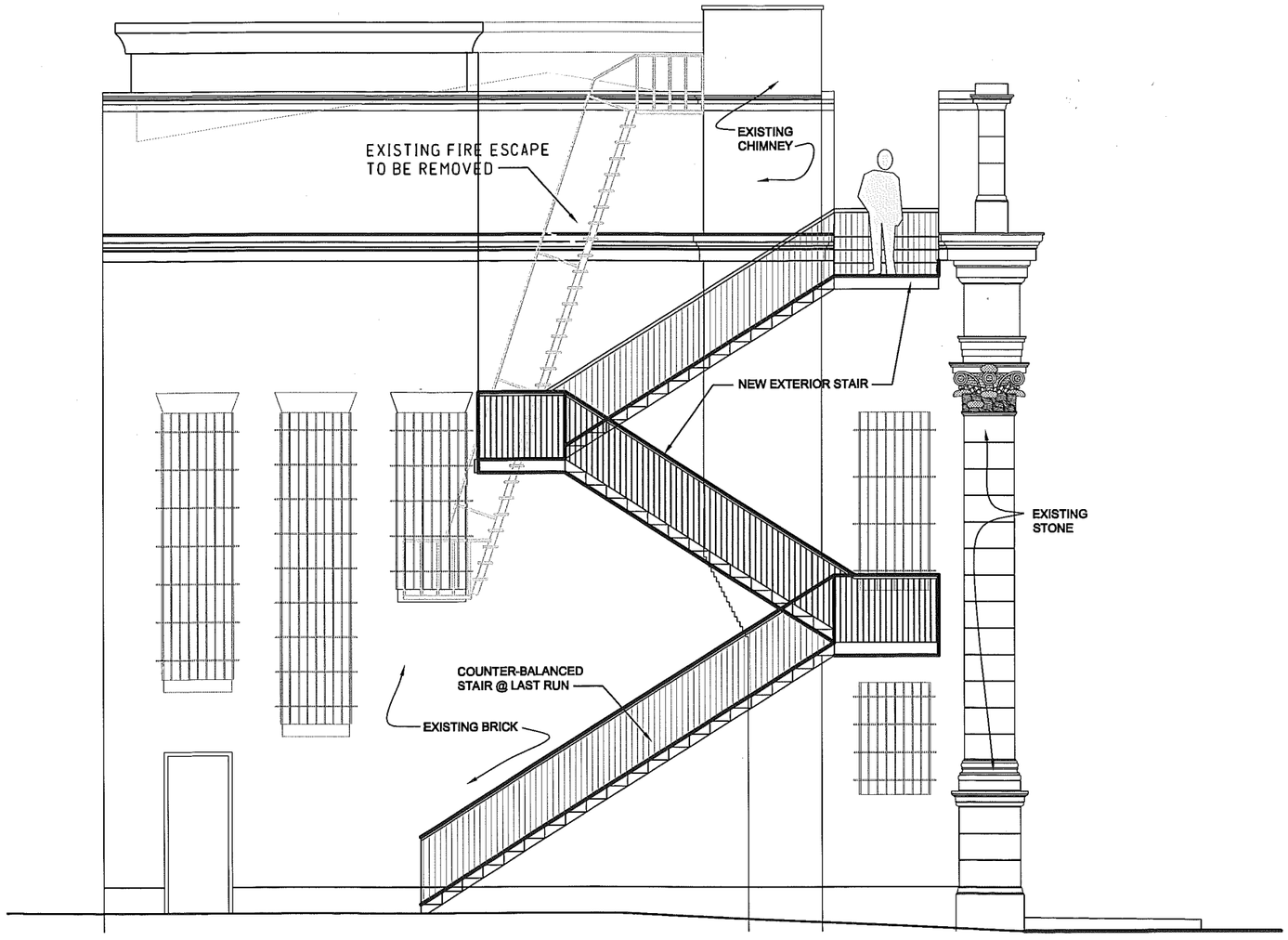


Section thru Building along E/W Axis



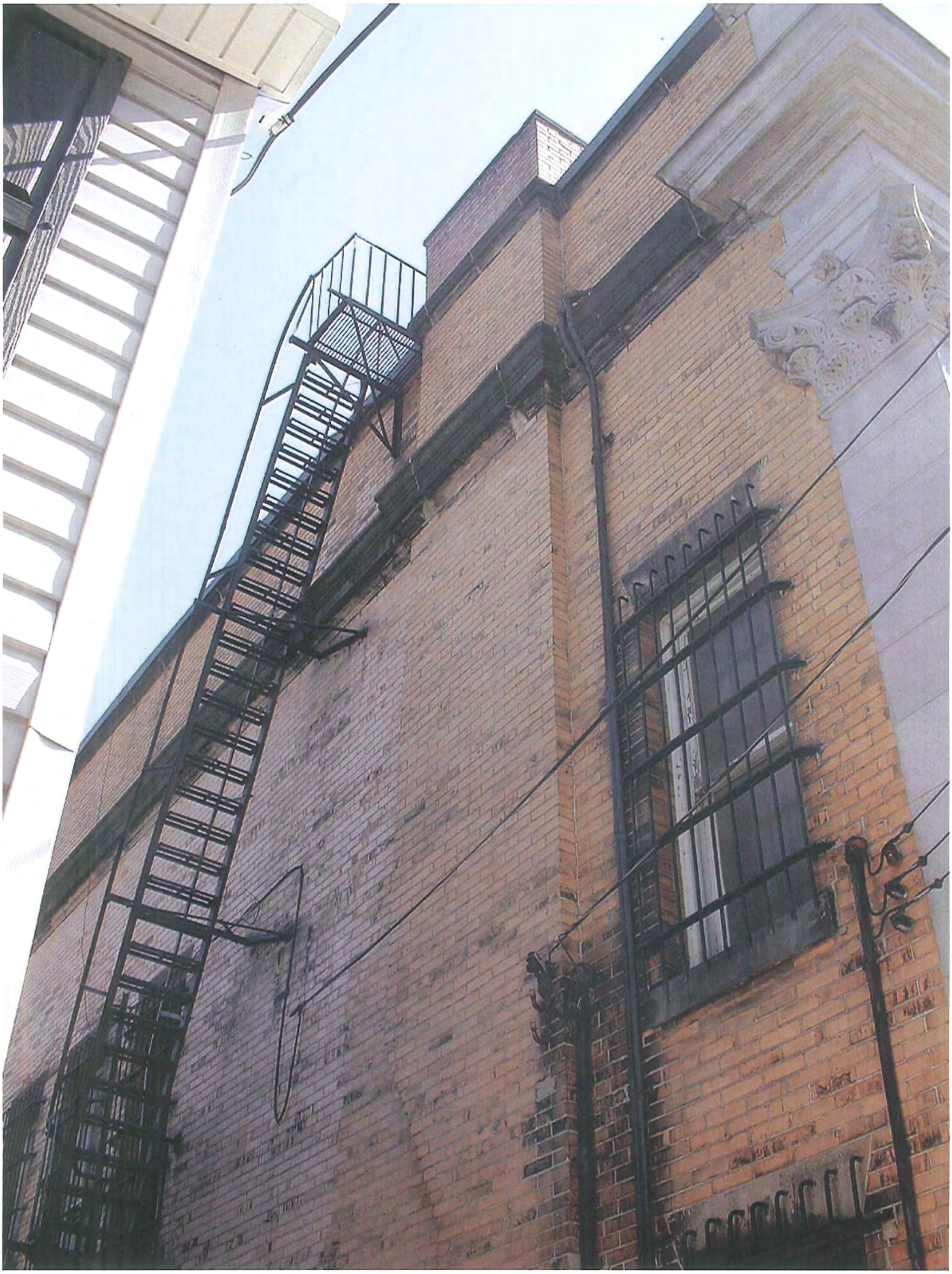
Section thru Building along N/S Axis

0 2' 4' 8'
SCALE



North Elevation (Alley)

0 2' 4' 8'
SCALE



Jeep
EWS-4817

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

HISTORIC REVIEW COMMISSION OF PITTSBURGH

Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES: Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

FEE SCHEDULE: *See attached*
Please make check payable to: *Treasurer, City of Pittsburgh*

Fee Paid: [X] $ 360

Date Received: Feb 14 - 2012

Hearing Date:

Lot and Block #:

ADDRESS OF PROPERTY: 2010/2012 East Carson St.
Pittsburgh PA 15203

HISTORIC DISTRICT:

OWNER

Name: Fire Oaks Development

Address: P.O. Box 42323

City, State, Zip: Pittsburgh, PA 15203

Phone: 412-567-6415 Fax: 412-481-5217

E-MAIL: tim@h2.com

APPLICANT

Name: Americo Const Co.
RICK CRISCELLA

Address: 225 BUTLER ST

City, State, Zip: PGH PA 15223

Phone: 412-781-2900 Fax: 412 781- 5772

E-MAIL: Ric Criscella cellphone
412-418-9570

REQUIRED ATTACHMENTS: ☐ Drawings ☒ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED WORK: Replace Front Facade with GLASS STORE Front

SIGNATURE _____, Owner **DATE** 1/31/12

_____, Applicant **DATE** 2/9-/2012

412-418-9570

2010 and 2012 East Carson Storefronts: Repairs and Updates

1.) Restore all existing storefront wood and repaint beige (Duron 8673M-Tavern Taupe) and white as shown.

2.) Install new signboard/frame and paint brown (Duron 8675D-Wooden Oar) and burgundy (Duron 7846-Eldorado) as shown.

3.) Repair wood door/frame, sand as paint deep bronze as shown; add new window on top.

4.) Restore and rebuild three existing brick columns on storefront as shown.

5.) Install bronze anodized aluminum storefront/door with double pane glass.

6.) Install 12" beige porcelain tile and limestone cap as shown

7.) Install new limestone base tile to cover existing for all 3 columns.

8.) Clean/paint step to match limestone cap above.

Existing

Updated

five oaks
DEVELOPMENT

P.O. BOX 42323
PITTSBURGH, PA 15203
412-567-6415

Project: 2010-2012 East Carson St. Pittsburgh, PA 15203

Title: STOREFRONT UPDATES

Date: January 6, 2012

Contractor: America Construction

2010 and 2012 East Carson Storefronts: Repairs and Updates

1.) Restore all existing storefront wood and repaint beige (Duron 8673M-Tavern Taupe) and white as shown.

2.) Install new signboard/frame and paint brown (Duron 8675D-Wooden Oar) and burgundy (Duron 7846-Eldorado) as shown.

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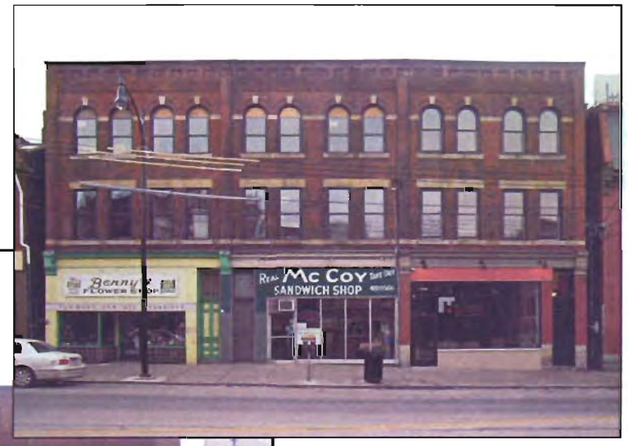
Updated



Existing

five oaks
DEVELOPMENT

P.O. BOX 42323
PITTSBURGH, PA 15203
412-567-6415

Project	2010-2012 East Carson St. Pittsburgh, PA 15203
Title	STOREFRONT UPDATES
Date	January 6, 2012
Contractor	Americo Construction

Division of Development Administration and Review
City of Pittsburgh, Department of City Planning
200 Ross Street, Third Floor
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HISTORIC REVIEW COMMISSION OF PITTSBURGH
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FEE SCHEDULE: *See attached*
Please make check payable to *Treasurer, City of Pittsburgh*

Fee Paid: ☒ $ 600

Date Received: 11-18-11

Hearing Date: 12-7-11

Lot and Block #: 12-F-143 17th Ward

ADDRESS OF PROPERTY: 2025 ECARSON ST 15203

HISTORIC DISTRICT: E. CARSON ST

OWNER

Name: DICK STEPHENS

Address: 2025 ECARSON ST

City, State, Zip: PGH PA 15203

Phone: (412) 481-0577 Fax: ( ) -

E-MAIL: SANDS CANDY AND CIGAR CONCAST.NET

APPLICANT

Name: SAME

Address:

City, State, Zip:

Phone: ( ) - Fax: ( ) -

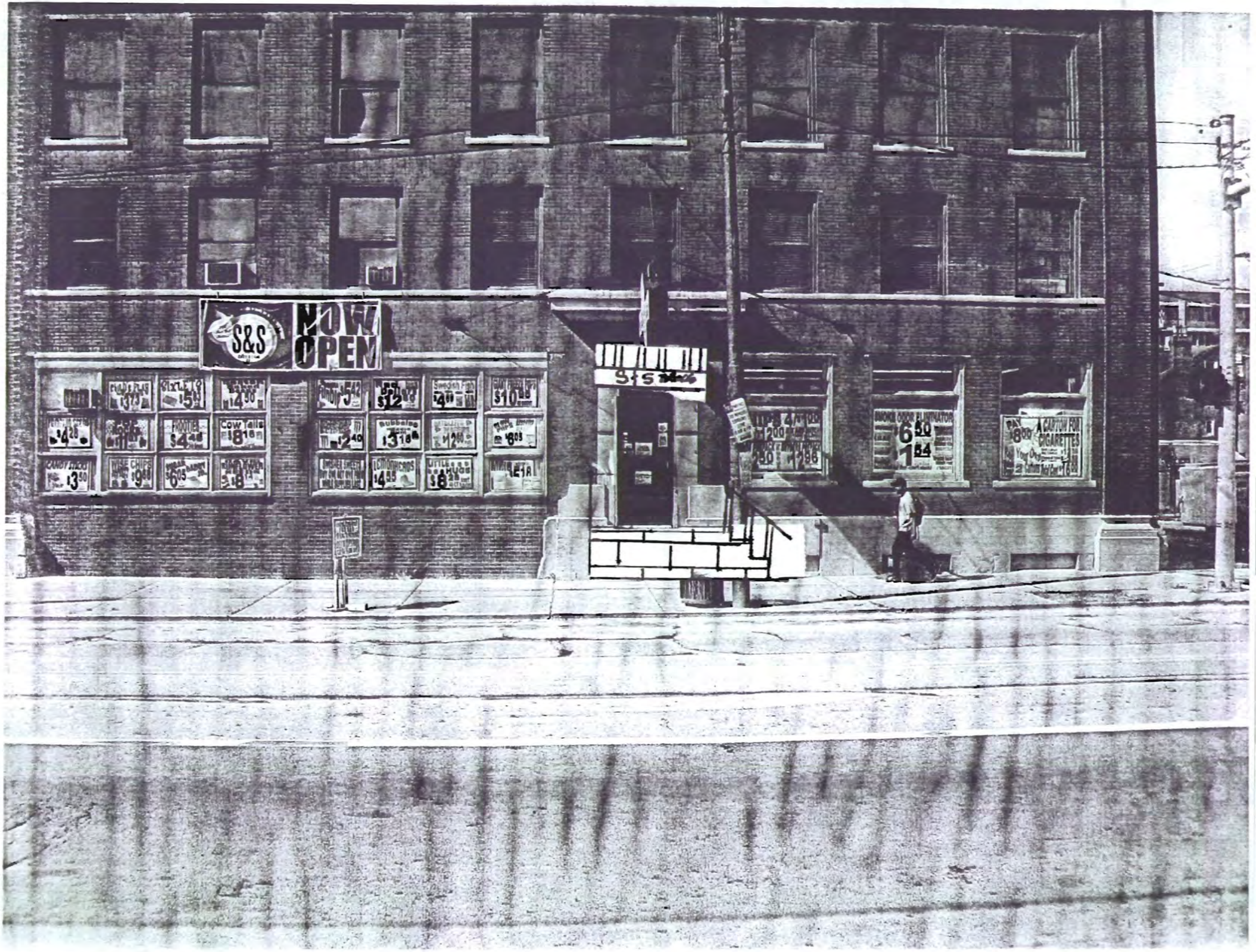
E-MAIL:

REQUIRED ATTACHMENTS: ☐ Drawings ☒ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED WORK:

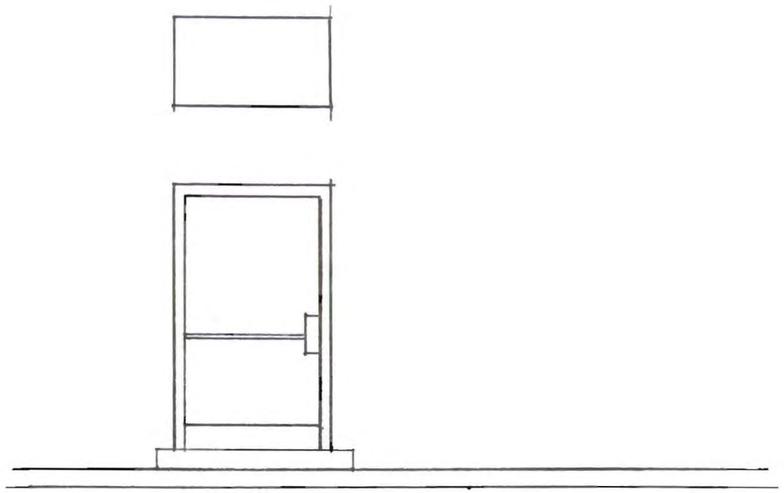
SIGNATURE _____, Owner **DATE** 10-19-11

_____, Applicant **DATE**

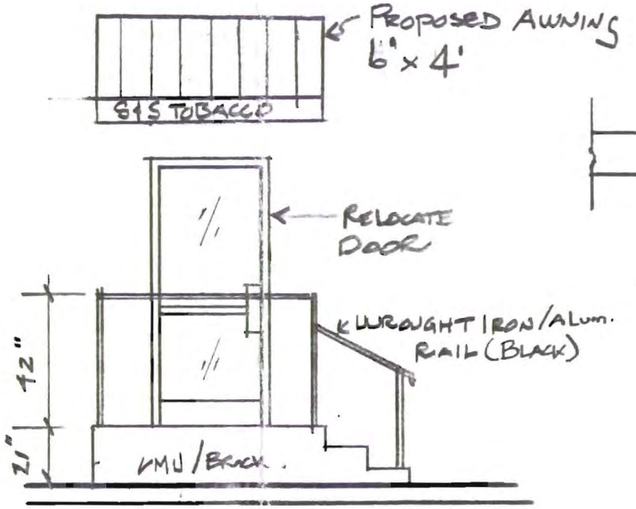

S&S
NOW OPEN
Cow Tails
Rubbalos
Swedish Fish
SMOKE ODOR ELIMINATOR
A CARTON FOR CIGARETTES

S&S
NOW OPEN
PAY HERE
SMOKE ODOR ELIMINATOR
$6.50
$1.54
A CARTON FOR CIGARETTES

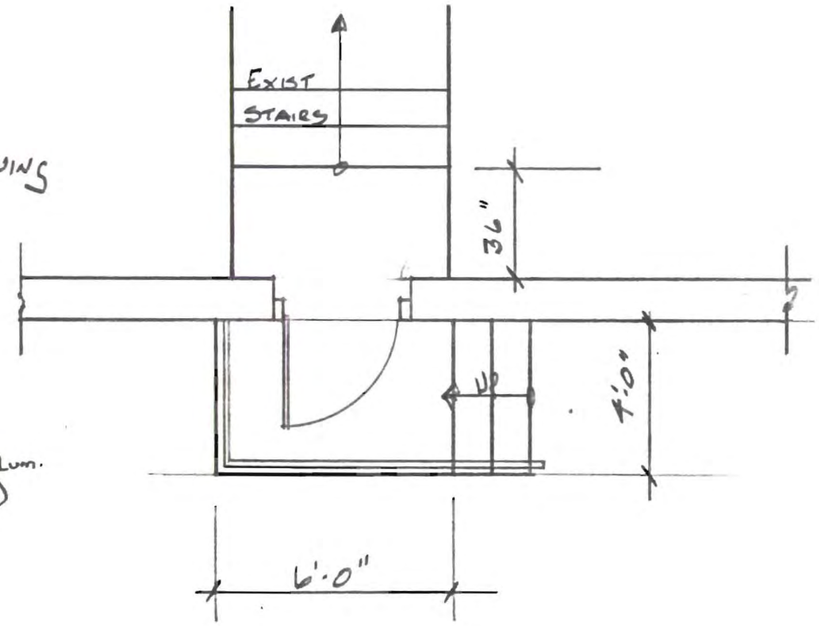
DISC
VISA
PAY HERE
Under 18
No Tobacco
MONDAY THRU SATURDAY



EXIST FRONT NTS



PROPOSED FRONT 1/4"=1'-0"



PROPOSED FLOOR PLAN 1/4"=1'-0"

S+S TOBACCO
2025 E CARSON ST, PITTSBURGH, PA 15226

SCALE: AS NOTED	APPROVED BY	DRAWN BY DS
DATE 10/1/2011		REVISED

PROPOSED 6'x4' LANDING W/STEPS

DRAWING NUMBER 1

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

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DEADLINES:
Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

FEE SCHEDULE: *See attached*
Please make check payable to *Treasurer, City of Pittsburgh*

Fee Paid: ☒ $ 100

Date Received: 2-15-12

Hearing Date:

Lot and Block #: 17-13-398 21st ward

ADDRESS OF PROPERTY: 1442 Hamlin St Pittsburgh PA 15233

HISTORIC DISTRICT: Manchester

OWNER

Name: Breck A. Craig
Address: 1442 Hamlin St
City, State, Zip: Pittsburgh PA 15233
Phone: 412 260-4777 Fax: (412) 359 1014
E-MAIL: BreckACraigHVAC@verizon.net

APPLICANT

Name: Breck A Craig
Address: 1442 Hamlin St
City, State, Zip: Pittsburgh PA 15233
Phone: (412) 260-4777 Fax: (412) 359-1014
E-MAIL: SAme

REQUIRED ATTACHMENTS: ☐ Drawings ☒ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED WORK: Reconstruction of new pitched roof w/dormer to accomodate future 3rd floor Bedroom + Bath
Existing front facade to be removed.

SIGNATURE _____, Owner **DATE** 2-14-12

_____, Applicant **DATE** 2-14-12

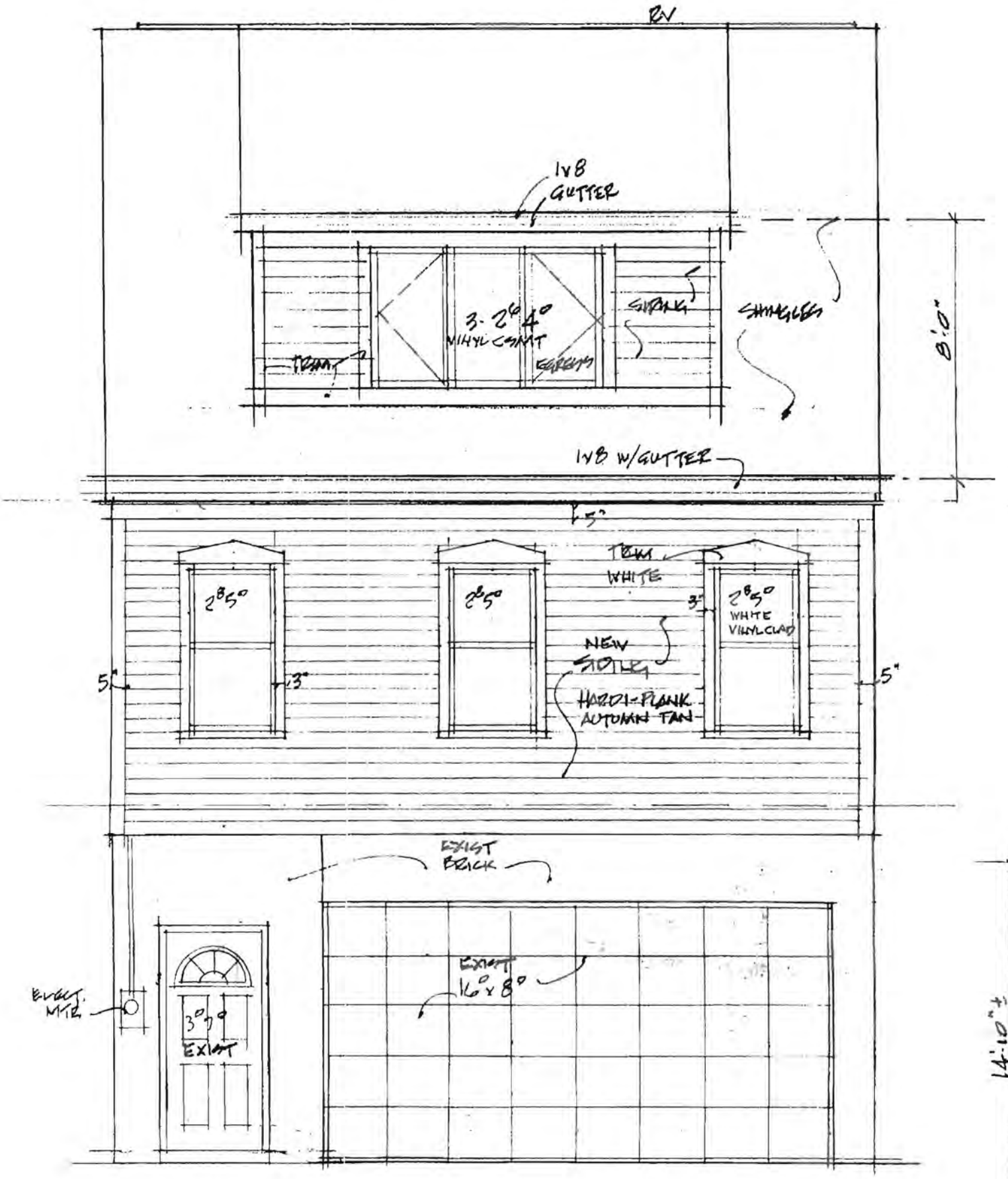
Existing Front Elevation

Existing left side Elevation

Existing Rear Elevation

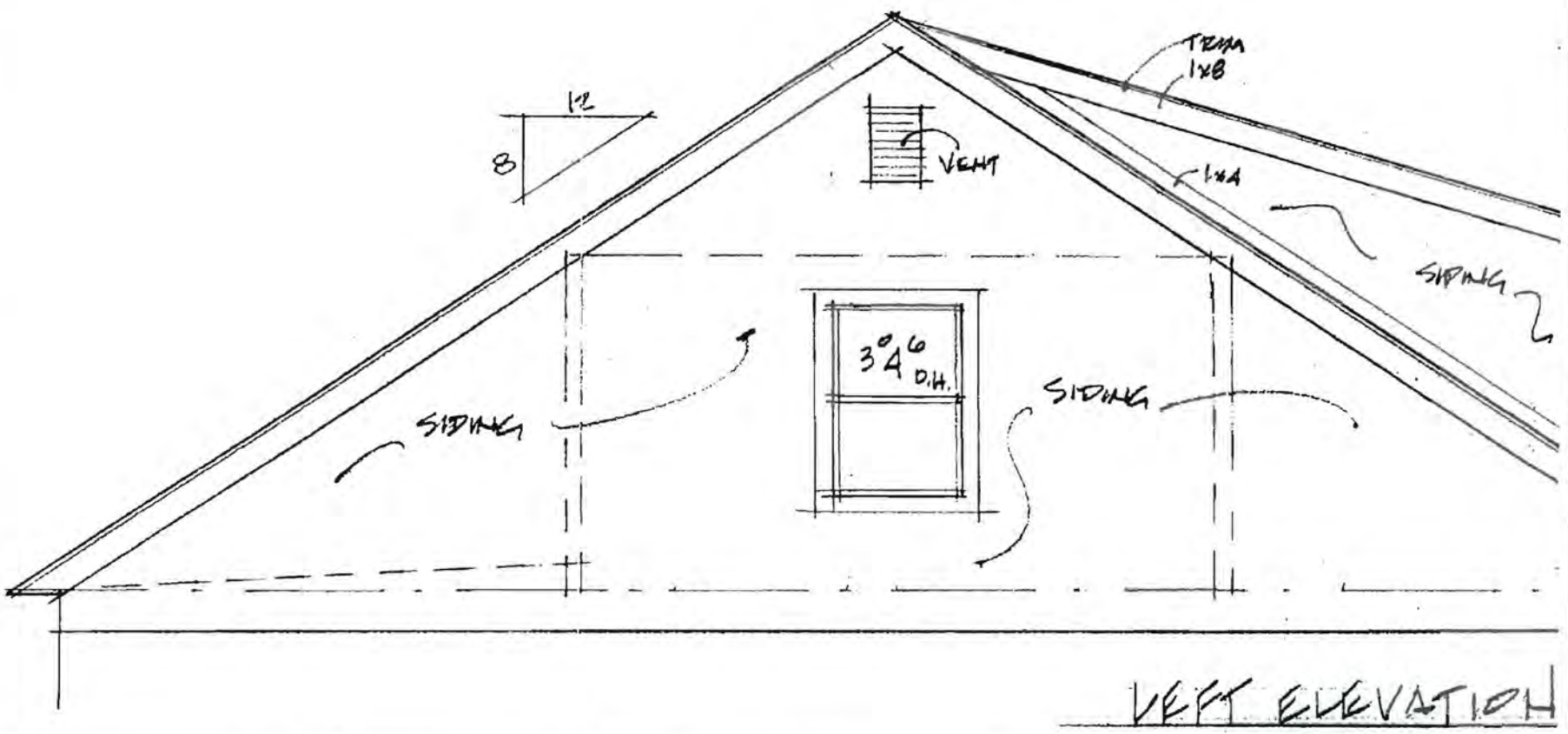
House next door. To Be torn down

House across Street

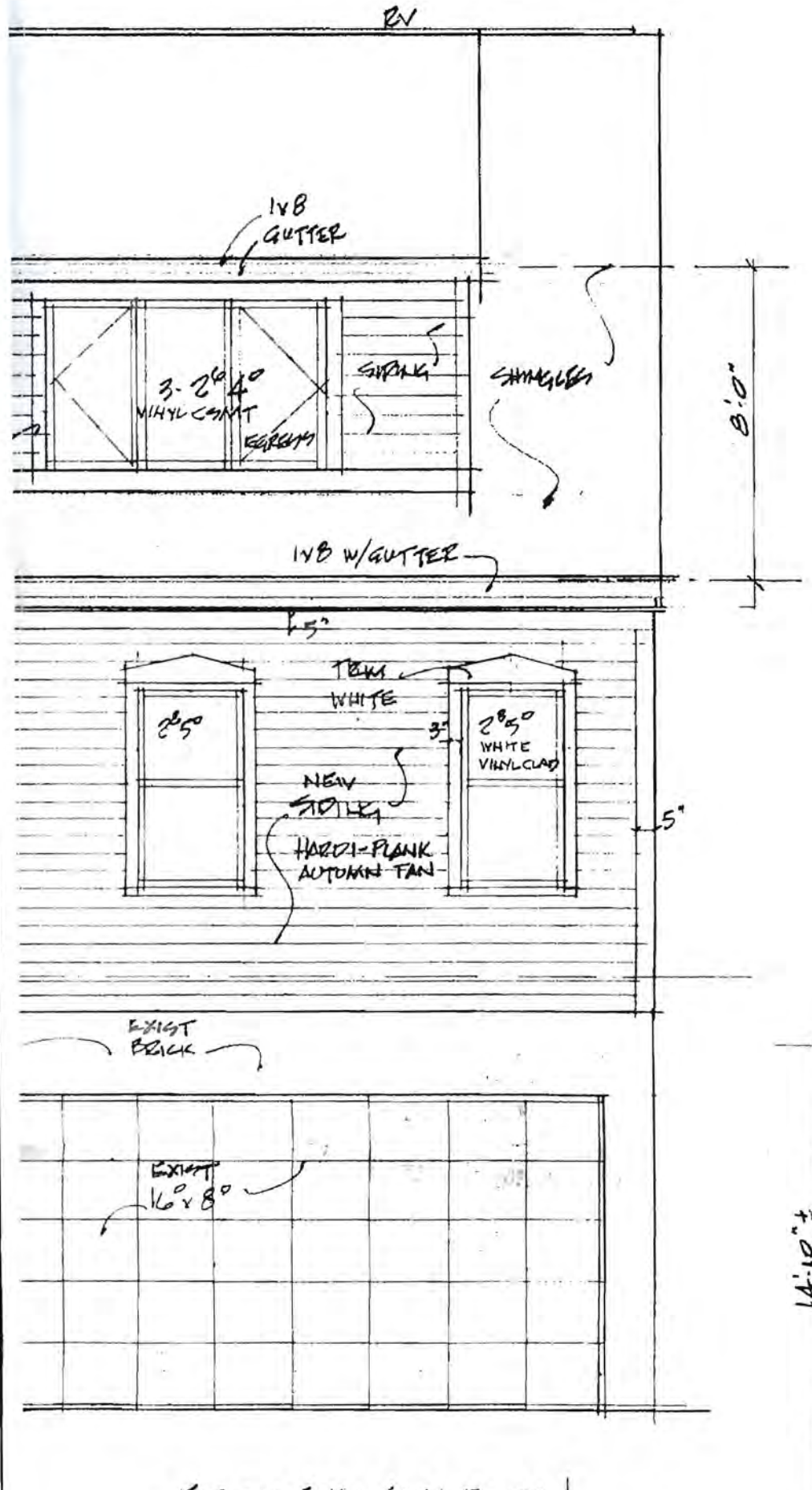


FRONT ELEVATION

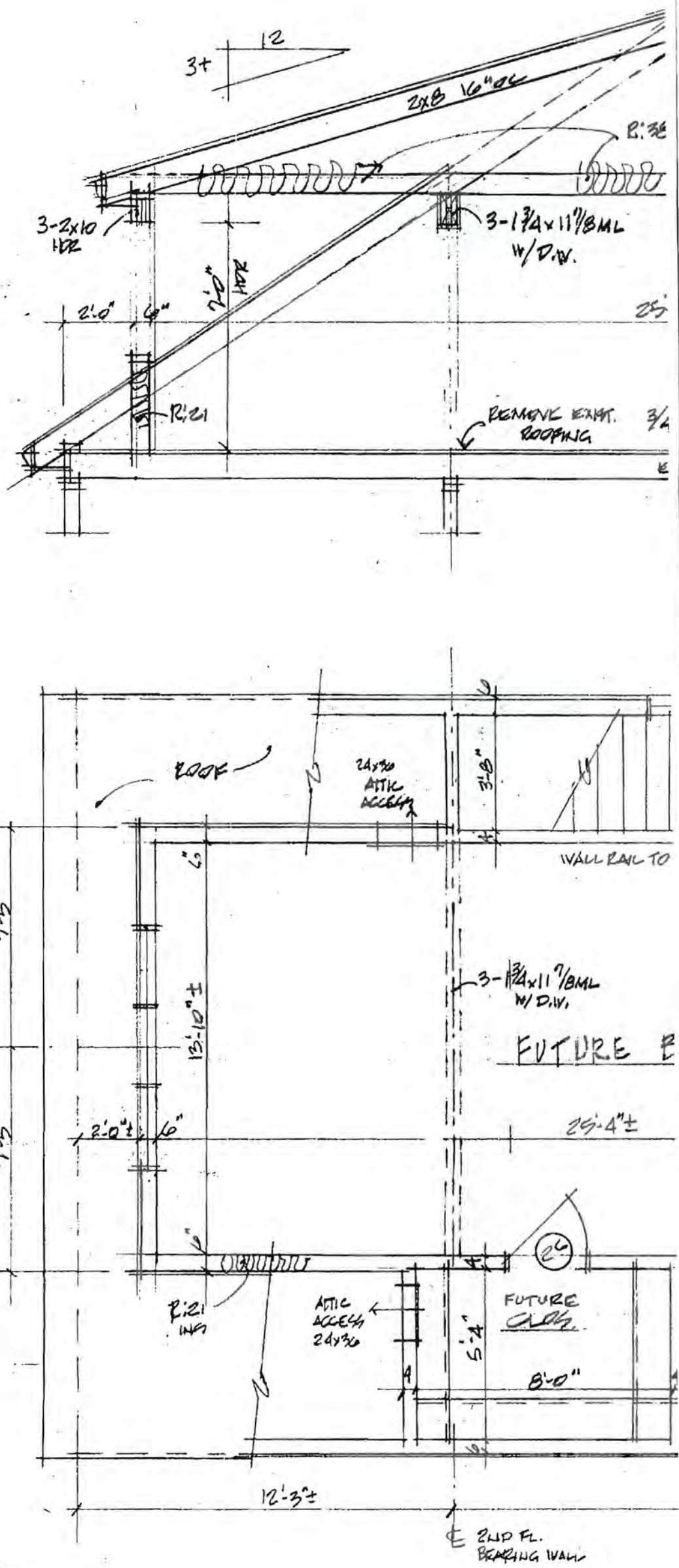
1/4" = 1'-0"

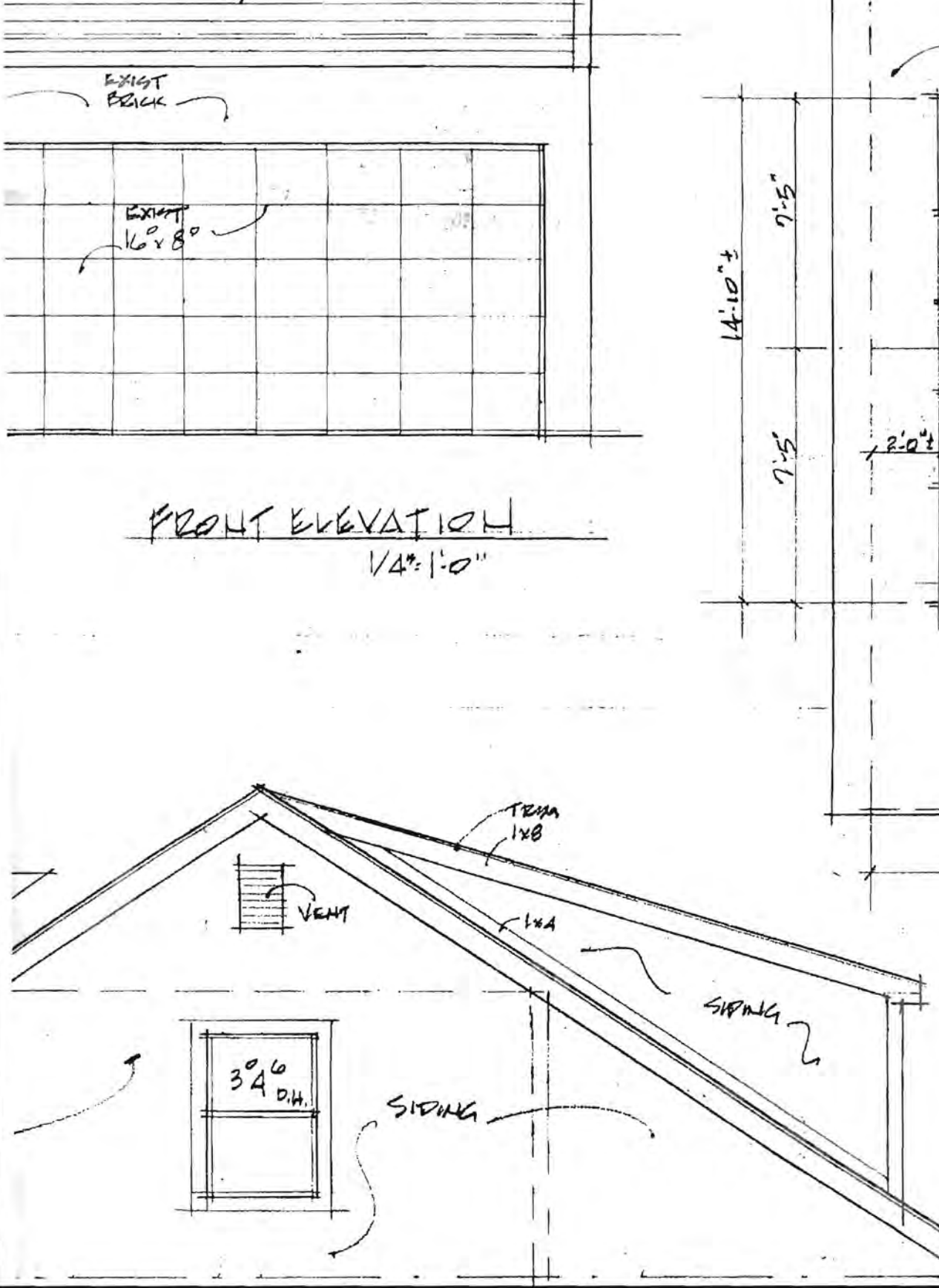


LEFT ELEVATION

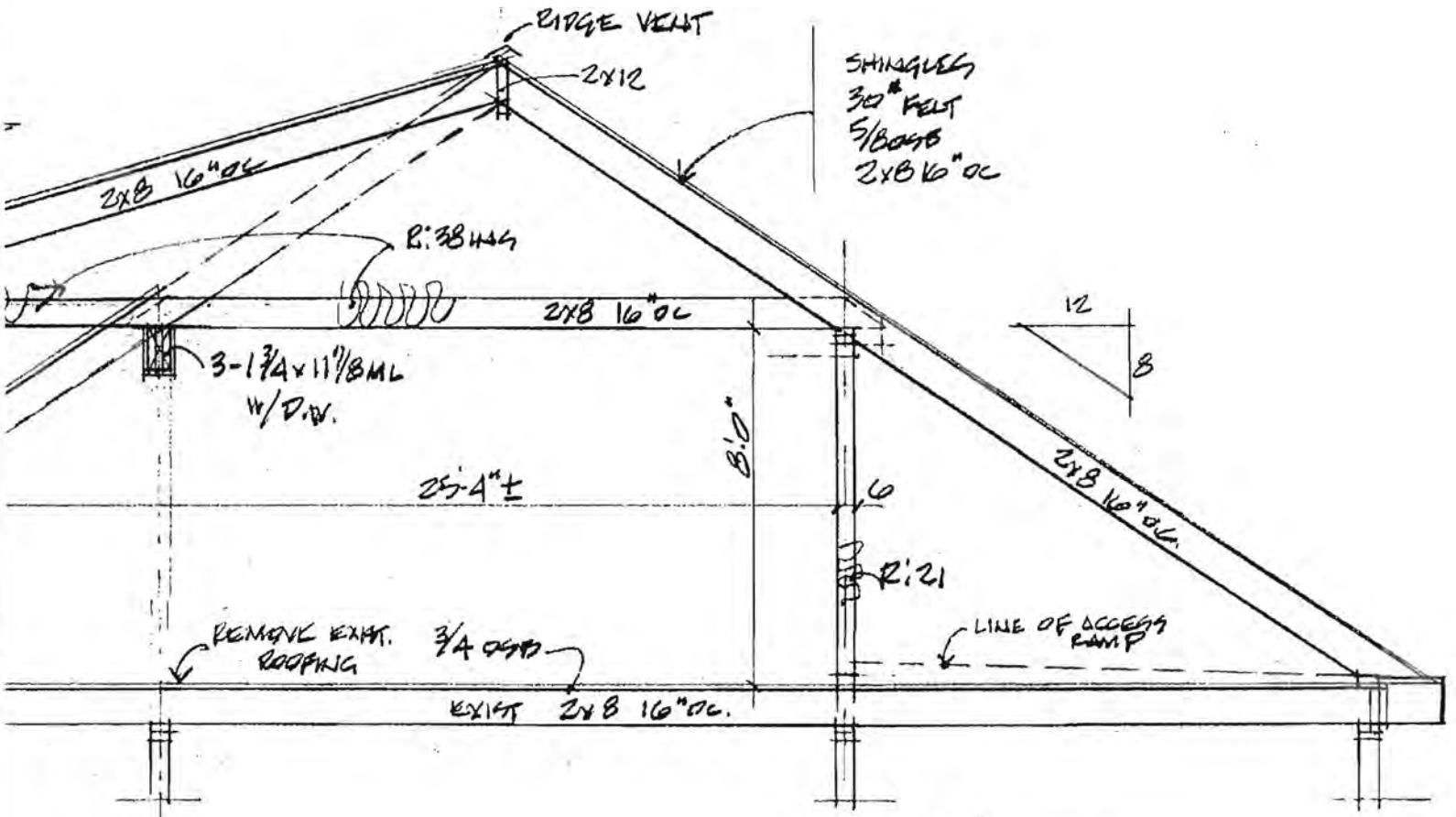


FRONT ELEVATION
1/4"=1'-0"

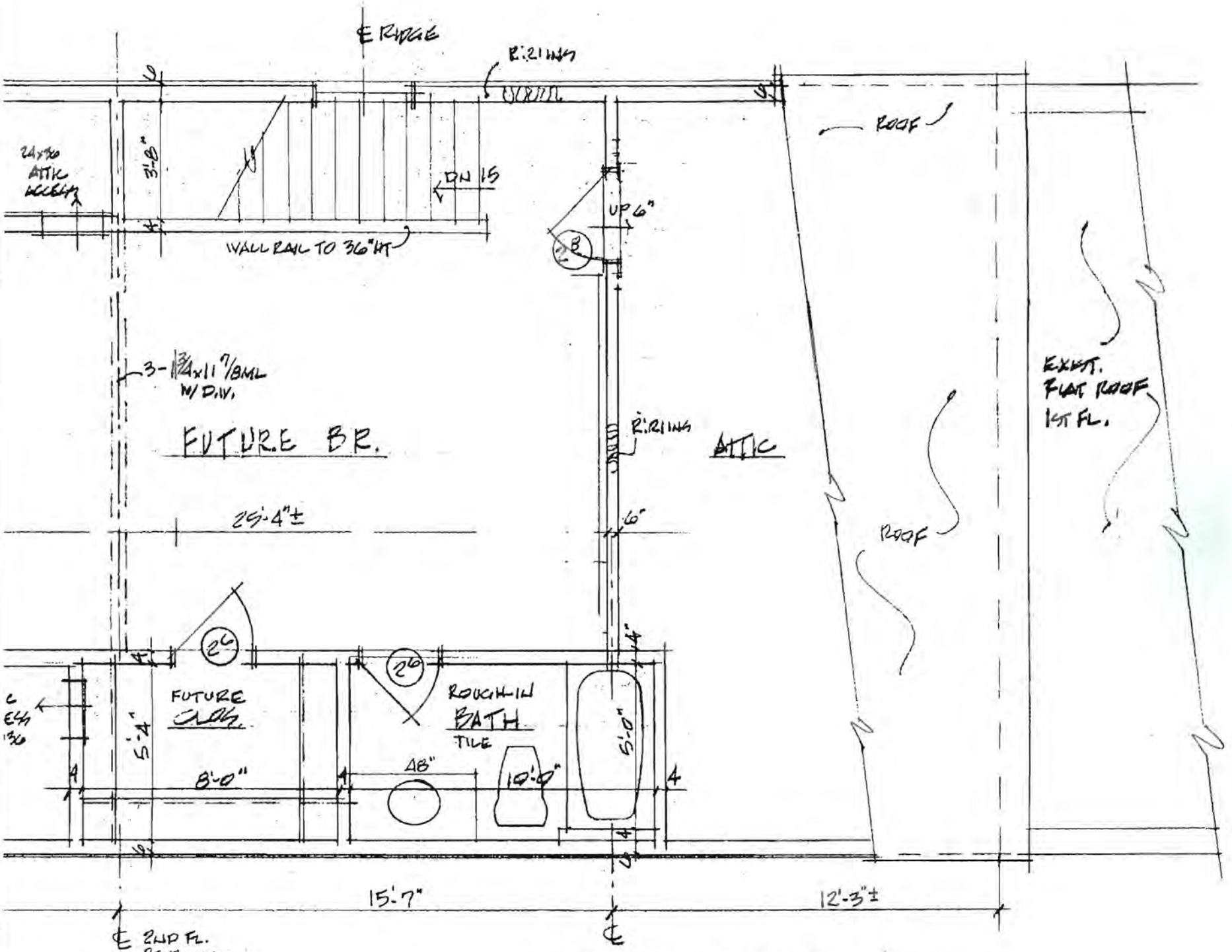




REGISTERED ARCHITECT PENNSYLVANIA



SECTION



THIRD FLOOR PLAN

1/4" = 1'-0"

REGISTERED ARCHITECT PENNSYLVANIA

PLAN / ELEVATIONS / SECTION

Addition to Craig Residence

1442 Hamlin St., Pittsburgh, PA 15233

1 / 1

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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- *Staff Use* -

DEADLINES:
Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

FEE SCHEDULE: *See attached*
Please make check payable to *Treasurer, City of Pittsburgh*

Fee Paid: ☒ $ 100

Date Received: 2-14-12

Hearing Date:

Lot and Block #: 7-13-336 21st ward

ADDRESS OF PROPERTY: 1316 W. NORTH AVENUE

HISTORIC DISTRICT: MANCHESTER

OWNER

Name: NANCY REAM

Address: 1316 W. NORTH / 946 BEECH AVE.

City, State, Zip: PGH PA 15233

Phone: (412) 980 -9848 Fax: ( ) -

E-MAIL: reubenream@hotmail.com

APPLICANT

Name: ROBERT BAUMBACH

Address: 900 MIDDLE ST

City, State, Zip: PITTSBURGH PA 15212

Phone: (412) 266 -4425 Fax: ( ) -

E-MAIL: bobbaumbach@comcast.net

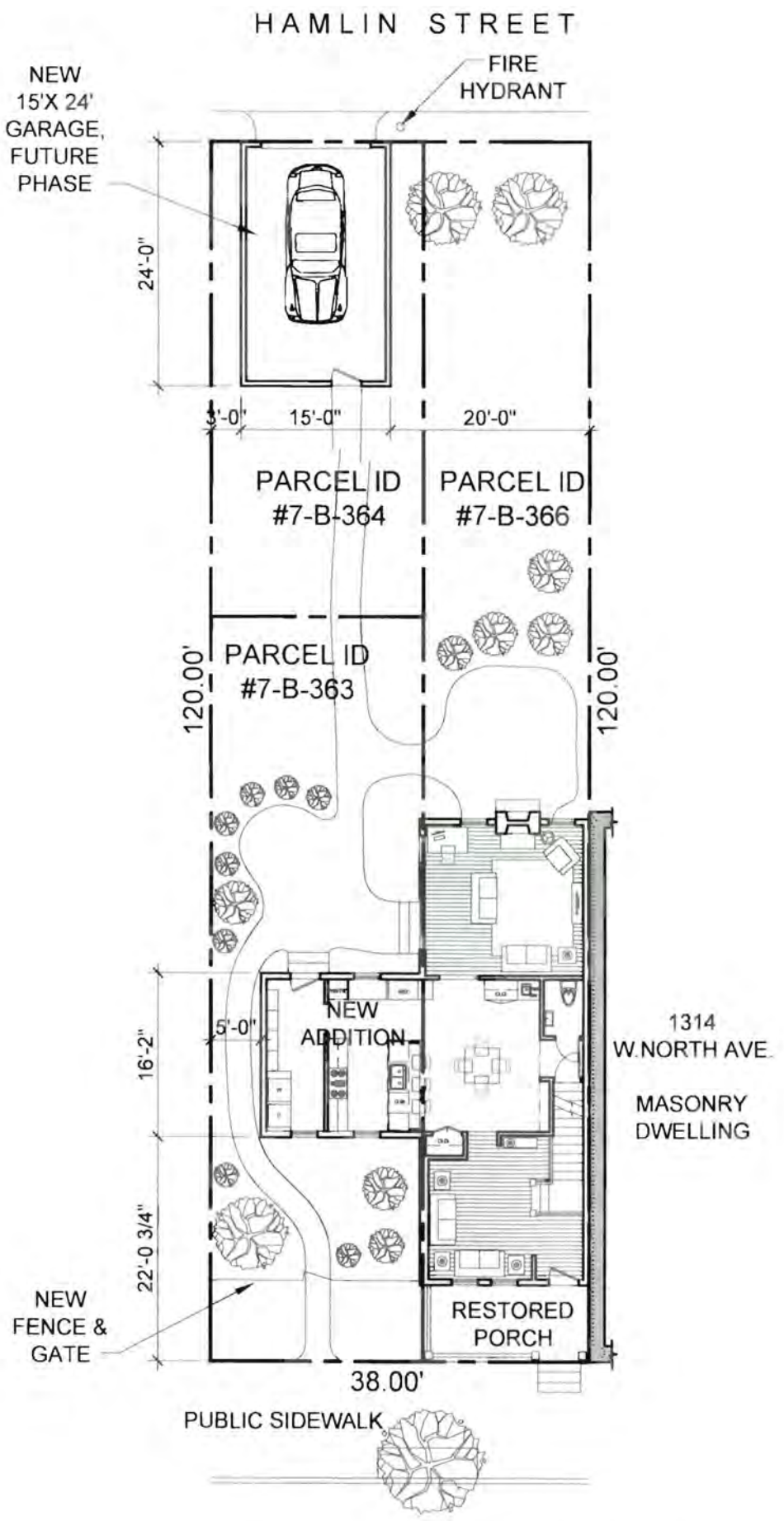
REQUIRED ATTACHMENTS: ☐ Drawings ☒ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED WORK: RESTORATION OF EXISTING STRUCTURE AND PORCH. ADDITION OF COMPLIMENTARY STRUCTURE

SIGNATURE Robert Baumbach, ~~Owner~~ Applicant **DATE** FEB. 10, 2012

Nancy Ream, ~~Applicant~~ Owner **DATE** 2/10/12

6' FENCE AND GATE DETAIL $\frac{3}{8}$" = 1'



1 SITE PLAN
SCALE: 1/16" = 1'-0"

PROPOSED NEW ADDITION AND RESTORATION FOR:

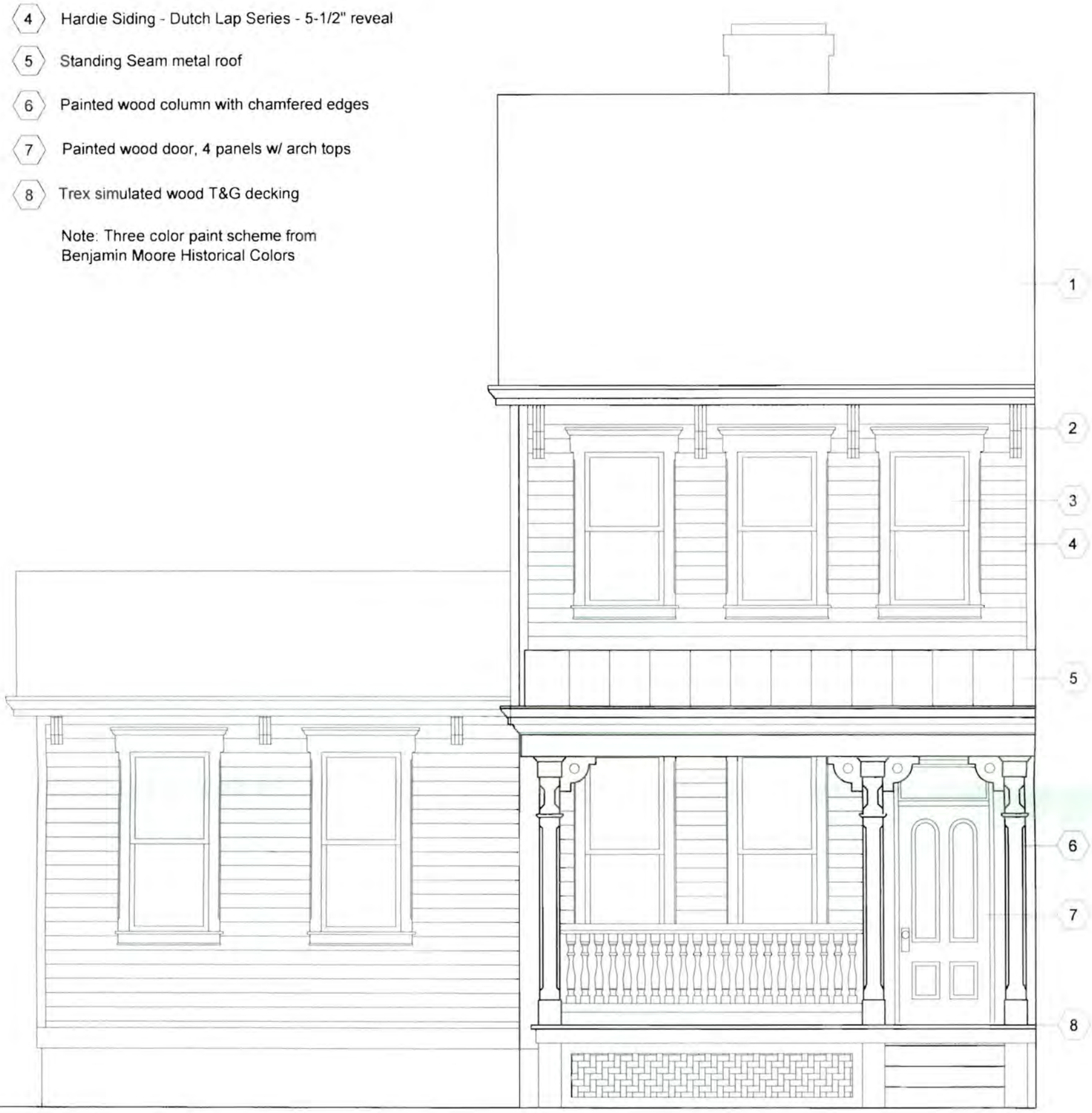
NANCY REAM

1316 WEST NORTH AVENUE
PITTSBURGH, PA 15212
CITY OF PITTSBURGH

MATERIAL DESCRIPTION

1. 30 yr shingle - 80% gray
2. Fypon bracket
3. Pella wood double-hung, Architectural Series
4. Hardie Siding - Dutch Lap Series - 5-1/2" reveal
5. Standing Seam metal roof
6. Painted wood column with chamfered edges
7. Painted wood door, 4 panels w/ arch tops
8. Trex simulated wood T&G decking

Note: Three color paint scheme from
Benjamin Moore Historical Colors



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED NEW ADDITION AND RESTORATION FOR:

NANCY REAM

1316 WEST NORTH AVENUE
PITTSBURGH, PA 15212
CITY OF PITTSBURGH

3 SIDE ELEVATION

SCALE: 3/16" = 1'-0"

4 REAR ELEVATION

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

PROPOSED NEW ADDITION AND RESTORATION FOR:

NANCY REAM

1316 WEST NORTH AVENUE
PITTSBURGH, PA 15212
CITY OF PITTSBURGH

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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

FEE SCHEDULE: *See attached*
Please make check payable to *Treasurer, City of Pittsburgh*

Fee Paid: ☐ $_____

Date Received: _____

Hearing Date: _____

Lot and Block #: _____

ADDRESS OF PROPERTY: 22 Graeme St. PGH PA. 15222

HISTORIC DISTRICT: Market Square

OWNER

Name: Nicholas Nicholas

Address: 20 Market Street

City, State, Zip: PGH PA. 15222

Phone: (412) 512-4750 Fax: ( ) - 412-281-6363

E-MAIL: _____

APPLICANT

Name: Sienna on the Square

Address: 22 Graeme St.

City, State, Zip: PGH PA. 15222

Phone: (

E-MAIL: tcerto@gemhold.com

REQUIRED ATTACHMENTS: ☒ Drawings ☑ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED WORK: New operable facade

SIGNATURE _____, Owner **DATE** _____

[signature], Applicant **DATE** 2/16/12

Bella Sera

URBAN TRATTORIA

Bella Sera
URBAN TRATTORIA

Bella Sera

URBAN TRATTORIA

56'–10½"

NO RENOVATION TO
EXTG FRONT ELEVATION

19'–4"

15'–0"

EXISTING SIDEWALK WIDTH 5'–0"

CITY OF PGH
REQ'D OPEN
ACCESS PUBLIC
SIDEWALK
WIDTH

MTL BARRACADES PER
MKT SQ STANDARD

EXTERIOR SEATING PER
MKT SQ STRANDARDS

EXISTING FACADE OPNG
TO BE REMOVED

INSTALL NEW OVERHEAD
GLASS LIFT
STOREFRONT IN STL
TUBE FRAME W/EGRESS
DOOR PANEL– TRIM

2'–0"

7"

8'–0"

42" HT
GUARDRAIL

10'–0"

18'–9"

UPPER SEATING

LOWER LOUNGE

36" HT HANDRAIL
W/EXTENTIONS PER ADA

F.F.L. ELEV: 100'–0"

F.F.L. ELEV: –99'–1"

DN

STAIRS:
2R@ 5.5"EA

5'–0"

HC SEAT

RAMP: 1":12"
SLOPE
36" HT
HANDRAILS

3'–9"

12'–0½"

21'–3"

WALK ELEV: 98'–0"

1'–8"

8'–10½"

EXISTING
PLASTER
CEILING TO
REMAIN

DN

BSMNT
ACCESS

10'–0"

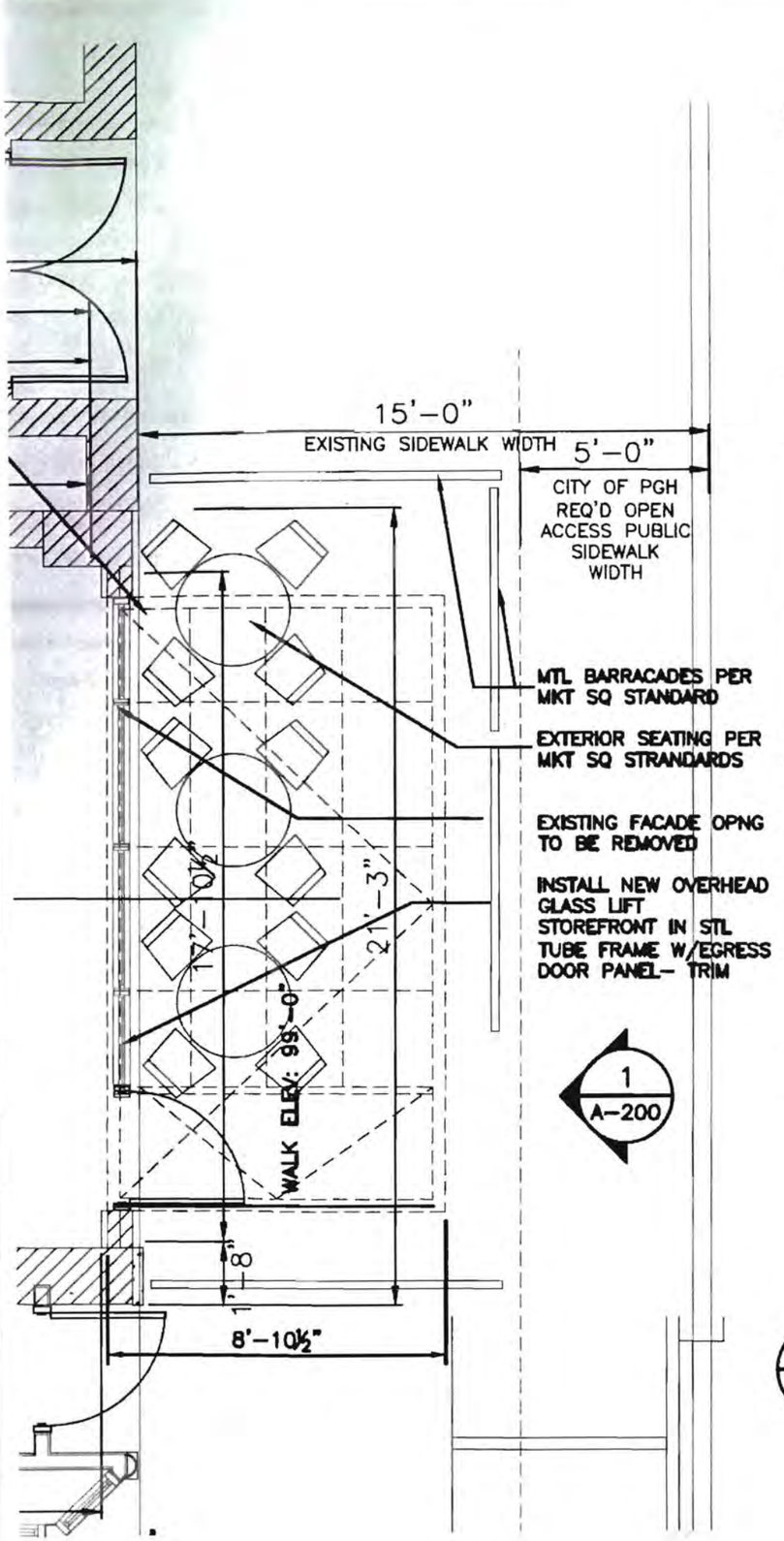
9'–9"

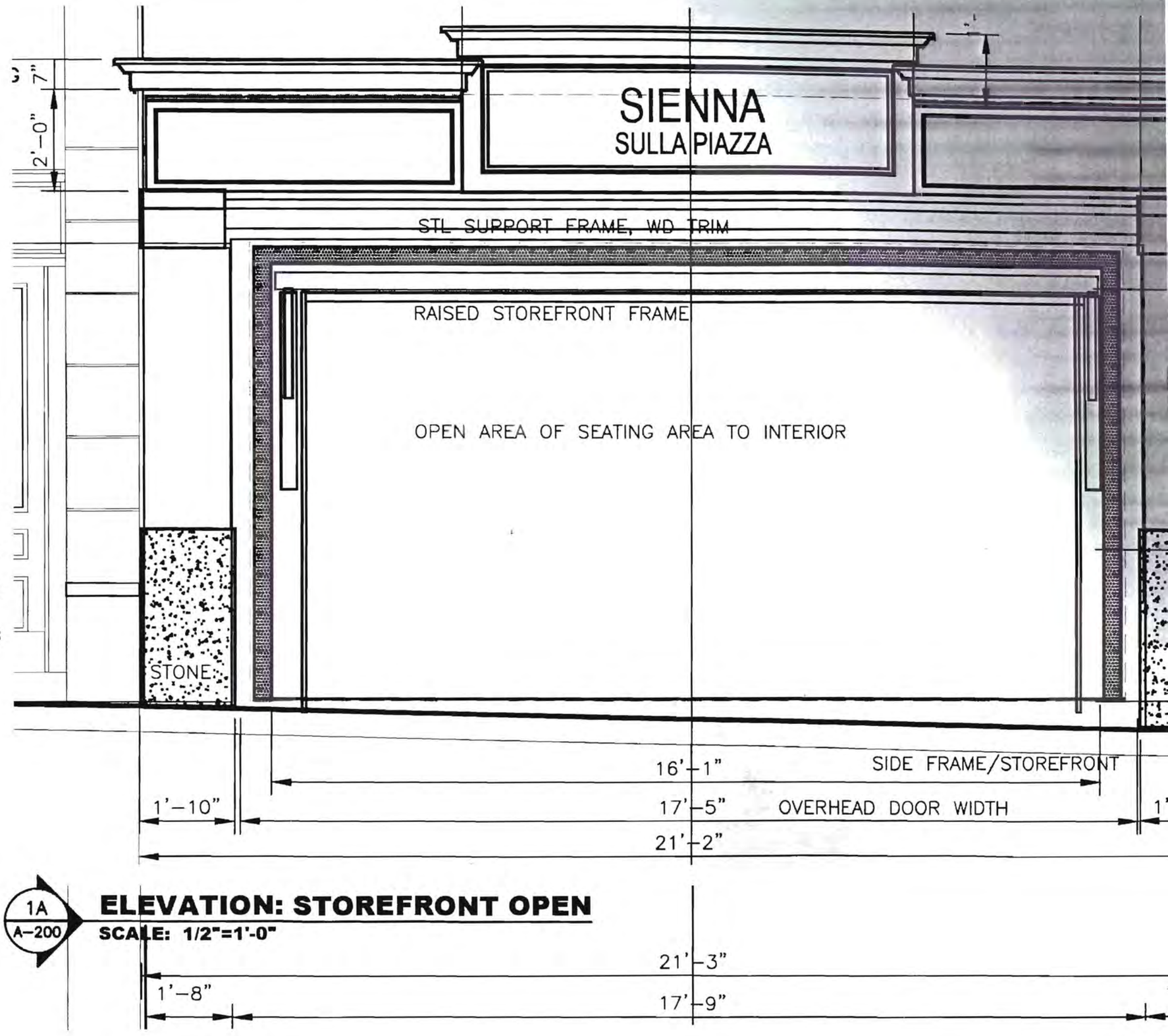
1
A–200

1A
A–200

ELEVA

SCALE: 1


15'-0"
EXISTING SIDEWALK WIDTH
5'-0"
CITY OF PGH REQ'D OPEN ACCESS PUBLIC SIDEWALK WIDTH
MTL BARRACADES PER MKT SQ STANDARD
EXTERIOR SEATING PER MKT SQ STRANDARDS
EXISTING FACADE OPNG TO BE REMOVED
INSTALL NEW OVERHEAD GLASS LIFT STOREFRONT IN STL TUBE FRAME W/EGRESS DOOR PANEL- TRIM
12'-10½"
21'-3"
WALK ELEV: 98'-0"
8"
8'-10½"
1
A-200


2'-0"
7"
SIENNA
SULLA PIAZZA
STL SUPPORT FRAME, WD TRIM
RAISED STOREFRONT FRAME
OPEN AREA OF SEATING AREA TO INTERIOR
STONE
16'-1"
SIDE FRAME/STOREFRONT
1'-10"
17'-5"
OVERHEAD DOOR WIDTH
21'-2"
1A
A-200
ELEVATION: STOREFRONT OPEN
SCALE: 1/2"=1'-0"
21'-3"
1'-8"
17'-9"

SIENNA
SULLA PIAZZA

SUPPORT FRAME, WD TRIM

ED STOREFRONT FRAME

N AREA OF SEATING AREA TO INTERIOR

CAULK TO EXTG

1/2"

STONE

16'-1" SIDE FRAME/STOREFRONT

17'-5" OVERHEAD DOOR WIDTH 1'-10"

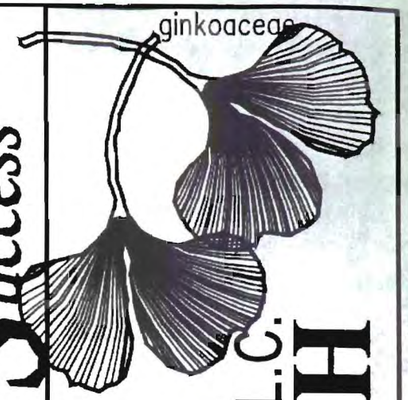
21'-2"

BASEMEN

ONT OPEN

21'-3"

17'-9" 1'-8"



Celebrating 15 years of Success

1997-2012

11524 Market Street
North Lima, Ohio 44452-332
Fax: 330.549.0012
Cell (Tepe) :330.651.7543

Corporate Center:
Post Office Box 332
Tele: 330.549.0011
Cell (Sipp) : 724.544.8160

SIPP + TEPE ARCHITECTS, L.L.C.
[S + T] ARCH

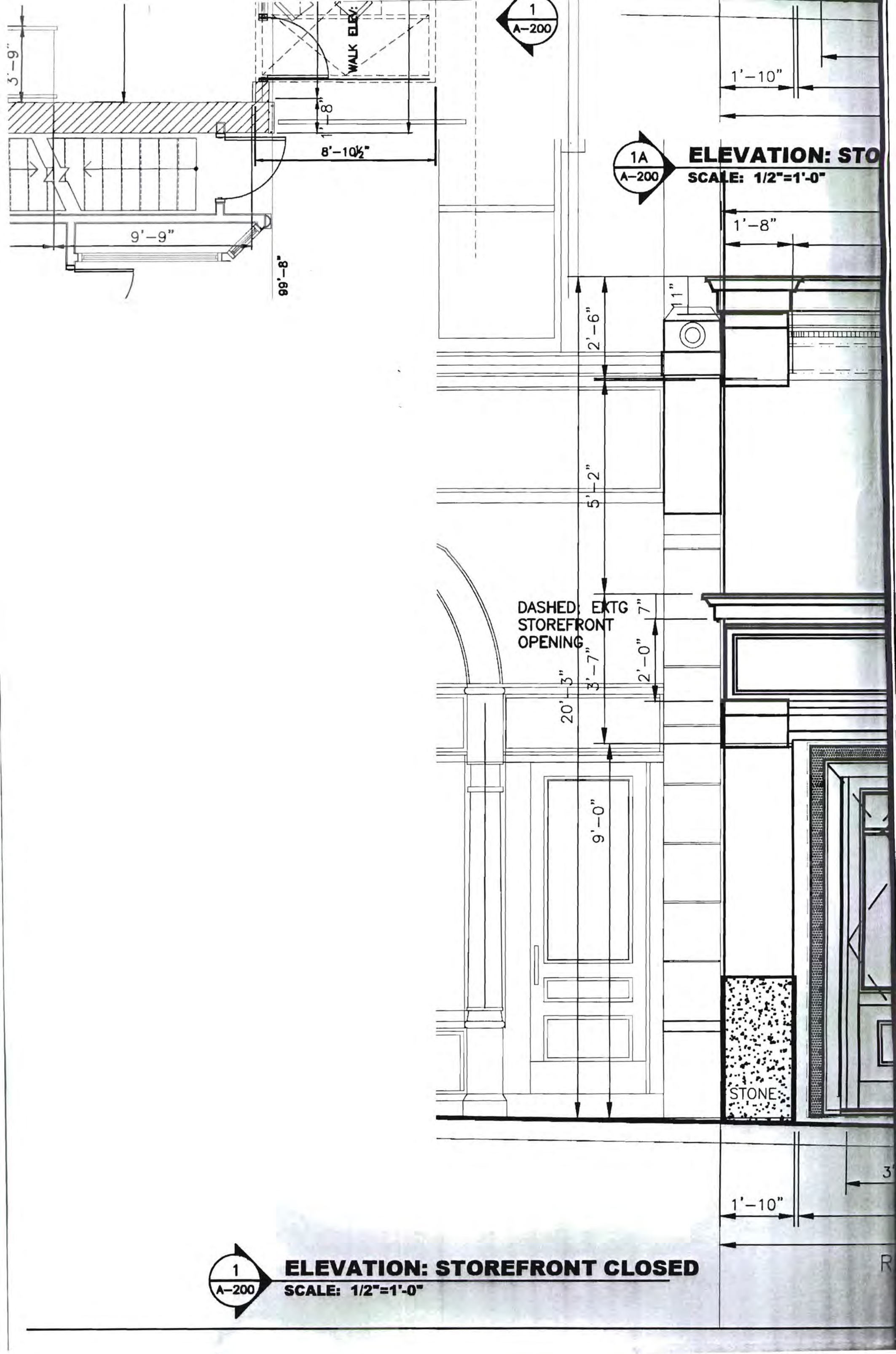
Licensed and Registered:
OH., PA., W.VA., N.C.A.R.B.

PROJECT DESIGNATION: 2009-28

LOCATION:

AZZA

1219
16-7902


1
A–200
WALK ELEV.
3'–9"
1'–8"
8'–10½"
9'–9"
99'–8"
1A
A–200
ELEVATION: STO
SCALE: 1/2"=1'-0"
1'–8"
1'–10"
11"
2'–6"
5'–2"
5'
DASHED; EXTG
STOREFRONT
OPENING
20'–3"
3'–7"
2'–0"
7"
9'–0"
STONE
3'
1'–10"
R
1
A–200
ELEVATION: STOREFRONT CLOSED
SCALE: 1/2"=1'-0"

16'-1" SIDE FRAME/STOREFRONT

1'-10" 17'-5" OVERHEAD DOOR WIDTH 1'-10"

21'-2"

'VATION: STOREFRONT OPEN

E: 1/2"=1'-0"

21'-3"

1'-8" 17'-9" 1'-8"

EXTG STUCCO:
PAINT

8'-9" '-5½" 1'-8"

SIENNA
SULLA PIAZZA

STL SUPPORT FRAME, WD TRIM

WD FACED STOREFRONT FRAME

GLASS

11'-7½"

WD PNT

STONE

3" CAULK TO EXTG

3'-0" 12'-3½" SIDE FRAME/STOREFRONT

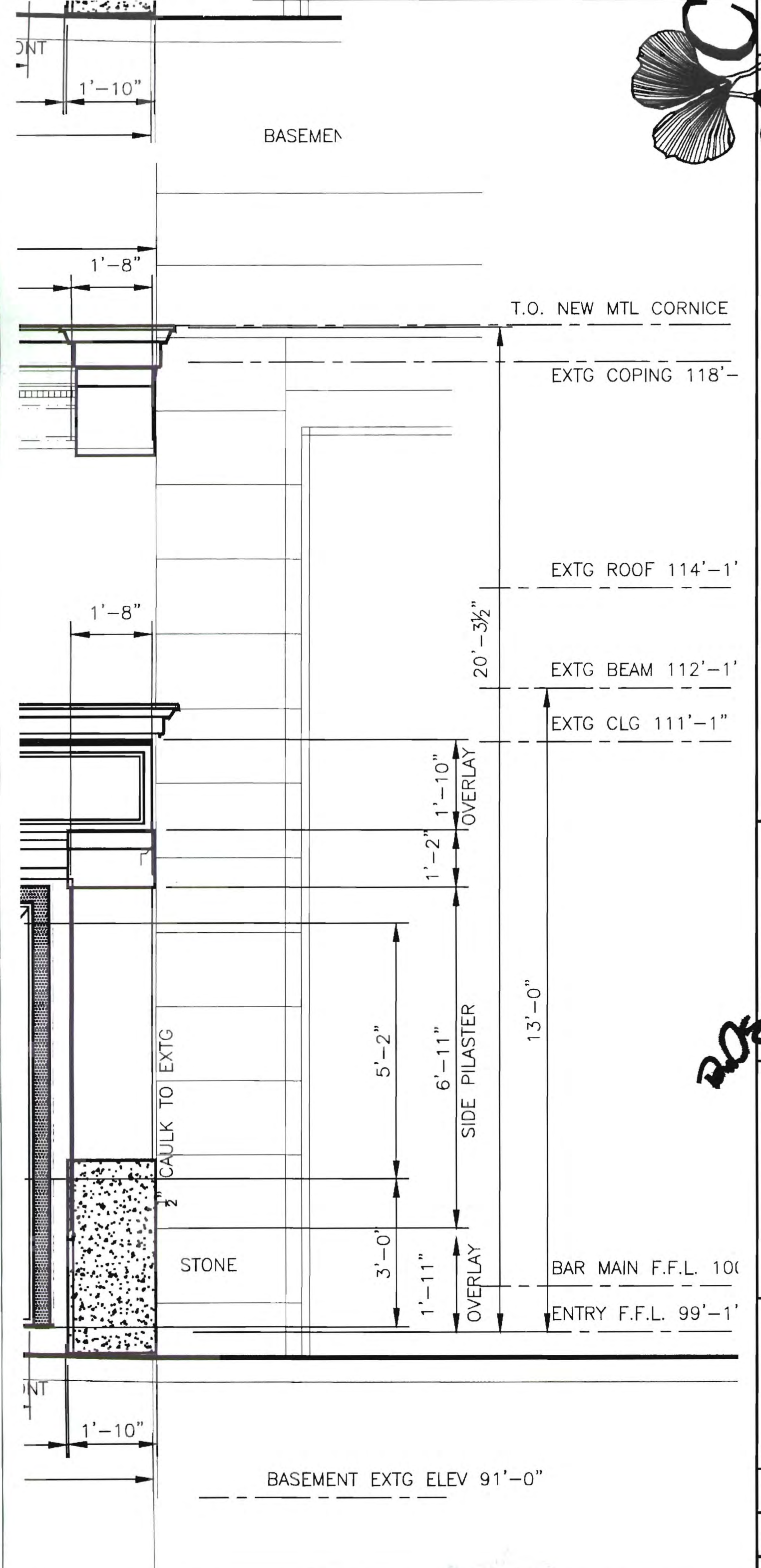
DR

1'-10" 17'-5" OVERHEAD DOOR WIDTH 1'-10"

21'-2"

RECONFIGURED STOREFRONT: 21 GRAEME

EXTG BUILDING FOUNDATION



Licensed and Registered:
OH., PA., W.VA., N.C.A.R.B.

A Permeable Facade for:

SIENNA- SULLA PIAZZA

21 Market Square- West
City of Pittsburgh, Pennsylvania 151219
Contact Person: Tom Certo 412-916-7902

PROJECT

PROJECT DESIGNATION:	2009-28
CADD FILE LOCATION:	2011_41_BELLA_SERA-FACADE_ROOF.DWG
DRAWN/CHECKED BY:	DDSIPP
RELEASE DATE:	FEB 12, 2012 2012

SEAL

REGISTERED ARCHITECT
PENNSYLVANIA
DOUGLAS D. SIPP RA-013058X

ELEVATION + PLAN

DRAWING TITLE

DRAWING NUMBER

A-200

ESTABLISHED- 1997

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NO.	REVISION	DATE
2		
1		

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

HISTORIC REVIEW COMMISSION OF PITTSBURGH

Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

FEE SCHEDULE: *See attached*
Please make check payable to *Treasurer, City of Pittsburgh*

Fee Paid: ☐ $_____

Date Received: _____

Hearing Date: _____

Lot and Block #: _____

ADDRESS OF PROPERTY: 4000 FIFTH AVENUE PITTSBURGH, PA 15218

HISTORIC DISTRICT: OAKLAND CIVIC CENTER

OWNER

Name: UNIVERSITY OF PITTSBURGH PARK RANKIN

Address: 3400 FORBES AVENUE

City, State, Zip: PITTSBURGH PA 15260

Phone: 412 624-7534 Fax: 412 624 7895

E-MAIL: PLR2@PITT.EDU

APPLICANT

Name: RICK AVON

Address: 100 EAST SWISSVALE AVE.

City, State, Zip: PITTSBURGH, PA 15218

Phone: 412 243-3430 Fax: 412 371-1586

E-MAIL: RAVON@LAMIGRUBB.COM

REQUIRED ATTACHMENTS: ☒ Drawings ☒ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED WORK: SEE ATTACHED LETTER

SIGNATURE Park Rankin, Owner **DATE** 2/16/12

Rick Avon, Applicant **DATE** 2/14/2012

Lami Grubb
ARCHITECTS

Lami Grubb Architects LP
100 East Swissvale Ave
Pittsburgh, PA 15218
Phone: 412.243.3430
Fax: 412.371.1586

Date: February 16, 2012

To: Sarah Quinn
Division of Development Administration and Review
City of Pittsburgh, Department of City Planning
Historic Review Commission
200 Ross Street Third floor
Pittsburgh PA 15219

Regarding: Renovations to the University of Pittsburgh's Book Store façade.

Sarah,

I am sending you two elevation sheets and sections of the new entrance. We have also included pictures of the existing building and renderings AR-1 & AR-4. Please note the handrail is shown but not part of this project. It was shown to show the owner what the end result would look like. The University will need to seek proper approvals on sidewalk and railing. We are proposing for the book store. The owner wanted to change the location of the entrance to the book store for the following reasons:

1. The current flow allows for an entire wing to be underutilized. The new traffic flow patterns would create flow through all areas eliminating dead end spaces.
2. There is a new building being constructed across the street which will create a more prominent crossing on 5th Avenue to this end of the book store.

The current building was an addition to the original building. The use of the limestone is the only item the ties this addition into the existing building. It was the desire of the owner to bring some of the classical elements that the original building has on the other facades which are not visible. The current entrance is an angled storefront. We would be replacing this and lift the sill off the ground creating a granite base to match the rest of the building. The windows will be replaced to match the bronze color of the original windows above on the upper floors of the building. The muntins shown in the upper portion of the window helps to break the glass up and brings back the pattern that is on the upper floor windows.

There is an existing stone panel above each window. These create narrow breaks in the lime stone from sidewalk to coping. We are replacing the upper portion with limestone to eliminate the long narrow appearance of these openings .The decoration above would either be carved limestone or cast stone to match existing depending on budget. On the bottom we are replacing the granite to keep

the existing granite base that runs all long 5th avenue. This had been damaged due to rock salt over time.

The blade banners that are indicated are to allow people walking on 5th avenue in either direction to identify the book store entrance, since the signage on the entablature can only be seen when standing directly in front of the store entrance. If you have any question please don't hesitate to call

Thank you for your consideration,

Rick Avon.

Rick Avon, AIA
Principal at Lami Grubb Architects L.P.

THE BOOK CENTER
BUSES ONLY
NO TURN ON RED

STUDENTS-
Sell Your Books
AT THE
SCHENLEY
QUAD

Lami | Grubb
ARCHITECTS
Lami Grubb Architects, LP
100 East Swissvale Ave., Pittsburgh, PA 15218
Phone: 412.243.3430 Fax: 412.371.1586

CORNER VIEW

PITT BOOK CENTER RENOVATION

Project number 08305
Date 02/14/12
Drawn by JBG
Scale

Drawing #
AR-1

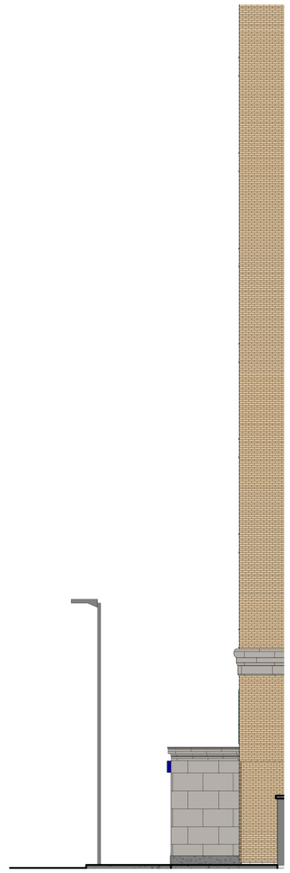
Lami | Grubb
ARCHITECTS
Lami Grubb Architects, LP
100 East Swissvale Ave., Pittsburgh, PA 15218
Phone: 412.243.3430 Fax: 412.371.1586

THACKERY VIEW
PITT BOOK CENTER RENOVATION

Project number 08305
Date 02/14/12
Drawn by JBG
Scale

Drawing #
AR-4

1 A2-0 NORTH WEST ELEVATION - FIFTH AVENUE
SCALE: 1/8" = 1'-0"



4 A2-0 SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

1. TEMPERED GLAZING SHALL CONFORM TO CPSC 16 CFR 201 AS REQUIRED IN SECTION 2406 OF THE IBC.

2. SAFETY GLAZING SHALL CARRY A FIRE RATING AS RECOGNIZED BY THE IBC AND CONFORM TO THE REQUIREMENTS OF TEMPERED GLAZING.

REVISIONS

No.	By	Date	Description
	JBG		

Lami Grubb ARCHITECTS
LGA Job No. 08305
Lami Grubb Architects, LP
100 East Swissvale Ave., Pittsburgh, PA 15218
Phone: 412.243.3430 Fax: 412.371.1586

University of Pittsburgh
FACILITIES MANAGEMENT

PROFESSIONAL STAMP

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

Project Name	Job No.
PITT BOOK CENTER RENOVATION 4000 FIFTH AVENUE PITTSBURGH, PA 15213	X4530
	Issue Date: 02/14/12

Drawing Description: EXTERIOR ELEVATIONS

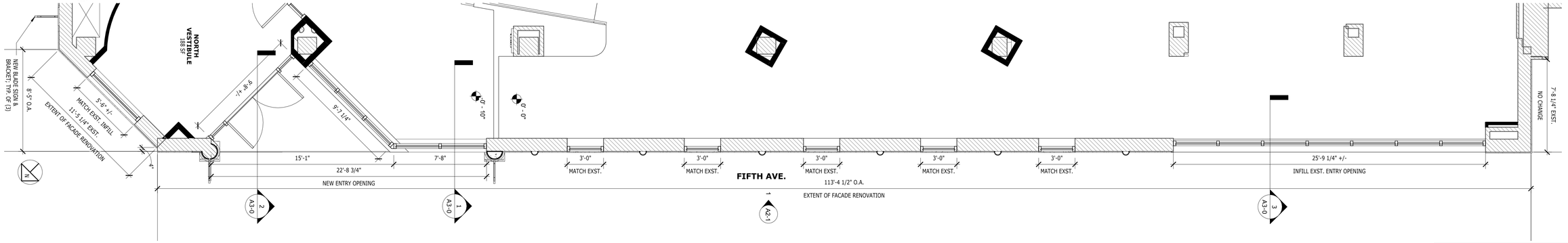
File Name	Drawn By
	JBG

Drawing Number		Set Order
9864	A2-0	8 of 38

2/14/2012 4:26:54 PM C:\Users\jesseg\Documents\08305-Central File_jesseg.rvt

1 A2-1 **NORTH WEST ELEVATION**
SCALE: 1/4" = 1'-0"

2 A2-1 **ENLARGED STOREFRONT PLAN- FIFTH**
SCALE: 1/4" = 1'-0"



4 A2-1 **NORTHEAST DETAIL - NORTH**
SCALE: 1/4" = 1'-0"

REVISIONS

No.	By	Date	Description
	JBG		

Lami Grubb ARCHITECTS

LGA Job No. 08305

Lami Grubb Architects, LP
100 East Swissvale Ave., Pittsburgh, PA 15218
Phone: 412.243.3430 Fax: 412.371.1586

University of Pittsburgh
FACILITIES MANAGEMENT

PROFESSIONAL STAMP

DESIGN DEVELOPMENT

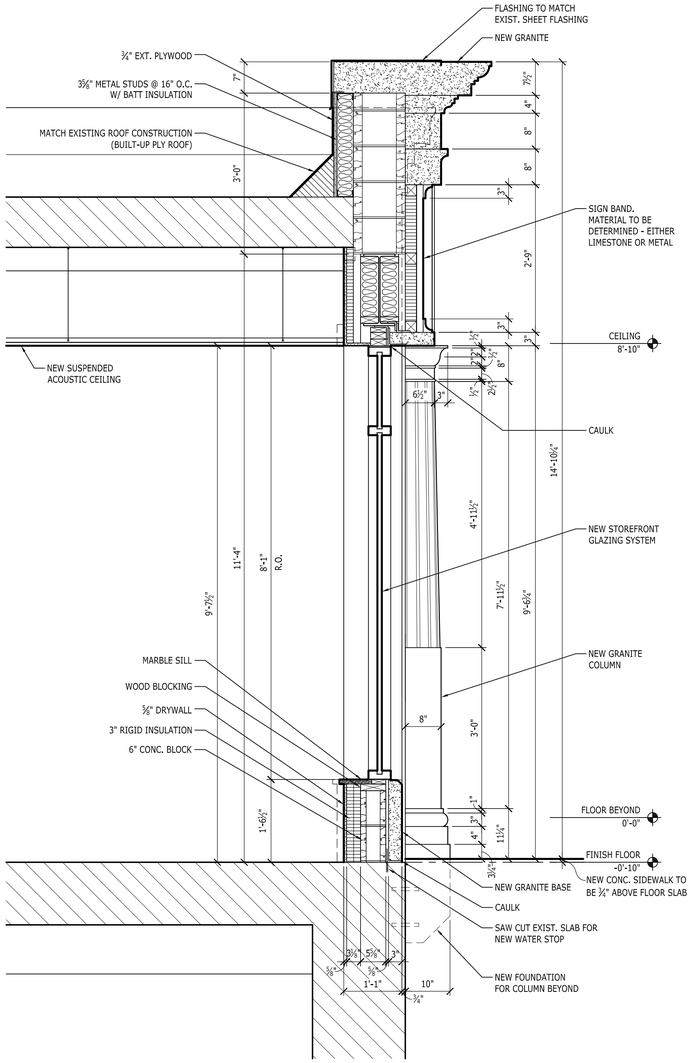
NOT FOR CONSTRUCTION

Project Name	Job No.
PITT BOOK CENTER RENOVATION 4000 FIFTH AVENUE PITTSBURGH, PA 15213	X4530
	Issue Date 02/14/12

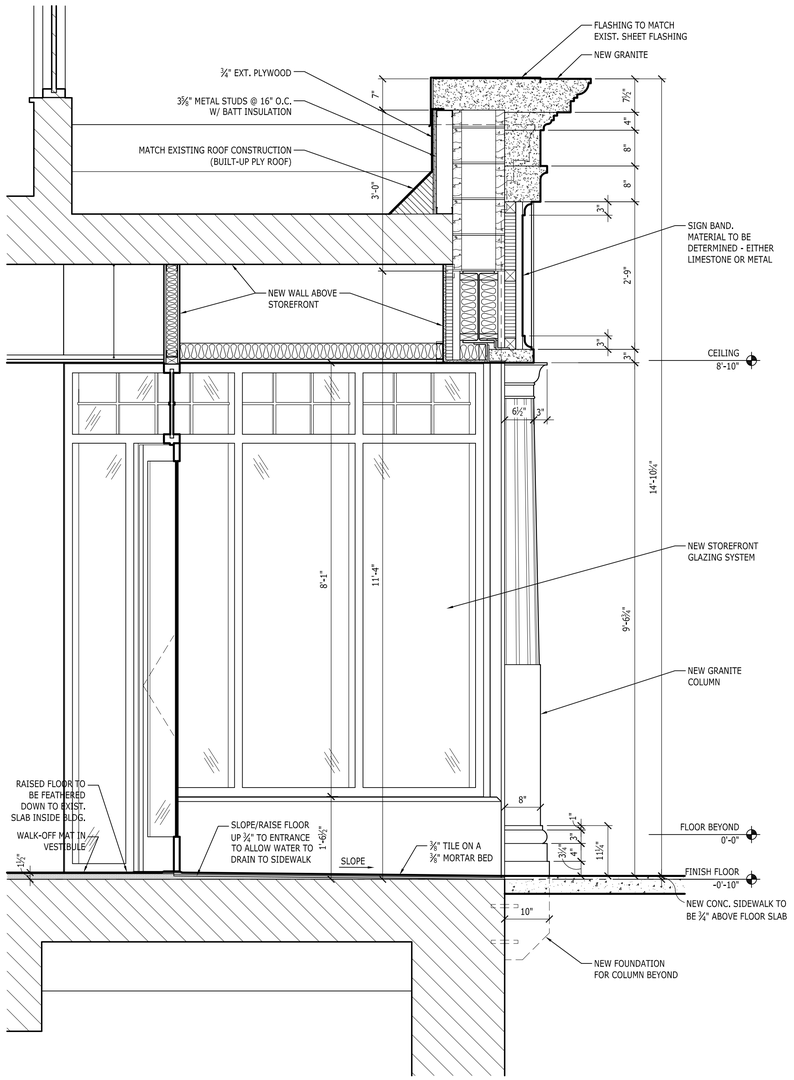
Drawing Description
EXTERIOR ELEVATIONS NEW - DETAIL

File Name	Drawn By
	JBG
Drawing Number 9864 — A2-1	Set Order 9 of 38

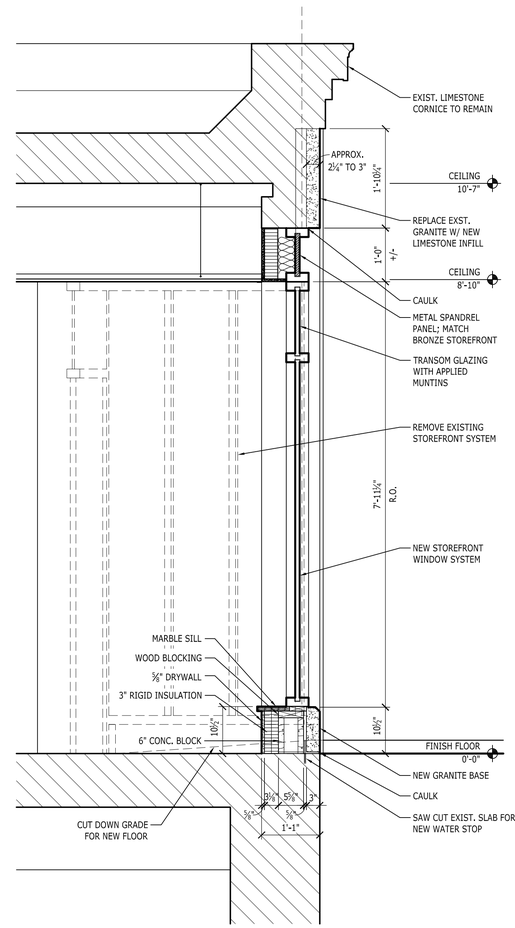
2/14/2012 4:25:44 PM C:\Users\jesseg\Documents\08305-Central File_jesseg.rvt



1 A3-0 WALL SECTION
SCALE: 3/4" = 1'-0"



2 A3-0 WALL SECTION
SCALE: 3/4" = 1'-0"



1 A3-1 WALL SECTION
SCALE: 3/4" = 1'-0"

REVISIONS

No.	By	Date	Description

Lami Grubb ARCHITECTS

LGA Job No. 08305

Lami Grubb Architects, LP
100 East Swissvale Ave, Pittsburgh, PA 15218
Phone: 412.243.3430 • Fax: 412.371.1586

University of Pittsburgh
FACILITIES MANAGEMENT

Professional Stamp

DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

Project Name
PITT BOOK CENTER RENOVATION
4000 FIFTH AVENUE
PITTSBURGH, PA 15213

Job No. X4530

Issue Date FEB. 14, 2012

Drawing Description
WALL SECTIONS

CAD File Name 08305-Pitt Book Center-Sections.dwg

Drawn By

Drawing Number 9864 A3-0

Set Order 11 of 38

February 14, 2012 - 4:33 pm P:\2008\08305 pitt book center\A Design\A5 Construction Drawings\08305-Pitt Book Center-Sections.dwg

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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

FEE SCHEDULE: *See attached*
Please make check payable to *Treasurer, City of Pittsburgh*

Fee Paid: ☒ $ 1400

Date Received: 14 - Feb

Hearing Date:

Lot and Block #: 27-S-150 4th ward

ADDRESS OF PROPERTY: One Schenley Park
Pittsburgh PA 15213

HISTORIC DISTRICT:

OWNER

Name: City of Pittsburgh (Phipps Tenant)

Address:

City, State, Zip:

Phone: ( ) - Fax: ( ) -

E-MAIL:

APPLICANT

Name: Phipps Conservatory and Botanical Gardens

Address: One Schenley Park

City, State, Zip: Pittsburgh, PA, 15213

Phone: (412) 477-1222 Fax: ( ) -

E-MAIL: jwirick@phipps.conservatory.org

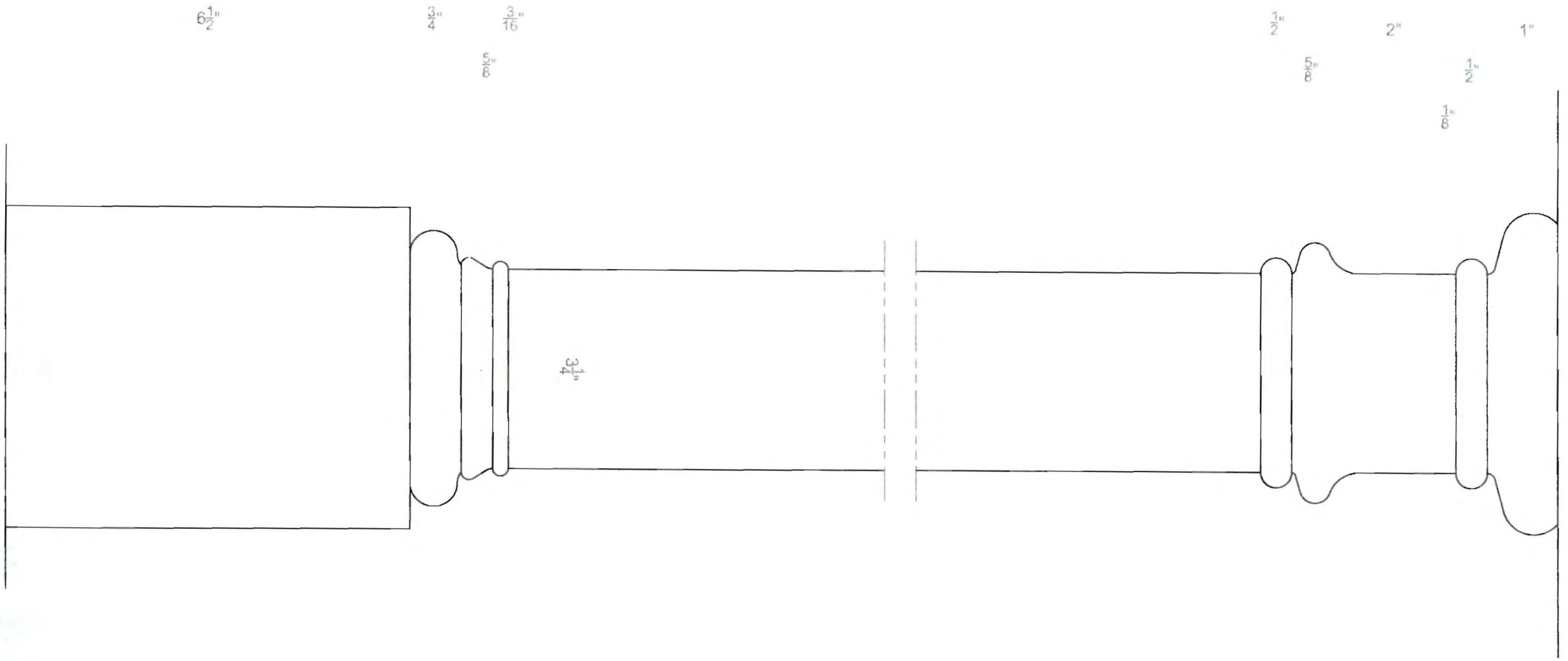
REQUIRED ATTACHMENTS: ☒ Drawings ☒ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED WORK: Rehabilitation of the Palm Court and Victoria sidewall vertical glazing system changing framing system from wood to aluminum. Project will match existing fenestration, profiles, and and window details.

SIGNATURE _____, Owner **DATE** _____

_____, Applicant **DATE** 2/15/12

140 LF frontage



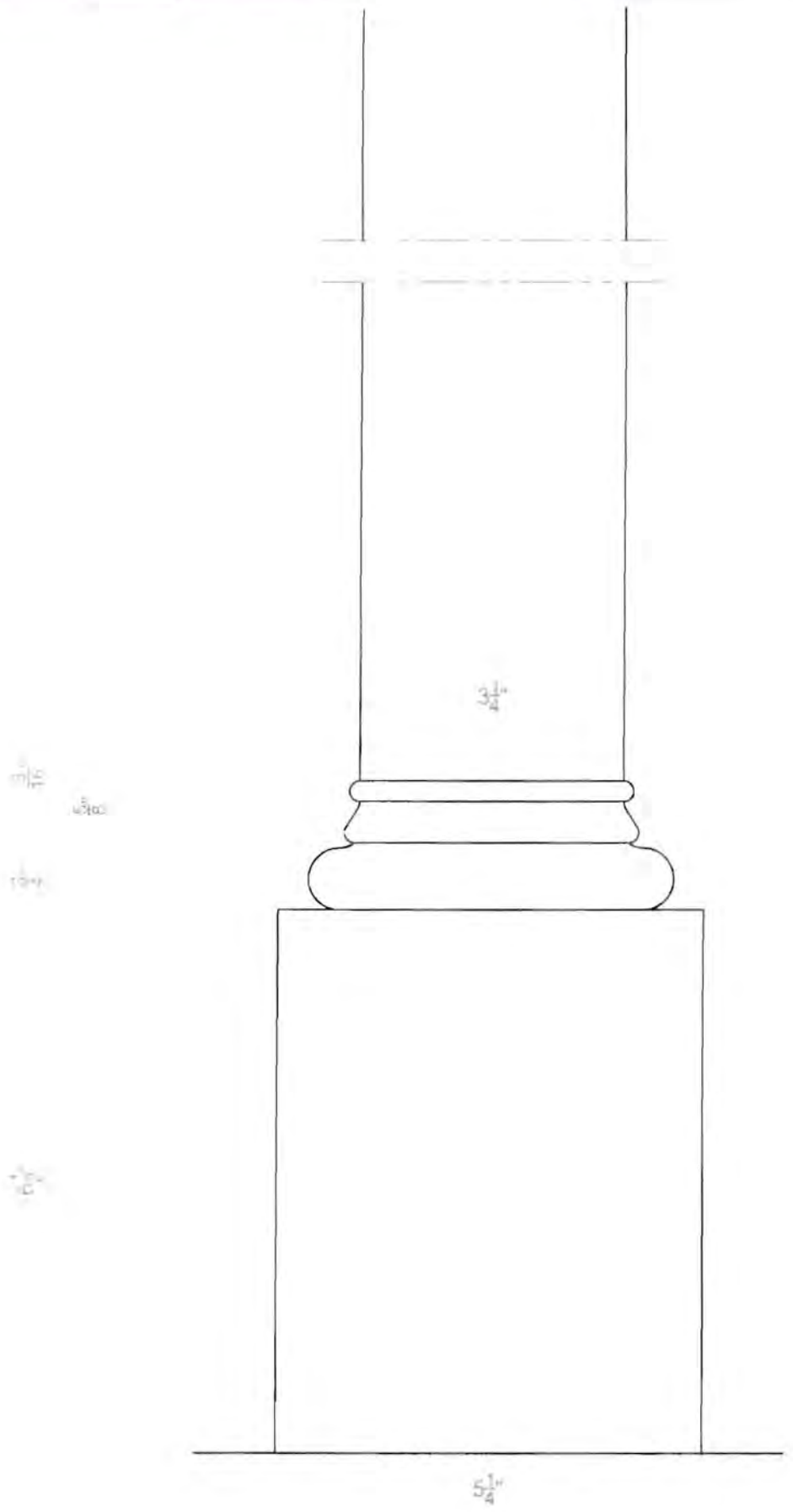
MERY SMITH INCORPORATED
RG ROAD BURLINGTON, KY 41005
86-6508 FAX 859 586-7078

■ ARCHITECT

-
-
-

■ STAMP

PHIPPS CONSERVATORY



COLUMN DETAILS 2

SCALE: 6" = 1'-0" P5

GENERAL NOTES

SIDEWALL FIXED SASH DECORATIVE SEPARATORS TO BE FABRICATED FROM EXTRUDED ALUMINUM TUBING MATCHING THE DIAMETER OF THE EXISTING ROUND PARTIAL COLUMNS AND HAVING A MINIMUM WALL THICKNESS OF 3/8" (.375).

BASE AND CAPITAL DETAILS CAN BE FABRICATED USING WELDED ALUMINUM SHAPES AND OR TURNED ALUMINUM COMPONENTS.

FLAT SURFACED DETAILS AROUND THE DECORATIVE COLUMN SEPARATORS CAN BE FABRICATED USING EXTRUDED ALUMINUM SQUARE TUBING AND OR ALUMINUM SHEET METAL TO MATCH THE EXISTING WOOD BUILT-UP SHAPES AND CLOSURES. ALUMINUM SHEET METAL USED IN FABRICATIONS TO BE A MINIMUM THICKNESS OF 1/16" (.0625)

ALL ALUMINUM FABRICATIONS ARE TO BE FACTORY FINISHED WITH A HIGH PERFORMANCE COATING AS DESCRIBED IN SECTION 09960 "HIGH PERFORMANCE COATINGS"

■ ARCHITECT

■ CONSULTANT
MONTGOMERY SMITH INCORPORATED
4076 PETERSBURG ROAD BURLINGTON, KY 41005
PH. 859 586-6508 FAX 859 586-7078

■ DATE
2011-1

■ TITLE
UPPER
AND CC
DETA

■ SHEET NU
P

1321 N. Franklin Street

Overhead View

1321 N. Franklin Street

1321 N. Franklin Street

1321 N. Franklin Street

1321 N. Franklin Street

1321 N. Franklin Street

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

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

- Staff Use -

DEADLINES:
Completed Applications must be submitted 15 days prior to next HRC hearing, when a hearing is required.

FEE SCHEDULE: *See attached*
Please make check payable to *Treasurer, City of Pittsburgh*

Fee Paid: ☒ $ 100

Date Received: 2-1-12

Hearing Date: 3-7-12

Lot and Block #: 22-J-335 21st WARD

ADDRESS OF PROPERTY: 1616 Chateau St. Pgh PA 15233

HISTORIC DISTRICT: MANCHESTER

OWNER

Name: Renee Rosensteel

Address: 1616 Chateau.

City, State, Zip: Pgh PA 15233

Phone: (412) 310 3237 Fax: ( ) -

E-MAIL:

APPLICANT

Name: Russell Stelmach.

Address: 4670 Peoples TWP Rd.

City, State, Zip: Pittsburgh PA 15237.

Phone: (412) 716 5216 Fax: (412) 962-0771.

E-MAIL: WIN.

REQUIRED ATTACHMENTS: ☐ Drawings ☒ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED WORK: Remove Back Porch including Roof.

SIGNATURE _____, Owner **DATE** 2-1-12

_____, Applicant **DATE** 2-1-12