



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 December 5, 2012
Beginning at 12:30 PM
200 Ross Street
First Floor Hearing Room
Pittsburgh, PA 15219

In Attendance:

<i>Members</i>	<i>Staff</i>	<i>Others</i>
Noor Ismail	Sarah Quinn	Matthew Falcone
Linda McClellan	Sharon Spooner	Jim Garvey
Joseph Serrao		Laura Nettleton
Ernie Hogan		Janelle Kemerer
		Lynn Glorieux
		Christopher Gates
		Brad Spencer
		Andrew DeWitt
		Charles Moore
		Robert Loos
		Bob Baumbach
		Steven Harris
		Gordon Denny
		Carol Peterson
		Ed Cirino
		Matt Williamson
		Russell Blaiçh
		Paul Johnson
		Dan Wintermantel
		Jason Roth
		Bruce Harshman
		Doug Sipp
		Barbara Talerico
		Jim Lawrence
		Diana N. Jones
		Lee Bruder
		Zolina Cook
		John Canning

Old Business - None

New Business

Approval of Minutes: In regards to the November minutes, Mr. Serrao motions to approve and Ms. Ismail seconds; Mr. Serrao, Ms. Ismail, and Mr. Hogan vote in favor, Ms. McClellan abstains as she was not present for the November meeting.

Certificates of Appropriateness: In regards to the November 2012 Certificates of Appropriateness, Mr. Serrao motions to approve and Ms. McClellan seconds; all members vote in favor.

Other:

1. Ms. Quinn talks about the Iron City Brewery. She mentions the court case and that the fine was reduced to \$8500. She talks about how she, Kate Rakus, and Susan Tymoczko met recently with the planner for Collier Development as well as the project manager, as Collier wanted to present to them some of the things they had been working on with the community. She mentions that although the HRC does not have the ability to approve a master plan, it was proposed that Collier come and brief the Commission on their master plan so that the Commission has a more holistic picture of what is being planned for the site. She also mentions that the proposal is similar to the Millcraft Gardens in that part of it will be inside of the historic district and part will be outside. She says that Collier may come and brief the Commission as early as January.
2. 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 states that Ann Nelson of PHLF is leaving to work for the National Trust and will probably come back to do the training. The training will probably be on July 15th as the conference starts on the 16th.
3. Ms. Quinn mentions that she received six National Register nominations from the SHPO which will be on the agenda next month for public comment.
4. Mr. Hogan states that he would like to talk about the Mexican War Streets expansion briefly and clarify the boundaries that are being proposed.
5. Ms. Quinn states that her recommendation is still the same as the one she proposed last month.
6. Mr. Hogan states that he is concerned about eliminating portions of the neighborhood from the historic district because they are part of the fabric.
7. Mr. Serrao states that some of these buildings are islands.
8. Ms. Quinn states that there are some gems in the neighborhood but they are not contiguous.
9. Mr. Serrao states that with all the demolitions, they have to decide if one of the purposes of the historic designation is to protect "grass" or vacant plots of land.
10. Mr. Hogan states that it is important to be able to review additional demolitions.
11. Mr. Serrao agrees, but just wants to distinguish between contributing buildings and buildings that are islands. He states that in his view the beauty of the district is not so much the individual buildings but the fabric of it as a whole.
12. Mr. Hogan states that whatever boundaries they choose, he wants to make sure to include both sides of the street in order to not jeopardize the historic fabric of the block.
13. Mr. Serrao feels that it would not be harmful to have more modern buildings across from historic ones.
14. Mr. Hogan states that then nothing would prevent, for example, ranch houses being built across from the historic ones such as in Manchester. He does agree that they have to look at the north and eastern boundaries where there has been significant demolition, but he feels that for streets like Arch that are significant, both sides of the street should be included.

15. Mr. Serrao advises that he has to leave early which will cause quorum to be lost, but he reviewed items 6 and 7 on the agenda and suggests that they approve those items now with final details to be approved by staff.
16. The Commission agrees. Ms. McClellan makes the motion, Ms. Ismail seconds, and all members vote in favor.
17. The demolitions on the agenda are postponed until January.

Adjourn:

Mr. Hogan calls the meeting to a close.

The discussion of the agenda items follows.

Mexican War Streets Historic District Expansion Nomination

Owner:

N/A

Ward: 22nd, 25th

Lot and Block: Various

Applicant:

N/A

Inspector: Jim King

Council District: 6th

Nomination Received: 10/2/12

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

Proposed Changes: Expansion of Mexican War Streets Historic District.

Discussion:

1. Mr. Serrao makes a motion to move the Mexican War Streets expansion to item one on the agenda, due to scheduling conflicts with the Commission members.
 2. Mr. Hogan asks if there are any objections among the Commission members, there are none.
 3. Ms. Quinn briefs the Commission. She states that last month the Commission had voted that the expansion had merit and met at least the minimum criteria for the nomination to proceed. She states that the original boundaries for the nomination were based on the National Register nomination that was approved by the National Park Service in 2008. Based on several site visits, she noticed that there had been significant demolition on some of the borders of the NR district, so last month she recommended the boundary be changed to reflect that. She states that since the last meeting, another site visit was conducted and some additional changes to the boundary proposed. She explains that the Commission's job today is to make a recommendation to City Council supporting the nomination or not, and recommending what boundaries should be considered. She explains the procedure for taking public comment.
 4. Mr. Hogan asks what Ms. Quinn's recommendations are at this point.
 5. Ms. Quinn states that her recommendations remain unchanged from last month.
 6. Mr. Hogan says he would like to codify the Commission's final recommendation by streets.
 7. Ms. Quinn says that the finding of fact will codify everything by parcel number.
 8. Mr. Hogan invites testimony by the nominator of the district. Since the nominator is not present, Mr. Hogan invites testimony by the Mexican War Streets Society, as the community in support of the nomination.
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9. Mr. Paul Johnson, president of the MWSS, steps to the podium. He asks Ms. Quinn about the boundaries on the map.
 10. Ms. Quinn clarifies what the different boundaries on the map are.
 11. Mr. Johnson states that, as he said last month, that he and the MWSS feel that the district meets not just one but all six of the National Parks criteria. He reads the first part of Article 11 to illustrate how the aims of the law go with the aims of the nomination. He notes that, of everything that has been said, no one has disputed that the nomination meets the criteria.
 12. Mr. Hogan asks if he has a position on the boundaries.
 13. Mr. Johnson states that he supports the whole NR boundary and doesn't think it should be changed.
 14. Mr. Hogan invites other public testimony.
 15. Mr. John Canning steps to the podium; he lives in the proposed district. He notes that he was unsure whether to sign in under the supporting or opposing sides. He has argued strongly in support of historic designation in other areas of the city, especially Allegheny West. He recalls having to spend a lot of time to get the support of the community for the designation. His main concern then and now is demolitions in the neighborhoods, and notes that it is ironic that the city is the one demolishing a lot of buildings. He is in support of historic designation to stop this destroying of the historic fabric of the community. However, he feels that community preservation is more important than building preservation, and he does not see that the community has been engaged in this nomination. He also mentions that the designation may create hardship for the poor of the community.
 16. Mr. Matt Williamson steps to the podium, he lives in the proposed district. He is for preservation of the area but does not see the designation as necessary. He sees no evidence that ranch houses, as previously discussed, are going to infiltrate the neighborhood. He doesn't think that building materials for things such as windows should be restricted; he feels vinyl and metal can be more environmentally conscious and don't detract from the buildings. He thinks that more contemporary designs for infill construction should be allowed and would potentially be more interesting.
 17. Ms. Zolina Cook steps to the podium. She lives in the proposed district. She appreciates the public process and wants to preserve the architecture of the neighborhood, but is against the nomination as she feels it is putting architecture over the value of people and their lives.
 18. Ms. Barbara Talerico steps to the podium, she is the president of the Central Northside Neighborhood Council and lives in the existing district. She believes the existing district has been an economic driver and has helped eliminate blight. The CCNC has a process in place for working with developers to ensure that homes are restored at an affordable rate. She states that the intention is not to force anyone out of their homes. She also states that preventing demolition is very important.
 19. Mr. Jim Lawrence steps to the podium, he lives in the existing district, and he owns property in the proposed district. He thinks the most important reason for the nomination would be to prevent demolition. He talks about the difficulties the neighborhood groups have faced getting notification from Building Inspection on what properties are up for demolition. He feels that all the worst buildings in the
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neighborhood have already been demolished, and what are left are viable buildings that could possibly be saved. He also feels that the historic designation of the Mexican War Streets has caused a renaissance in the area, and that the district should be expanded to match the NR district.

20. Mr. Bruce Harshman steps to the podium, he lives in the current district and is vice president of the MWS. He states that the purpose of the nomination is to unite the neighborhood, not divide it. He believes that the neighborhood is more than the architecture, but feels that it is important to preserve the buildings that are still there.
 21. Mr. Dan Wintermantel steps to the podium. He states that he is here to save one of the buildings that is on the agenda for demolition. He has done this with several other buildings in the area. He states it is important to prevent these buildings from becoming “missing teeth” and believes the historic designation will go a long way towards helping with this.
 22. Mr. Hogan asks for additional testimony. There is none, so he closes testimony.
 23. Mr. Hogan opens discussion amongst the Commission. He mentions that they will have to determine the boundaries they want to recommend.
 24. Ms. Quinn states that what they will have to do is be clear about the boundaries as that will go in the finding of fact.
 25. Mr. Hogan states that from the field work it is clear that fabric has been lost, but that there are still key buildings within the expansion boundaries. He feels that collapsing the district further than what staff had recommended is problematic as it is not acknowledging both block faces on key streets. His preference would be to keep both sides of the street inside the border, such as on Jacksonia at the northeastern border and also Arch.
 26. Mr. Serro agrees in principle with doing this.
 27. Ms. McClellan asks why they would not go with staff recommendations.
 28. Mr. Hogan states that they are trying to reach a compromise.
 29. Ms. Ismail states that they are in a position to protect historic integrity by looking carefully at the boundaries. She states that it was proposed to remove Randyland from the expansion district during the field visit.
 30. Mr. Hogan states that historic designation would not prevent Randyland from continuing on as is, but in the case that someone wanted to demolish it, it would have to be reviewed, which is big part of why this designation is being put in place. He feels that it is still part of the fabric of the neighborhood.
 31. Ms. Quinn states that this is the question: what are the intentions of this historic designation as it relates to the expanded district?
 32. Mr. Hogan states that this is the second part of the process, that there will need to be a public process to review the guidelines and to make sure they are not being overly restrictive to the expanded district.
 33. Ms. Quinn states that she has some history to share. She founds records of a public meeting that was held back in 2000 about expanding the district. She called the historic planner at the time to see what happened. What she found out was that the public meeting was held but no nomination was ever submitted, either because
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there was no community support or the MWS didn't have the manpower at that time to do the nomination. Ms. Quinn states that the way the process should work is that a public meeting should be held before a nomination is even written, and that wasn't done in this case. The city had a public meeting per the ordinance before the nomination was submitted, however.

34. Mr. Hogan says that this is the first step in a multi-step process in which there will be other opportunities for public comment.
 35. Ms. Quinn states that in her opinion, the public information meeting should be where a nominator would start talking about district guidelines and boundaries with the community, and the way this one has proceeded seems kind of backwards.
 36. Mr. Hogan states that there is generally a cause for a nomination to be submitted, that there is either a person or a community driving it, and that in this case there is obviously a desire for the district to expand. He talks about how the NR designation has failed to protect the district, while the city district's fabric has held and driven investment and quality of life.
 37. Ms. Ismail wants the public to understand that historic designation does not necessarily protect a building from being demolished, it just adds another layer of scrutiny. She also wants to clarify that the reason signatures were not required from 25% of property owners for this nomination is that the ordinance bypasses that requirement if the mayor, a member of the Planning Commission, HRC, or City Council makes a nomination. In this case Kirk Burkley of the Planning Commission has made the nomination.
 38. Mr. Hogan states that this does not preclude the public process, however.
 39. Mr. Serrao states that at the end of the day the HRC will have to be the ones to deal with this, and that they need a full understanding of the guidelines. He feels there are still unresolved questions on this.
 40. Ms. Ismail states for the record that Kirk Burkley has told her he wants the same Mexican War Streets guidelines to be in place for the expansion district.
 41. Mr. Hogan says that according to the ordinance, if a new district is being created and guidelines are not in place, then the National Park Service standards would be in effect. In this case since it is an expansion of a current district, the current district guidelines would be in effect. He recommends that the nominator works with the community to develop guidelines.
 42. Ms. Ismail notes that there is no process for establishing guidelines, which is an issue.
 43. Ms. Quinn notes that nothing is official until City Council votes on this, which could be months away.
 44. Mr. Hogan states that their job today is to determine if the area is eligible for designation, and afterwards they can start to talk about guidelines.
 45. Ms. Quinn notes that they need to make a recommendation on boundaries, but regardless the entire nominated boundary will move through the process, and will be subject to Historic Review.
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Motion:

46. Mr. Hogan entertains a motion to approve the nomination, with recommendations from the Commission to reduce the size of the boundary due to loss of fabric.
 47. Mr. Serrao motions to approve.
 48. Ms. Ismail seconds.
 49. Mr. Hogan asks for a vote, Mr. Serrao, Ms. Ismail and Mr. Hogan are in favor and Ms. McClellan abstains. Motion carries.
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853 Beech Avenue

Allegheny West Historic District

Owner:

BNG Diamond Properties
748 Millers Run Road
McDonald, Pa 15057

Ward: 22nd

Lot and Block: 7-D-31

Inspector: Jim King

Applicant:

BNG Diamond Properties
748 Millers Run Road
McDonald, Pa 15057

Council District: 6th

Application Received: 9/13/12

National Register Status: Listed: Eligible:

Proposed Changes: Structural repair of façade and window replacement.

Discussion:

1. Mr. Steve Harris steps to the podium and introduces himself. He is the owner of the property. He states that they are making some exterior alterations to the property to repair it as the façade is pulling away from the structure. He is proposing to use nine star shaped anchors to do this.
 2. Mr. Hogan asks where these will be installed.
 3. Mr. Harris says that there will be one above each one of the windows. He mentions that he has engineering drawings also that recommend this approach. He also says they will be replacing the windows in kind-aluminum for the aluminum parts and wood for the wood parts. The windows are currently capped with aluminum which will stay. The lintels will be replaced as well as they are ruined.
 4. Mr. Hogan asks if there is anything else.
 5. Mr. Harris says they are also going to replace some missing wood on the front windows. They will be putting some air conditioners in the rear which will not be visible, and doing in kind replacement of the rear doors. They will also be replacing the concrete in back.
 6. Mr. Hogan asks for public comment.
 7. Ms. Quinn introduces a letter from Carole Malakoff and the Allegheny West LRC, which the Commissioners review.
 8. Mr. Hogan asks for any other public comment, there is none.
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Motion:

1. Mr. Serrao motions to approve application as submitted, including the structural repairs and window replacement.
 2. Ms. Ismail seconds.
 3. Mr. Hogan asks for a vote, all are in favor and motion carries.
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1010 Cedar Avenue

Deushtown Historic District

Owner:

Allegheny Inn, LLC
1010 Cedar Avenue
Pittsburgh, Pa 15212

Ward: 22nd

Lot and Block: 23-M-209

Inspector: Jim King

Applicant:

Bob Baumbach
900 Middle Street
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 11/9/12

National Register Status: Listed: Eligible:

Proposed Changes: Installation of monitor/shedding dormer on rear ell of roof.

Discussion:

1. Mr. Bob Baumbach steps to the podium and introduces himself. He is the architect on the project. They are proposing to extend an existing shed roof dormer for the purpose of making a habitable space on the third floor in the rear. Currently the ceiling has an attic profile and does not meet code requirements for ceiling height in hotels, which the addition of the dormer would fix. He points out the existing monitor in the photographs, stating that it is original to the building and was needed for head height in the stairs. He comments that the existing monitor sets a precedent for that form, but in his opinion it is not historically appropriate to have the dormer extend out this far. They plan to use historically appropriate materials and color tones and values to minimize and hold back the dormer from the edge of the roof so it doesn't capture the eye.
 2. The Commission reviews the photos and renderings.
 3. Mr. Baumbach says that the setback is about seven or eight feet from the front elevation, so in his opinion it doesn't detract from the masonry work or windows on the historic façade.
 4. Mr. Serrao asks if it is the whole gray area on the drawings, and comments that it could not be broken up into two separate structures.
 5. Mr. Baumbach says that the space contains a very small sitting area, bedroom, and bathroom, and there isn't a way to break up the structure at all. He states again that it is an existing structure on the building, and that people passing by most likely don't notice it. It is their intent for it to not be a prominent feature of the building.
 6. Mr. Hogan asks for public comment.
 7. Mr. Chris Gates steps to the podium. He is the owner of the Duquesne Light building nearby. He comments that he doesn't see why a three-window wide gable could not be built in the back section instead, which would provide the same amount of space but would be more historically appropriate.
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8. Mr. Jason Roth steps to the podium. He is present as the architect for another project. He comments that if the street face of the chimney was left exposed, the composition would be visually broken up, and the chimney would be maintained as a prominent feature on the building. There would be no loss of square footage, and it would only be a little more difficult to build.
 9. Mr. Hogan states that it might be a good solution.
 10. Mr. Baumbach states that this would work and it would just make all the rooms a little bit smaller.
 11. Mr. Hogan asks for any other comment, there is none.
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Motion:

1. Mr. Serrao motions to approve application as submitted, with the modification that the existing chimney be left exposed.
 2. Ms. Ismail seconds.
 3. Mr. Hogan asks for a vote, all are in favor and motion carries.
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408 Foreland Street

Deushtown Historic District

Owner:

Alfred DePasquale
P.O. Box 6666
Pittsburgh, Pa 15212

Ward: 22nd

Lot and Block: 23-S-255

Inspector: Jim King

Applicant:

Bob Baumbach
900 Middle Street
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 11/9/12

National Register Status: Listed: Eligible:

Proposed Changes: Demolition of existing framed dwellings and construction of single family dwelling with two garages.

Discussion:

1. Mr. Hogan states for the record that Commissioner Joe Serrao will not be participating in the vote due to a business relationship with one of the applicants.
 2. Mr. Bob Baumbach steps to the podium and introduces himself. He is the architect on the project. For this project, they are proposing to demolish two frame dwellings. The buildings were previously condemned by the city, and in his opinion there are three reasons the buildings should be demolished: they lack historic detail, they have structural damage in the rear, and they have health issues due to an infestation of mold. He says that the houses appear to have been constructed in the 1840's and 50's, but lack historic value as they have been stripped of any historic detail both on the exterior and interior. The fireplaces, baseboards, casings, stairs and balustrades are not original. The only remaining historic details are the metal roofs and the squat proportions typical of humble dwellings of the period. The rear load bearing walls, constructed over dirt, have significant damage from water and termites. His primary concern is that the roofs and basements are infested with mold and could subject inhabitants to long term health problems. The first floor joists, which span from side to side, are constructed inches over a dirt floor, which is blanketed with black mold. There is no basement and not even a crawl space-the only way they were able to see the space was through a hand carved tunnel that leads to the gas meter. He feels that the houses have "sick building syndrome", and that rehabilitation would be too extensive and costly. He is a proponent of maintaining historic fabric, but feels that sometimes in the past buildings just weren't built well and might not be able to be saved.
 3. Mr. Hogan wants to clarify if the application is for demolition and new construction.
 4. Mr. Baumbach says that yes, it is a two part application. He states that in place of these buildings, they are proposing to build a frame house with two integral garages. The intent would be to make it look like one house with a garage with a
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carriage-like garage next door, so it doesn't look like a two car garage house. The house will be three stories tall, with the garage on the left rising about fourteen feet. The top of this garage will be a parapet wall to a roof deck between the existing house and the proposed house. This will provide some relief to the structures as seen from the sidewalk. The façade will be wood clapboard with wood trim, a crown mold cornice, Fypon brackets, garage doors made by Clopay Coachman, a one panel, three quarter light door, and painted wood sash windows with historic profiles.

5. Mr. Hogan asks about the setback.
 6. Mr. Baumbach says the setback in the deck area is at least eighteen feet. He clarifies to say it is the depth of the garage.
 7. Mr. Hogan says the garage looks like it is at least a full one story.
 8. Mr. Baumbach says yes. He further describes the house as making an L shape around the garage. He says that the purpose is to make the one structure look like two.
 9. Mr. Hogan asks for public comment.
 10. Mr. Al DePasquale steps to the podium. He is the current owner of the property. He explains to the Commission that they did not come to the decision to demolish lightly. He says that when he first came to the neighborhood, he removed some problem landlords and was able to save 17 of 18 buildings, which he feels others would not have attempted. However, he doesn't feel he is able to save these buildings. He says the prospective buyer for these buildings bought the adjacent buildings on Cedar and saved them. He states that these buildings have been a headache since he has owned them—the neighbors complain about rodents and insect infestation, and people are always breaking through into the backyard and leaving a mess. He feels that the prospective buyer is good and will do a good job with the project if permitted.
 11. Ms. Quinn introduces an email to the record from Mr. Corazzi, which the Commission reviews.
 12. Ms. Lynn Glorieux steps to the podium. She lives in the Deutschtown Historic District and is on the Board of Directors of the East Allegheny Community Council. She states that her organization opposes the demolition of these buildings. They are pre-Civil War structures and are important indicators of the economic history of the area, and are in the simple Greek Revival style of the period. She states that they are structurally sound and present no obstacles to restoration. Her organization wants to keep these little houses in the neighborhood and do not want it all turned into large houses that need two car garages.
 13. Mr. Andrew DeWitt, chief of staff for Councilwoman Darlene Harris, steps to the podium. He states that she is in support of the letter from the neighborhood and opposes the demolition.
 14. Ms. Carol Peterson steps to the podium, she is an architectural historian and just finished work on a comprehensive history of the North Side. She opposes the demolition of these houses, which she believes are older than what the neighborhood group stated—based on photographs of the interiors and her own research, she believes that the houses are from the 1830's and were built as a result of the Pennsylvania Canal reaching the area in 1830. She says that even though
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they have aluminum siding on them now, they retain their original form, chimney placement, and fenestration, including the tunnel that leads to the backyard. She believes that these houses contribute strongly to the historic fabric of the neighborhood.

15. Mr. Chris Gates steps to the podium. He along with Stephen Pascal, who he is also speaking for, own property across the street from these houses and they oppose the demolition. He states that they did not purchase in a historic district just to be sandwiched between a bunch of “drywall Victorians”. He states that their own properties are similar, two small houses that they are going to combine into one, and although they are later than the properties under discussion they are actually in worse shape, but they are going ahead with the process of restoring them. He feels that these properties can be restored as well. He also doesn’t understand how a two car garage fits into the neighborhood.
 16. Mr. Matthew Falcone steps to the podium, he is an architectural historian and lives in the neighborhood. He opposes the demolition and also the propose design of the new house. He states that what makes Greek Revival architecture so wonderful is its modesty, and as others have pointed out, turning these two structures into two garages and a three story home is contrary to the original design of the neighborhood. He feels that since so little of the neighborhood is protected under historic designation, it would be a shame to lose these two structures, especially since further down the same street is the neighborhood’s largest parking lot.
 17. Mr. Hogan asks for any other public comment. Since there is none, he opens discussion amongst the Commissioners. He states that if they approve demolition, he has some concerns about the new construction and would like to see more detail.
 18. Ms. Quinn shows some interior photos.
 19. Ms. Ismail asks if Councilwoman Darlene Harris would possibly be able to schedule a meeting with the neighborhood to discuss this further and come to some agreement.
 20. Mr. Hogan asks if there is interest in continuing this item so further discussion can happen.
 21. Mr. DePasquale mentions that he is fine with this, but states that the buildings have been for sale for a while but there have been no takers. He says that anyone who might be interested can take a look at the buildings.
 22. Mr. Hogan asks the Councilwoman’s representative Mr. DeWitt if given thirty days they may be able to set something up.
 23. Mr. DeWitt says it would be tough to schedule.
 24. Mr. Hogan says they could allow sixty days.
 25. Mr. DeWitt says he can try.
 26. Ms. Ismail states for the record that the buildings have been condemned by BBI, so she doesn’t want to prolong it, but since there is interest from the community in saving them they should try.
 27. Mr. DeWitt agrees and states that the Councilwoman is also aware that just because something is condemned doesn’t mean it can’t still be rehabilitated.
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Motion:

1. Mr. Hogan entertains a motion to table for sixty days to give all interested parties a chance to try and come to a solution.
 2. Ms. McClellan makes the motion to table.
 3. Ms. Ismail seconds.
 4. Mr. Hogan asks for a vote, all are in favor with the exception of Mr. Serrao who recused himself at the beginning of the discussion. Motion carries.
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1301 E. Carson Street *East Carson Street Historic District*

Owner:

James E. Garvey
2821 Castleview Drive
Pittsburgh, Pa 15227

Ward: 17th

Lot and Block: 3-H-149

Inspector: Pat Brown

Applicant:

James E. Garvey
2821 Castleview Drive
Pittsburgh, Pa 15227

Council District: 3rd

Application Received: 11/1/12

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

Proposed Changes: Installation of exhaust fan on side of building.

Discussion:

1. Mr. James Garvey steps to the podium, he is the owner of the property. He states that he is proposing to relocate the existing exhaust fans on the side of the building, to move them up a little further. There were two fans, he will be getting rid of both and replacing them with one fan moved up a little higher.
 2. The Commission inspects the provided photos.
 3. Ms. Quinn states that she talked to the building inspector, Pat Brown, who advised that the applicant needs to move the fans away from the fire escape.
 4. Mr. Garvey says yes, he was told that it would be more efficient that way.
 5. Mr. Hogan asks for public comment, there is none.
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Motion:

1. Mr. Serrao motions to approve the application as submitted.
 2. Ms. Ismail seconds.
 3. Mr. Hogan asks for a vote, all are in favor and motion carries.
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1717 E. Carson Street *East Carson Street Historic District*

Owner:

1717 Carson Street East, LP
1324 Columbus Avenue
Pittsburgh, Pa 15233

Ward: 17th

Lot and Block: 12-E-312

Inspector: Pat Brown

Applicant:

Jason Roth
233 Amber Street
Pittsburgh, Pa 15206

Council District: 3rd

Application Received: 10/24/12

National Register Status: Listed: Eligible:

Proposed Changes: Façade and storefront renovations including door and window replacement.

Discussion:

1. Mr. Jason Roth steps to the podium, he is the architect for the project. He notes one change to his materials based on feedback from the Local Review Committee: instead of limestone kneewall below the windows he is proposing a green granite that will be more in keeping with what was there originally.
2. Mr. Hogan asks if he is proposing restoration of the existing storefront.
3. Mr. Roth says yes. Visually there will be minor changes such as replacement of the upper floor windows cleaning of the copper. The previously mentioned kneewall, which is currently granite tiles, will be replaced with green granite slabs. The front door will be replaced in-kind and changed to swing out instead of in. The apartment door on the side may be replaced in-kind but just a little bit wider, as the current opening is very narrow.
4. Ms. Quinn introduces an email with the LRC comments to the record.
5. Mr. Hogan asks if the door is being replaced because it is deteriorated.
6. Mr. Roth states it is mainly being replaced because it needs to be reversed.
7. Mr. Hogan asks for public comment, there is none.

Motion:

1. Mr. Serrao makes a motion to approve application with the change that the kneewall be green granite.
 2. Ms. Ismail seconds.
 3. Mr. Hogan asks for a vote, all are in favor and motion carries.
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Certificates of Appropriateness Report – December 2012

Staff Approval	C of A Number	Date Issued	Application Address	Historic District	Work Approved
N	12-157	6-Dec-12	853 Beech Avenue	Allegheny West	Façade stabilization and window replacement
N	12-158	6-Dec-12	1010 Cedar Avenue	Deushtown	Construction of a large roof dormer
N	12-159	6-Dec-12	1301 E Carson Street	East Carson Street	Installation of exhaust fan
N	12-160	6-Dec-12	1717 E Carson Street	East Carson Street	Exterior renovations
N	12-161	6-Dec-12	1727 Bluff Street	Individual	Façade renovations and window replacement
N	12-162	6-Dec-12	23 Market Square	Market Square	Façade renovations
Y	12-163	11-Dec-12	1717 E Carson Street	East Carson Street	Signage
Y	12-164	14-Dec-12	601 N. Taylor Avenue	Mexican War Streets	In-kind roof replacement
Y	12-165	19-Dec-12	913 Beech Avenue	Allegheny West	In-kind window replacement
Y	12-166	20-Dec-12	2008-2010 E Carson Street	East Carson Street	Signage

Y	12-167	21-Dec-12	1200 Palo Alto Street	Mexican War Streets	Window and door replacement
Y	12-168	24-Dec-12	601 N Taylor Avenue	Mexican War Streets	In-kind roof replacement