



## Historic Review Commission of Pittsburgh

200 Ross Street, First Floor Hearing Room  
December 3, 2014

### AGENDA

(Vacant), *Chairman*  
Ernie Hogan, *Acting Chairman*  
Ray Gastil, *Director of Planning*  
Erik Harless, *Assistant Chief BBI, Secretary*  
Linda McClellan  
Joe Serrao  
(Vacant)

➤ **12:30 PM CALL TO ORDER**

➤ **12:30 PM INTERNAL BUSINESS**

*Old Business*

*New Business*

- Approval of the minutes from the November 2014 hearing
- Certificates of Appropriateness Report – November
- Applications for a Certificate of Economic Hardship – None

➤ **1:00 PM HEARING & ACTION**

**1. Allegheny Commons Historic District**

Lake Elizabeth  
City of Pittsburgh, owner  
PWSA, applicant

**Installation of electrical mixers and utility boxes for lake**

**2. East Carson Street Historic District**

1324 E. Carson Street  
Oakdale Development, LLC, owners  
George Gormay, applicant

**Door replacement, rear HVAC, and signage**

**3. East Carson Street Historic District**

1735 E. Carson Street  
Ron Beers & Sim Cha, owners  
Peter Margittai Architects, LLC, applicant

**Installation of glass pivot doors for security on storefront**

**4. East Carson Street Historic District**

1831 E. Carson Street  
1831 E. Carson LLC, owner and applicant

**Façade renovations**

**5. East Carson Street Historic District**

2100 E. Carson Street  
Troy A. Potteiger, owner  
Crossfire Hospitality Group LLC, applicant

**Façade renovations including new storefront and awnings**

**6. Individual Landmark—Schenley High School**

4101 Bigelow Boulevard  
PMC/Schenley HSB Associates LP, owner  
Sean Beasley, applicant

**Rooftop addition and façade renovations**

**7. Manchester Historic District**

Page Street  
Western PA Human Society, owner and applicant

**Fencing and rain shelter for a dog park**

**8. Schenley Farms Historic District**

218 Tennyson Avenue  
Clifford Rowe, owner and applicant

**After-the-fact skylights, HVAC, etc.**

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➤ **DEMOLITIONS**

➤ **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@pittsburghpa.gov](mailto:sarah.quinn@pittsburghpa.gov)



**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**

DEADLINE:

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

STAFF USE ONLY:

DATE RECEIVED: \_\_\_\_\_

LOT AND BLOCK NUMBER: \_\_\_\_\_

WARD: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

FEE SCHEDULE:

See attached. Please make check payable to:  
 Treasurer, City of Pittsburgh.

**ADDRESS OF PROPERTY:**

Lake Elizabeth - Allegheny Commons

**DISTRICT:**

District 1

**OWNER:**

NAME: City of Pittsburgh

ADDRESS: 414 Grant Street

Pittsburgh, PA 15222

PHONE: (412) 255-2152

EMAIL: \_\_\_\_\_

**APPLICANT:**

NAME: Pittsburgh Water and Sewer Authority

ADDRESS: 1200 Penn Avenue Suite 100

Pittsburgh, PA 15222

PHONE: (412) 255-8800

EMAIL: BSchubert@pgh2o.com

**REQUIRED ATTACHMENTS:**

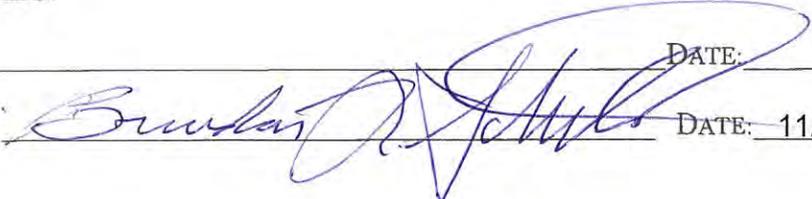
- Drawings     Photographs     Renderings     Site Plan     Other

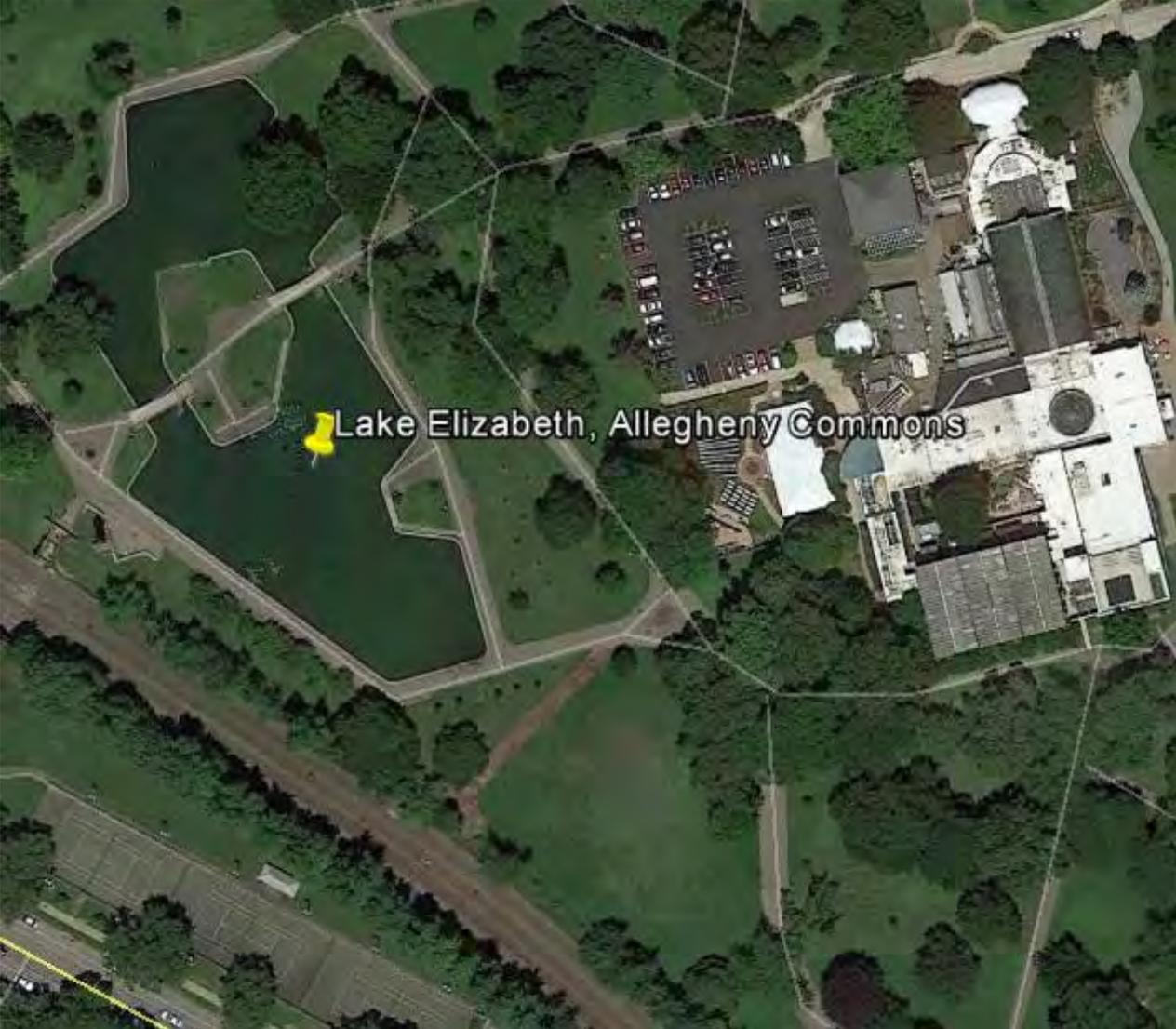
**DETAILED DESCRIPTION OF PROPOSED PROJECT:**

Project will install two electrical mixers in Lake Elizabeth to increase the dissolved oxygen and prevent algae growth. Two utility boxes (approximately size of 3'x2'x2') will be located on the shore and will be obscured with shrubbery. No above ground electrical service is required.

**SIGNATURES:**

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

APPLICANT:  DATE: 11/14/2014



Lake Elizabeth, Allegheny Commons



## Lake Elizabeth

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*Plan View*

*Equipment Not to Scale*

## Air Powered Mixer

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**GridBee AP200P**

October 2014



1250 PENN AVENUE  
PITTSBURGH, PA 15222  
PH: 412-232-4410  
FAX: 412-232-4420  
[www.chester-engineers.com](http://www.chester-engineers.com)

Created by: Donegan

Date: 10/20/14

File: G:\CLIENT\PWSAb\_P\Projects\2014  
LakeElizabeth\_102014



## Lake Elizabeth

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### *Profile Rendering*

*Not to Scale*

## Air Powered Mixer

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### **GridBee AP200P**

*October 2014*



1250 PENN AVENUE  
PITTSBURGH, PA 15222  
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[www.chester-engineers.com](http://www.chester-engineers.com)

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**FEE SCHEDULE:**

See attached. Please make check payable to:  
 Treasurer, City of Pittsburgh.

**ADDRESS OF PROPERTY:**

1324 E Carson St

**STAFF USE ONLY:**

DATE RECEIVED: 11/14/14

LOT AND BLOCK NUMBER: 3444

WARD: 17th

FEE PAID: yo

DISTRICT:

E Carson St

**OWNER:** Dan Sparovich Sr

NAME: Dakota Development LLC

ADDRESS: 1324 E Carson St  
Pittsburgh Pa 15203

PHONE: 412-330-0714

EMAIL: dan@sparovichlaw.com

**APPLICANT:**

NAME: Geekie Germany

ADDRESS: 432 Burlington  
Road Pittsburgh, PA 15221

PHONE: 412-620-3259

EMAIL: geekie@delawareconsulting.com

**REQUIRED ATTACHMENTS:**

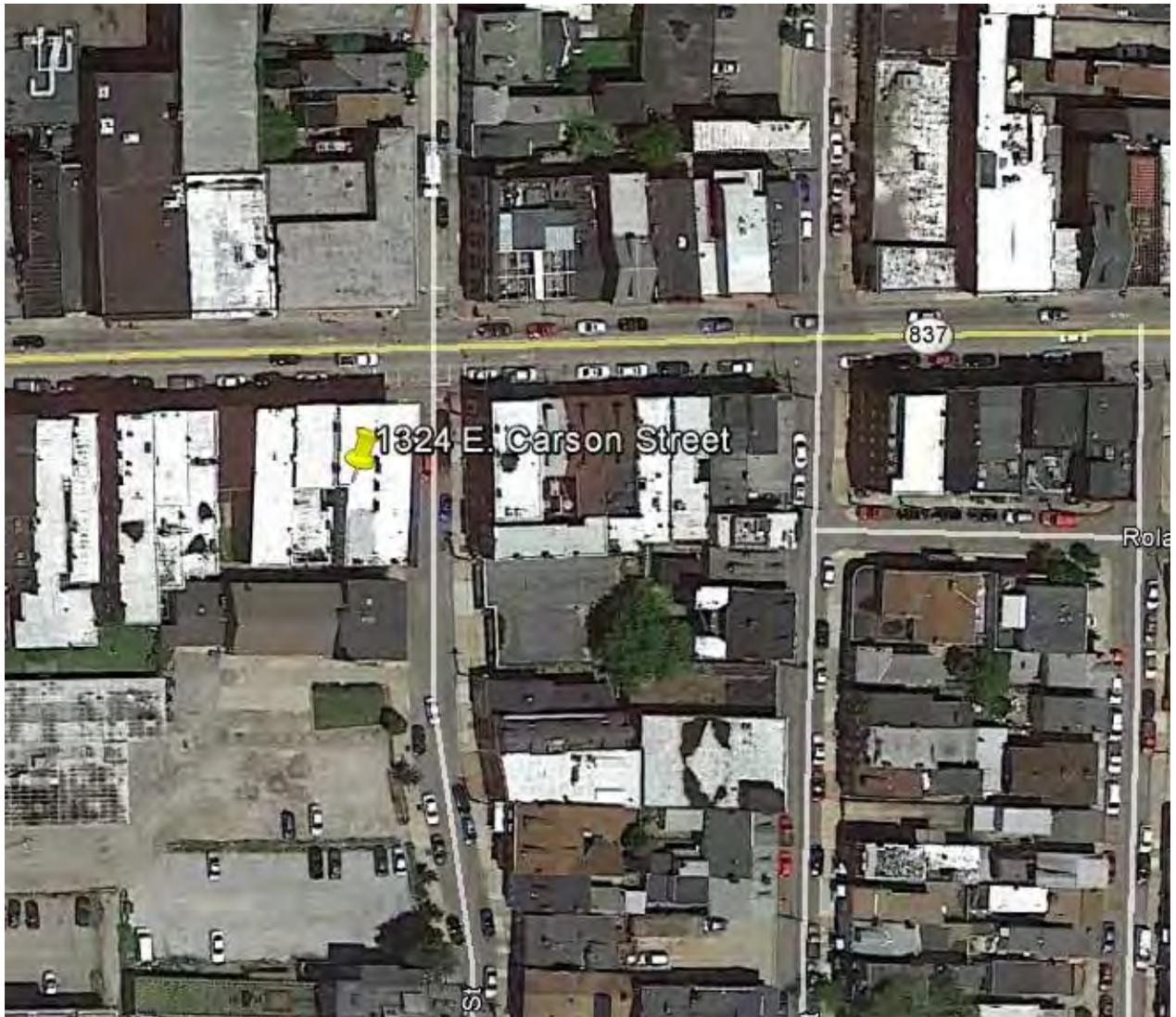
- Drawings     Photographs     Renderings     Site Plan     Other

**DETAILED DESCRIPTION OF PROPOSED PROJECT:**

**SIGNATURES:**

OWNER: [Signature] DATE: 11/10/14

APPLICANT: [Signature] DATE: 11/14/14



## WINGSTOP EAST CARSON STREET SCOPE OF WORK

### Exterior Sign

- Installing interior neon sign facing the East Carson Street

### New Entry

- Installing new entry door along 14<sup>th</sup> street. (Please view Construction Drawings)

### Duct Work

- Install new duct work that will penetrate the rear of the building (Alley behind the building) running vertically to the condensing unit.

## **Front Door Replacement Narrative**

Replace existing wood and glass in-swinging entrance with new commercial wood and glass out-swinging ADA compliant door with sidelight. Door to be painted to match existing wood storefront.



OUT-SWING DOOR

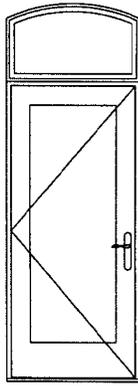
# COMBINATION ASSEMBLIES



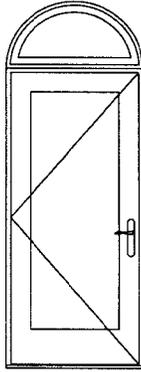
Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mullied together by a combination or reinforcing mullion.

Pella door combinations are available in an endless variety of arrangements. Below are available factory-assembled combinations. Some units can be fixed or vent depending on availability, and may vary between Architect Series® and Designer Series®. See the Performance and Installation section for typical combinations and requirements and limitations related to mulling various combinations.

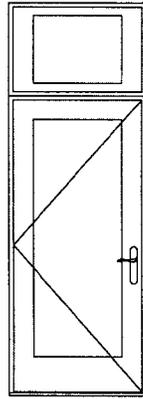
Contact your local Pella sales representative for more information.



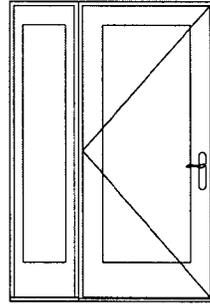
Arch Head over Single



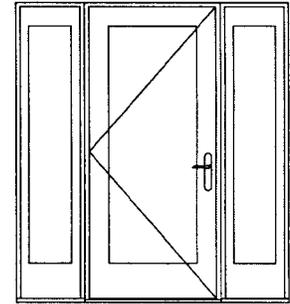
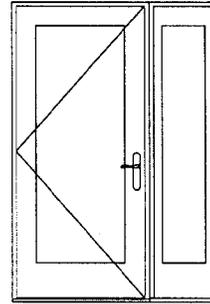
Half Circle over Single



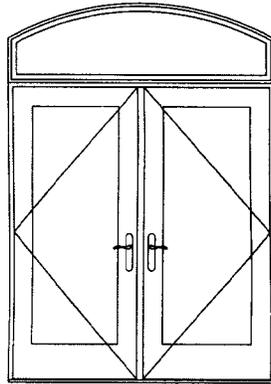
Transom over Single



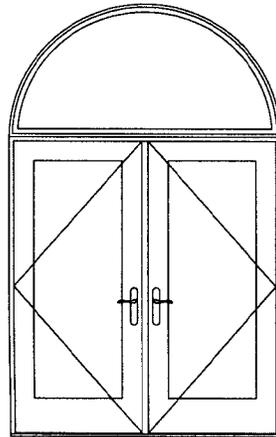
Single with Left Sidelight



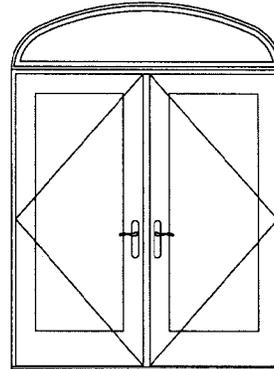
Single with Double Sidelight



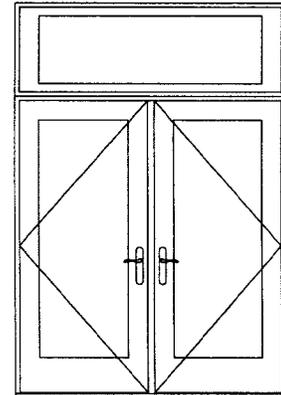
Arch Head over Double



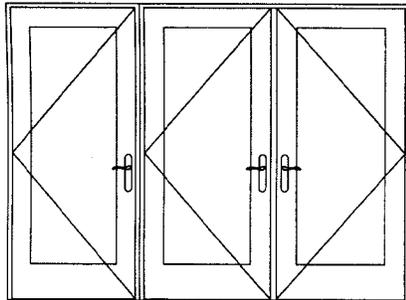
Half Circle over Double



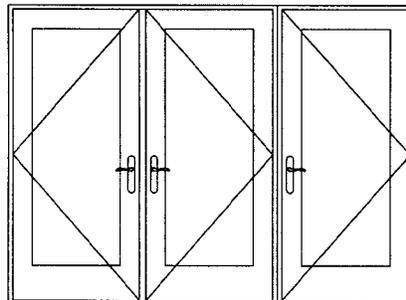
Elliptical over Double



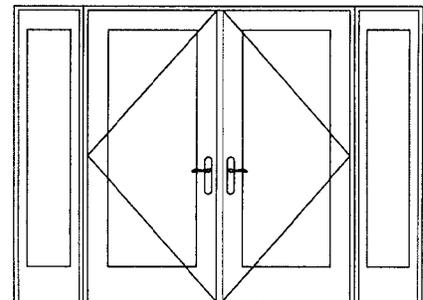
Transom over Double



Double with Single Left



Double with Single Right



Double with Double Sidelights

(1) Other rectangular profiles are also available as combination options.



OUT-SWING DOOR

## DETAILED PRODUCT DESCRIPTIONS

### Wood Exterior



#### FRAME

- Select softwood, water-repellent, preservative-treated with EnduraGuard® triple wood protection in accordance with WDMA I.S.-4. EnduraGuard triple protection formula includes water-repellency, three active fungicides and an insecticide applied to the frame.
  - Exterior surfaces are [Pine: primed] [Mahogany: [primed] [ready to stain]]. Curved members may have finger jointed surfaces.
  - Overall frame depth is 4-9/16" (116 mm).
  - Jamb extensions available to adapt door to wall thickness between 4-9/16" (116 mm) to 7" (178 mm).
  - Solid extruded aluminum sill with is Brown EnduraClad® with [Mahogany threshold for Mahogany door] [Oak threshold for Pine door].
- or -
- Sill is 1/2" low profile. Material and finish are extruded aluminum with [mill] [Bronze anodized] [Brass anodized] finish.

#### DOOR PANELS

- Select softwood, water-repellent, preservative-treated with EnduraGuard triple wood protection in accordance with WDMA I.S.-4. EnduraGuard triple protection formula includes water-repellency, three active fungicides and an insecticide applied to the panel.
- Interior exposed surfaces are veneered with [pine] [mahogany] on straight members. Curved members may have finger-jointed surfaces.
- Exterior surfaces are [wood composite: factory primed] [mahogany [factory primed] [unfinished, ready for site finishing]].
- Panel stiles and rails are five-ply construction, randomly finger-jointed blocks laminated with water-resistant glue and veneered on both sides.
- Corners are urethane-silicone hybrid sealed and secured with metal fasteners.
- Panel thickness is 2-1/16" (52 mm).

#### WEATHERSTRIPPING

- Dual-durometer extruded polymer along jambs, head and sill.
- Dual durometer extruded polymer rainscreen along top and sides of panel.
- Bristle rainscreen along bottom of panel.

#### GLAZING SYSTEM

- Quality fully-tempered float glass complying with ASTM C 1048.
  - Urethane-glazed 13/16" dual-seal insulating glass [obscure] [[clear] [[Advanced][SunDefense™][AdvancedComfort][NaturalSun] Low-E coated, with argon] [[bronze] [gray] [green] Advanced Low-E coated, with argon]].
  - Custom and high altitude glazing available.
- or -
- Impact-Resistant
    - Urethane-glazed 7/8" dual-seal impact-resistant insulating glass 1 PVB. Laminated clear exterior light. Tempered interior light is [Advanced Low-E] [clear] [bronze] [gray] [green].

#### EXTERIOR

- [Wood composite: primed with one coat acrylic latex] [mahogany: [primed with one coat acrylic latex] [Unfinished, ready for site finishing]].

#### INTERIOR

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen White] [Bright White] [stain 3]].

#### HARDWARE

##### Hinges

- Doors 6' 10" to 7' 0" frame height will have three (3) hinges.
- Doors over 7' 0" frame height up to and including 8' 0" frame height will have four (4) hinges.
- Doors over 8' 3" frame height up to and including 9' 0" frame height will have five (5) hinges.
- Doors over 9' 0" frame height will have six (6) hinges.
- Hinge color is White on primed units, Brown on unfinished.
- Locks
- Doors 8' 0" frame height and below will have one (1) strike at the head and sill; and one (1) center deadbolt.
- Doors over 8' 0" frame height up to and including 10' 0" frame height will have one (1) strike at the head and sill; and three (3) locking points.
- Mortised and keyed multi-point locking system with [Brass] [Oil rubbed bronze] [baked enamel, Brown] [Satin nickel] [Chrome] [Antique brass] trim.
- Solid brass handles and keylock with Schlage® configured C-K keyway pinlock cylinder.
- Key cylinder finish is [Brass] [Oil-rubbed bronze] [Stainless steel].

##### Finish

- Handle finish is [Endura Hardware™ collection Brass] [Endura Hardware collection Satin nickel] [baked enamel, Brown] [Antique brass] [Chrome] [Oil rubbed bronze].
- Brass and satin nickel handle finish is a PVD High Performance finish.

#### OPTIONAL PRODUCTS

##### Grilles

- Integral Light Technology® Grilles
  - Grilles are solid [7/8"] [1-1/4"] [2"] regular profile, with [Traditional] [Prairie] [Top Row] [Cross] [New England] [Victorian] patterns that are [Pine] [Mahogany], water repellent, preservative-treated in accordance with WDMA I.S.-4.
  - Exterior surfaces are [Pine: primed] [Mahogany [primed] [unfinished, ready for site finishing]].
  - Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain 3]].
  - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the foam grid.
  - Insulating glass contains foam grid between two panes of glass. Foam grid is adhered to the glass.

- or -
- Grilles-Between-the-Glass<sup>1</sup>
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Patterns are [Traditional] [Prairie] [Cross] [Top Row]
  - Interior color is [White] [Tan 2] [Brown 2] [Ivory] [Brickstone] [Harvest] [Cordovan].
  - Exterior color 4 is [White] [Tan] [Brown] [feature 3].

- or -
- Removable Grilles
  - [[3/4"] [1-3/4"] [2"] Regular] [[1-1/4"] [2"] Colonial] profile. [Traditional] [Prairie] patterns that are removable solid pine wood bars steel pinned at joints and fitted to sash with steel clips and tacks.
  - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain 3]].
  - Exterior [unfinished, ready for site finishing] [factory primed] [finish color matched to exterior cladding 4].

(1) Available in clear or Low-E insulating glass only. White exterior grille color is the only option available for clear insulating glass.

(2) Tan and Brown Interior GBG colors are available in single-tone (Brown/Brown or Tan/Tan). Other interior colors are also available with Tan or Brown exterior.

(3) Contact your local Pella sales representative for current color options.

(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

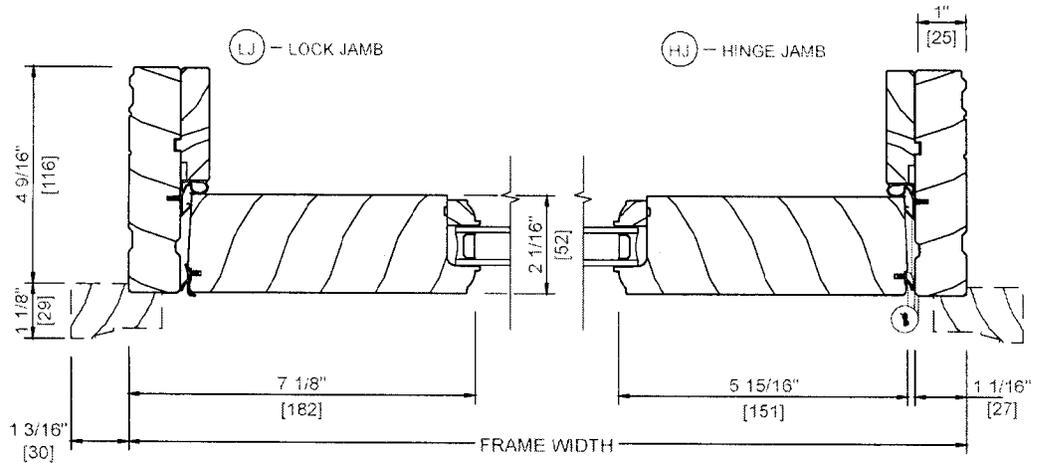
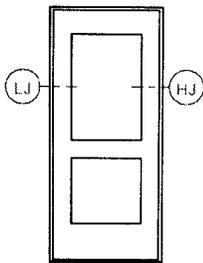
Schlage® is a registered trademark of Schlage Lock Company.



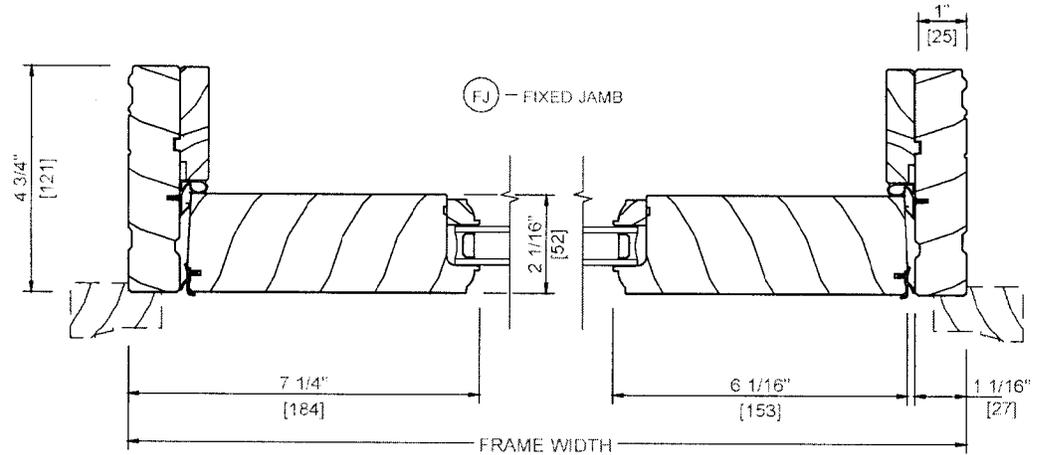
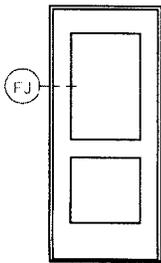
OUT-SWING DOOR

**UNIT SECTIONS**  
Commercial Wood Exterior

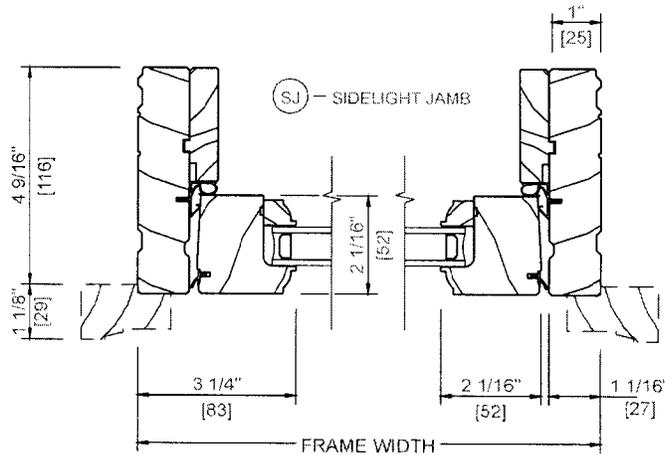
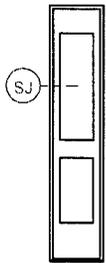
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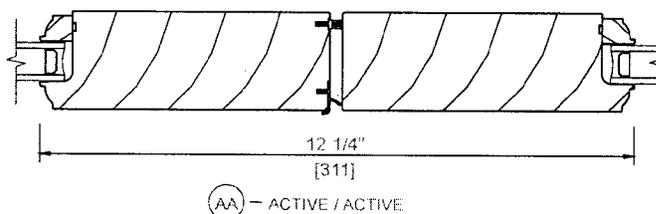
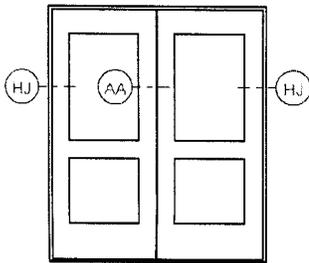
FIXED



SIDELIGHT



ACTIVE / ACTIVE  
ASTRAGAL



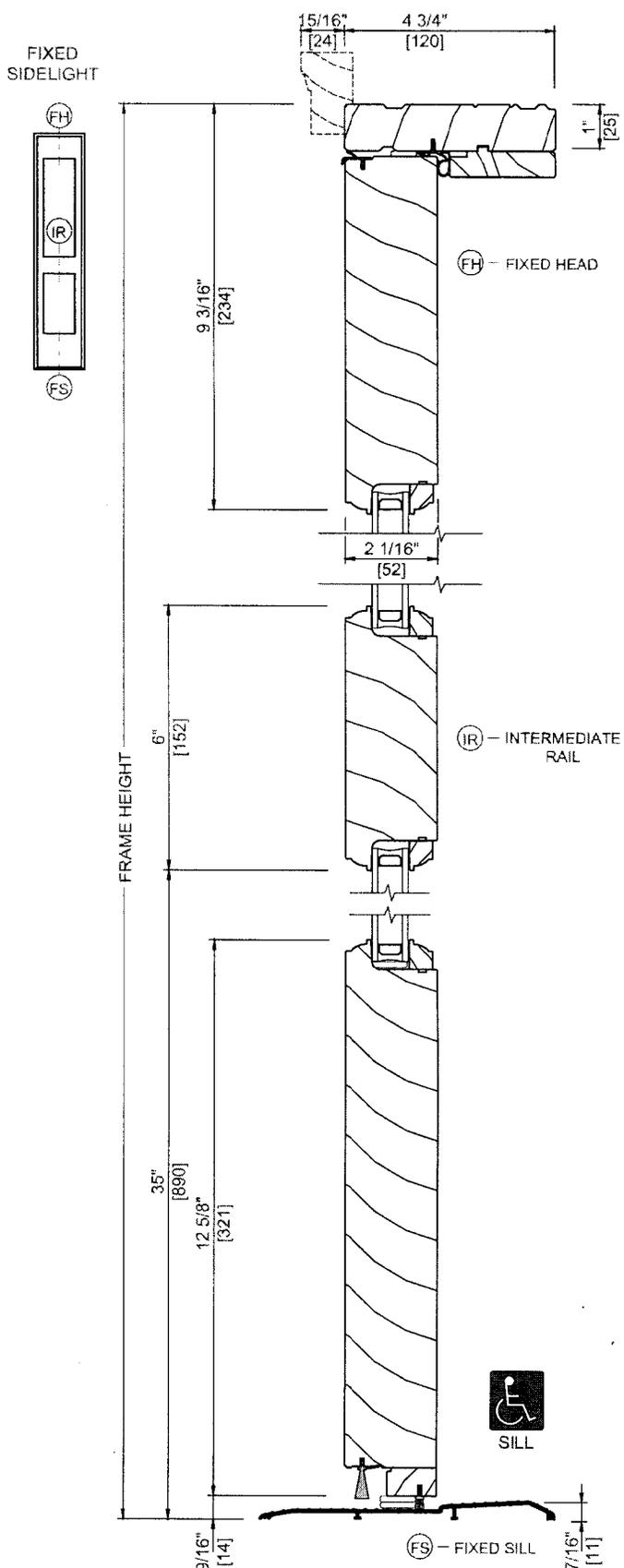
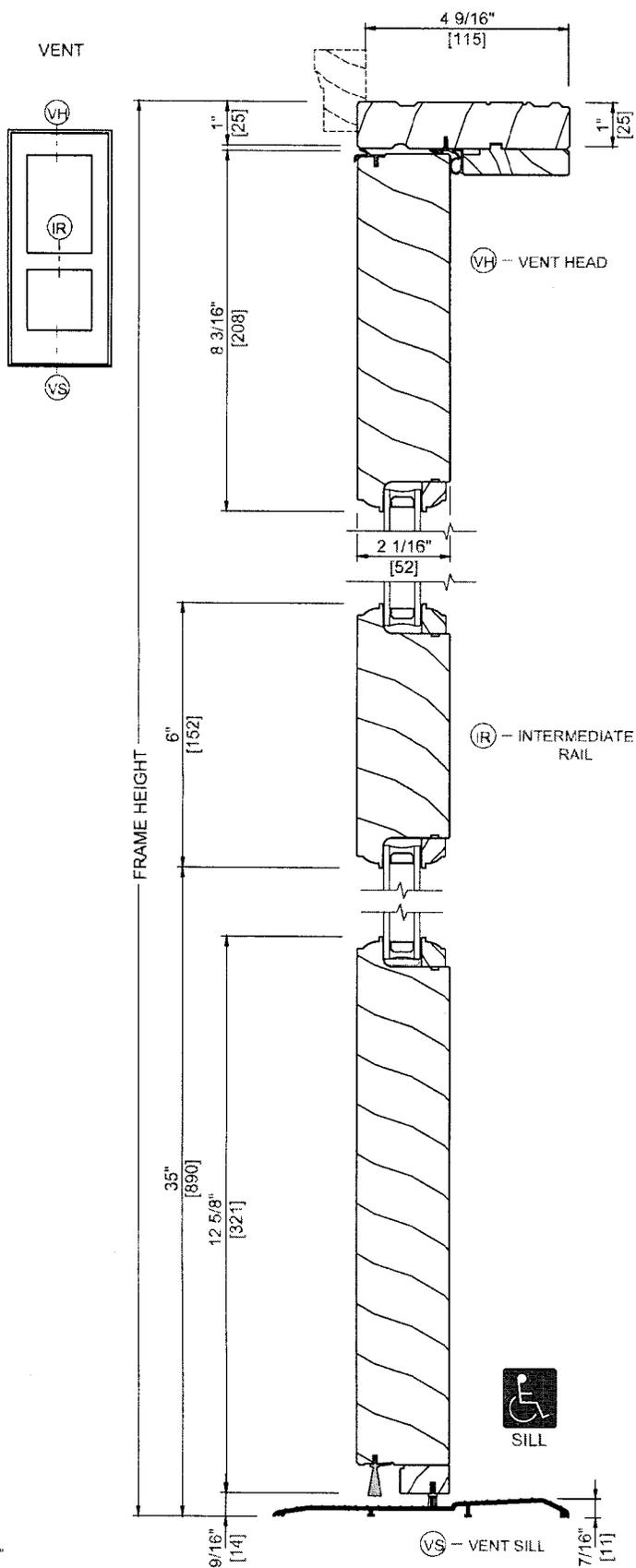


# UNIT SECTIONS

## Commercial Wood Exterior



OUT-SWING DOOR



Scale 3" = 1' 0"

All dimensions are approximate.

Water resistance is 0 psf for units with a low profile sill.



WING STOP  
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6

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JAMES



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James M. Eiben



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1324

LYNN  
CONSTRUCTION  
1-800-434-...

COMING SOON

James M. Eiben D.D.S.

Sal's





1324

PITT

CONSTRUCTION  
GENERAL CONTRACTING INC.  
0-434-7758



RESPONSIBLE  
FOR DAMAGE  
TO CONTAINER

DO NOT  
BLOCK  
CONTAINER

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30-2800 100  
CITY EXPRESS  
LAWRENCE, MISSOURI

CITY  
RESS 3154  
S



132



*Carson Street Crossings*

1324  
Carson

412 LIVING  
412.466.2064





KAWA

HOUSE

CHU

MAY

SIERRA NEVADA  
KELLERWEIS  
HYDROWEISS



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**ADDRESS OF PROPERTY:**

1735 East Carson Street

Pittsburgh, PA 15203

**OWNER:**

NAME: Mr. Ron Beers and Mr. Sim Cha

ADDRESS: 1735 East Carson Street

Pittsburgh, PA 15203

PHONE: 412-315-7898

EMAIL: galleriesim@aol.com

**STAFF USE ONLY:**

DATE RECEIVED: \_\_\_\_\_

LOT AND BLOCK NUMBER: \_\_\_\_\_

WARD: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

**DISTRICT:**

East Carson Street

**APPLICANT:**

NAME: Peter Margittai Architects, LLC

ADDRESS: 2110 Sarah Street

Pittsburgh, PA 15203

PHONE: 412-488-3809

EMAIL: peter@margittai.com

**REQUIRED ATTACHMENTS:**

- Drawings     Photographs     Renderings     Site Plan     Other

**DETAILED DESCRIPTION OF PROPOSED PROJECT:**

The design proposes the use of frameless glass pivot doors that will not deter from the building's historic facade, but will prevent individuals from using the exterior vestibule space for undesirable activities during non-operation hours.

**SIGNATURES:**

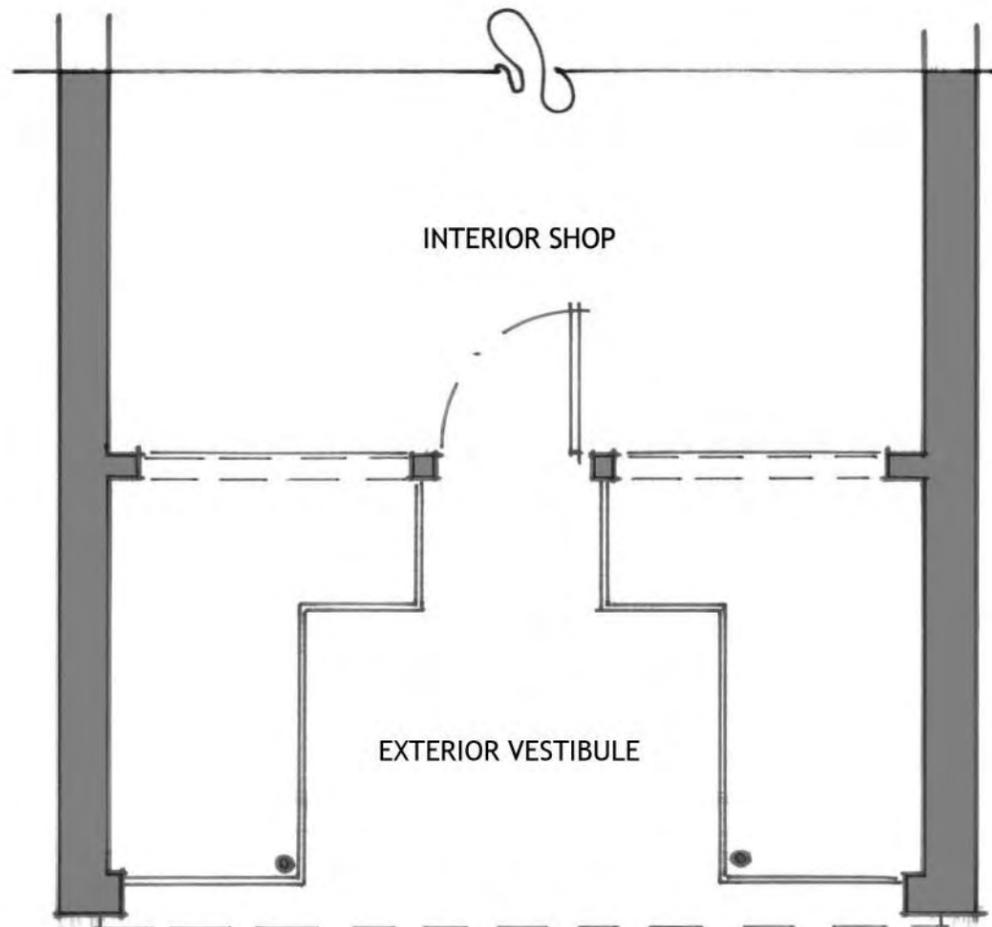
OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

APPLICANT: \_\_\_\_\_ DATE: 11/11/14





**EXISTING EXTERIOR PHOTOGRAPH**  
NOT TO SCALE



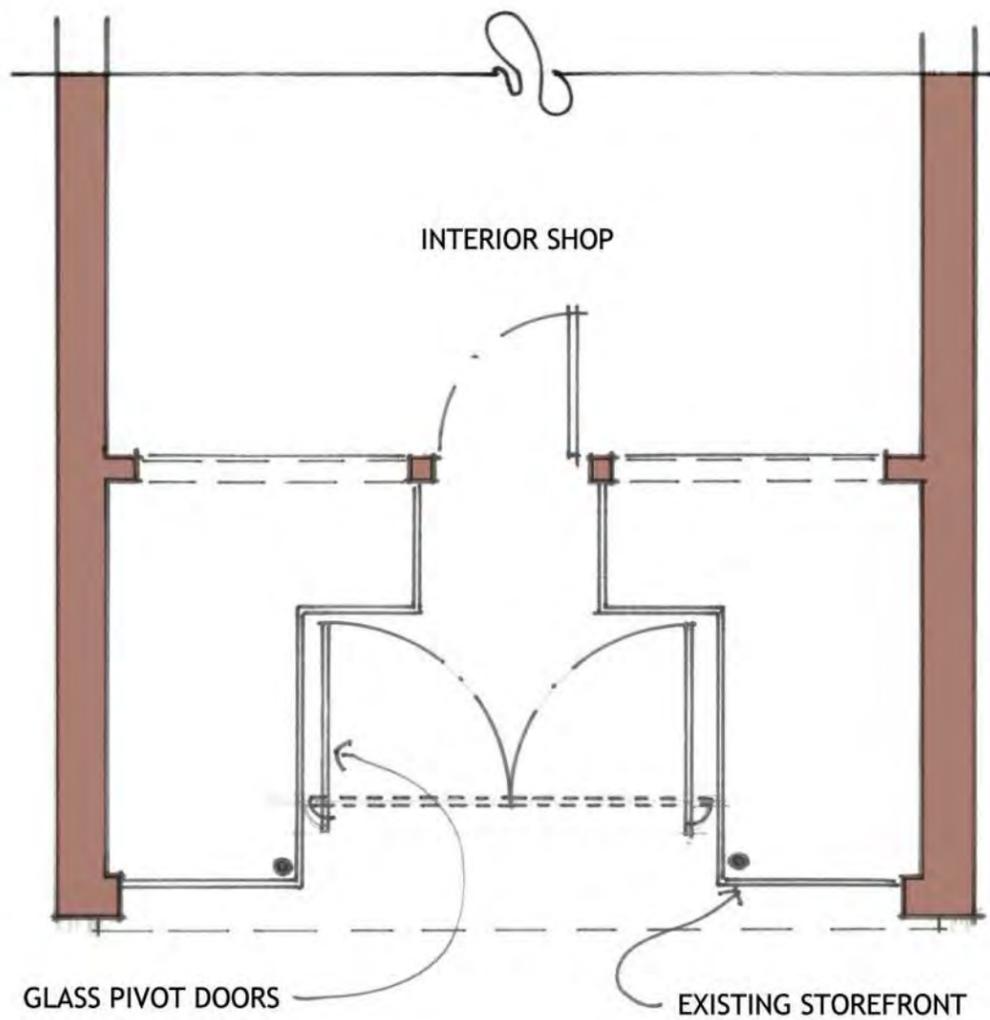
**EXISTING FLOOR PLAN**  
SCALE: 1/4"=1'-0"

© 2014 PETER MARGITTAI ARCHITECTS, LLC.  
This drawing is an instrument of service and is not to be reproduced or used without prior expressed written consent of Peter Margittai Architects, LLC.



**PROPOSED ELEVATION**

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



**PROPOSED FLOOR PLAN**

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

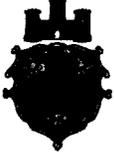
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 to be reproduced or used without prior expressed  
 written consent of Peter Margittai Architects, LLC.



Peter Margittai Architects, LLC  
 2110 Sarah Street  
 Pittsburgh, PA 15203  
 Phone: 412-488-3809  
 Fax: 412-488-3873

1735 EAST  
 CARSON STREET  
 PITTSBURGH, PA 15203

10 November 2014



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 City of Pittsburgh, Department of City Planning  
 200 Ross Street, Third Floor  
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1831 E. Carson St.

Pittsburgh PA 15203

**OWNER:** 1831 E. Carson LLC

**NAME:** 1831 Carson LLC

**ADDRESS:** 1831 E. Carson St.  
PGH PA 15203

**PHONE:** 412 720 7645

**EMAIL:** jim@ampdgroup.com

**STAFF USE ONLY:**

**DATE RECEIVED:** 9/15/14

**LOT AND BLOCK NUMBER:** 12-E-338

**WARD:** 17th

**FEE PAID:** 0

**DISTRICT:**

East Carson

**APPLICANT:**

**NAME:** 19 Carson LLC dba Steel Cactus

**ADDRESS:** same as owner

**PHONE:** \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

**REQUIRED ATTACHMENTS:**

- Drawings     Photographs     Renderings     Site Plan     Other

**DETAILED DESCRIPTION OF PROPOSED PROJECT:**

Further construction of a brick facade to a screen wall system to conceal a rain canopy system; halo light existing channel letter sign; install decorative Nopaltes cactus artwork on sign board with green background halo light

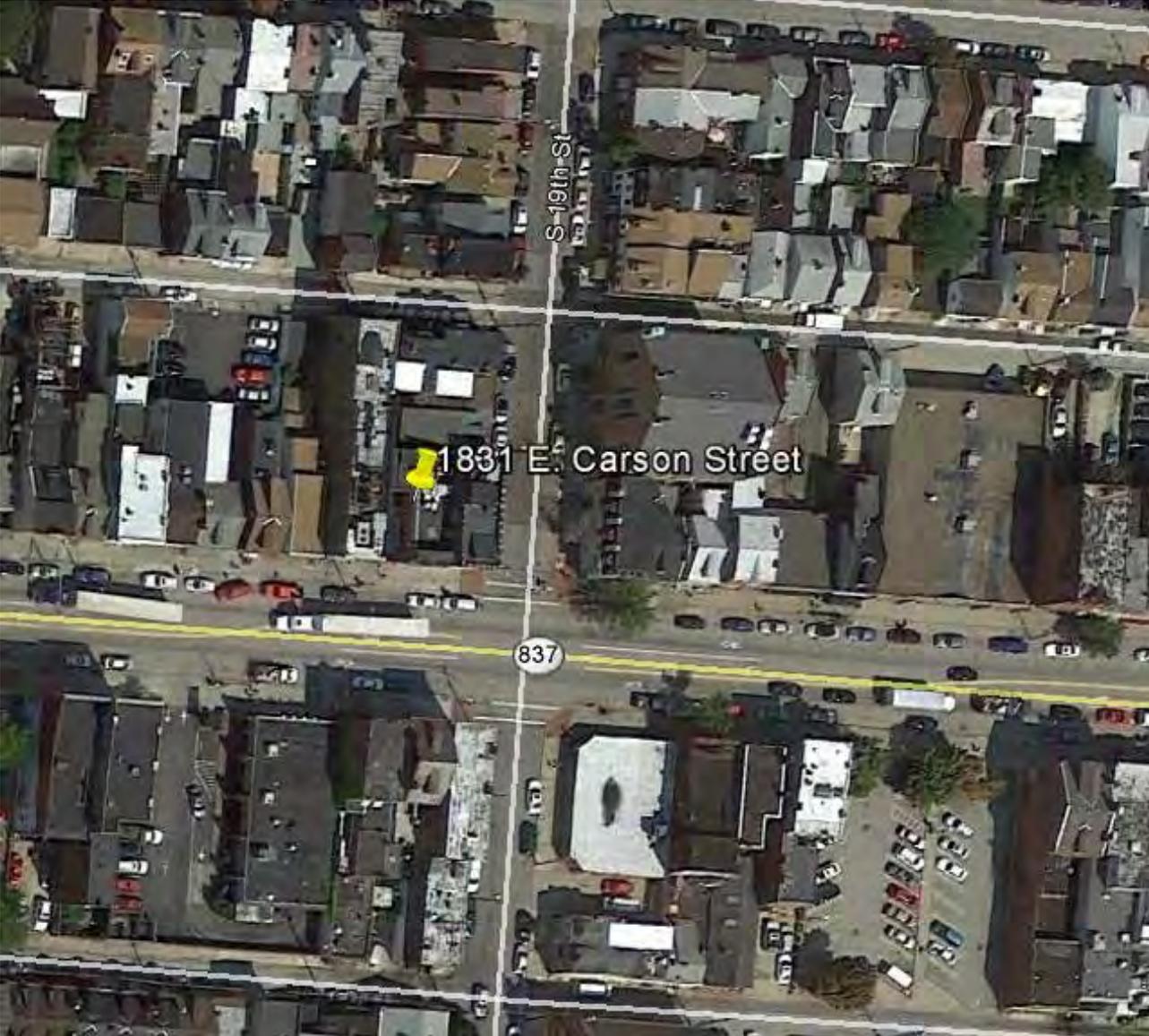
**SIGNATURES**

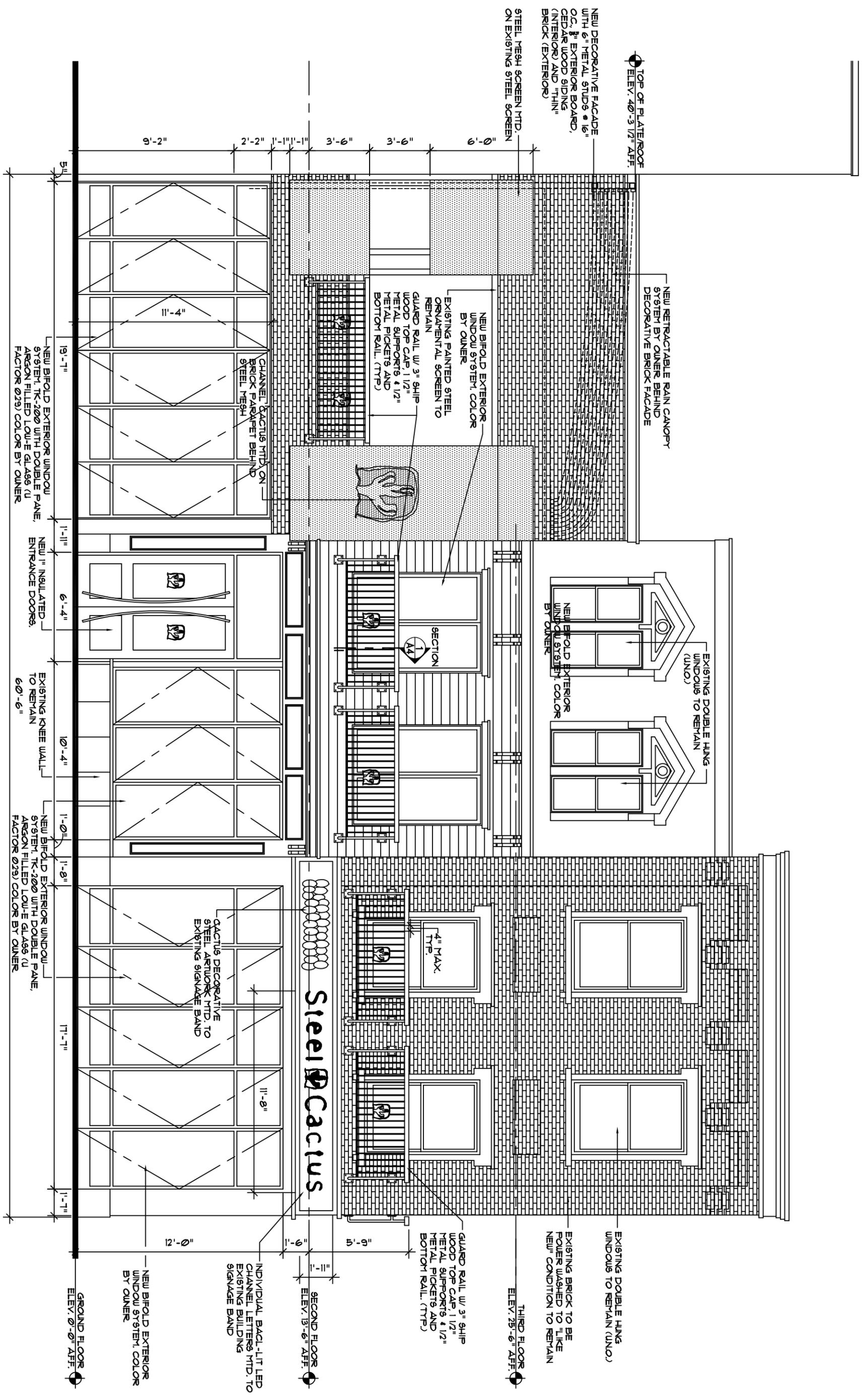
**OWNER:** [Signature]

**DATE:** 9/15/14

**APPLICANT:** \_\_\_\_\_

**DATE:** \_\_\_\_\_





TOP OF PLATE/ROOF  
ELEV. 40'-3 1/2" AFF.

NEW RETRACTABLE RAIN CANOPY  
SYSTEM BY OWNER BEHIND  
DECORATIVE BRICK FACADE

NEW DECORATIVE FACADE  
WITH 6" METAL STUDS @ 16"  
O.C., 3/4" EXTERIOR BOARD,  
CEDAR WOOD SIDING  
(INTERIOR) AND "THIN"  
BRICK (EXTERIOR)

STEEL MESH SCREEN MTD.  
ON EXISTING STEEL SCREEN

NEW BIFOLD EXTERIOR  
WINDOW SYSTEM, COLOR  
BY OWNER

EXISTING PAINTED STEEL  
ORNAMENTAL SCREEN TO  
REMAIN

GUARD RAIL, W/ 3" SHIP  
WOOD TOP CAP, 1 1/2"  
METAL SUPPORTS & 1/2"  
METAL PICKETS AND  
BOTTOM RAIL. (TYP)

CHANNEL CACTUS MTD. ON  
BRICK PARAPET BEHIND  
STEEL MESH

NEW BIFOLD EXTERIOR WINDOW  
SYSTEM, TK-200 WITH DOUBLE PANE,  
ARGON FILLED LOW-E GLASS (U  
FACTOR 0.29) COLOR BY OWNER

NEW 1" INSULATED  
ENTRANCE DOORS.

EXISTING KNEE WALL  
TO REMAIN

NEW BIFOLD EXTERIOR WINDOW  
SYSTEM, TK-200 WITH DOUBLE PANE,  
ARGON FILLED LOW-E GLASS (U  
FACTOR 0.29) COLOR BY OWNER

CACTUS DECORATIVE  
STEEL ARTWORK MTD. TO  
EXISTING SIGNAGE BAND

**Steel Cactus**

NEW BIFOLD EXTERIOR  
WINDOW SYSTEM, COLOR  
BY OWNER

INDIVIDUAL BACK-LIT LED  
CHANNEL LETTERS MTD. TO  
EXISTING BUILDING  
SIGNAGE BAND

GUARD RAIL, W/ 3" SHIP  
WOOD TOP CAP, 1 1/2"  
METAL SUPPORTS & 1/2"  
METAL PICKETS AND  
BOTTOM RAIL. (TYP)

EXISTING BRICK TO BE  
POWER WASHED TO "LIKE  
NEW" CONDITION TO REMAIN

EXISTING DOUBLE HUNG  
WINDOWS TO REMAIN (UNO)

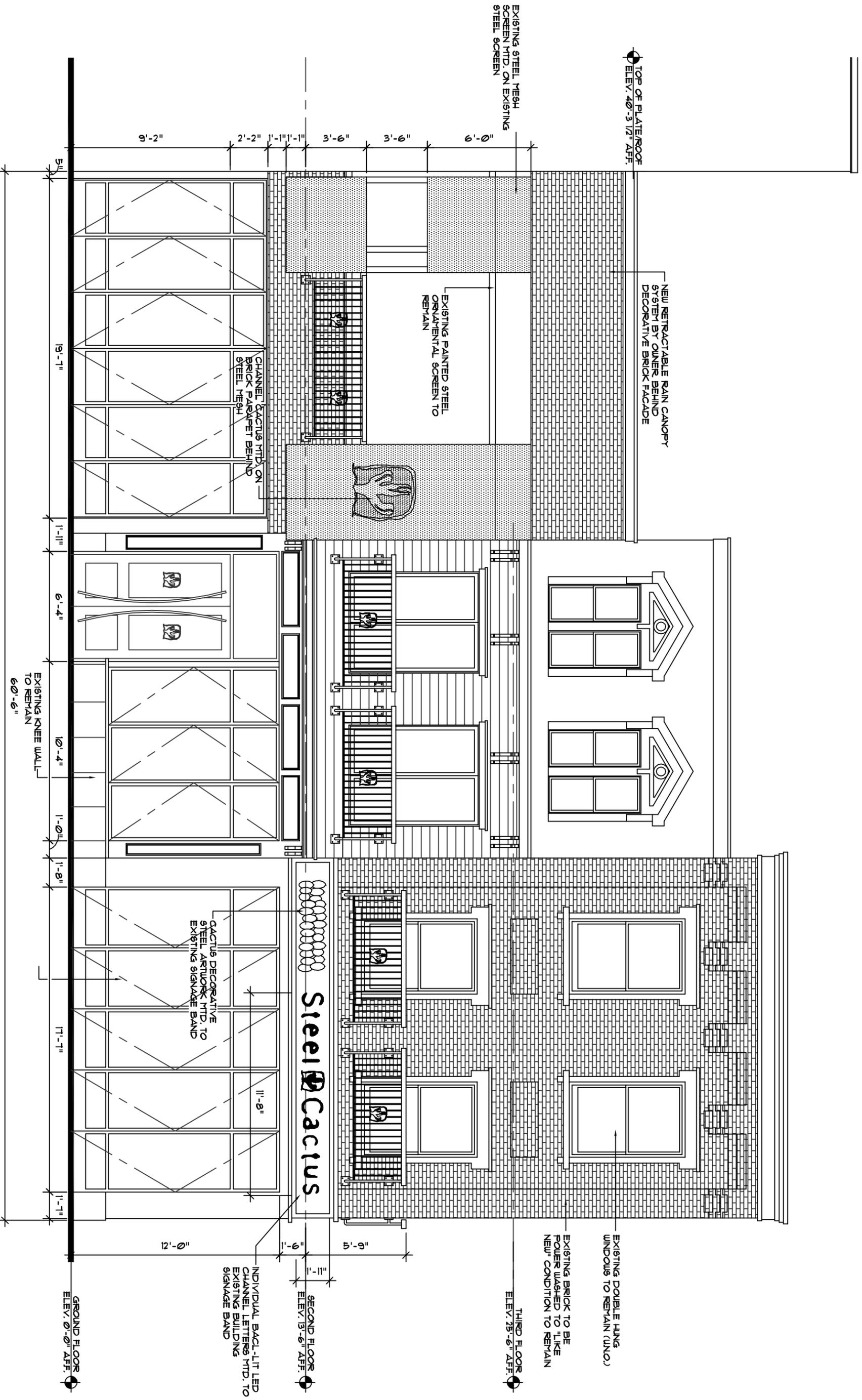
THIRD FLOOR  
ELEV. 25'-6" AFF.

SECOND FLOOR  
ELEV. 13'-6" AFF.

GROUND FLOOR  
ELEV. 0'-0" AFF.

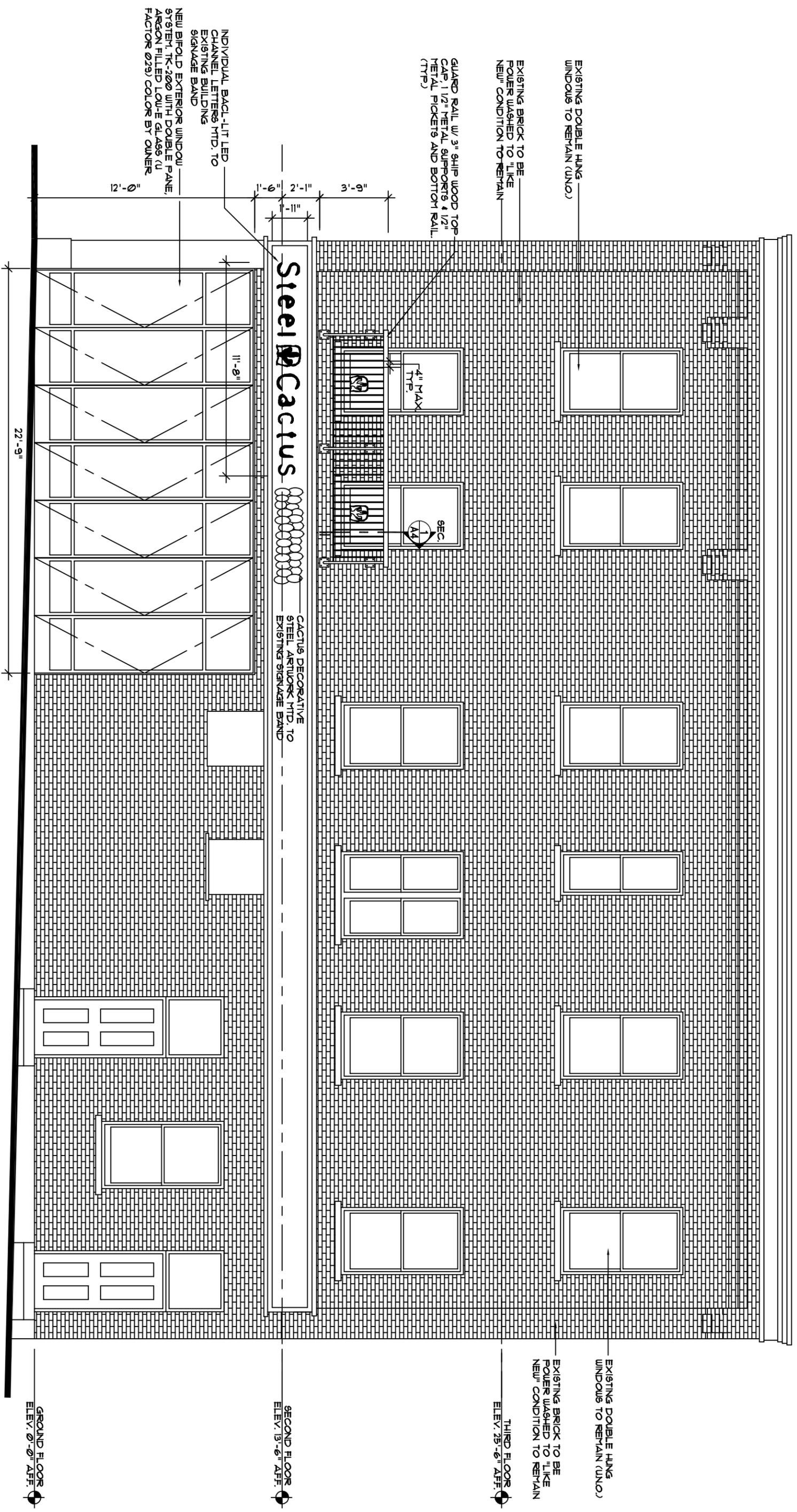
# 1 EAST CARSON STREET ELEVATION

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



**1 EAST CARSON STREET ELEVATION**

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



2 19TH STREET ELEVATION

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

GROUND FLOOR  
ELEV. 0'-0" AFF

SECOND FLOOR  
ELEV. 13'-6" AFF

THIRD FLOOR  
ELEV. 25'-6" AFF



VILLA

levelz

© 2014 Google

© 2014 Google

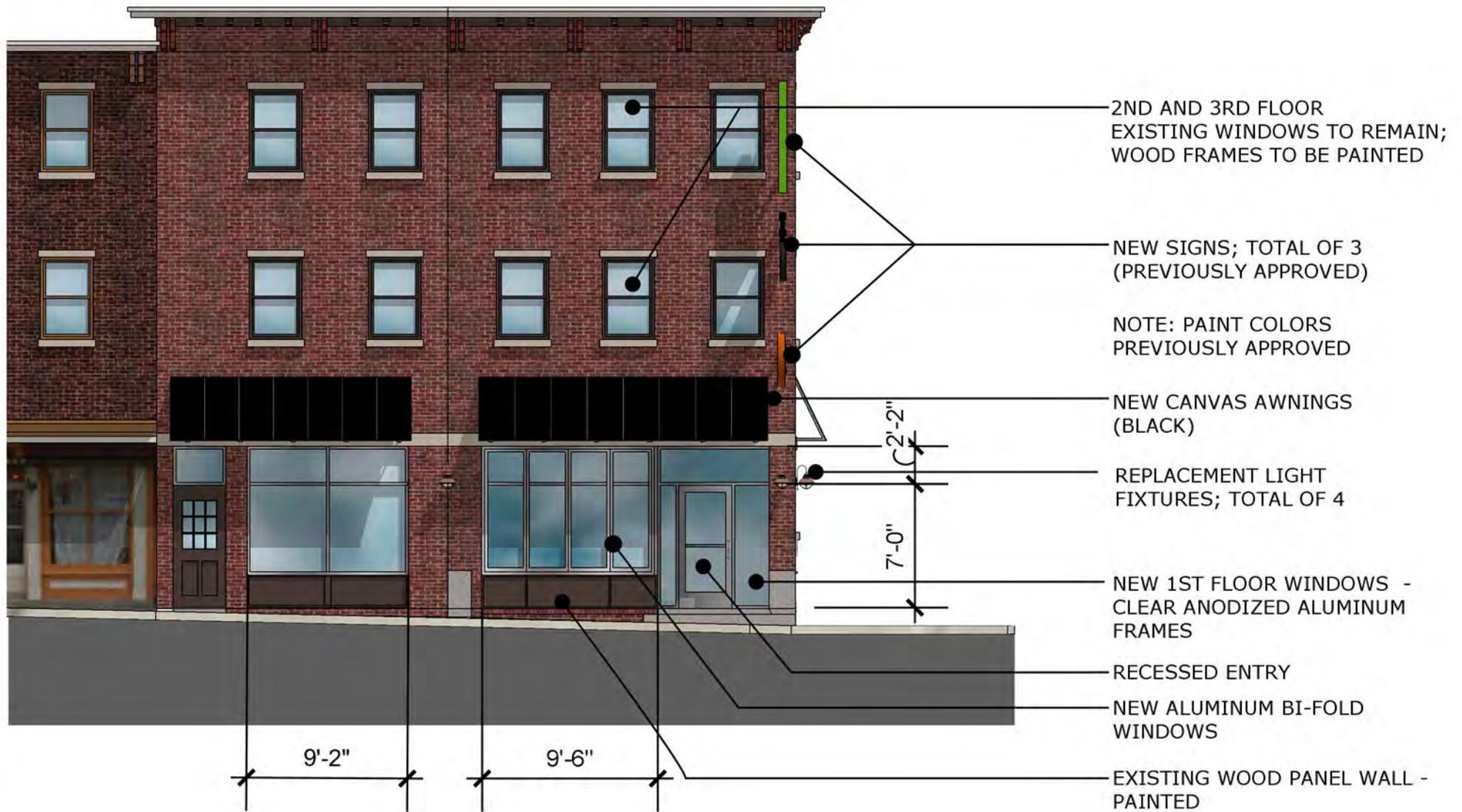
Google earth















stagioni

Mullen's  
on Carson

BUD LIGHT THURSDAYS \$3.00

BUD LIGHT PENGUINS FEATURE! \$3.00

BUD LIGHT UFC FIGHTS \$3.00

BUD LIGHT

EXISTING 21ST STREET VIEW



EXISTING CARSON STREET VIEW



Job Name:

Job Type:

Comments:

Quantity:

**8870-44: Single-Light Sebring Wall Lantern**



**Dimensions:**

**Width:** 8" **Extends:** 9 1/4"  
**Height:** 11 1/4" **Wire:** 6 1/2"

**Mounting Proc.:** Cap Nuts

**Connection:** Mounted To Box

**Bulb Appearance:** Clear

**Bulbs:**

- 1 - Medium A19 100w Max. 120v - Not included
- 1 - LED Medium A19 8w Max. 120v - Not included
- 1 - LED Medium A19 13.5w Max. 120v - Not included

**Features:**

- Clear bulb(s) recommended for this fixture
- Easily converts to LED with optional replacement lamps

**Material List:**

- 1 Body - Aluminum - Weathered Copper
- 1 Bracket - Aluminum - Weathered Copper
- 1 Canopy - Aluminum - Weathered Copper

**Safety Listing:**

- UL Listed for Wet Locations
- cUL Listed for Wet Locations

**Instruction Sheets:**

- English (HC-570)
- French (F-008)

**Collection:** Sebring

Outdoor Wall Lantern with Weathered Copper Finish and Clear Seeded Glass.

Eye-catching style, in a weathered copper finish over solid aluminum. Clear seeded glass adds just the right sparkle.

**UPC #:**785652887048

**Finish:** Weathered Copper (44)

**Shade / Glass / Diffuser Details:**

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Diffuser	Glass	Clear Seeded	1				5 3/16	4	3 1/2			

**Backplate / Canopy Details:**

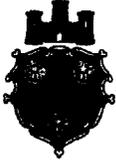
Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Canopy			15/16	5	6 1/4	5 1/8

**Replacement Bulb Data:**

Product #		Type	Base	Watts	Watts Consumed	Volts	Hours	Lumens	Temp (°K)	CRI
97308S	Frosted	A19	E-26 Medium	8	8	120v	50000	450	3000	85
97408S	Frosted	A19	E-26 Medium	8	8	120v	50000	450	2700	85
97309S	Frosted	A19	E-26 Medium	13.5	13.5	120v	50000	800	3000	85
97409S	Frosted	A19	E-26 Medium	13.5	13.5	120v	50000	800	2700	85

**Shipping Information:**

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	8870-44	1	785652887048	11.5	10.58	12.5	0.88	3.1	250	Yes
NJ Pallet		80		48	40	72	80	248		No



**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**

**DEADLINE:**

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

**STAFF USE ONLY:**

DATE RECEIVED: 8/15/14

LOT AND BLOCK NUMBER: 27-G-320

WARD: 4th

FEE PAID: yes

**FEE SCHEDULE:**

See attached. Please make check payable to:  
 Treasurer, City of Pittsburgh.

**DISTRICT:**

Oakland Civic Center

**ADDRESS OF PROPERTY:**

4101 Bigelow Blvd,  
Pittsburgh, PA 15213

**OWNER:**

NAME: PMC / Schenley HSB associates, L.P.

ADDRESS: 1608 Walnut Street, Suite 1400,  
Philadelphia, PA 19103

PHONE: 1608 Walnut Street, Suite 1400,

EMAIL: \_\_\_\_\_

**APPLICANT:**

NAME: Sean Beasley

ADDRESS: 925 Liberty Avenue  
Pittsburgh, PA 15222

PHONE: 412-606-3168

EMAIL: sbeasley@stradallc.com

**REQUIRED ATTACHMENTS:**

- Drawings     Photographs     Renderings     Site Plan     Other

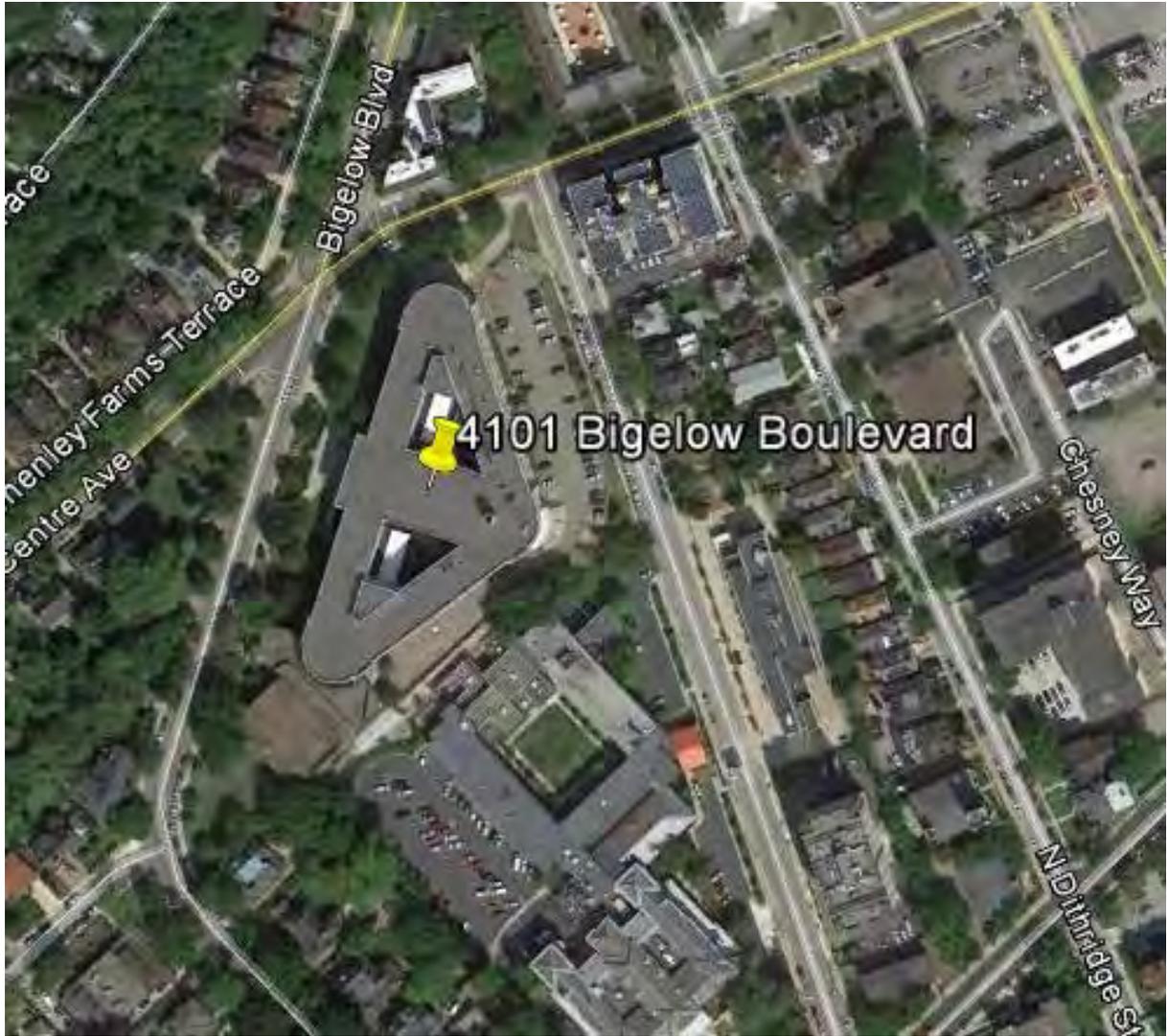
**DETAILED DESCRIPTION OF PROPOSED PROJECT:**

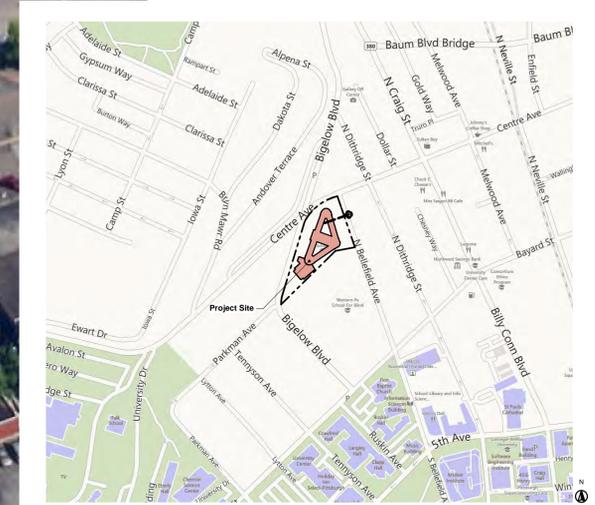
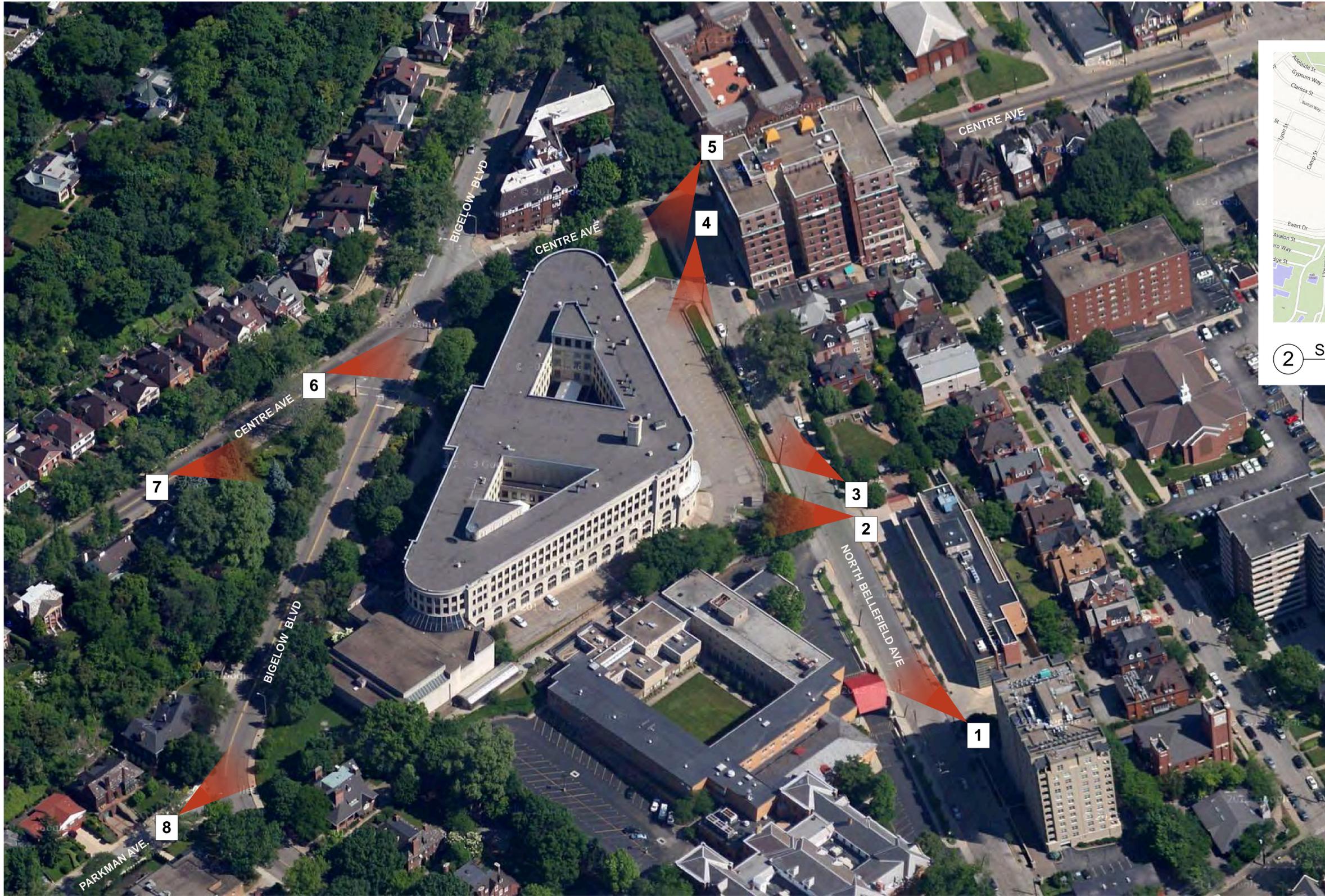
The alteration of the former Schenley High to rental apartments. The exterior renovations include the removal of all mechanical louvers from the window openings and all miscellaneous lights and signage. A new entrance will be created at an existing mechanical louver and 2 windows will widened at the parking level facing Bellefield Avenue. The building will be cleaned and masonry repair will be done where required. ~~A new rooftop addition of 10 apartment units and deck will be constructed on the existing roof.~~ Mechanical units will also be added to the roof.

**SIGNATURES:**

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_





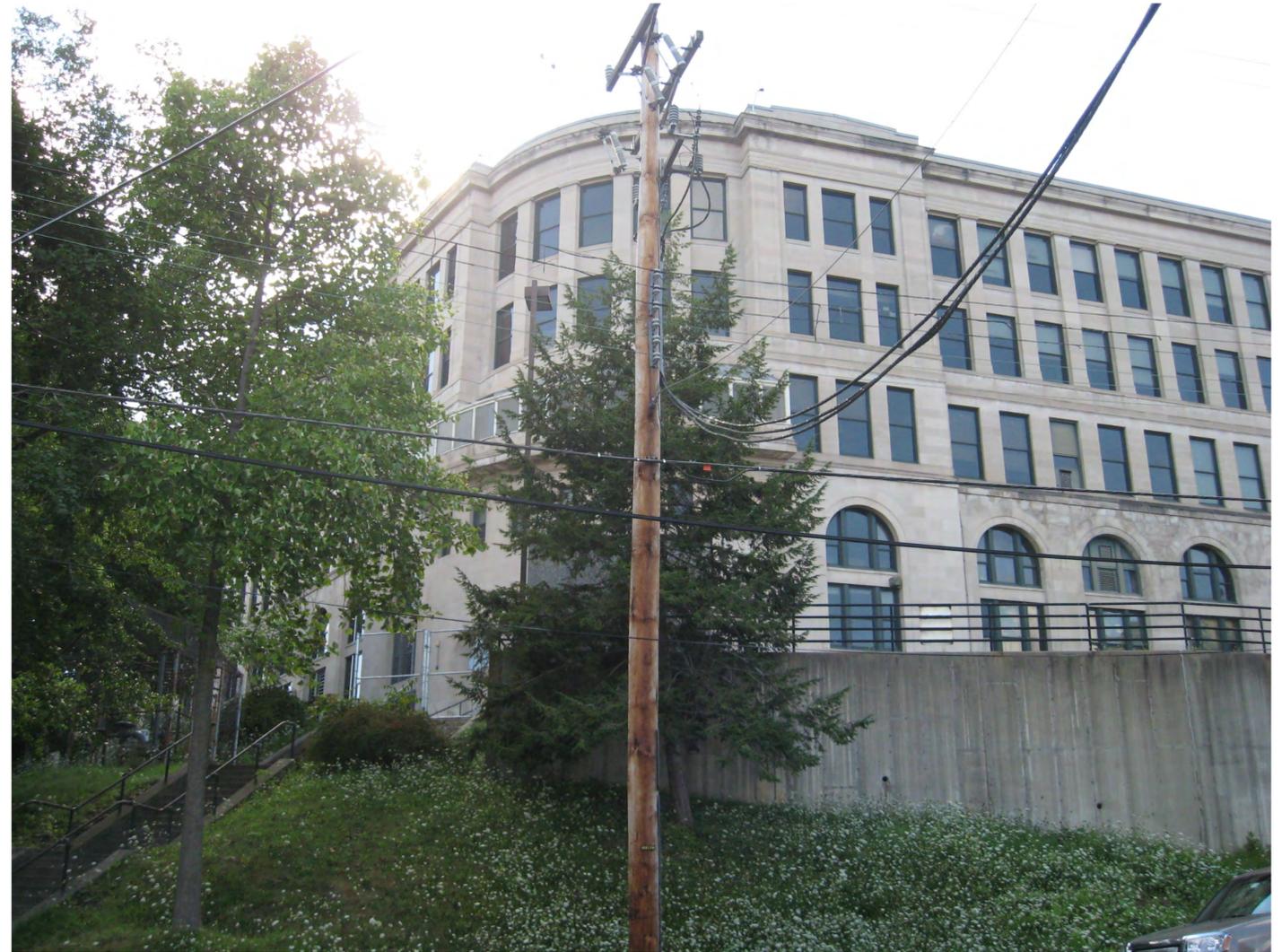
2 Site Vicinity Map

1 Aerial + Street View Orientation Map



1 View from Bellefield St

Similar view shown of proposed rooftop apartment units



2 View from Bellefield St



3 View Up Bellefield St



4 View Down Bellefield St, Intersection with Centre Ave  
Similar view shown of proposed rooftop apartment units



5 View from Centre Ave, SE of Bellefield St  
 Similar view shown of proposed rooftop apartment units



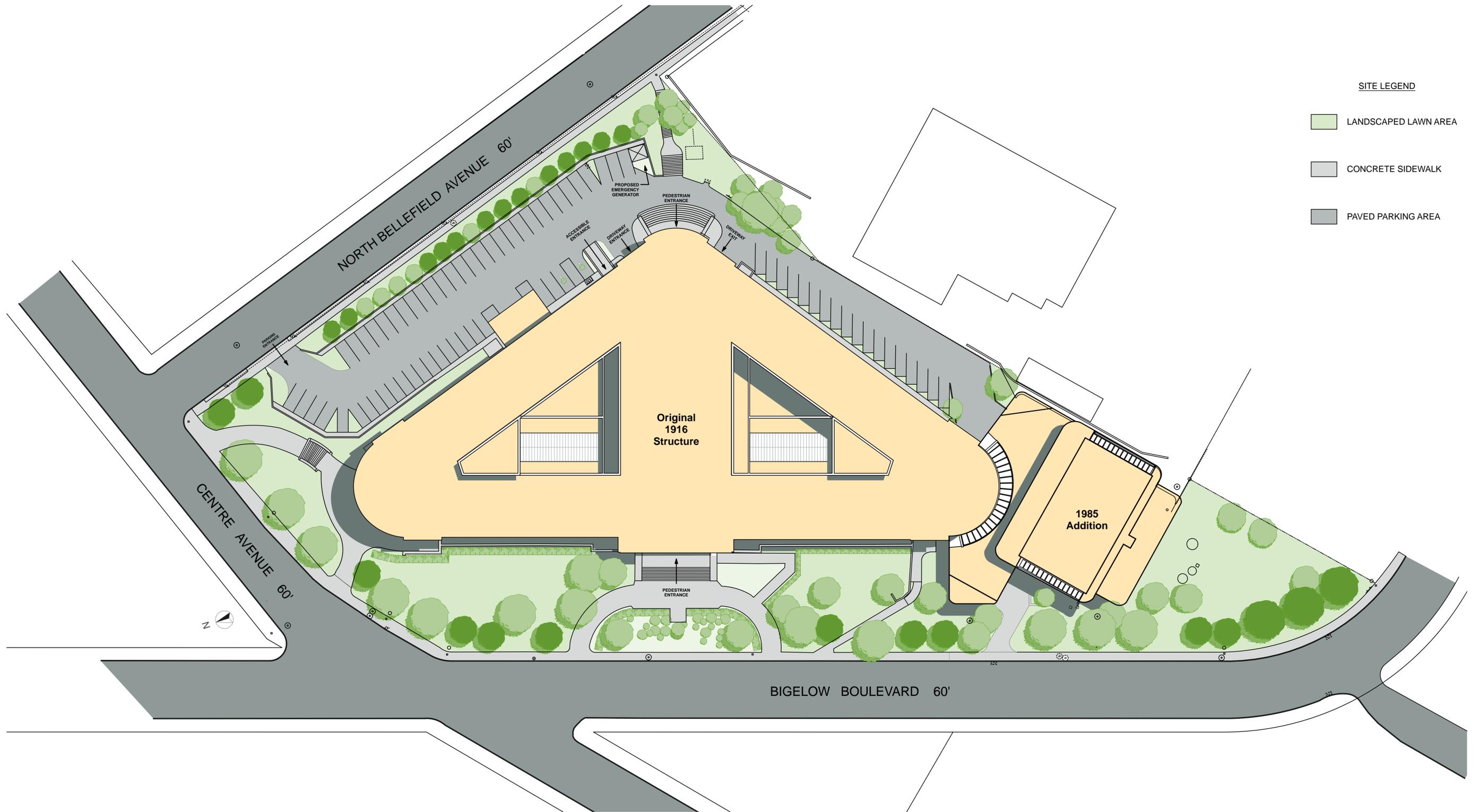
6 View from Parkman Ave. and Bigelow Blvd.  
 Similar view shown of proposed rooftop apartment units



7 View from Centre Ave, E. of Bigelow Blvd.  
 Similar view shown of proposed rooftop apartment units



8 View from Parkman Ave. and Bigelow Blvd.



1 Site Plan



- 2 Bedroom Unit
- 1 Bedroom Unit
- Bedroom
- Kitchen
- Bathroom
- Closet

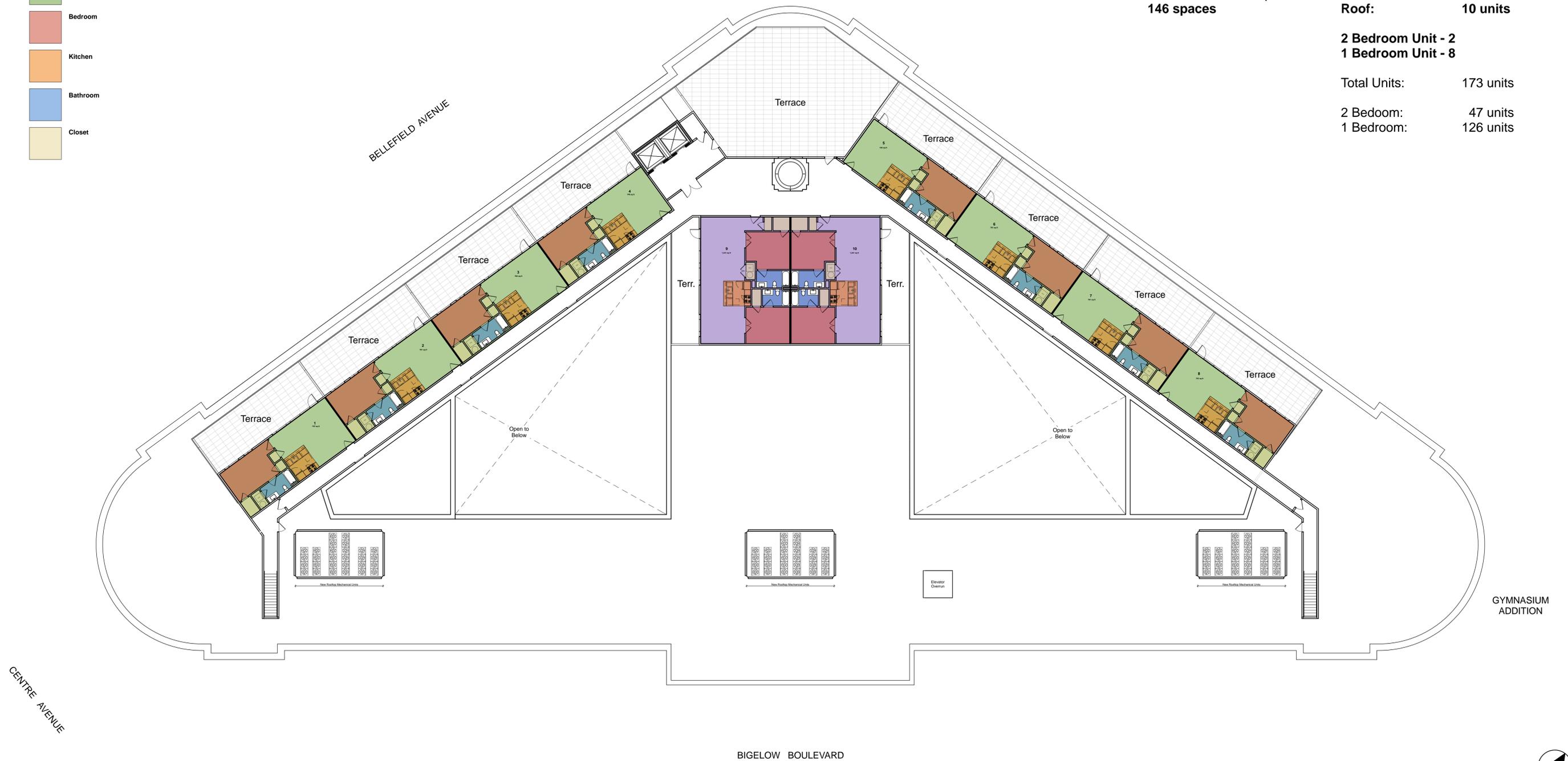
**Parking Summary**

Surface: 70+2 van accessible spaces  
 Garage: 70+4 accessible spaces  
 Total: 140 + 6 accessible spaces  
**146 spaces**

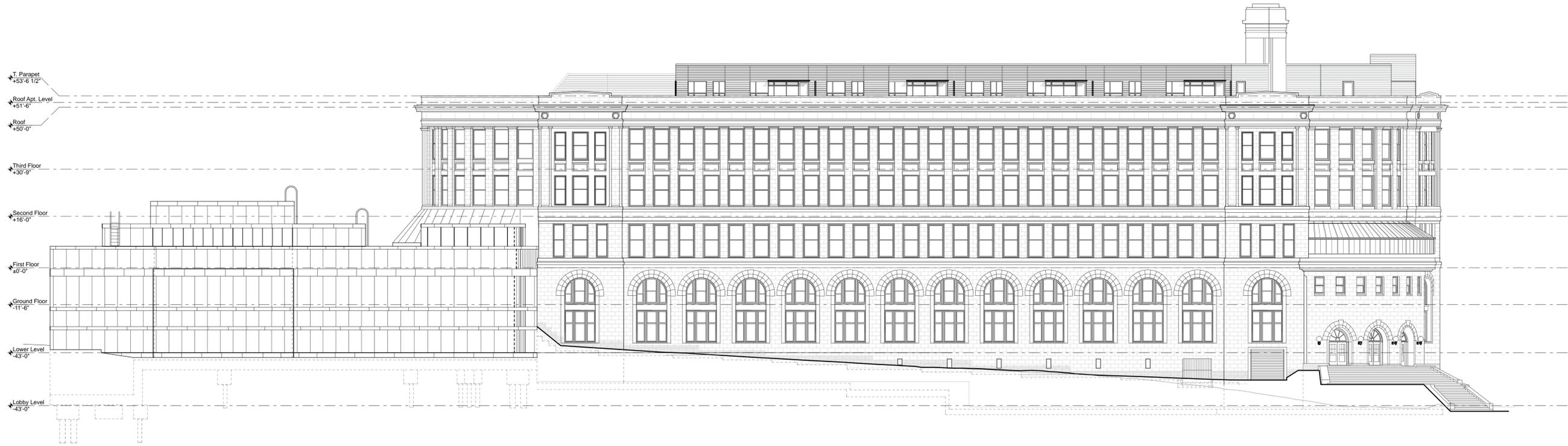
Lobby Level: 0 units  
 Lower Level: 21 units  
 Ground Floor: 42 units  
 First Floor: 32 units  
 Second Floor: 34 units  
 Third Floor: 34 units  
**Roof: 10 units**

**2 Bedroom Unit - 2**  
**1 Bedroom Unit - 8**

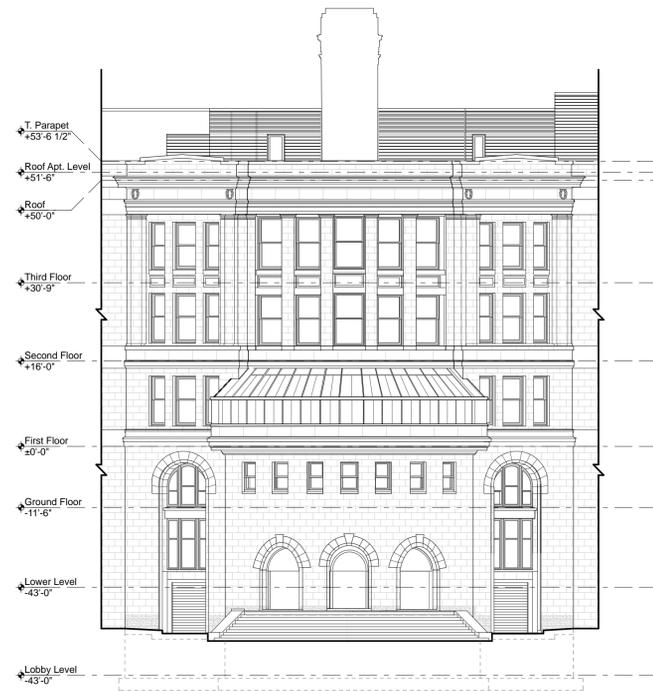
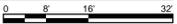
Total Units: 173 units  
 2 Bedroom: 47 units  
 1 Bedroom: 126 units



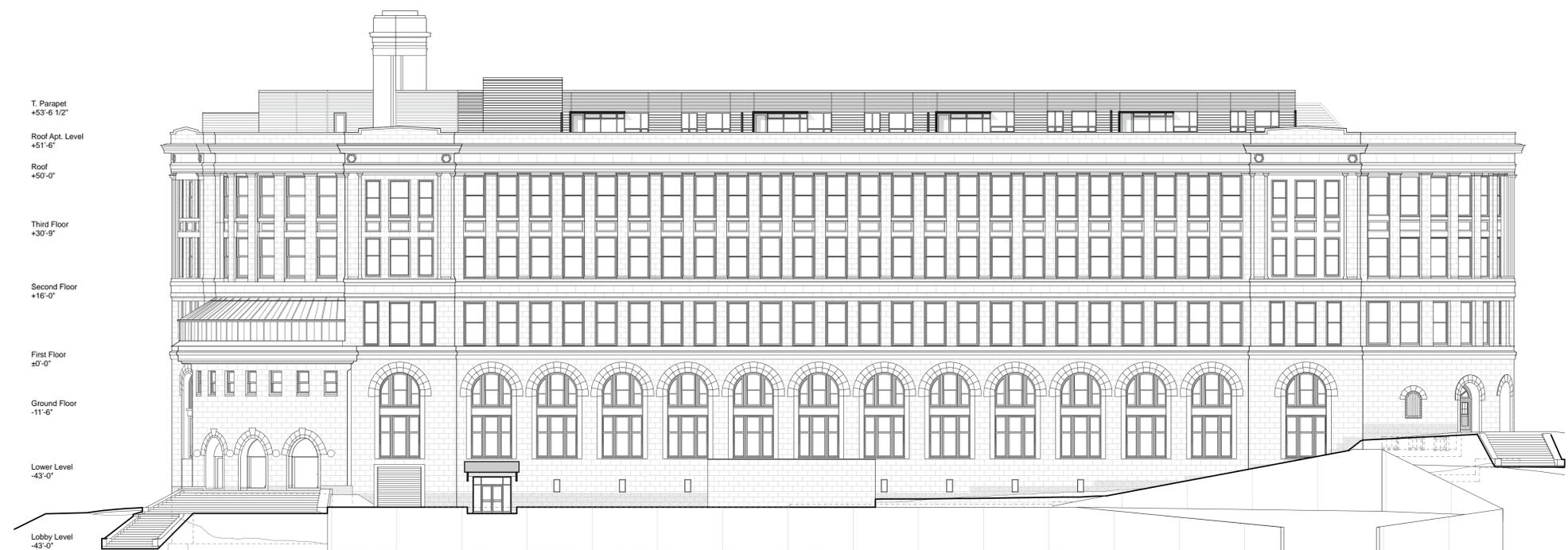
**1** Roof Plan



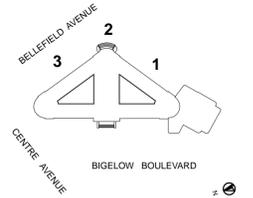
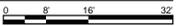
1 Property Elevation

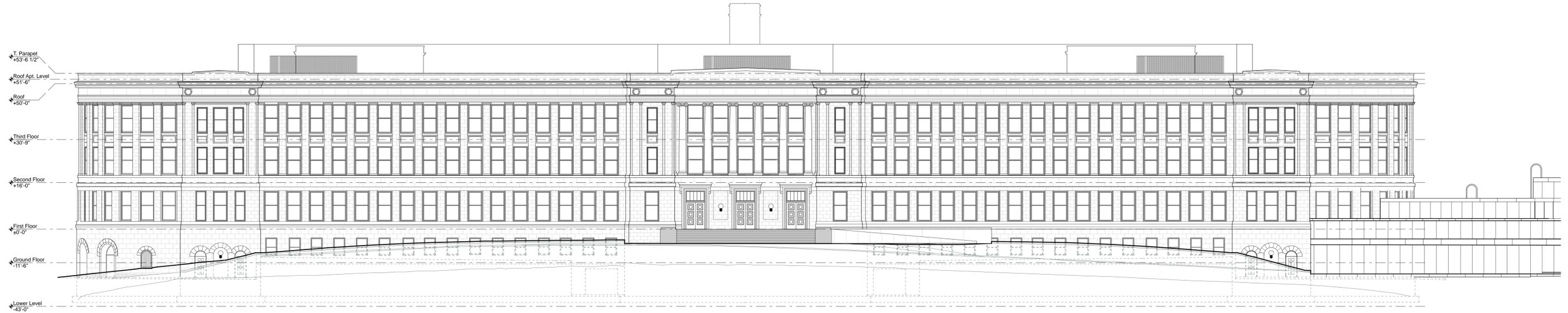


2 East Elevation

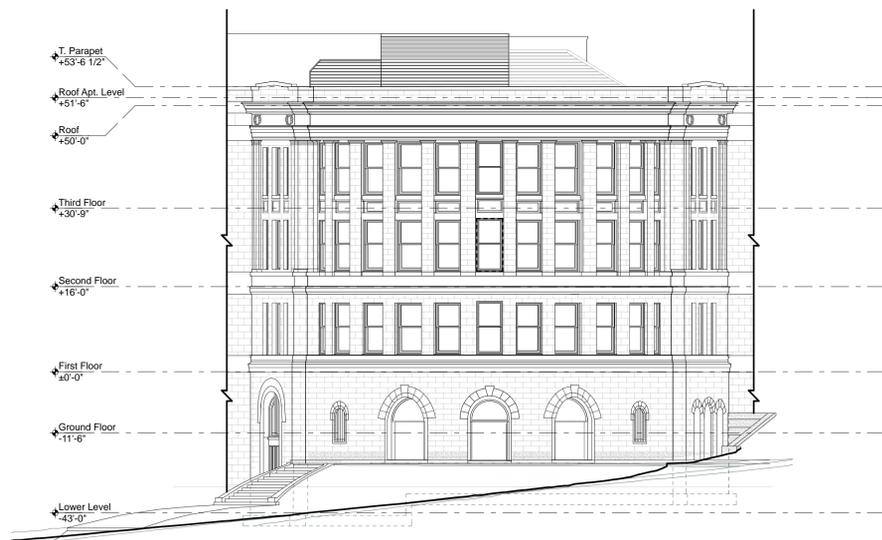


3 Bellefield Elevation

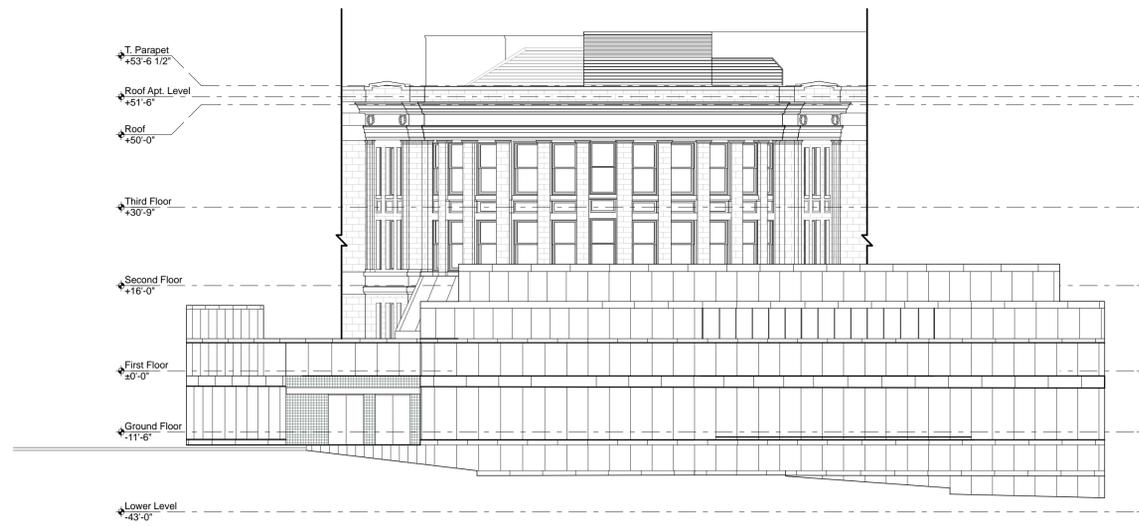




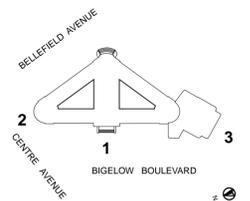
1 Bigelow Boulevard Elevation

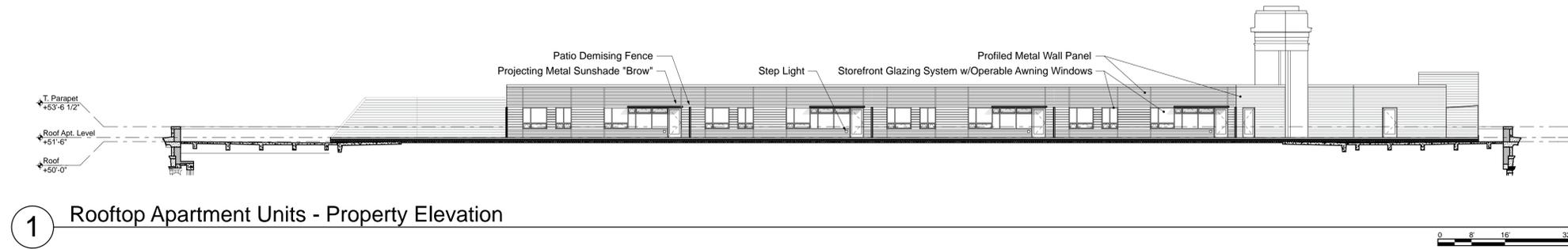


2 North Elevation

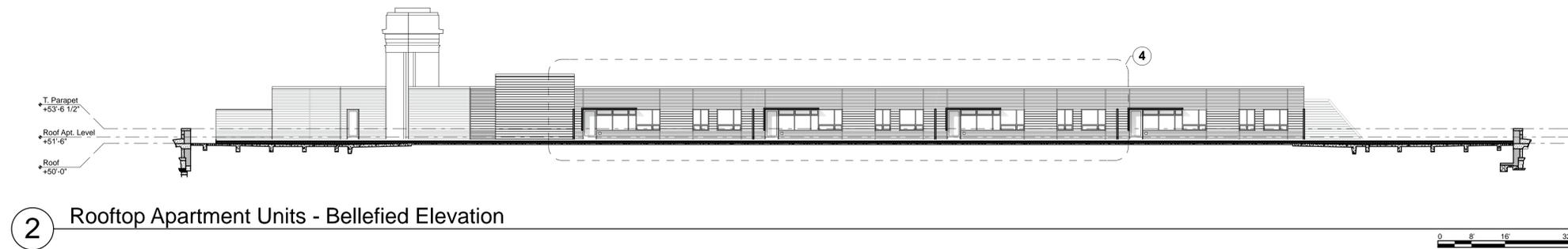


3 South Elevation

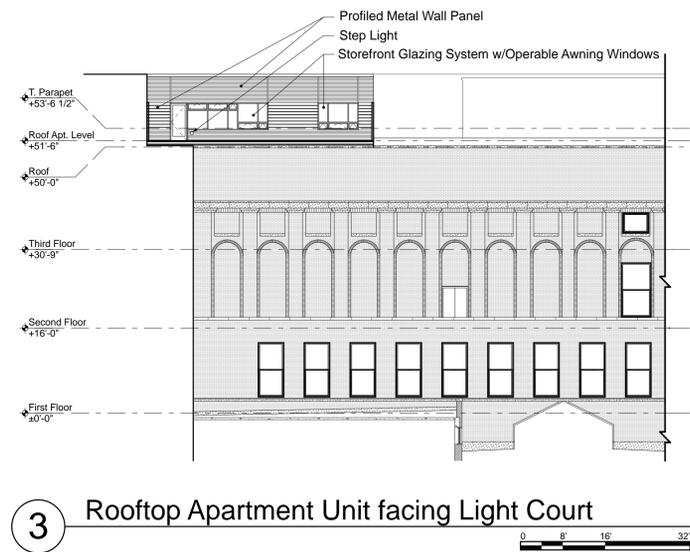




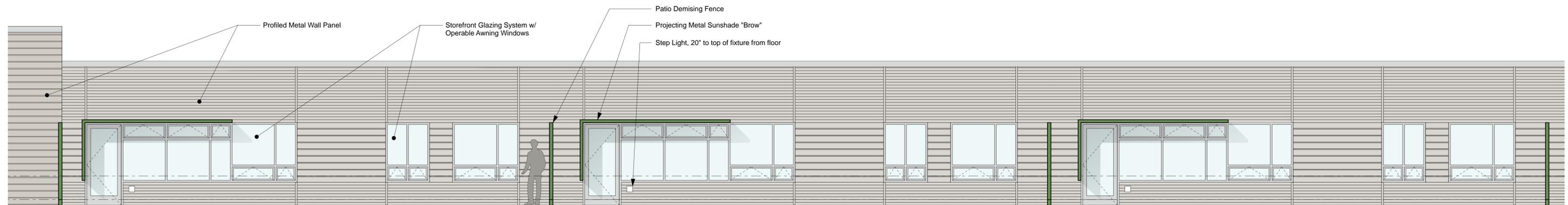
1 Rooftop Apartment Units - Property Elevation



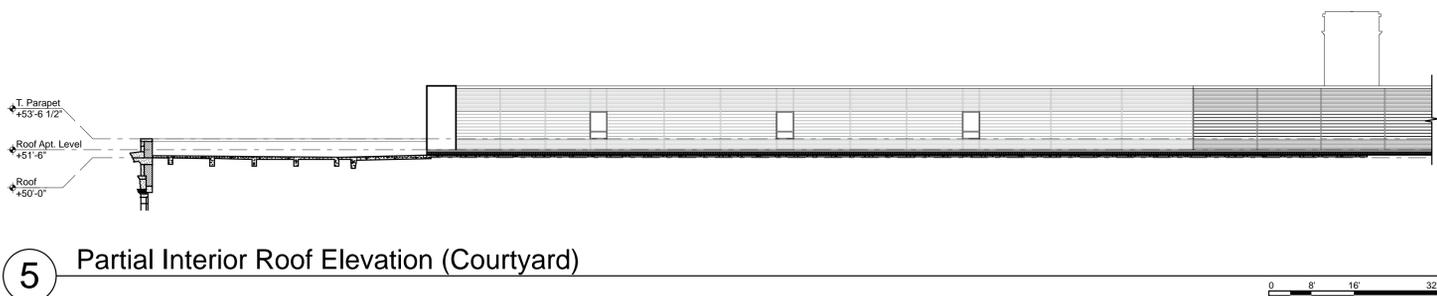
2 Rooftop Apartment Units - Bellefield Elevation



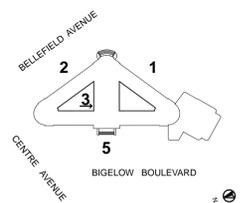
3 Rooftop Apartment Unit facing Light Court

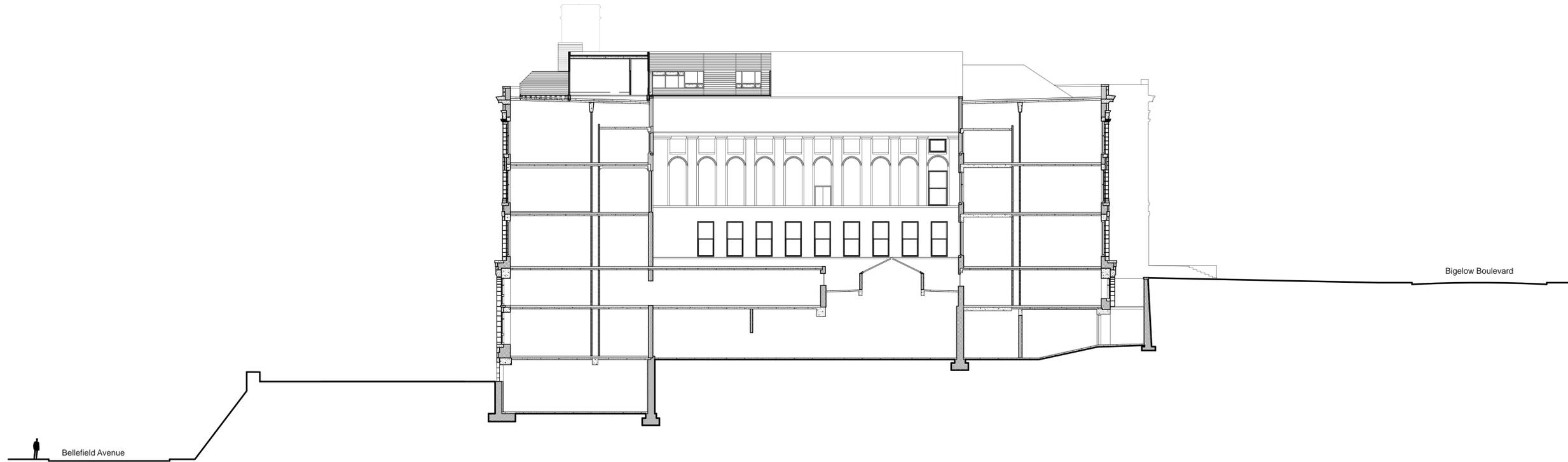


4 Rooftop Apartment Units - Partial Enlarged Bellefield Elevation

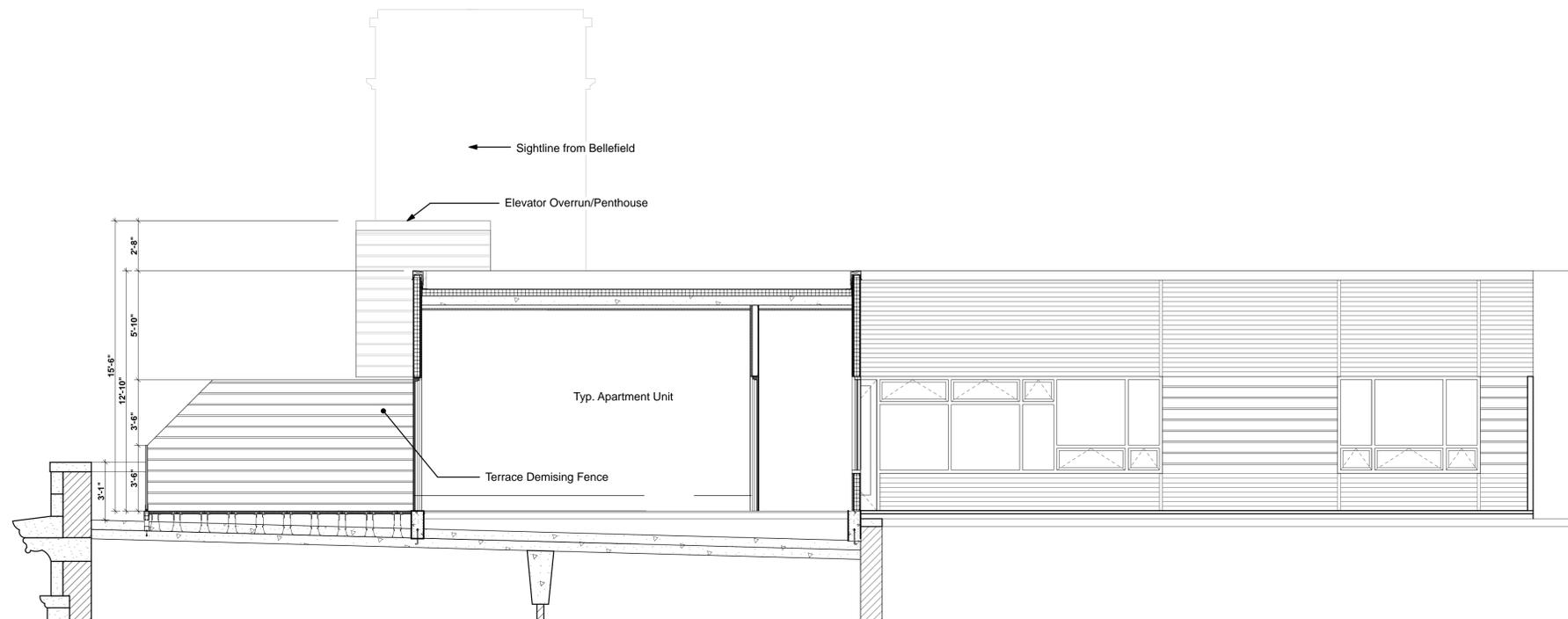
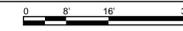


5 Partial Interior Roof Elevation (Courtyard)

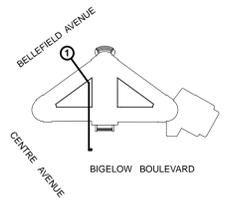




1 Section through Bellefield

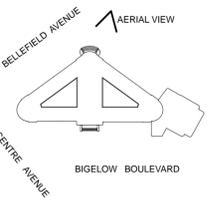


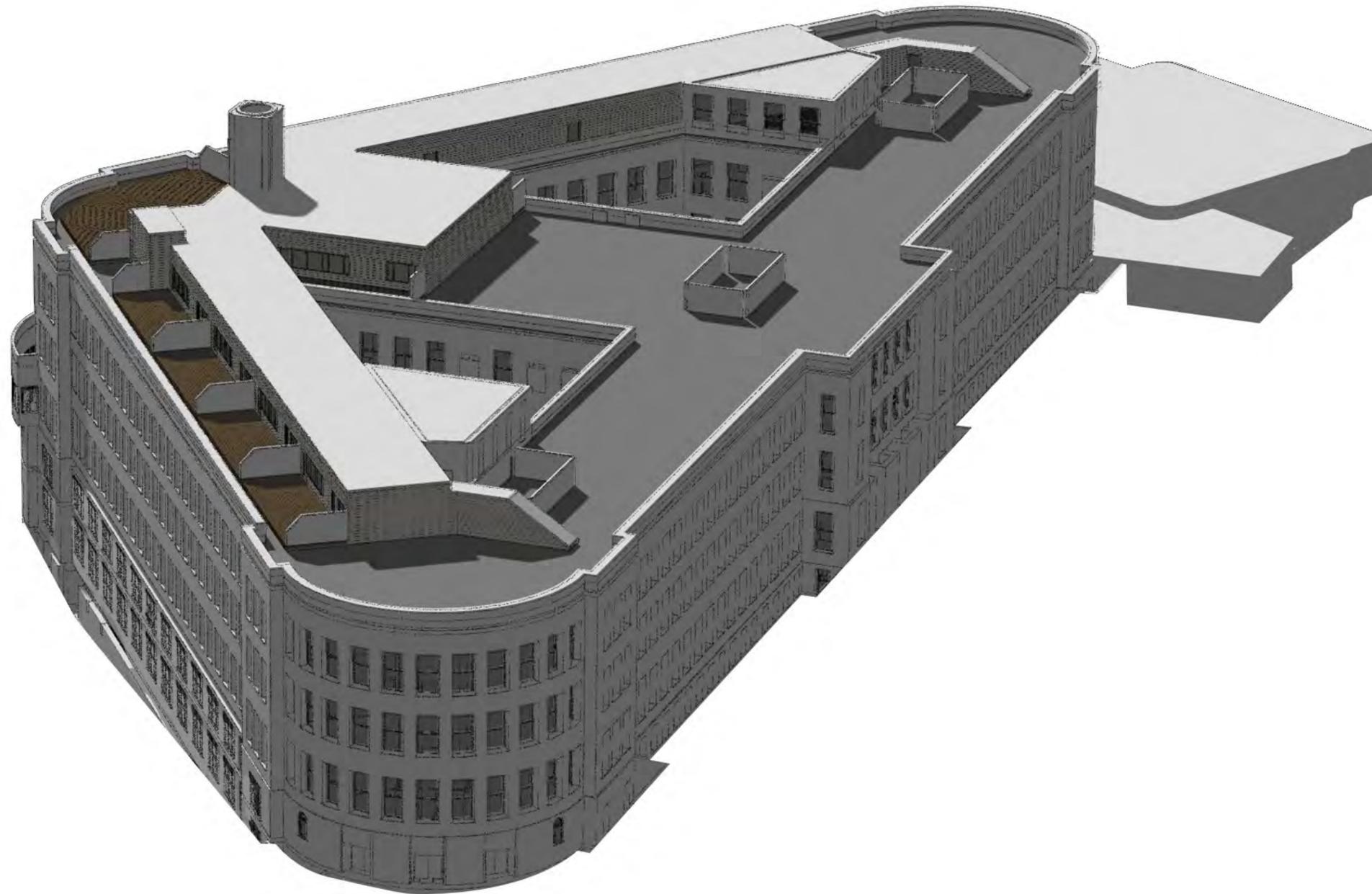
2 Enlarged Section



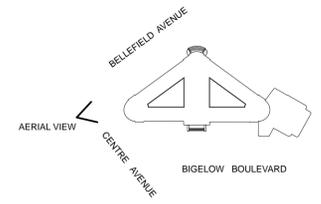


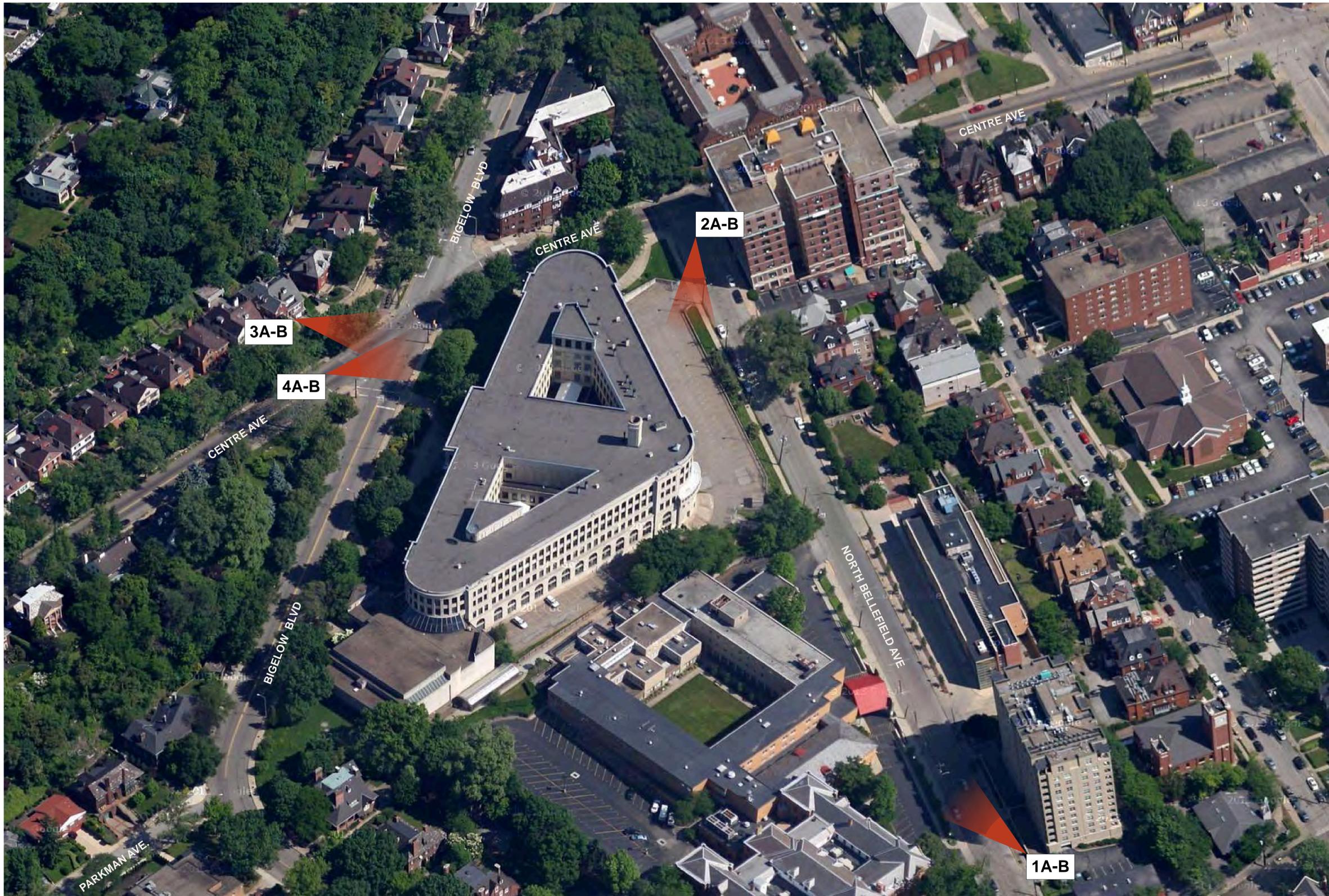
1 Bird's-eye View of Rooftop Addition from the East





1 Bird's-eye of Rooftop Addition from the North

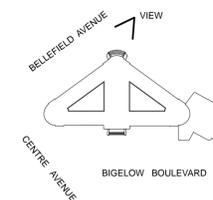




1 View Orientation Map

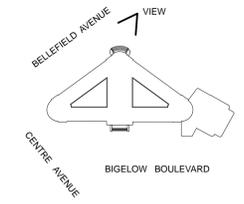


1A View from Bellefield - Existing



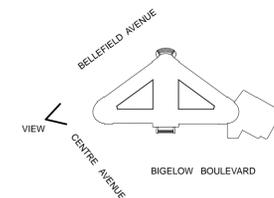


1B View from Bellefield - Proposed



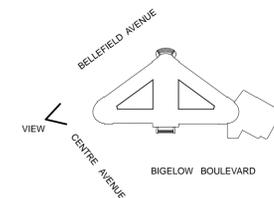


2A View from Centre - Existing



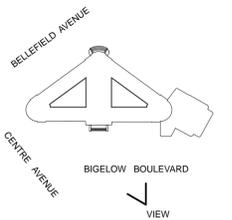


2B View from Centre - Proposed



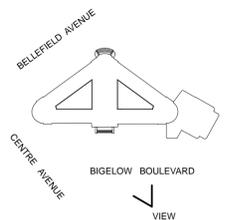


3A View from Centre - Existing



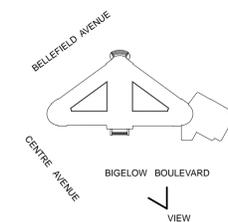


3B View from Centre - Proposed



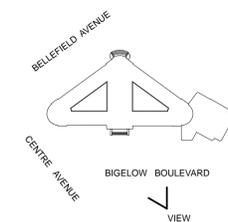


4A View from Centre and Bigelow - Existing





4B View from Centre and Bigelow - Proposed





**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**

**DEADLINE:**

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

**STAFF USE ONLY:**

DATE RECEIVED: \_\_\_\_\_

LOT AND BLOCK NUMBER: \_\_\_\_\_

WARD: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

**FEE SCHEDULE:**

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

**ADDRESS OF PROPERTY:**

Page Street, Block and Lot No. 7-B-208

**DISTRICT:**

Manchester Historic District

**OWNER:**

NAME: Western PA Humane Society

ADDRESS: 1101 Western Avenue

Pittsburgh, PA 15233

PHONE: 412-489-0827

EMAIL: dhartman@wpahumane.org

**APPLICANT:**

NAME: Same as owner

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**REQUIRED ATTACHMENTS:**

Drawings     Photographs     Renderings     Site Plan     Other

**DETAILED DESCRIPTION OF PROPOSED PROJECT:**

Outdoor dog exercise yard for Western PA Humane Society. There will be water features, dog runs, fencing surrounding the site, and a small unenclosed rain shelter with a roof.

**SIGNATURES:**

OWNER:  DATE: 11/14/2014  
 Lawrence H. Baumiller (Attorney for Western PA Humane Society)

APPLICANT: Same as above DATE: \_\_\_\_\_



# FAULSEY WAY - 20' R/W

S 80°09'09" E

Total Width 100 ft

117.60'

Total Length 133 ft

999

A=134.89'  
R=668.00'

998

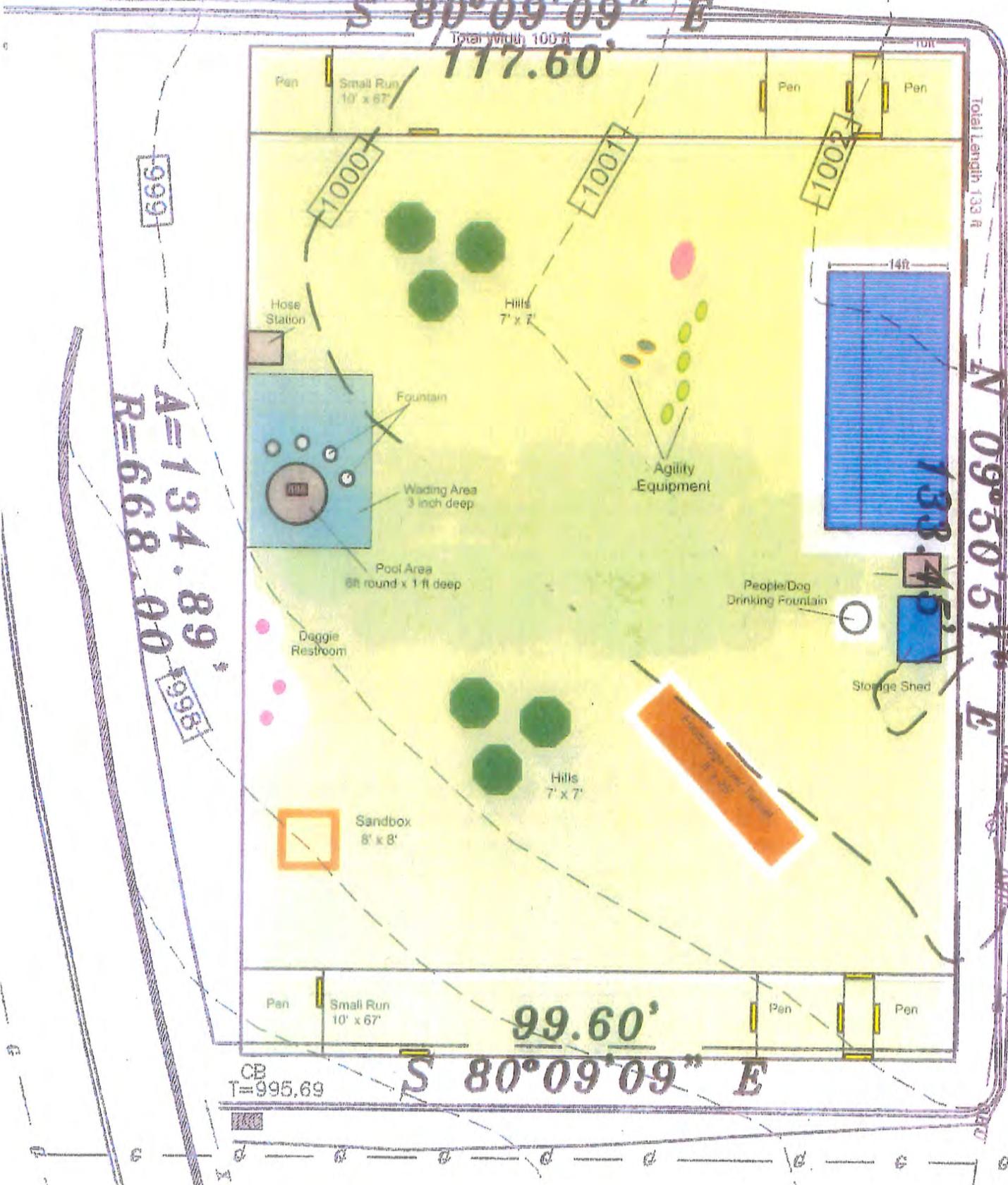
N 09°50'51" E

133.45'

S 80°09'09" E

99.60'

CB  
T=995.69



B&L: 7-B-318  
CITY OF PITTSBURGH

FAULSEY WAY - 20' R/W

S 80°09'09" E  
117.60'

B&L: 7-B-208  
D.B.V. N5210, PG. 532  
WESTERN PENNSYLVANIA  
HUMANE SOCIETY

A=134.89  
R=668.80

N 09°50'51" E  
133.45'

99.60'  
S 80°09'09" E

B&L: 7-B-207-B  
CITY OF PITTSBURGH

B&L: 7-B-207  
CITY OF PITTSBURGH

PAGE STREET - 50' R/W

S 80°09'09" E  
85.55'

B&L: 7-B-185  
WESTERN PENNSYLVANIA  
HUMANE SOCIETY

A=183.06  
R=668.00

BLAKE WAY - 20' R/W  
N 09°50'51" E  
164.33'

B&L: 7-B-172  
MANCHESTER SUPPORTIVE  
HOUSING INC

CHATEAU STREET

HOPKINS ST.

B&L: 7-B-180  
ROBERT LAUGHERY

6.21'  
S 80°09'09" E





View of B&L 7-B-208  
Proposed Fenced Area 1



View of B&L 7-B-208  
Proposed Fenced Area 1



View of B&L 7-B-208  
Proposed Fenced Area 1  
from Page Street



B&L 7-B-208  
Proposed Fenced Area 1





B&L 7-B-208  
Proposed Fenced Area 1





B&L 7-B-318  
Proposed Parking Area





Faulsey Way intersecting B&L  
7-B-318 & B&L 7-B-208  
Proposed Parking Area &  
Fenced Area 1



Middle Lot (Fenced Area 1) –  
to R is Parking; to L is Fenced  
Area 2



B&L: 7-B-318

Proposed Parking Area



Here's the fountain and bench info I sent before:

\$800.00 2 recycled plastic benches \$389 ea

[http://www.plasticrecycling.us/recycled\\_plastic\\_benches\\_traditional.shtml](http://www.plasticrecycling.us/recycled_plastic_benches_traditional.shtml)

\$3,000 dog/people drinking fountain

<http://www.dog-on-it-parks.com/products/175-drinking-fountain-w-dog-bowl.aspx>

Additional Examples:







A few notes:

- The shelter has an option for an electrical outlet, and I have it shown sitting on a cement block.
- There are two hose stations (one on each side), thinking they will be used for clean up as well as filling the pool, which can drain into the underground system for the turf
- All hills, benches and other items of height need to be away from the fence
- There's a small run area on each side, which will allow for more dogs to be accessing the park at one time
- Still have your "spacing" between fenced areas in mind but not sure how to draw them.
- The overall size of the Dog Park is 100 ft x 133 ft, which is roughly the size on the blueprint. The actual space is not exactly a rectangle, but I kept it to these dimensions for estimating purposes.



November 14, 2014

**VIA HAND DELIVERY**

Historic Review Commission  
c/o Sarah Quinn  
200 Ross Street, 3<sup>rd</sup> Floor  
Pittsburgh, PA 15219

**RE: HRC application for Western PA Humane Society Dog Exercise Yard**

Dear Ms. Quinn:

I represent the Western Pennsylvania Humane Society (“Humane Society”), which has submitted an application for a certificate of appropriateness for parcel no. 7-B-208 in the Manchester Historic District. In addition to the application materials submitted for the certificate of appropriateness, enclosed with this letter are items showing evidence of economic hardship. The criteria for economic hardship, and the Humane Society’s responses, are as follows:

- a. The assessed value of the property for the two (2) most recent assessments.

*\$40,000. See attached information from the Allegheny County Assessment website.*

- b. Real property taxes for the previous two (2) years.

*\$189.59 (Humane Society will apply for tax exemption). See attached information from the Allegheny County Assessment website.*

- c. The amount paid for the property by the owner, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased.

*The Humane Society paid \$37,000 for the property in 2013. The deed was recorded on April 18, 2013. The seller was PennDOT.*

- d. The current balance of any mortgages or any other financing secured by the property, and the annual debt service, if any, for the previous two (2) years.

*No balances. The property was paid for in cash.*

- e. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with purchase, offerings for sale, financing or ownership of the property.

*None.*

- f. All listings of the property for sale or rent, price asked and offers received, if any, within the previous four (4) years.

*None. The Humane Society has never attempted to rent or sell the property.*

- g. All studies commissioned by the owner as to profitable renovation, rehabilitation or utilization of any structures or objects on the property for alternative use.

*None. The property was bought for the specific purpose of constructing the dog exercise yard.*

- h. For income producing property, itemized income and expense statements from the property for the previous two (2) years.

*Not applicable.*

- i. Estimate of the cost of the proposed construction, demolition or relocation and an estimate of any additional cost that would be incurred to comply with the recommendations of the Commission for changes necessary for it to approve a Certificate of Appropriateness.

*The Humane Society is still awaiting an estimate from the fence contractor. This information will be provided at the hearing.*

- j. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture or other.

*Not for profit. See attached documentation from the IRS.*

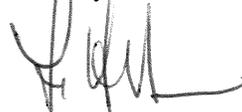
- k. Any other information, documentation or evidence as the Commission determines to be necessary to its application of the standard in § 1101.06(b).

- l. Tax status of owner as for-profit or not-for-profit.

*Not for profit. See attached documentation from the IRS.*

Thank you for your attention and please contact me with any questions.

Sincerely,



Lawrence H. Baumiller

cc: Deborah Hartman

Enclosures



**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**

**DEADLINE:**

Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

**STAFF USE ONLY:**

DATE RECEIVED: \_\_\_\_\_

LOT AND BLOCK NUMBER: \_\_\_\_\_

WARD: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

**FEE SCHEDULE:**

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

**ADDRESS OF PROPERTY:**

218 Tennyson Ave

Pittsburgh, Pa 15213

**DISTRICT:**

\_\_\_\_\_

**OWNER:**

NAME: Clifford R Rowe III

ADDRESS: 218 Tennyson Ave

Pittsburgh, Pa 15213

PHONE: 412-721-2147

EMAIL: clifford.rowe@pjdick.com

**APPLICANT:**

NAME: Clifford R Rowe III

ADDRESS: 218 Tennyson Ave

Pittsburgh, Pa 15213

PHONE: 412-721-2147

EMAIL: clifford.rowe@pjdick.com

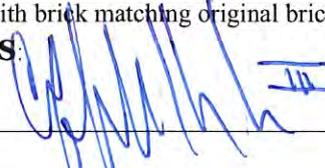
**REQUIRED ATTACHMENTS:**

- Drawings     Photographs     Renderings     Site Plan     Other

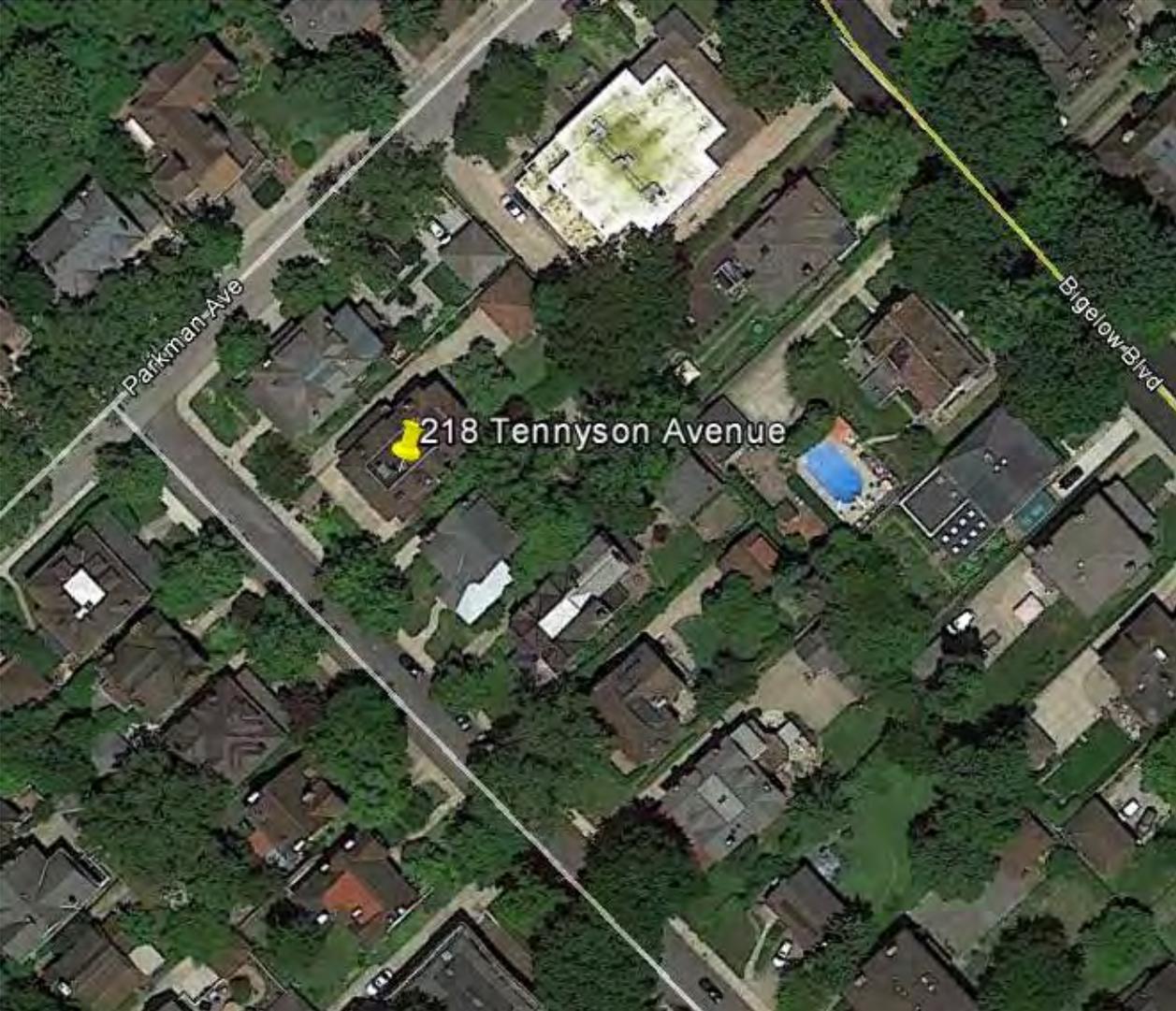
**DETAILED DESCRIPTION OF PROPOSED PROJECT:**

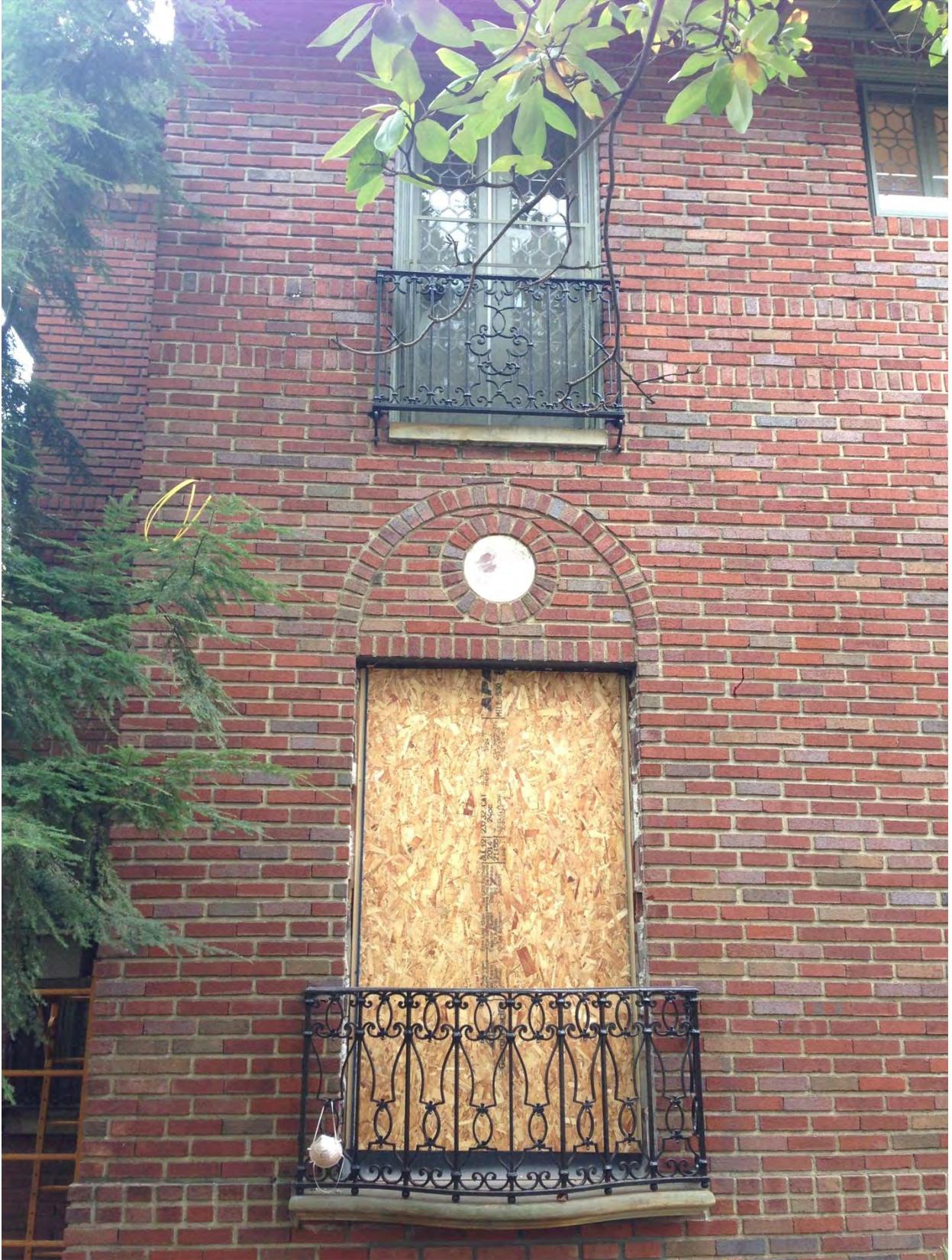
(1) Lift and relay of the roof tile on the main house and garage reusing the original tile. (2) Replace copper gutters with new copper gutters on the main house and garage using the same design and style of the original gutters. (3) Replaced four broken skylights with new skylights. (4) Reinstall a door on the back of the house that was part of the original design of the house. (5) Replaced broken windows wells with brick matching original brick. (6) Install a 4ft and 6ft vinyl perimeter fence, color to be determined (7) Paint

**SIGNATURES:**

OWNER:  DATE: 10/30/2014

APPLICANT: \_\_\_\_\_ DATE: 10/30/2014





The new door that has not been completed yet



New window at grade



New windows at grade



1. The door in the back of the house is being restored to its original location. A previous owner had installed a window from an earlier kitchen renovation.
2. The windows at grade blocked for security and to replace damaged windows.



Old windows at grade



New copper downspouts and scuppers on the left side of the house. Scuppers were required to attach roof drains.



New copper gutters and downspouts on the back of the house



New copper gutters and downspouts on the front of the house



New copper gutters on the left side of the house



New garage copper gutters



Old copper gutters



Old copper gutters and downspout



Old copper gutters and downspouts. Picture from when zillow.com when the house was put on the market.



Old copper gutters and downspouts on the garage



Old copper gutters on the left side of the garage



Old copper gutters on the left side of the property



View of old gutters and downspouts on the back of the house. Pictures are from zillow.com when the house went on the market.



View from the garage of new copper downspout and gutters



Another view of existing chain link fence on the back of the garage



Back right corner of the property with existing wood fence



Existing chain link and chicken wire fence on the right side of the property.



Existing chain link fence fence behind the garage



Existing chain link fence on the right side of the property



Existing chicken wire fence on the right side of the property



Existing wood fence behind the garage



Hole in existing chain link fence behind garage

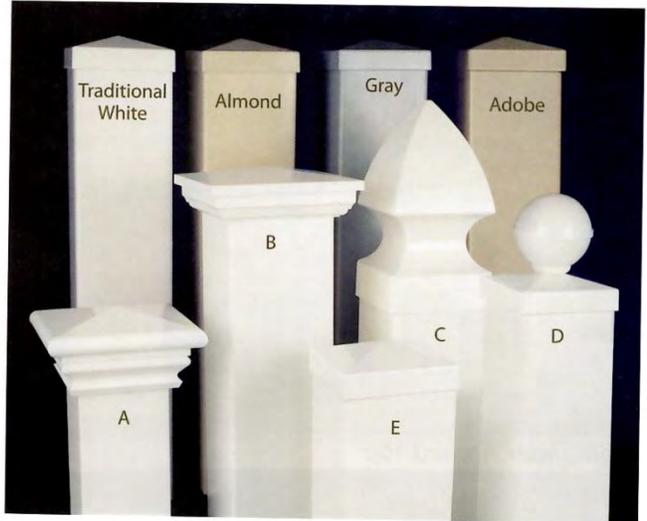


Existing fence on the left side of the garage

# CAP OPTIONS & OTHER OFFERINGS

## Cap Options

- A Federation
- B New England
- C Gothic
- D Ball Cap
- E External Flat Cap (standard)



Proposed color for new fence. ( Adobe )

# PRIVACY GREEN LINE



Shown with white rails and optional almond inlay

## GL Lakeland

- Std Heights: 4', 5', 6'
- Rails: 2" x 7" Deco Top & Bottom Rail!
- Pickets: 3/4" x 7" T&G w/ side U Channel
- Posts: 5" x 5"
- Pool Code: 4', 5', 6'

	Almond	Gray	Adobe	Emboss	Streak	Str. & Emb.
Inlay	✓	✓	✓	✓	✓	✓
Rails	✓	✓	✓	✓	✓	✓

Proposed new vinyl fence, all one color.



Street view from Parkman Ave of wood and chain link fence



New roof hatch



New Skylight



New skylights and roof hatch



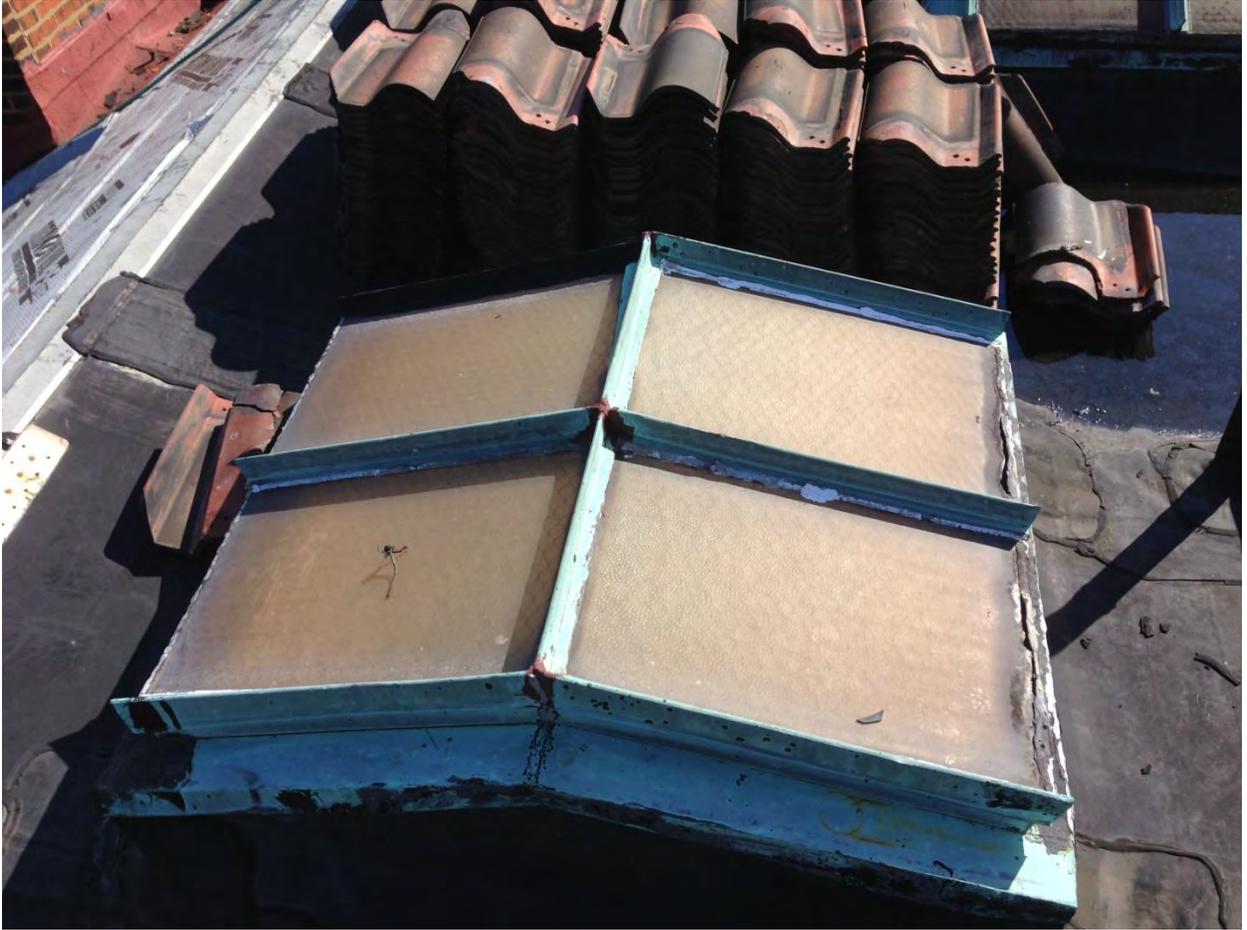
New Sky Light



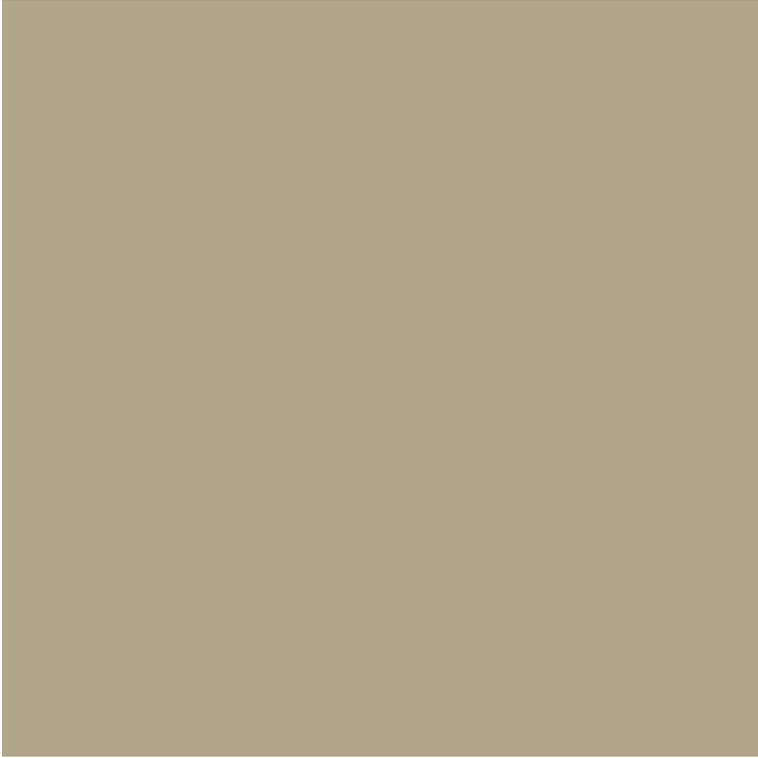
Skylight that was broken and leaking into the third floor.



Old Skylight that was leaking into the third floor



Old skylight that was leaking into the third floor



1. Clarksville Gray



1. Gloucester Sage HC-100



1. New Paint matching the clad windows installed by the previous owner
  - a. Gloucester Sage HC-100 (Darker)
  - b. Clarksville Gray HC-102 (Lighter)



New paint on the garage



Old Paint. The top three windows are clad which were installed by the previous owner are a darker color than what was painted on the house. We tried to match the color of the clad windows for the new paint. The blue paint on the three doors on the front of the house in this picture is the original paint.



Old paint color on the front three doors of the house



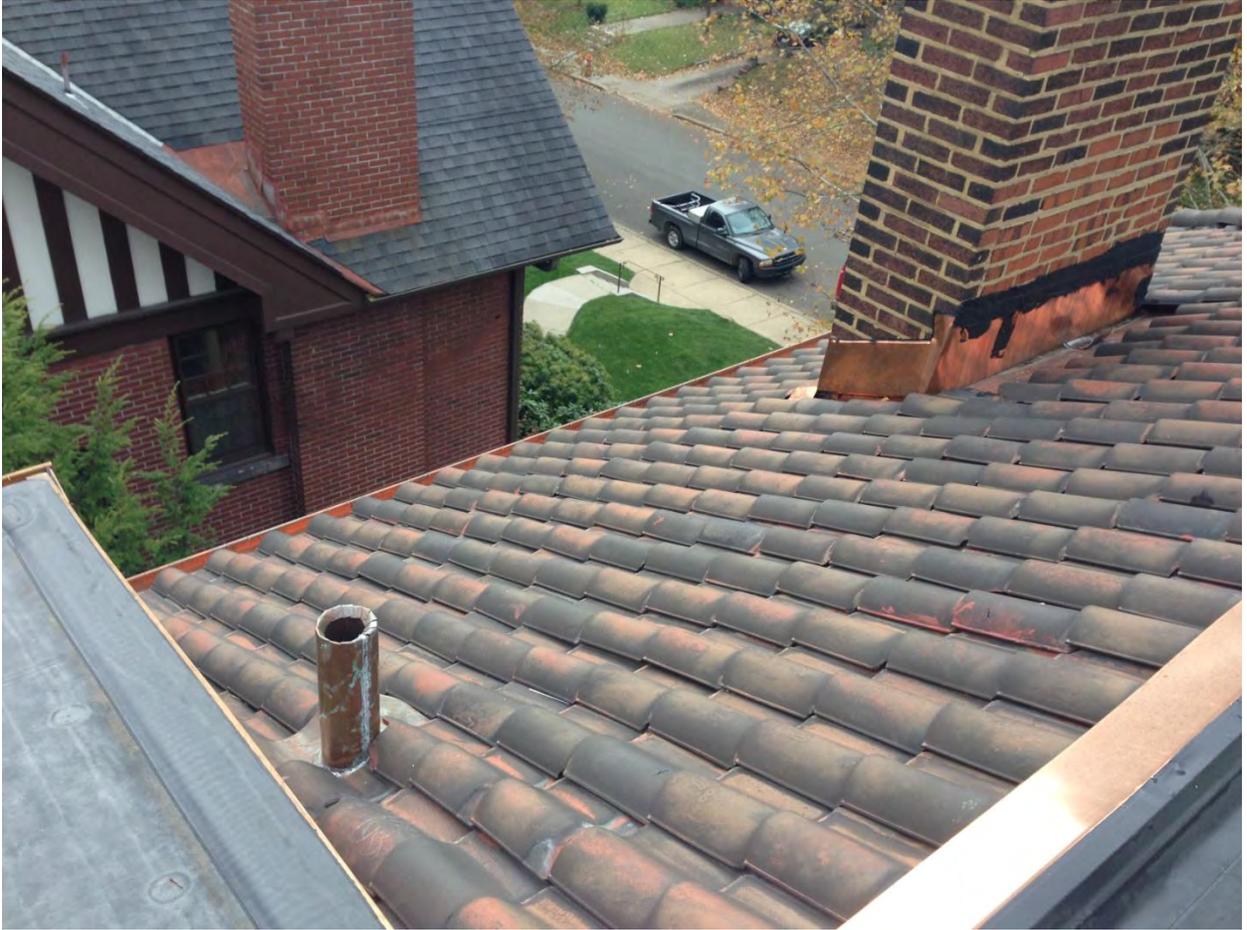
Old paint on Soffit and Fascia



Completed roof



Completed roof on the garage using original tile



Completed roof with original terracotta tile relay



New water and ice shield with original terracotta tile being laid back down



Original terracotta tile waiting to be relayed





















PENNSYLVANIA  
H7E-A527

















ELECTRONIC  
ALARM SYSTEM



