



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 March 5, 2014

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>	
Linda McClellan	Sarah Quinn	Elizabeth Scott	Emily Gill
Joe Serrao	Sharon Spooner	Wenfei Luo	Chris Gates
Noor Ismail		Cory Lewis	Stephen Pascal
Ernie Hogan		Tom Chamberlain	Glenn Benigni
		Julian Sandoval	Earl Pearson
		Matt Frantz	Bill Stolz
		Angelique Bamberg	Sergei Matviev
		Nick Kyriazi	Kristin Kipke
		Rebecca White	Katie LaForest
		Andrew Moss	Robert Musgrave

Old Business—None.

New Business

Approval of Minutes: In regards to the February 2014 minutes, Mr. Serrao motions to approve and Ms. McClellan seconds; all are in favor and motion carries.

Certificates of Appropriateness: The February 2014 Certificates of Appropriateness will be on the agenda for April.

Other:

1. Ms. Quinn states that applications have been submitted for the 2014 CLG and Keystone Grants. The City is looking for grants to continue the architectural survey. She also states that they got the contract back for the economic study.
2. Mr. Serrao asks about the Hunt Armory.
3. Ms. Quinn states that it is now a designated historic structure. She also mentions that Naser's Tavern received a positive recommendation from Planning Commission.

Adjourn:

Mr. Serrao motions to adjourn.

Ms. McClellan seconds.

Mr. Hogan asks for a vote; all are in favor and meeting is adjourned.

The discussion of the agenda items follows.

808 Cedar Avenue

Deushtown Historic District

Owner:

Wilsto Enterprises LP
1000 Cliff Mine Road Suite 101
Pittsburgh, Pa 15275

Ward: 23rd

Lot and Block: 23-S-261

Inspector: Jim Seskey

Applicant:

William Oliverio
614 Division Street
West Mifflin, Pa 15122

Council District: 6th

Application Received: 1/31/14

National Register Status: Listed: X Eligible:

Proposed Changes: Renovations to rear building.

Discussion:

1. Mr. Bill Stoltz steps to the podium; he is the owner of the property. Mr. Brendan Gallagher also steps to the podium; he is the project manager. He shows pictures of the rear property that faces the alley, stating that it was condemned but they have done renovations in order to stabilize the structure. What they are proposing is to maintain the man-door on the building and put a two-car wide garage door to the left. He shows pictures of the property to the right, which underwent a similar renovation and which they will be trying to match, with the garage door to be slightly wider. He states that almost all the other properties on the alley have been converted to have garages on the first floors. He says that they will not be making any other changes to the structure so that in the future if someone wanted to finish the upper floors for living spaces they would be able to.
 2. Mr. Hogan asks if they have any materials showing what they are looking to do.
 3. Mr. Stoltz says no, they have not made a final selection on the garage door, but they would be looking to use one that is similar to the one next door. He says they are open to suggestions on materials; if the Commission would like to see a wooden door rather than aluminum they could do that.
 4. Mr. Hogan says that they should just keep in harmony with the building next door. He states that he was the project manager for the renovation of that building at 810 Cedar. He states that the garage was a challenge and the basement will have to be filled in.
 5. Mr. Stoltz states that they have an engineer that is going to draw up the specs for them.
 6. Mr. Hogan says that also, since this is a visible alley, the rear windows will have to be wood if they decide to replace them.
 7. Mr. Stoltz says they did that with the rest of the house already.
 8. Mr. Hogan also thinks they may run into an engineering challenge trying to make
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the door much wider unless they eliminate the man-door, which would eliminate the chance to convert the upper floors into apartments.

9. Mr. Gallagher says the width of the structure is 27 feet, but a double car is only 16 feet, so they feel that they will have enough room.
 10. Mr. Hogan asks if they know how wide the garage next door is.
 11. Mr. Stoltz says they are not sure. They just want to go as wide as they can structurally without eliminating the man-door.
 12. Mr. Hogan asks for public comment.
 13. Mr. Nick Kyriazi steps to the podium; he is with the community group. He states that the reason they became alarmed at the project is the I-beam going across the opening at a lower height than what the applicants are now proposing. They thought that they were trying to do a low-slung suburban type of garage door. He states that as long as it mirrors the next door property, they have no problems with it. He also points out on the pictures that the windows on the upper floors appear to have the brick molds removed and replaced with two by fours and the trim replaced with inappropriate white trim. He also brings up the front porch, which has been altered inappropriately.
 14. Ms. Quinn advises that he call 311 about these matters for enforcement.
 15. Mr. Hogan asks for additional public testimony.
 16. Mr. Chris Gates steps to the podium. He states that he did call 311 to report the removal of the brick molding and what looks like vinyl windows in the front and rear. He also states that the installed brickwork above the I-beam on the rear property makes it clear that the intention was to try and get away with a low garage door that would be inappropriate for a historic district. He thinks that it would be great if the house would mimic the house next door, but due to the number of issues, he feels that the application should be tabled in order for detailed drawings to be presented to the Commission and the community.
 17. Mr. Stephen Pascal steps to the podium. He adds that the property was originally an alley house and not a carriage house. He also feels that the houses on the alley should be treated the same as those that face Cedar Avenue as they are all in the historic district. He respects that the resources of the HRC are limited as far as enforcement so that is why the community members are keeping their eyes on the district, and he hopes that the HRC will continue to set a clear standard so the community knows when a property is out of line.
 18. Mr. Stoltz states that some of the issues mentioned today are why he parted ways with the former contractor. Any questions or concerns can be directed to him, as he is trying to correct the problems.
 19. Mr. Hogan says the after-the-fact work is a major problem. They need to have submissions and cut sheets submitted before work is done.
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Motion:

20. Mr. Serrao motions to approve the work, with the intent to mimic 810 Cedar/Moravian Way, and they need to have final cut sheets on doors, windows, and colors. They will have to come back if they make any changes to the project.
 21. Ms. Ismail seconds.
 22. Mr. Hogan reiterates that they are to provide cut sheets, drawings, and elevations showing the door opening to staff. The materials are to match the existing structure next door, i.e. wood. They are also to restore the structure back to its original conditions. The only thing they are authorizing is replacement of the lower windows with a garage door of like kind to 810 Moravian Way, and for the man door to be replaced with a door of like kind to the one at 810. They are authorizing replacement of windows with wooden windows as well. They are only approving work on the rear building, so if they are in non-compliance on the front, that is another code issue. They will need to submit these items prior to receiving a Certificate of Appropriateness.
 23. Mr. Hogan asks for a vote; all are in favor and motion carries.
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406-408 Foreland Street

Deushtown Historic District

Owner:

Sarah Sims Erwin & Dominick DeGennaro
35 Highland Road #2106
Bethel Park, Pa 15102

Ward: 23rd

Lot and Block: 23-S-255,56

Inspector: Jim Seskey

Applicant:

Sarah Sims Erwin & Dominick DeGennaro
35 Highland Road #2106
Bethel Park, Pa 15102

Council District: 6th

Application Received: 2/12/14

National Register Status: Listed: X Eligible:

Proposed Changes: Roof and window replacement, lighting.

Discussion:

1. Ms. Sarah Erwin steps to the podium; she owns the property with her husband. She states that they are proposing to install custom wood windows in the front, install a new roof, and install a gas light above the middle door. She says they would also like to restore and paint the front siding.
 2. Mr. Hogan asks if they will be keeping the door openings the same.
 3. Ms. Erwin says yes, but they will be removing the metal trim and replacing it with wood.
 4. Mr. Hogan asks which photo is the current photo of the property.
 5. Ms. Erwin says it is the one with the siding removed.
 6. Mr. Hogan asks if the transoms had ever been modified.
 7. Ms. Erwin doesn't think so, from what she can tell the openings are original but the trim has been removed. She shows two roof options, one a shingle roof and one a metal roof. She brought both as she wasn't sure which she would get approval for. She states there are four layers of roofing material on the house currently. She says her preference would be to install the metal roof.
 8. Mr. Hogan says it probably would have had a metal roof originally.
 9. Mr. Hogan asks about the windows and if they were divided lite originally. The Commission decides they probably would have been.
 10. Ms. Erwin states that she knows a six-over-six window would be more appropriate, but they would like to do a six-over-one window to allow more light in.
 11. Mr. Hogan asks what they plan to do with the gutter and overhang.
 12. Ms. Erwin says they would like to put in a half-round gutter.
 13. Mr. Hogan points out the marks where decorative brackets would have been
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supporting the overhang.

14. Ms. Erwin says there is nothing there now.
15. Mr. Hogan says the overhang may have been a later alteration anyway.
16. Mr. Hogan asks for public comment.
17. Mr. Nick Kyriazi steps to the podium. He states that the neighborhood organization recently completed a renovation of a similar house in the area. He says they installed a half-round gutter, as box gutters and brackets would have been a later, Victorian addition. He says a standing seam tin roof would have been original as well. The windows would have been six-over-six, and the doors would have been six-panel.
18. Mr. Chris Gates steps to the podium. He lives across the street and had testified against having the building demolished. He states that the transoms would have been original, the high Italianate door surround was a later addition. He says that the most appropriated door would be a six panel door with lites in the top two panels. He is fully in support of the project.
19. Mr. Serrao says the Commission is leaning towards the six-over-six windows as they would be the most appropriate.
20. Mr. Hogan says the house should be cherished as there aren't that many houses of this age left, and that they should be commended for restoring it.

Motion:

21. Mr. Serrao motions to approve the roof and window replacement and lighting, with the condition that the new wood windows be six-over-six, the new roof to be a standing-seam metal roof with a half-round gutter, and the light to be a gas light as submitted. All final product selections are to be submitted to staff for final review.
 22. Mr. Hogan states that she has the right to do a one-over-one wooden window as that is what is there now, but they would prefer to see the six-over-six. He doesn't feel that the light would be much affected by the six-over-six windows.
 23. Ms. Ismail seconds.
 24. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1514 E. Carson Street

East Carson Street Historic District

Owner:

Ian Primosch
1514 E. Carson Street
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 3-H-76

Inspector: Brian Ralston

Applicant:

Sign Innovation
514 German Street
Pittsburgh, Pa 16037

Council District: 3rd

Application Received: 2/11/14

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

Proposed Changes: After-the-fact signage.

Discussion:

1. Mr. Tom Chamberlain steps to the podium; he is presenting on behalf of the owners. He states that this is an existing sign that was installed without historic review.
 2. Mr. Cory Lewis also steps to the podium; he is one of the owners. He states that they would like to apologize or not going through the proper process for approval. He says that they obtained approval in June for some storefront renovations, but by removing the windows that they did, they lost the existing signage.
 3. Mr. Chamberlain shows photos of the signage on the corner of the building.
 4. Mr. Hogan says that a sign board was not included when the front was renovated.
 5. Mr. Serrao asks if there would be an issue with putting the sign above the center glass.
 6. Mr. Lewis says that he wanted to have the sign be visible from both directions, and they wanted to improve the appearance of that corner which they feel that they have.
 7. Ms. Quinn suggests that they could do a projecting sign like the one on Tenpenny downtown.
 8. Mr. Hogan says that is the only thing he would want approved on a corner.
 9. Mr. Serrao says their sign is not a bad sign, but the guidelines are clear and they have to be wary about setting a precedent. He feels that a blade sign would accomplish what they are trying to do in terms of visibility.
 10. Mr. Hogan asks for public comment.
 11. Mr. Gerald Morosco steps to the podium; he is representing the LRC. They feel that the sign is not in compliance with the ordinance in several respects, specifically in the number of signs and the location of signs. He also points out that the stone has been painted inappropriately and the sign has been drilled into it,
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which will need to be repaired. He mentions that there is a grant for signage available through the Streetface program if they want to install a projecting sign. He recommends that the HRC deny the application and require removal of the signage as well as removal of the paint on the stone columns.

12. Mr. Lewis states that they painted the columns because there was a graffiti issue.
13. Mr. Hogan states that the painting of the stone is a violation that has now been brought to their attention, and should probably be turned over to enforcement. He encourages Mr. Morosco to call 311 on this issue and states that he will also.

Motion:

14. Mr. Serrao motions to deny and ask for removal of the after-the-fact signage.
 15. Ms. McClellan seconds.
 16. Mr. Hogan asks for a vote; all are in favor and motion carries.
 17. Mr. Hogan states that the applicant should develop a new sign that complies with the guidelines and submit it to staff.
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1805 E. Carson Street **East Carson Street Historic District**

Owner:

Glenn Benigni
543 Burkes Drive
Coraopolis, Pa 15108

Ward: 17th

Lot and Block: 12-E-323,24,25

Inspector: Brian Ralston

Applicant:

Glenn Benigni
543 Burkes Drive
Coraopolis, Pa 15108

Council District: 3rd

Application Received: 2/10/14

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

Proposed Changes: Enclosure of patio.

Discussion:

1. Mr. Glenn Benigni steps to the podium; he is the owner of the property and of the business. He shows photos of the existing patio and explains that they put up plastic in the winter to enclose it. He would like to replace the plastic and canvas awnings with garage doors that could open up in the summer and that they could close and heat properly in the winter. He shows drawings of his concept and explains different ideas for placement of the garage doors and man door. He shows photos of garage doors at the Double Wide Grill on East Carson Street.
 2. Mr. Serrao asks if he has any other examples of garage doors in the district.
 3. Mr. Benigni says he was unable to find any other garage doors, although there are many bifold door and window systems.
 4. Mr. Hogan asks how far the patio is set back.
 5. Mr. Benigni says about twelve feet. He states that garage doors would be a big aesthetic improvement from the plastic that he needs to use now.
 6. Mr. Hogan asks for public comment.
 7. Mr. Gerald Morosco steps to the podium. He states that Mr. Benigni has met with the LRC many times over the years. He states that the issue is that they worked with him back when the historic district was established to establish proper massing and scale of the open space, and he feels that a garage door would not be appropriate for the space or the district. They would be happy to meet with Mr. Benigni to develop a more appropriate alternative.
 8. Mr. Hogan agrees that garage doors are not appropriate for districts.
 9. Mr. Benigni asks if an operable accordion door system could be appropriate.
 10. The Commission states that it could be if the proportions are right. He should work with the LRC to develop a solution and bring it back.
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Motion:

11. Mr. Serrao motions to table the application for 30 days.
 12. Ms. Ismail seconds.
 13. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1011 N. Franklin Street

Manchester Historic District

Owner:

Jesse & Sylvia Johnson
1011 N. Franklin Street
Pittsburgh, Pa 15233

Ward: 21st

Lot and Block: 22-L-176

Inspector: Jim Seskey

Council District: 6th

Application Received: 12/9/13

Applicant:

Jesse & Sylvia Johnson
1011 N. Franklin Street
Pittsburgh, Pa 15233

National Register Status: Listed: X Eligible:

Proposed Changes: Window replacement.

Discussion:

1. Ms. Quinn states that the applicants have not been able to attend the meetings.
 2. Mr. Hogan suggests that the application be denied.
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Motion:

3. Mr. Serrao motions to deny the application for vinyl window replacement.
 4. Ms. McClellan seconds.
 5. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1414 Pennsylvania Avenue

Manchester Historic District

Owner:

George Balderose
1414 Pennsylvania Avenue
Pittsburgh, Pa 15233

Ward: 21st

Lot and Block: 22-P-114

Inspector: Jim Seskey

Applicant:

George Balderose
1414 Pennsylvania Avenue
Pittsburgh, Pa 15233

Council District: 6th

Application Received: 1/23/14

National Register Status: Listed: X Eligible:

Proposed Changes: Construction of a driveway.

Discussion:

1. Mr. George Balderose steps to the podium; he is the owner of the property. He states that his house is enclosed on three sides and he has no driveway access from the back of the house, so would like to add one in the front along the property line. He would like to match the concrete of the driveway and retaining wall to the color of the existing retaining wall.
 2. Mr. Hogan asks if there are any other driveways on the street.
 3. Mr. Balderose states that his next door neighbor does have one at his property line.
 4. The Commission views satellite images of the driveway.
 5. Mr. Hogan asks for public comment; there is none.
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Motion:

6. Mr. Serrao motions to approve the construction of a driveway and retaining wall, to be a concrete driveway with a poured-in-place concrete wall to match existing.
 7. Ms. Ismail seconds.
 8. Mr. Hogan asks for a vote; all are in favor and motion carries.
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426 N. Taylor Avenue

Mexican War Streets Historic District

Owner:

Adin Hamilton
318 W. North Avenue
Pittsburgh, Pa 15212

Ward: 22nd

Lot and Block: 23-J-223

Inspector: Jim Seskey

Applicant:

Adin Hamilton
318 W. North Avenue
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 2/14/14

National Register Status: Listed: X Eligible:

Proposed Changes: Roof addition and replacement of fire escape.

Discussion:

1. Mr. Adin Hamilton steps to the podium; he is the owner of the property. He says that he is seeking approval for a “doghouse” on the roof for future rooftop access; he does not intend at any point in the near future to have a rooftop deck or railing on the roof. The doghouse is not visible from Sampsonia Way or N. Taylor Avenue.
 2. Mr. Hogan asks if he is looking to create an interior stair to go up to the roof.
 3. Mr. Hamilton says yes. He shows photos and drawings that indicate the structure will not be visible.
 4. Mr. Serrao asks about the fire escape.
 5. Mr. Hamilton shows photos of the existing wooden fire escape and states that he is requires by code to have a metal fire escape.
 6. Mr. Hogan asks about the windows on the drawing.
 7. Mr. Hamilton says they are part of the doghouse addition; they need to add that part because of the height difference on the roof.
 8. Mr. Hogan asks for public comment; there is none.
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Motion:

9. Mr. Serrao motions to approve the roof addition and replacement of fire escape as submitted.
 10. Ms. McClellan seconds.
 11. Mr. Hogan asks for a vote; all are in favor and motion carries.
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4400 Forbes Avenue

Oakland Civic Center Historic District

Owner:

Carnegie Library of Pittsburgh
4400 Forbes Avenue
Pittsburgh, Pa 15213

Ward: 4th

Lot and Block: 52-N-42

Inspector: Mark Sanders

Applicant:

Elagin Architecture Inc.
1712 Murdoch Street
Pittsburgh, Pa 15217

Council District: 8th

Application Received: 2/14/14

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

Proposed Changes: Construction of rear enclosure for mechanical equipment.

Discussion:

1. Mr. Sergei Matviev steps to the podium; he is the architect for the addition. He states that the electrical service in the building is older, so they have decided to put a new electrical service in parallel to the existing one, which will be housed in the addition. The location of the addition is a depression off of Schenley Drive that is about eight feet deep. Only about seven feet of the addition will be visible. The materials will be weathered zinc and a standing seam metal roof, and the substrate will be a concrete-block wall. They will start the zinc about six courses up, where the wall becomes visible from the street.
 2. Mr. Hogan says not much of this will be visible except for the roof.
 3. Mr. Matviev says yes. He says the cornice line will try and mimic that of rest of the building.
 4. Mr. Hogan asks if they are constructing any real windows or anything like that.
 5. Mr. Matviev says no, they have set the addition far enough back to create light wells, and the material itself is somewhat reflective. They have made the building as small as they can, given the requirements of the equipment.
 6. Mr. Hogan asks for public comment; there is none.
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Motion:

7. Mr. Serrao motions to approve construction of rear enclosure for electrical service as submitted in the drawings and samples.
 8. Ms. Ismail seconds.
 9. Mr. Hogan asks for a vote; all are in favor and motion carries.
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100 Lytton Avenue

Oakland Civic Center Historic District

Owner:

Felcor Lodging Trust
800 Old Roswell Lakes Parkway Suite 100
Roswell, Ga 30076

Ward: 4th

Lot and Block: 27-L-81

Inspector: Mark Sanders

Applicant:

Trane
400 Business Center Drive
Pittsburgh, Pa 15205

Council District: 8th

Application Received: 2/14/14

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

Proposed Changes: Installation of HVAC units.

Discussion:

1. Mr. Bob Musgrave steps to the podium; he is from Trane, the contractors installing new rooftop units on the hotel. He explains the project, stating that the hotel currently has two air handlers located in the restaurant ceiling, and they are looking to replace them with two rooftop units located on the roof above the restaurant. The owner has requested that they be placed on the roof both for accessibility and for noise reduction. He shows photos of the front of the building, explaining that the lower roof is the one that is above the restaurant, and the units will be visible from up and down Lytton Avenue. There will be a unit on each side of the roof, and they will paint them to match the color of the building and the existing units.
 2. Mr. Hogan asks if the height of the new units is about the same as the existing units.
 3. Mr. Musgrave says yes. The existing units are back a bit farther so are less visible, but the new units will be painted to match so they will blend in.
 4. Mr. Hogan asks for public comment; there is none.
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Motion:

5. Mr. Serrao motions to approve the installation of HVAC units as submitted, with paint to match the color of the building.
 6. Ms. McClellan seconds.
 7. Mr. Hogan asks for a vote; all are in favor and motion carries.
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943 Liberty Avenue

Penn-Liberty Historic District

Owner:

Pittsburgh Cultural Trust
803 Liberty Avenue
Pittsburgh, Pa 15222

Ward: 2nd

Lot and Block: 9-N-43

Inspector: Bob Molyneaux

Applicant:

Gary Carlough
5411 Penn Avenue
Pittsburgh, Pa 15206

Council District: 6th

Application Received: 2/13/14

National Register Status: Listed: X Eligible:

Proposed Changes: Façade restoration.

Discussion:

1. Mr. Julian Sandoval with GBBN Architects steps to the podium. He explains the project, stating that they are looking to renovate the façade. He shows pictures of the existing façade, which is left over from when the building housed the last adult-use business on Liberty Avenue. He states that they are trying to mend what was done with the building, and have done research into what the building used to look like in order to restore it. On the ground floor they are proposing a new storefront, and they have uncovered an existing set of transom windows which they would like to refurbish and replace as part of the new storefront. On the second floor, they will be refurbishing the existing windows. Other features they will be adding are a bulkhead seating for the ground floor with lighting, and they will be restoring the tile flooring at the ground floor entrances. They will be repointing and refinishing all the brick, and removing the paint from the ground floor brick and stone plinth.
 2. Mr. Hogan asks about the storefront materials.
 3. Mr. Sandoval says they will be using painted aluminum in a forest green color.
 4. Mr. Hogan asks if they have thought about where signage would go on the building.
 5. Mr. Sandoval says that they don't have a tenant yet, but they were thinking that signage would go in the transom windows, depending on what the tenants would want. He states they are also planning on adding four up-light fixtures to wall wash the façade.
 6. Mr. Hogan asks if there are any other lights proposed.
 7. Mr. Sandoval says there are two lights on the bulkhead, one at each entrance.
 8. Mr. Serrao states that with the way the lights are positioned, a future tenant would not be able to have a lighted sign.
 9. Mr. Sandoval says he understands.
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10. Mr. Hogan asks for public comment; there is none.

Motion:

11. Mr. Serrao motions to approve the façade restoration as submitted in the documents.

12. Ms. Ismail seconds.

13. Mr. Hogan asks for a vote; all are in favor and motion carries.

810-814 Penn Avenue

Penn-Liberty Historic District

Owner:
PBH2 LLC
761 Osage Road
Pittsburgh, Pa 15243

Ward: 2nd

Lot and Block: 9-N-81

Inspector: Bob Molyneaux

Applicant:
Katie LaForest
Moss Architects
181 42nd Street
Pittsburgh, Pa 15201

Council District: 6th

Application Received: 2/14/14

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

Proposed Changes: Installation of HVAC, louvers, and new door.

Discussion:

1. Ms. Katie LaForest steps to the podium; she is with Moss Architects, who are handling a mainly interior renovation for the tenant on the first and second floor and also the basement. She shows photos of the back of the building where they are proposing some alterations, which are necessary as they are bringing the HVAC systems up to code. On the first floor they are proposing new louvers, and they are also proposing a new egress door in an existing masonry opening. They also will be adding a new upper floor window in an existing masonry opening that is currently covered in plywood. She shows the locations of the new louvers.
 2. Mr. Hogan asks about a ledge with air conditioners on it.
 3. Ms. LaForest says that is staying, but they are removing two other units and proposing a new condensing fan. She says they are not touching the fire escape or the front of the building.
 4. Mr. Hogan asks for public comment; there is none.
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Motion:

5. Mr. Serrao motions to approve installation of HVAC and alterations to the rear of the building as submitted.
 6. Ms. Ismail seconds.
 7. Mr. Hogan asks for a vote; all are in favor and motion carries.
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