In Attendance:

<table>
<thead>
<tr>
<th>Members</th>
<th>Staff</th>
<th>Others</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carol Peterson</td>
<td>Sarah Quinn</td>
<td>Carole Malakoff</td>
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<tr>
<td>Erik Harless</td>
<td>Sharon Spooner</td>
<td>Lisa Pilewski</td>
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<tr>
<td>Ernie Hogan</td>
<td>Rachel Rearick</td>
<td>Christine Brill</td>
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<tr>
<td>Matthew Falcone</td>
<td>Evelyn Jones</td>
<td>Grg Kobulnicky</td>
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<td>Joe Serrao</td>
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<td>David Farkas</td>
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Call to Order:

Mr. Hogan calls the meeting to order at 12:50 PM on August 2, 2017.

Old Business-None.

New Business:

Approval of Minutes: In regards to the July meeting minutes, Mr. Serrao motions to approve and Mr. Falcone seconds. Mr. Hogan asks for a vote; all are in favor and motion carries.

Approval of Issuance of Certificates of Appropriateness: In regards to the issuance of Certificates of Appropriateness in July 2017, Mr. Serrao motions to approve and Ms. Peterson seconds. Mr. Hogan asks for a vote; all are in favor and motion carries.

Other Business:

1. Ms. Quinn gives updates from staff. She talks about where ongoing nominations are in the process and potential new nominations. She talks about the issues with unapproved murals on East Carson Street. She talks about a potential state program to survey the prison. She states that staff had recent meetings with the Lawrenceville neighborhood group and for proposals for the Hunt Armory.
2. Mr. Hogan asks Mr. Harless for an update on enforcement issues.
3. Mr. Harless gives an update, especially regarding previously discussed properties in Allegheny West.
Adjourn:

Mr. Serrao motions to adjourn.
Mr. Falcone seconds.
Mr. Hogan asks for a vote; all are in favor and motion carries.
Meeting is adjourned at 3:25 PM.

Minutes of the agenda items follow.
**908 Beech Avenue**

*Allegheny West Historic District*

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**Owner:**
Greg Kobulnicky  
908 Beech Avenue  
Pittsburgh, Pa 15233

**Ward:** 22nd

**Lot and Block:** 22-S-76

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**Applicant:**
Christine Brill  
Studio for Spatial Practice  
3609 Penn Avenue  
Pittsburgh, Pa 15201

**Inspector:**

**Council District:** 6th

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**Application Received:** 6/16/17

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

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**Proposed Changes:** Façade renovations including after-the-fact porch removal.

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**Discussion:**

1. Ms. Peterson recuses herself from the discussion and vote.
2. Ms. Christine Brill steps to the podium; she is the architect for the project. She talks about the first order of business, which is the removal of the porch and construction of a new porch.
3. Mr. Greg Kobulnicky steps to the podium; he is the owner of the property. He talks about the history of side porches on the property and goes over the documentation.
4. Ms. Brill talks about the porch proposal and goes through the presentation.
5. Mr. Hogan asks about the molding profiles on the porch, the wood brackets, and the wood balustrade.
6. Ms. Brill clarifies what is shown the drawings. She states that the bracket design was inspired by the brackets on the front of the house. She shows the elevation and talks about the balustrade.
7. Mr. Hogan asks about the standing seam roof and color.
8. Ms. Brill states that they aren’t set on the color and would prefer to leave it a plain metal color.
9. Mr. Hogan asks about the porch floor and ceiling materials.
10. Ms. Brill goes over the materials.
11. Mr. Hogan asks about the reasoning for the width of the new porch, which seems wider than what was there.
12. Ms. Brill refers to the width of the porches shown on the Sanborn maps.
13. Mr. Hogan asks for public testimony.
14. Ms. Carole Malakoff steps to the podium representing the LRC. She states that
they are very supportive of the porch project. She states that they met with the applicant and owner and they did accept their suggestion for the standing seam roof. She suggests rethinking the pine wood as it may not hold up.

15. Ms. Brill states they are open to changing the material.

1. Mr. Hogan states as long as they keep the tongue and groove and dimensions of what would have been there originally it will be acceptable.

Motion:

1. Mr. Serrao motions to approve the new side porch with painted wood chamfered posts and brackets as submitted in application number 1.

2. Mr. Falcone seconds.

3. Mr. Hogan clarifies that the ornamentation of the brackets and spindles is to replicate or be in character with those of the front porch, the lattice as drawn is square, the deck is to be tongue and groove pine unless another wood is selected, and all paint colors and schemes are to be submitted to staff.

4. Mr. Serrao accepts the amendment.

5. Mr. Falcone seconds the motion as amended.

6. Mr. Hogan asks for a vote; Mr. Serrao, Mr. Hogan, Mr. Harless, and Mr. Falcone are in favor and Ms. Peterson recused herself. Motion carries.
908 Beech Avenue

Allegheny West Historic District

Owner: Greg Kobulnicky
908 Beech Avenue
Pittsburgh, Pa 15233

Ward: 22nd
Lot and Block: 22-S-76

Inspector:

Applicant: Christine Brill
Studio for Spatial Practice
3609 Penn Avenue
Pittsburgh, Pa 15201

Council District: 6th
Application Received: 6/16/17

National Register Status: Listed: X Eligible:

Proposed Changes: Window and door alterations.

Discussion:

1. Ms. Brill steps back to the podium to go over the application for window and door alterations.
2. Mr. Hogan asks what evidence they have that the window was previously altered from a door.
3. Ms. Brill states that the Sanborn maps show a porch there, and there is evidence of a transom, so they are confident that they are restoring the original opening. She shows the photos of the brickwork in the packet.
4. Mr. Hogan asks for public testimony.
5. Ms. Carole Malakoff steps to the podium representing the LRC. She states that they do approve of the two-over-two windows and are in support.

Motion:

1. Mr. Serrao motions to approve repair and replacement of wood windows, trim, sash, and lintels as well as the new door and new openings as submitted in application number two.
2. Mr. Harless seconds.
3. Mr. Hogan asks for a vote; Mr. Serrao, Mr. Hogan, Mr. Harless, and Mr. Falcone are in favor and Ms. Peterson recused herself. Motion carries.
4. Mr. Hogan acknowledges an email received for the LRC dated July 29th in support.
814 Western Avenue

Allegheny West Historic District

Owner: Kathryn Bailey
814 Western Avenue
Pittsburgh, Pa 15233

Ward: 22nd
Lot and Block: 8-A-19

Applicant: Kathryn Bailey
814 Western Avenue
Pittsburgh, Pa 15233

Inspector:
Council District: 6th
Application Received: 7/5/17

National Register Status: Listed: X Eligible:

Proposed Changes: Window replacement.

Discussion:

1. Ms. Kathryn Bailey steps to the podium; she is the owner of the property. She explains her window replacement proposal and presents the materials specifications.

2. Mr. Hogan asks for public testimony.

3. Ms. Carole Malakoff steps to the podium representing the LRC. She states that they did meet with the applicant and recommended matching the aluminum color with a bronze vinyl. She confirms that only one of the windows is visible.

Motion:

1. Mr. Serrao motions to approve the rear window replacement as submitted, with exterior color to be architectural bronze.

2. Mr. Harless seconds.

3. He asks for a vote; all are in favor and motion carries. Mr. Hogan acknowledges the email received from the LRC in support of the project dated July 19, 2017.

4. Ms. Bailey states that she does plan to replace additional rear windows in the future and asks if she will have to reapply.

5. Mr. Hogan states that she will have to reapply, but perhaps it can be a staff approval as they have set the standard.
831 Western Avenue
Allegheny West Historic District

Owner: Frank & Susan Remcheck
831 Western Avenue
Pittsburgh, Pa 15233

Ward: 22nd
Lot and Block: 8-A-50

Applicant: John D. Francona
1234 Resaca Place
Pittsburgh, Pa 15212

Council District: 6th
Application Received: 6/16/17

National Register Status: Listed: X Eligible:

Proposed Changes: Façade renovations and construction of carriage house.

Discussion:
1. Mr. John Francona steps to the podium; he is the architect for the project. He goes over the revised proposal.
2. Mr. Hogan asks for public testimony.
3. Ms. Carole Malakoff steps to the podium representing the LRC. She states that they did meet twice with the owner and applicant and were pleased to see the most recent changes. She states that they don’t support steel doors in the neighborhood and would like to see wood. They also recommend a dark screening fence for the air conditioning. She states that they did have a dilemma with the Hardie board, as it is the first new construction project in the neighborhood to use the material. They did ultimately approve it.
4. Mr. Hogan acknowledge the email from the LRC dated July, 29, 2017, confirming the testimony. He states that they have not approved steel doors in this district.
5. Ms. Peterson states that it sounds like a bad precedent.
6. Mr. Hogan discusses the paneling on the doors. He asks if the applicant can accept wood doors.
7. Mr. Francona says yes.

Motion:
1. Mr. Serrao motions to approve the façade renovations and construction of a carriage house as submitted with the conditions that the metal doors be replaced with the wood doors of the same profile and type and a dark-colored fence be placed around the condensing unit.
2. Mr. Falcone seconds.
3. Mr. Hogan asks for a vote; all are in favor and motion carries.
928 Western Avenue

Allegheny West Historic District

Owner: Moshood Martin
806 Western Avenue
Pittsburgh, Pa 15233

Applicant: Ryan England
citySTUDIO
5150 Penn Avenue
Pittsburgh, Pa 15224

Ward: 22nd
Lot and Block: 7-D-136
Inspector:
Council District: 6th
Application Received: 7/14/17

National Register Status: Listed: X Eligible:

Proposed Changes: Façade renovations and construction of garage.

Discussion:

1. Mr. Ryan England steps to the podium; he is the architect for the project. He talks about some issues with the façade that were pointed out by the LRC and how they will be remedied.

2. Ms. Quinn asks if these were included on the application.

3. Mr. England says no, but they met with the LRC last night and were requested to include those items. He has included them in the packet.

4. Mr. Serrao states that they can work with what was submitted.

5. Mr. England goes through the rest of the application.

6. Mr. Hogan recaps the history of Certificates of Appropriateness that were issued for the property. He states that the façade was to match the one next door. He states that he has issues with the plumbing as installed on the façade and that painting it out will not be enough. He states that they did not approve anything on the rear except in-kind replacement of what was there. At this point they are looking at after-the-fact alteration of the mansard slate roof, installation of a door, alterations to the façade, and modification to the deck. He states that he is struggling with details of the materials and thinks that more information is needed. He also acknowledges for the record a letter from the neighbor at 930 Western dated July 21, 2017, in which he states that he feels that the owner has not respected the architecture of the house and has made several drastic changes.

7. Mr. Falcone states that he has issues with the design of the garage. He states that the house has a lot of Queen Anne details, but the garage is more 1920s or 1930s and doesn’t seem compatible.

8. Mr. England states that he appreciates the comment and states that they did struggle with the design and the neighborhood guidelines.

9. Mr. Hogan asks for public testimony.
10. Ms. Carole Malakoff steps to the podium representing the LRC. She states that they provided two emails after they met with the owner and applicant two separate times. She talks about their concerns and provides a photo of the French doors, which they think are inappropriate.

11. Mr. Hogan asks for additional testimony; there is none. He acknowledges for the record the revised email from the LRC dated August 1, 2017 confirming their testimony. He recommends that the application be tabled for additional information. He would like to see each item dealt with including submission of cut sheets and information on materials. He states that they will need to detail the front porch modifications including hiding the air vent behind the lattice and pulling the downspout into the porch to hide it. He states that the proposed garage needs to be simplified.

12. Mr. Serrao states that they need to also be sure that they do have enough brick for the garage.

13. Mr. Hogan states that the after-the-fact French doors are inappropriate and were added without approval.

14. Mr. Harless addresses the doors.

**Motion:**

1. Mr. Serrao motions to table the application for 30 days.
2. Mr. Falcone seconds.
3. Mr. Hogan asks for a vote; all are in favor and motion carries.
# 718 Cedar Avenue

**Deutschtown Historic District**

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<th>RRK, LLC</th>
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<tr>
<td></td>
<td>1426 Navahoe Drive</td>
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<tr>
<td></td>
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<td>Avonmore, Pa 15618</td>
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**Inspector:**

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<td>7/14/17</td>
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## National Register Status:

- Listed: X
- Eligible: 

## Proposed Changes:

Facade renovations including replacement of roofing with faux slate and door replacement.

## Discussion:

1. Mr. Adam Galmoff steps to the podium; he is the contractor for the project. He explains the project.
2. Mr. Falcone asks if they will be keeping the pattern of the slate.
3. Mr. Galmoff says yes and explains their proposal and materials.
4. Ms. Quinn asks about the satellite dish.
5. Mr. Galmoff says it will be removed.
6. Mr. Hogan asks for public testimony; there is none.

## Motion:

1. Mr. Serrao motions to approve the facade renovations, roof replacement, and door replacement with the condition that the front door be wood, all new materials match existing, colors be as submitted, and roofing material be Ecostar beveled edge to match the existing pattern as submitted.
2. Mr. Harless seconds.
3. Mr. Hogan asks for a vote; all are in favor and motion carries.
**1734 E. Carson Street**  
*East Carson Street Historic District*

**Owner:** Barry Caprino  
146 Allegheny River Boulevard  
Oakmont, Pa 15139

**Ward:** 17th  
**Lot and Block:** 12-E-366

**Applicant:** Insomnia Cookies  
10 Campus Boulevard, Suite 1  
Newtown Square, Pa 19073

**Inspector:**  
**Council District:** 3rd  
**Application Received:** 7/14/17

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

**Proposed Changes:** Storefront renovations and signage.

**Discussion:**

1. Mr. Bill Couch steps to the podium representing the applicant Insomnia Cookies. He presents the changes that they are proposing to the storefront as well as the signage and paint colors.

2. Mr. Serrao asks if they are only altering the first floor.

3. Mr. Couch says yes, outside of the paint trim.

4. Mr. Serrao asks why they are looking to modify the existing storefront condition so drastically.

5. Mr. Hogan asks why they are moving the entrance to the side instead of keeping the center entrance.

6. Mr. Couch states that it is a common entrance for the business and the apartment above, so to give the business more space they slid the door over.

7. The Commission discusses the door condition. It is decided that the applicant should work with PLI on code issues and then rework the storefront design.

8. Mr. Hogan asks for public testimony; there is none. He acknowledges for the record an email received on August 1, 2017, from the LRC concerning many of the issues the Commission talked about. The LRC was concerned about preserving some of the original metal trimmings on the façade as well as providing more details on the application.

**Motion:**

1. Mr. Serrao motions to table the application for 30 days.

2. Mr. Harless seconds.

3. Mr. Hogan asks for a vote; all are in favor and motion carries.
## Walton House

### 4412-4416 Plummer Street

**Individual Landmark**

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<td>Chan Real Estate</td>
<td><strong>Lot and Block:</strong></td>
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<td>3340 Smallman Street</td>
<td><strong>Inspector:</strong></td>
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<th>7/14/17</th>
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<td>7/14/17</td>
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<td>1322 Juniata Street</td>
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<tr>
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<td><strong>Application Received:</strong></td>
<td>7/14/17</td>
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**National Register Status:**  **Listed:** X  **Eligible:**

**Proposed Changes:** Renovations to front, side and rear of property.

### Discussion:

1. Mr. Mr. James Hoy steps to the podium representing the owner. He states that they did receive a C of A and building permit for the front and side elevations and would like to do the same on the rear. Unfortunately work has already started due to misunderstanding. He talks about one of the side windows that they resized due to the floor level, and states they can restore the size if desired. He talks about the proposal for the chimney, which was parged without approval and they are proposing to take it down and rebuild it with the bricks inside out.

2. Mr. Hogan asks for public testimony.

3. Mr. Keith Cochran steps to the podium representing Lawrenceville Stakeholders. He states that they are concerned that the original features of the house are not being maintained, including the windows and doors.

4. Ms. Mary Coleman steps to the podium; she is a resident and a member of Lawrenceville stakeholders. She has a comment on the windows.

5. Mr. Hogan states that at far as the enforcement issues, they can verify with the inspector and have them remedy anything that was not approved on the front and sides.

### Motion:

1. Mr. Serrao motions to approve the rear façade renovations as submitted, with all renovations to be completed in-kind with respect to window and door sizes and according to spec sheets as submitted.

2. [Second is inaudible.]

3. Mr. Falcone recommends an amendment to include the chimneys.

4. Mr. Serrao amends the motion to include reconstruction of chimneys with same
material and same height.

5. Mr. Hogan asks about mortar color.

6. Mr. Serrao amends the motion to include the mortar color.

7. Mr. Hogan states that there was a motion, a second, and a modification to include chimney approval with a limestone mortar color. He asks for a vote; all are in favor and motion carries.
Proposed Changes: Façade renovations and construction of garage.

Discussion:

1. Mr. Dave Farkas with PHLF steps to the podium. He gives some background on the project.

2. Mr. Ryan England steps to the podium; he is the architect for the project. He goes over the existing conditions and the proposal for restoration of the buildings.

3. Mr. Hogan asks about the cleaning and repainting of the façade, as not all of the building is painted.

4. Mr. England goes over the issues with the masonry and what their proposal is.

5. Mr. Hogan states that they generally don’t allow painting of unpainted masonry. He mentions a demolition that was approved in the neighborhood of a similar building, and suggests that they may be able to salvage the brick. He states that having the mortar match will also go a long way towards unifying the brick. He states that they will also need cut sheets on the materials for the restoration work. He discusses the proposed windows.

6. Mr. England goes over the proposal for the garage.

7. Mr. Hogan asks for public testimony.

8. Ms. Evelyn Jones steps to the podium. She states that everything looks good and she agrees with the Commission that the buildings should not be painted.
Motion:

1. Mr. Serrao motions to approve façade renovations and construction of a rear garage with the condition that the existing non-painted building remain so, and that cut sheets of windows, doors, trim, garage doors, light fixtures, colors, porch details, and fencing be submitted to staff.

2. Mr. Falcone seconds.

3. Mr. Hogan asks for a vote; all are in favor and motion carries.
1301 Columbus Avenue

Manchester Historic District

Owner:
Manchester Housing Development

Ward: 21st
Lot and Block: 22-F-285

Applicant:
PLI

Inspector:

Council District: 6th
Application Received: 6/27/17

National Register Status:  Listed: X  Eligible:

Proposed Changes: Demolition to grade.

Discussion:
1. Mr. Russell Blaich is not present.
2. Mr. Harless proposes tabling the application.

Motion:
1. Mr. Serrao motions to table the application for 30 days on behalf of PLI.
2. Mr. Falcone seconds.
3. Mr. Hogan asks for a vote; all are in favor and motion carries.
**Tufa Bridges**  
*Schenley & Serpentine Drives*  
**Historic District Nomination**

**Owner:**
City of Pittsburgh  
**Ward:** 14th

**Lot and Block:**

**Nominator:**
Matthew Falcone  
**Inspector:**

**Council District:**

**Nomination Received:** 7/20/17

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

**Proposed Changes:** Nomination for historic designation.

**Discussion:**

1. Ms. Quinn makes a brief presentation on the bridges. She states that there is a lot of information in the nomination including several criteria for designation, which she states she will need the Commissioners’ help in narrowing down to one strong, well-documented criterion. She finds that the strongest criterion is **Criterion 3**, exemplification of an architectural type, style or design. She states that the nomination also mentions **Criterion 4**, identification with significant person or persons, but she would like the Commission to take a look and see if they find that appropriate.

2. The Commission discusses the criteria for designation.

3. Mr. Hogan states that their task today is to determine that the application is complete and meets at least one of the criteria for historic designation and to set a date for a public hearing and final determination.

4. Mr. Serrao states that the only other criterion he could see is **Criterion 10**, unique location and distinctive physical appearance or presence.

5. Mr. Hogan recommends that they accept the application, noting that the nomination meets **Criterion 3 and 10** at a minimum, and have the application proceed to the September hearing for public comment, and noting that the bridges are now protected until City Council’s final vote.

**Motion:**

1. Mr. Serrao motions to accept the application as complete and at least meeting one if not two of the criteria for designation.


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