



**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 November 7, 2012  
Beginning at 12:30 PM  
200 Ross Street  
First Floor Hearing Room  
Pittsburgh, PA 15219

In Attendance:

<b><i>Members</i></b>	<b><i>Staff</i></b>	<b><i>Others</i></b>
Noor Ismail	Sarah Quinn	Joan Kimmel
John Jennings	Sharon Spooner	Charlotte Foster
Joseph Serrao		Joseph Rockey, Jr.
Ernie Hogan		Charles Moore
		Stephen Daniele
		Alethea Cassidy
		Dan Wood
		Robert Loos
		Evelyn Jones
		Sean Beasley
		Greg Spicer
		Craig Worl
		Kirk Burkley
		Ken Holmes
		Greg Mucha
		Paul Johnson
		Nathan Hart
		Barbara Talerico
		Randi Marshak
		Christi Bohrmann
		Tom Little
		Patrick "Ryan" Costello
		Lee Bruder
		Bob Baumbach
		Andrew Behnke
		Jara Thomps
		Zolina Cook

**Old Business** - None

**New Business**

**Approval of Minutes:** In regards to the October minutes, Mr. Jennings motions to approve and Mr. Serrao seconds; all members vote in favor.

**Certificates of Appropriateness:** In regards to the October 2012 Certificates of Appropriateness, Mr. Serrao motions to approve and Mr. Jennings seconds; all members vote in favor.

**Other:**

1. Ms. Quinn briefs the Commission on the proposed ordinance revisions. She states that she would like to see the Commission make a recommendation to City Council on them before the end of the year.
2. Ms. Quinn states that the revisions include a lot of language changes that amount to the same main items.
3. The first main change being proposed is that an individual property will only be able to be nominated by the property owner. Ms. Quinn states that this does not follow best practices of historic preservation.
4. The next proposed change is that historic district nominations would have to be accompanied by a petition signed by seventy percent of property owners in the district. Ms. Quinn presents research on what other cities nationwide require and explains that most of the cities require signatures of fifty percent or less, or no petition at all.
5. The next proposed change is that the HRC would need to follow the rules and procedures of the Zoning Board of Adjustment. Ms. Quinn states that those procedures are not a whole lot different than the current ones. The main difference is that the HRC members are not compensated while the ZBA members are, and the level of work required may be different. The other thing the ZBA requires are court reporters to be present at meetings, which may be a budget issue. The ZBA also has subpoena power. Ms. Quinn believes that the HRC should, and does, look to the Planning Commission because it is more parallel.
6. The last proposed change is the inclusion of a qualified land use attorney on the HRC, which would omit one of the positions reserved for members of the interested public. Ms. Quinn does not want the public's contribution to be diluted, so she recommends the number of commission members to be increased to nine so there could be three positions for the public.
7. Ms. Quinn mentions there is no hard deadline to make recommendations for these changes. It is determined that Councilman Burgess wants the bill held, so the Commission will not take action until further notice.
8. The Commission briefly discusses the Mexican War Streets district expansion process. Ms. Quinn goes over the steps in the process and what the responsibilities of the Commission will be today.
9. Mr. Hogan asks if this is the creation of a new district or an expansion. Since it is an expansion, he asks if the guidelines could possibly be changed due to feedback received by residents.
10. Ms. Quinn feels that anything could change at this point, especially considering the process with the consulting firm that is working on the ordinance and guidelines.
11. The Commission members feel that guidelines should definitely be reviewed.

**Adjourn:**

Mr. Serrao motions to adjourn.

Mr. Jennings seconds.

All members voted in favor.

Motion passes.

**The discussion of the agenda items follows.**

**1403 N. Franklin Street**

**Manchester Historic District**

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**Owner:**

Joseph Rockey Jr.  
229 Lynhurst Dr.  
Pittsburgh, Pa 15233

Ward: 21st

Lot and Block: 22-K-321

Inspector: Jim King

**Applicant:**

Joseph Rockey Jr.  
229 Lynhurst Dr.  
Pittsburgh, Pa 15233

Council District: 6th

Application Received: 10/19/12

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

**Proposed Changes:** Construction of rear deck and fencing

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**Discussion:**

1. Mr. Joseph Rockey steps to the podium. He is the conditional owner of the property, which is currently vacant. What he is proposing to do is renovate the property to match the adjacent house in the row, which he has pictures of. He is looking to match the gutters, the doorway, and the roof, but he will be changing the color scheme.
  2. Mr. Hogan asks if he has any pictures of his building.
  3. Mr. Rockey says no, but states that it is a mirror image of the adjacent house, the differences being that his house has no gutters and is in poorer shape from being vacant for 30 years.
  4. Mr. Hogan asks if the house is currently painted.
  5. Mr. Rockey says yes.
  6. Mr. Hogan states that normally the Commission requires pictures of the existing property. He asks what color the house is currently painted.
  7. Mr. Rockey says it is painted the same color as the neighbor's. Both houses have brick painted red.
  8. Mr. Hogan asks if he has picked materials.
  9. Mr. Rockey says that as far as the roof he will replace it in-kind with a shingle roof. As far as the gutters, he plans to match them with the gutters on the house next door.
  10. Mr. Hogan states that the gutters on the house next door may not be appropriate according to the guidelines.
  11. Mr. Rockey states that he thought it would be appropriate to match the rest of the row.
  12. Mr. Hogan states that the next door house has aluminum soffits which are not
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permitted.

13. Mr. Rockey states that he also was drawing inspiration from a house across the street which has wood corbelling.
  14. Mr. Hogan notes this in the drawings, but also notes that there is still aluminum pictured and it is unclear. Mr. Hogan also asks about what kind of double hung windows he will be using.
  15. Mr. Rockey says they will be wooden windows. He also says the doorway currently has an aluminum storm door which he will be removing and replacing with double French doors to match the rest of the street. He doesn't have the specs but directs the Commission to his conceptual drawings to see what he wanted to do.
  16. Mr. Hogan states that he is glad the applicant made the effort to come to the HRC and they will try to proceed with some approvals even though he has limited details. He suggests they go through item by item to see what can be approved.
  17. As far as the roof, Mr. Rockey says that it is an asphalt shingle roof now and he will replace it with another asphalt shingle roof in black or charcoal gray.
  18. Mr. Hogan states that he said he will be restoring the front door opening and matching the trim and fenestration to the neighbor's.
  19. Mr. Rockey says yes, and that most of the original door is still there so it is mostly the details.
  20. Mr. Hogan confirms that he is looking to do a wood sash window replacement. He advises that they do accept vinyl windows on the rear of buildings.
  21. Mr. Rockey says he is going to keep the windows consistent throughout with the exception of one window in the rear that will be glass block.
  22. Mr. Hogan asks if the glass block on the front façade is already there.
  23. Mr. Rockey says yes.
  24. Mr. Hogan advises those would have to stay as-is; if he were to replace them it would have to be with wood windows.
  25. Mr. Hogan asks about what specifically he is planning to do with the gutters, because aluminum fascia is prohibited.
  26. Mr. Rockey says there is currently no gutter there as it has rotted out, so he will have to rebuild it with a wood overhang and wood corbelling and paint it.
  27. Mr. Serrao confirms that he is looking to paint the brick on the façade.
  28. Mr. Rockey says yes. He points out his preferred color scheme in the packet and the alternates.
  29. Mr. Serrao confirms that he is not changing anything else, that the building shell is remaining the same, and that the applicant will not be building a garage.
  30. Mr. Rockey confirms.
  31. Mr. Hogan asks for public comment.
  32. Ms. Evelyn Jones of the LRC steps to the podium. She states that they did not review the proposal and offers her group's help to the applicant in the future.
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**Motion:**

33. Mr. Serrao makes a motion to approve the exterior renovations, specifically the replacement of the roof with a black or dark charcoal shingle roof, a wood overhand with painted aluminum gutters to match the rest of the row, replacement of all windows with wooden double hung windows, front doorway alterations to match the paints and trims in the rest of the row, and a light gray paint scheme on the façade, with all final colors and materials to be approved by staff.
  34. Mr. Jennings adds that the glass block on the front façade will remain.
  35. Mr. Serrao states that all other pre-existing conditions are to remain as-is.
  36. Mr. Jennings seconds.
  37. Mr. Hogan asks for a vote, all are in favor and motion carries.
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***1113 Liverpool Street***

***Manchester Historic District***

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**Owner:**

Charlotte Foster  
1302 Pennsylvania Avenue  
Pittsburgh, Pa 15233

Ward: 21st

Lot and Block: 22-L-294

Inspector: Jim King

**Applicant:**

Charlotte Foster  
1302 Pennsylvania Avenue  
Pittsburgh, Pa 15233

Council District: 6th

Application Received: 10/11/12

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

**Proposed Changes:** After-the-fact window replacement.

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**Discussion:**

1. Ms. Charlotte Foster steps to the podium and introduces herself. She is the owner of the property. She states that she was making repairs to her property because she had received a condemnation notice. She was planning on just putting in new glass to replace the broken windows but found that the wood was rotted out, so she ended up replacing the windows with vinyl windows.
  2. Mr. Hogan asks if she was aware that she was in the historic district.
  3. Ms. Foster says no, she used to be an employee of the URA and at that time if you didn't take a grant for façade repair you weren't held to any historic standards.
  4. Ms. Quinn states that the applicant was issued a Certificate of Appropriateness in March of this year for in-kind replacement of the window glass and roof repair.
  5. Mr. Hogan states that she had started the process and got the original approval but then couldn't follow through because of the condition of the windows.
  6. Ms. Foster says yes, and that she was just trying to take care of the code violations. She also states that she was planning to paint the façade but thinks now that is not allowed.
  7. Mr. Hogan says it looks like the building had been painted previously.
  8. Ms. Foster says yes, it was painted in the 1970's.
  9. Mr. Hogan says the challenge is that she has already replaced the windows with vinyl windows.
  10. Ms. Foster says yes, she looked at what the next door neighbor had and went and purchased the same windows.
  11. Mr. Hogan asks if the house originally had an aluminum gutter and asphalt roof from the 70's.
  12. Ms. Foster says the gutters were there but they were falling down. The roof has
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been repaired in-kind.

13. Mr. Hogan asks what else she needs to do to the outside of the house.
14. Ms. Foster says she is finished with the front.
15. Mr. Hogan asks about the roof.
16. Ms. Foster says the roof is finished.
17. Mr. Serrao mentions the gutters.
18. Ms. Foster says just one part of the gutter needs to be repaired.
19. Mr. Hogan clarifies that she replaced the original wood windows with vinyl.
20. Ms. Foster says yes and provides the specs.
21. Mr. Hogan asks if she is planning on painting the outside.
22. Ms. Foster says no, because she thought she wasn't able to do that.
23. Mr. Hogan says that it would actually be permissible since the building was already painted, and that she would just need to come back to staff for approval if she decided to do that.
24. Mr. Hogan asks for public comment, there is none.
25. Mr. Hogan states that the issue at hand is the windows.
26. Mr. Serrao says that the fact that the property had a condemnation notice might be considered.
27. Mr. Jennings states that the condemnation notice doesn't release the owner from historic standards, and finds it interesting that the applicant did come in for the prior approval so she knew the standards existed and that she was in the historic district.
28. The Commission notes that this is definitely not the first time a window replacement like this has come up and won't be the last, and there is concern about setting a precedent.

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**Motion:**

29. Mr. Serrao makes a motion to deny the after-the-fact window replacement.
  30. Mr. Jennings seconds.
  31. Mr. Hogan asks for a vote, all are in favor and motion carries.
  32. The Commission recommends the applicant work with staff on a Certificate of Economic Hardship.
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***1127 Sheffield Street***

***Manchester Historic District***

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**Owner:**

SRB Properties, LLC  
2400 Oxford Drive, P.O. Box 170  
Bethel Park, Pa 15102

Ward: 21st

Lot and Block: 22-R-212

Inspector: Jim King

**Applicant:**

Robert Ambrogio  
SRB Properties, LLC  
2400 Oxford Drive, P.O. Box 170  
Bethel Park, Pa 15102

Council District: 6th

Application Received: 10/17/12

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

**Proposed Changes:** Exterior renovations and rear deck construction.

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**Discussion:**

1. Mr. Steve Daniele steps to the podium and introduces himself as the owner of SRB Properties, who own the property. He introduces the project, stating that they would like to install a rear deck for the two story bottom apartment of this building. He notes that the neighboring property has a deck, which they are trying to match. They are also looking to add an asphalt driveway, which would take up most of the rear of the property. He also shows the window and door replacements they would like to do on the rear, as well as stepping stones leading to the back door and lighting. He then talks about the renovations to be done to the front of the building. They would like to replace the wooden porch rail with wrought iron to match the neighbor's. They would also like to replace the porch light fixture in kind. The front windows are currently wood and they will keep them that way, but the jambs are in poor condition and they would like to wrap them in white coilstock; however if that is not acceptable they will rip them out and replace them in-kind.
  2. The Commission indicates this would be the acceptable option.
  3. Mr. Daniele continues with the porch renovations. They would like to replace the pine boards with a composite decking, but if that is not an option they will rip out and pressure treat the wood and reinstall it.
  4. Mr. Hogan states that normally the Commission would require in-kind repair and replacement, but he knows of a product that may be more suitable and is affordable.
  5. Mr. Daniele states they also plan to replace the porch columns and trim in-kind and paint them. He says they would also like to redo the fascia in aluminum like the neighbor, but if that is not acceptable they will replace it and paint it.
  6. Mr. Hogan asks for public comment, there is none.
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**Motion:**

7. Mr. Serrao makes a motion to approve the renovations as submitted including the following amendments: that the front porch rail be replaced with black wrought iron, that the material for the front porch floor be submitted to and reviewed by staff, that the front wooden windows and jambs be replaced in-kind, and that the front porch fascia be replaced and painted in-kind. He also motions that the rear renovations including deck construction be approved as submitted. All final colors and materials are to be submitted to staff for final review.
  8. Mr. Jennings seconds.
  9. Mr. Hogan asks for a vote, all are in favor and motion carries.
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**3729 Parkview Avenue**

**Oakland Square Historic District**

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**Owner:**

Nathan Hart  
3729 Parkview Avenue  
Pittsburgh, Pa 15213

Ward: 4th

Lot and Block: 28-M-292

Inspector: Bob McPherson

Council District: 6th

Application Received: 10/15/12

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**Applicant:**

Nathan Hart  
3729 Parkview Avenue  
Pittsburgh, Pa 15213

**National Register Status: Listed:**

**Eligible:**

**Proposed Changes:** Porch restoration.

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**Discussion:**

1. Mr. Nathan Hart steps to the podium and introduces himself as the owner of the property. He introduces his project for the porch restoration. His house currently has a historically inaccurate porch that is in poor condition. He wants to bring the porch back up to historical standards to match the rest of the neighborhood. He points out pictures of neighborhood porches in the packet as well as examples of turned columns that he will be using that are exact historical replicas. For the rest of the porch he will be using stock parts of painted wolmanized wood. For the porch floor he would like to use tongue and groove composite material that looks and feels identical to wood. He points out his paint samples in the packet.
  2. Mr. Hogan clarifies that he is getting rid of the current deck that is there.
  3. Mr. Hart confirms this. He states that the sub structure is good so he will be reusing that, but he is getting rid of the decking itself. He will also be adding a roof, which will be asphalt shingles to match the rest of the row.
  4. Mr. Hogan asks about the front gutter.
  5. Mr. Hart says it will be a box gutter over a k gutter, so it will look like a traditional box gutter.
  6. Mr. Hogan asks for public comment, there is none.
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**Motion:**

7. Mr. Serrao makes a motion to approve the application as submitted.
  8. Mr. Jennings seconds.
  9. Mr. Hogan asks for a vote, all are in favor and motion carries.
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**908 Penn Avenue**

**Penn-Liberty Historic District**

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**Owner:**

PMC Property Group  
1411 Walnut Street  
Philadelphia, Pa 19102

Ward: 2nd

Lot and Block: 9-N-94

Inspector: Bob Molyneaux

**Applicant:**

Sean Beasley  
925 Liberty Avenue  
Pittsburgh, Pa 15222

Council District: 6th

Application Received: 10/26/12

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

**Proposed Changes:** Exterior renovations including façade and storefront reconstruction, window replacement, and masonry cleaning.

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**Discussion:**

1. Mr. Sean Beasley steps to the podium and introduces himself. He works for Strada Architecture and is representing the owner PMC Property Group. He mentions that this application is the first step in what will be a long restoration. He introduces the project, showing current and historical photos of the property. He shows a 1915 photo with what they assume to be the original storefront from 1896; the first floor was retail with the upper floors being used for warehouse and office space. He points out the brick piers that run throughout the building, a series of belt courses in stone, and the very tall first floor. In the 1920's the storefront was remodeled; they are assuming most of the original storefront is still under the Deco façade, but they will need to do some exploratory demo to see what is still there. What they are proposing to do is remove that newer façade and renovate the building for residential use as apartments. This will be a national tax credit project, and they are proposing to take the façade back to what is shown in the 1915 photo. They will be replacing brick as needed depending on what is still there, they will be replacing and restoring the windows back to the original, and taking the very tall first floor and splitting it into two floors, while still having it read as one vertical composition on the exterior. They don't have a final design yet as they will need to do that exploratory demo to find out what is there. Mr. Beasley also discusses their plans for the rear of the building. Their plan is to restore the old window openings. They will be removing the windows which are aluminum and replacing them in-kind. On the mezzanine floor, they will be raising the window opening and creating a sill in brick where the loading dock is now. The louvered openings that are there now will be infilled to match the windows. In short, they are looking for approval on the front to do exploratory demo, removing most of the later façade if not all of it, and then on the rear to clean it and replace the windows.
  2. Mr. Hogan asks for public comment, there is none.
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**Motion:**

3. Mr. Serrao makes a motion to approve the exterior renovations as submitted, with any significant changes to be brought back to the Commission, and final materials and colors to be submitted to staff. It is discussed that since it is a tax credit project, the National Park Service standards will be a lot stricter than the Commission's.
  4. Ms. Ismail seconds.
  5. Mr. Hogan asks for a vote, all are in favor and motion carries.
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## ***Mexican War Streets Historic District Expansion Nomination***

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**Owner:**

N/A

Ward: 22<sup>nd</sup>, 25<sup>th</sup>

Lot and Block: Various

Inspector: Jim King

**Applicant:**

N/A

Council District: 6<sup>th</sup>

Nomination Received: 10/2/12

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

**Proposed Changes:** Expansion of Mexican War Streets Historic District.

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**Discussion:**

1. Ms. Quinn briefs the Commission on the expansion. She states that the nomination was received on October 2, and per the ordinance the proper notifications were sent out. The Commission's job today will be to make a preliminary determination on whether the expansion has merit. She explains that what the ordinance states is that the expansion must meet at least one of the ten criteria to be eligible for consideration. She explains that through her research, including the review of the National Register nomination, she agrees that the expansion does meet Criteria 9 which means it includes cohesive examples of architectural styles from the period of significance. She believes that this is the criteria that most strongly applies although others may apply also. She also explains that the expansion area must meet the standards for integrity included in the ordinance, which are based on the National Park Service standards. The expansion area must maintain enough of its characteristics to convey itself as a historic district. To evaluate the integrity she conducted a site visit, especially to survey the boundary areas to see if there had been significant demolition since the 2008 National Register nomination had been done. What was found is that there are some areas in the northern portion of the expansion area where there are basically no structures left. Her recommendation would be to exclude these areas to maintain the integrity of the district as a whole.
  2. Mr. Hogan asks about infill.
  3. Ms. Quinn states that for the remaining areas, the density is enough to justify the Commission's having to review any infill projects.
  4. Mr. Hogan mentions that he doesn't feel comfortable when historic districts jump around street to street like this because it creates confusion and too many boundaries.
  5. Mr. Serrao agrees.
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6. Ms. Quinn mentions that these boundaries can be reviewed again before the Commission's final vote. They would also have to determine if they want the Commission to have review power over any infill that might go on in the huge vacant lots.
  7. Mr. Hogan asks for testimony from the applicants.
  8. Mr. Paul Johnson steps to the podium. He is president of the Mexican War Streets Society. He states that his organization joined together with the Central Northside Neighborhood Council on the nomination submitted by Kirk Burkley of the Planning Commission. He states that he is disconcerted by the recommendation made by Ms. Quinn to eliminate some of the areas from the expansion because there would be no control over infill housing and also it would defeat one of the goals of the nomination which was to knit the neighborhood back together. Those issues aside, he goes over the history of the Mexican War Streets historic district, and how their goal is to match it up with the district that is currently on the National Register.
  9. Mr. Kirk Burkley steps to the podium. He is a member of the Planning Commission and submitted the nomination, but no longer lives in the district. He feels that the current historic district has served as an economic engine for the surrounding area and that the majority of people moving into the district are drawn by the architecture and history, and he feels that the area under consideration for expansion shares a lot of these same qualities. He declines to comment on the recommended re-drawing of the boundaries, stating that they had already shrunk the boundary from what they had originally proposed. He knows that the neighbors will have concerns because this will affect their property rights, but hopes that people will learn about the historic review process and trust that the positives of historic districts outweigh the negatives.
  10. Mr. Greg Mucha of the Mexican War Streets Society steps to the podium. He comments that he owns some apartments in the current district, and his tenants from out of town are amazed at the history and intactness of the neighborhood. He mentions that he also owns property in the expansion area and is in the process of fixing up a home to live in there. He comments on the fact that Criteria 9 was called out as being the most applicable, but feels that the expansion district actually meets almost all the criteria. He admits that fabric has been lost in the neighborhood but that the expansion would help prevent any more losses.
  11. Mr. Greg Spicer steps to the podium. He is representing the Central Northside Neighborhood Council, as he was the president when this nomination process started, and he is a resident of the current district. He took part in the field work which resulted in the proposed boundary submitted in the nomination. He feels that the current proposal is very worthy just in terms of historic preservation, reiterating what some of the other speakers had brought up in terms of the continuity of fabric between the existing and expanded districts and the concerns of ongoing demolitions and alterations. He also believes that the historic district is an economic engine and mentions two contractors that are able to both live and work in the area with all the restoration jobs available. He cites studies that show that neighborhoods that have intact historic districts are better at preserving diversity and mentions programs that are available to help people financially to meet the historic standards.
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12. Mr. Hogan asks for public testimony.
  13. Mr. John Engel steps to the podium. He lives in the expansion district and is for the nomination because he believes the current district has protected the existing houses and brought more people into the neighborhood.
  14. Ms. Randi Marshak steps to the podium. She is the vice president of the CNNC. She lives in the existing district and is for the nomination. She was the chairperson for the Central Northside master planning process, which involved the community groups and extensive outreach to the residents. Some of their recommendations that came out of that process were to match the city historic district to the National Register district, to conserve the existing historic housing stock, to recognize the historic architecture as a community and market asset, and to build on the strengths of the neighborhood while allowing for new development. To that end she believes that contemporary design can be allowed in the empty lots but still should remain compatible with the scale and character of the neighborhood, which is where the historic review process would be needed. She also talks about the diversity studies and how historic areas can encourage diversity.
  15. Ms. Christy Bohrmann steps to the podium. She and her husband are the owners of the Ferris house in the proposed district, and they are for the nomination.
  16. Ms. Barbara Talerico steps to the podium. She is the president of CNNC and lives in the existing district, and is in favor of the expansion. She talks about how the CNNC has a process in which they work with developers who are restoring housing and building infill housing to make sure they are following all the regulations. She states that developers also need to get approval from the CNNC board and members for any projects they are working on.
  17. Mr. Bob Baumbach steps to the podium. He is an architect who is currently working on projects in city historic districts including the expansion district, and he is in favor of the nomination. He states that the current Mexican War Streets district and the proposed district are comprised of architectural gems and are the closest we have to mature European architecture. He believes it is our responsibility to protect these assets because they are irreplaceable. As an architect, he does not feel that the requirements set by the HRC place a hardship upon the owner. It has been his experience that the guidelines lead to a situation benefitting both the property owner and the district as a whole.
  18. Ms. Joan Kimmel steps to the podium. She lives in the proposed expansion district and is against the nomination. She states that the expansion area is nowhere near as homogeneous as the current district is, and because it has not had any restrictions placed on it over the years a lot of artists and architects have moved in and created places that are destination points in the neighborhood, such as City of Asylum, the Mattress Factory, and Randyland. She also feels that the proposed district is not under the same threat of destruction as was the original district when it was first designated. She talks about the difficulties of parking in the neighborhood and how that has been resolved in some new construction with putting garages on the first floors of buildings, which she says would not be allowed under historic guidelines. She says that what she has the most problem with is that there was no neighborhood petition involved in this nomination.
  19. Ms. Zolina Cook steps to the podium. She lives in the proposed expansion district. She states that she appreciates what she has seen today and feels that the
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Commission does work with property owners and is not as harsh as some have portrayed. However, she is still against the nomination until she can be convinced that the nomination is not an effort to gentrify the neighborhood. She does not want to see her neighbors displaced, and as an owner of rental properties she does not want to have to raise rents to try and meet the historical standards. She also feels that artists should have the right to express themselves and property owners should have the right to paint their houses without needing to ask permission.

20. Mr. Tom Armstrong steps to the podium. He does not live in the district but owns property in the expansion district. He is strongly in support of the nomination. He wishes that the nomination would have been done 30 years ago and notes that it wasn't because concerns about gentrification were raised at that time. He feels that these concerns are unfounded and that the Commission as well as neighborhood organizations are willing to work with property owners. He also feels that it doesn't make sense to divide the neighborhood.
21. Mr. Tom Little steps to the podium. He lives in the current district and is in favor of the expansion. He expresses a concern over the artist houses and hopes there might be exceptions to the guidelines to continue those.
22. Mr. Hogan asks for any other comments, there are none.

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**Motion:**

23. Mr. Serrao motions that there is reasonable cause to nominate the district, with final determination to be made by the Commission in December.
  24. Mr. Hogan clarifies that the evidence demonstrates that the district meets the minimum standards for preliminary designation.
  25. Mr. Jennings seconds.
  26. Mr. Hogan asks for a vote, all are in favor and motion carries.
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**Certificates of Appropriateness Report – November 2012**

<b>Staff Approval</b>	<b>C of A Number</b>	<b>Date Issued</b>	<b>Application Address</b>	<b>Historic District</b>	<b>Work Approved</b>
Y	12-141	1-Nov-12	1446 Columbus Avenue	Manchester	In-kind repair
Y	12-142	8-Nov-12	710 N Beatty Street	Alpha Terrace	Fencing
Y	12-143	8-Nov-12	1225 Liverpool Street	Manchester	Rebuilding of rear wooden platform
Y	12-144	8-Nov-12	1602 E Carson Street	East Carson Street	In-kind window replacement
Y	12-145	8-Nov-12	914 Cedar Avenue	Deutschtown	Garage replacement
N	12-146	8-Nov-12	1403 N Franklin Street	Manchester	Exterior renovations
N	12-147	8-Nov-12	1127 Sheffield Street	Manchester	Rear deck construction
N	12-148	8-Nov-12	3729 Parkview Avenue	Oakland Square	Porch construction
N	12-149	8-Nov-12	908 Penn Avenue	Penn-Liberty	Exterior renovations
Y	12-150	9-Nov-12	1303 E Carson Street	East Carson Street	Lighting

Y	12-151	9-Nov-12	1337 Page Street	Manchester	Porch renovation
Y	12-152	13-Nov-12	2700 E Carson Street	East Carson Street	Signage
Y	12-153	19-Nov-12	1215 Juniata Street	Manchester	Window replacement
Y	12-154	21-Nov-12	1007 N. Franklin Street	Manchester	Façade repairs
Y	12-155	29-Nov-12	1303 E. Carson Street	East Carson Street	Signage