



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 July 2, 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>	
Maura Kennedy	Sarah Quinn	Carole Malakoff	Andrew Wickesberg
Joe Serrao	Sharon Spooner	Rob Magnone	Chris Gates
Ray Gastil		Adin Hamilton	Nick Kyriazi
Ernie Hogan		Rick Criscella	Howard Graves
		Evelyn Jones	David Morgan
		Darlene Harris	Barbara Talerico
		Glenn Olcerst	Paul Johnson
		David Brunner	Diane Samuels
		Jerry Morosco	Henry Reese
		Randy Zotter	Frank Quinn
		David Charlton	Dan Wintermantel

Old Business—None.

New Business

Approval of Minutes: In regards to the June 2014 minutes, Mr Serrao motions to approve and Ms. Kennedy seconds. Mr. Hogan asks for a vote; all are in favor and motion carries.

Certificates of Appropriateness: In regards to the June Certificates of Appropriateness, Mr. Serrao motions to approve and Mr. Gastil seconds; all are in favor and motion carries.

Other:

1. Mr. Hogan asks if there is a report from the Director or staff.
2. Ms. Quinn mentions that Planning has received grant money for additional survey work, and the consultant for the economic study will be in town in the next few weeks.
3. Mr. Hogan talks about state budget issues.

Adjourn:

Mr. Serrao motions to adjourn the meeting.

The discussion of the agenda items follows.

856 Western Avenue

Allegheny West Historic District

Owner:

Steven Esherick
426 Glenn Avenue
Carnegie, Pa 15106

Ward: 22nd

Lot and Block: 7-D-157

Inspector: Pat Brown

Applicant:

David Brunner
856 Western Avenue
Pittsburgh, Pa 15233

Council District: 6th

Application Received: 6/11/14

National Register Status: Listed: X Eligible:

Proposed Changes: Roofing of rear patio and replacement of front door.

Discussion:

1. Mr. David Brunner steps to the podium; he is the general manager of the business. He explains the project, stating that they are looking to add roofing to the rear patio and also replace the front door. They are proposing a wooden trellis for the rear patio that would support the roofing material. They will paint the gutter brick red to match the buildings and help it blend in. He states that they are also looking to replace the front door; the trim will be replaced in-kind with wooden trim, but they were hoping to use a metal door in the same style rather than wood.
 2. Mr. Serrao asks what the material of the roof will be.
 3. Mr. Brunner says that it will be translucent corrugated plastic. He says that it will not be visible outside of the patio area.
 4. Mr. Hogan asks when the trellis was constructed, and what was there before.
 5. Mr. Brunner says it was a month and a half ago. He says previously they had some small garden trellises but nothing permanent.
 6. Mr. Hogan asks about the height of the doors.
 7. Mr. Brunner says they will be standard height doors, so the piece between the transom and door will have to be wider. He says the doors are rotted and unsalvageable.
 8. Mr. Hogan asks for public comment.
 9. Ms. Carole Malakoff steps to the podium; she is representing the LRC. Regarding the after the fact trellis structure, she states that the LRC feels that a fiberglass roof has no place in a historic neighborhood. She states that the fence behind the property is about six feet high and the structure will be ten feet high, so it will be visible. They recommend a more appropriate material for the roof. She also states that they may have zoning issue. Regarding the front door, they also feel that steel doors are inappropriate in a historic neighborhood. Not only is the material inappropriate, but they are not the appropriate size. They suggest that the existing
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doors be refinished, or that they order custom wooden doors.

10. Councilwoman Darlene Harris steps to the podium; she states that she supports the LRC's position.
11. Mr. Hogan suggests that the applicant work with the LRC on finding someone to restore their front doors. He also states that they will likely have other issues with the canopy, like variances and setback requirements, in addition to it being inappropriate. He suggests a more temporary solution, possibly using canvas. He says that they can either deny the application, or table it so they can rethink their design and check into what they will need for zoning and BBI.

Motion:

12. Mr. Serrao motions to table the application for 90 days.
 13. Ms. Kennedy seconds.
 14. Mr. Hogan asks for a vote; all are in favor and motion carries.
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607 Middle Street

Deushtown Historic District

Owner:

Ray Sefscik & Nate Morgan
6 Parklea Drive
Monroeville, Pa 15146

Ward: 23rd

Lot and Block: 24-N-224

Inspector: Pat Brown

Applicant:

Rob Magnone
1706 Morrell Street
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 6/13/14

National Register Status: Listed: X Eligible:

Proposed Changes: After-the-fact demolition and reconstruction of rear of building.

Discussion:

1. Mr. Ray Sefscik steps to the podium; he is the owner of the property. He introduces the contractor Mr. Rob Magnone. He explains the project, showing pictures of what the rear of the building looked like originally and explaining that they are looking to extend the building all the way to the property line at the alley. They did have to take the existing wall down because it was rotted.
 2. Mr. Magnone says that before they stated the project, he obtained a Certificate of Appropriateness to restore the façade. They found, once they started work, that the roof had a major leak and had rotted the roof and the first and second floor joists. At that point they had to take the rear addition down, and instead of putting it back where it was, they have decided to extend it out to the alley to make more space and increase the property value.
 3. Mr. Serrao asks about the material of the wall.
 4. Mr. Magnone says the building was all covered in insulbrick, except for the front which had its original wood siding. They intended to take all the insulbrick off and restore the wood siding. They intend to use matching wood siding for the new rear addition as well. The two windows on the second floor will remain, and they plan to put a garage door on the first floor.
 5. Ms. Quinn asks if they have spoken with Zoning about the project.
 6. Mr. Magnone says he did find out he would need a variance, but was told he should go through the HRC first. He talks about materials, stating that they will be using wooden double hung windows and a steel garage door. He says they are open to suggestions on the garage door.
 7. Mr. Hogan asks for public comment.
 8. Mr. Nick Kyriazi steps to the podium, speaking as a neighbor. He states that the house is one of the older ones in the neighborhood, dating to at least the 1850s. He is pleased that they are maintaining the clapboard siding. He suggests that they
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use a more vertical garage door, or carriage house door. He has no problem with them extending the house out to the alley and increasing their property value.

9. Mr. Chris Gates steps to the podium; also speaking as a neighbor. He seconds the recommendation for the carriage house door. He states that the drawings provided don't show what the garage door will look like.
10. Councilwoman Darlene Harris steps to the podium. She recommends that the applicants speak to the community, which they should have done prior to starting work.
11. Mr. Hogan asks what they will be doing with the roofline.
12. Mr. Magnone says that it was a flat roof before, and they will be keeping it the same. He agrees with the carriage door suggestion.
13. Mr. Hogan says they may have issues with having a garage there since the alley is so narrow.
14. Mr. Magnone says there is no room for parking in the front of the house, so they were trying to mitigate that. He says the floor was originally raised up above alley height, and they will be dropping it down to get extra height for the garage.

Motion:

15. Mr. Serrao motions to approve the application, with the new windows and new garage door information to be submitted to staff for final approval.
 16. Mr. Gastil seconds.
 17. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1010 Cedar Avenue

Deushtown Historic District

Owner:
Paul Bissell

Ward: 23rd

Lot and Block: 23-M-209

Inspector: Pat Brown

Applicant:
Anthony G. Poli
322 Cobblestone Circle
McKees Rocks, Pa 15136

Council District: 6th

Application Received: 6/13/14

National Register Status: Listed: X Eligible:

Proposed Changes: After-the-fact construction of enclosure for roof access and HVAC screening.

Discussion:

1. Mr. Anthony Poli steps to the podium; he is the architect for the project. He states that this is also an after-the-fact application, which he wishes was not the case. He goes over the history of the project, stating that he was not the original architect and only came on board after the owners received a stop-work order. He states that there were miscommunications between the owners, previous architect, and building inspectors, and that an enclosure for roof access was built which is very visible and may now have to be dismantled. He says they have met with the community and know there is a lot of anger about the structure. He explains their thinking, stating that the owners wanted to have a roof deck to enhance their business, and he shows pictures of other roof decks around the city. He says he does understand that the regulations of the HRC state that roof decks cannot be visible from the public way, but he doesn't know how anything can be built on the roof of this building that would not be visible; he feels that they are restricted by the guidelines to not being able to build anything at all. The second piece of this application is the after-the-fact addition of some HVAC units to the roof of the shed dormer. He feels that they have placed them in the least conspicuous place, and they are proposing a screen for them that would help it blend in.
 2. Mr. Hogan asks for public comment.
 3. Mr. Nick Kyriazi from the community group steps to the podium. He states that the group took a vote, and although they are opposed to the design as submitted, they are open to the concept of rooftop access. He shows pictures of another rooftop deck on Cedar Avenue which they believe is acceptable; it is visible but not obtrusive. He states that he does not understand the need for the structure in order to have a roof deck.
 4. Mr. Serrao explains that it is because of the business use of the building as a bed and breakfast. The Commission discusses the code requirements.
 5. Mr. Kyriazi states that the community would support something that was
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sympathetic to the architecture while still meeting all necessary codes.

6. Mr. Chris Gates steps to the podium. He states that in addition to the already-discussed violations, the applicants have, without HRC permission or building permits, removed the ornate, wrought-iron “widow’s walk” fence from around the principal roofline. Since the stop-work order has been lifted, he says they have punched six holes in the side elevation for ventilation and covered them with white vinyl vents, and they have also drilled holes for electrical cables and installed exterior lighting. He says that the community group asks the owners to meet with them, but they refused. He says that a rooftop deck is unnecessary for the business and is not in compliance with the district guidelines as well as the concept of a quiet historic district itself.
 7. Councilwoman Darlene Harris steps to the podium. She states that she supports the neighborhood’s position, and has received many negative comments about the roof structure and agrees that it looks terrible and is very visible. She mentions that the applicants were given a variance for the commercial use of the building, but not for use of the roof. She mentions some issues with the use of the roof as a deck, including the fact that they said it would only fit about four people at a time, and that the helicopters landing at the hospital pass quite close to the building.
 8. Mr. Hogan asks for any other public comments; there is none. He asks about the HVAC units and screening.
 9. Mr. Poli says that to his understanding there were no prior requests for approval of the HVAC units, because that part of the project has not been designed at the time the shed dormer was approved. He does believe that they are placed in the most inconspicuous place on the building.
 10. Mr. Hogan states that they do have many other challenges ahead of them with regard to variances and exceptions in order to be able to do anything with the roof. He states that if there is anything to be built on the roof, it would need to include the metal fencing and be pulled back so that it is not visible, but he doesn’t believe it’s possible to get something that it not visible.
 11. Mr. Poli agrees that anything up there would be visible. He states that they plan to restore or replace the fencing, and had considered putting a glass railing behind the fencing. However, the space is only about twelve feet square.
 12. Mr. Hogan also points out that the fenestration on the shed dormer does not match the drawings.
 13. Mr. Poli says yes, there are two windows instead of three, but he was not the architect at the time and can’t speak to why that was done. He also talks about the white vents that were mentioned, and explains that they were installed prior to the stop-work order, and will be painted.
 14. Mr. Serrao says he can’t see allowing the roof structure, but he can motion to table the application if they want to try redesigning it.
 15. Mr. Hogan thinks that the whole application should be denied, and expresses his frustration that this was not brought before the Commission when the owners should have known better. The building is an important piece of architecture on a key corner in the district, and while the Commission appreciates the investment in the property, they are very disappointed that the owners circumvented the process.
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Motion:

16. Mr. Serrao motions to deny the application.
 17. Ms. Kennedy seconds.
 18. Mr. Hogan asks for a vote; all are in favor and motion carries. He states that they will either have to come back with another application, or remove the items that have been installed.
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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:

Americo Construction
225 Butler Street
Pittsburgh, Pa 15223

Council District: 3rd

Application Received: 5/14/14

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

Proposed Changes: Replacement of windows with operable system.

Discussion:

1. Mr. David Morgan steps to the podium; he is the architect for the project. He explains the project, stating that the owner had previously received a Certificate of Appropriateness for work on the building, but the work was never done. He states that they are proposing to remove the lower storefront glass and replace it with aluminum bi-fold doors that open inward. He explains that one of the windows will be inoperable, but will have a mullion to match the others.
 2. Mr. Hogan asks for public comment; there is none.
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Motion:

3. Mr. Serrao motions to approve the application as submitted.
 4. Mr. Gastil seconds.
 5. Mr. Hogan asks for a vote; all are in favor and motion carries.
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**1805-1809 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. He says that they are proposing to install two new facades on one of his buildings and the patio next to it, which reads as a “missing tooth” in the streetscape.
 2. Mr. Gerald Morosco steps to the podium; he is the architect for the project. He states that the project will involve demolition of the existing patio structure and removal of the non-contributing 1950s façade of the adjacent building. They are proposing to then infill the block with a new two-story building. The building will be brick, with the base plinths to be either synthetic or real stone, and the element at the top to be either glass-fiber reinforced concrete or composite to simulate terra cotta. The most significant feature will be the medallion in the center. He states that there are several precedents for these elements in the district, and they are detailing it in such a way that it is not casually mistaken for a historic structure, although that is not prohibited in the guidelines for new construction.
 3. Mr. Serrao asks if this is an addition to Fatheads’s or a standalone building.
 4. Mr. Morosco says it is one block and lot and has been consolidated. They have obtained a permit to add on to the kitchen in the rear, and may try to have this façade work included under the same permit.
 5. Mr. Hogan asks for public comment; there is none. He acknowledges for the record an email from the LRC.
 6. Mr. Gastil asks for clarification on how they will be detailing the building so that it doesn’t read as a historic structure.
 7. Mr. Morosco states that the detailing in the cornice will be simplified. He offers to provide shop drawings when they are available.
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Motion:

8. Mr. Serrao motions to approve the two-story addition as submitted.
 9. Mr. Gastil seconds.
 10. Mr. Hogan asks for a vote; all are in favor and motion carries.
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2025 E. Carson Street **East Carson Street Historic District**

Owner:

S&S Candy
2025 E Carson Street
Pittsburgh, Pa 15203

Ward: 17th

Lot and Block: 12-F-143

Inspector: Brian Ralston

Applicant:

Morgan Architecture + Design
3308 Perrysville Avenue
Pittsburgh, Pa 15214

Council District: 3rd

Application Received: 6/13/14

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

Proposed Changes: Installation of awnings.

Discussion:

1. Mr. David Morgan steps to the podium; he is the architect for the project. He explains the project, stating that the owner would like to remove all the paper currently covering the windows and install awnings. This may be a precursor to interior renovations, but there are no plans yet. He says the awnings will be triangular and extend six inches out from the windows, and all of the framings will be attached to the mortar joints. He states that he did make a small change to one of the awnings in narrowing it a bit and attaching it to the wood infill near the door.
 2. Mr. Hogan asks if the owner plans to remodel the entry.
 3. Mr. Morgan says that the owner does plan additional renovations but is taking it piece by piece.
 4. Mr. Hogan asks for public comment.
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Motion:

6. Mr. Serrao motions to approve the installation of awnings as amended in the presentation, which shortened the awning above the doorway to be more appropriately in line with the mullion.
 7. Mr. Hogan adds that they are to be fabric awnings over a tube construction.
 8. Ms. Kennedy seconds.
 9. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1435 Adams Street

Manchester Historic District

Owner:

Sharon Spooner
1435 Adams Street
Pittsburgh, Pa 15233

Ward: 21st

Lot and Block: 22-E-260

Inspector: Pat Brown

Applicant:

Sharon Spooner
1435 Adams Street
Pittsburgh, Pa 15233

Council District: 6th

Application Received: 6/13/14

National Register Status: Listed: Eligible:

Proposed Changes: Façade restoration and window replacement.

Discussion:

1. Ms. Sharon Spooner steps to the podium; she is the owner of the property. She explains the project; stating that the current windows are vinyl and in poor condition, and she would like to replace them with wooden double-hung two-over-two windows. She shows pictures from the 80s that show the house previously had two-over-two windows, as does the house across the street. The window replacement will necessitate additional façade restorations, including door replacement, removal of vinyl siding and plywood from the façade, restoration of the wooden siding, and addition of wooden trim elements. The wooden slider windows in the basement are covered by plywood, but when they are uncovered they will be restored. She shows a sample of a six-panel wooden door she would like to use, based on the ones next door and across the street.
 2. Mr. Hogan states that the house would have probably originally had a four-panel door.
 3. Ms. Spooner says she can use either. She also states that although the roof is not in the scope of work at this time, the façade restoration may include restoration of the gutter.
 4. Mr. Hogan asks for public comment.
 5. Ms. Evelyn Jones steps to the podium; she is representing the LRC. She states that she is pleased that the restoration is all according to the guidelines. She mentions that the front steps may need to be looked at.
 6. Mr. Chris Gates steps to the podium. He states that the hand railing and light fixture may need to be looked at, to avoid coming back before the Commission.
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Motion:

7. Mr. Serrao motions to approve façade restoration with window replacement, door replacement, and in-kind replacement of gutter, as submitted.
 8. Mr. Gastil seconds.
 9. 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, Unit E
Pittsburgh, Pa 15212

Ward: 22nd

Lot and Block: 12-F-143

Inspector: Pat Brown

Applicant:

Adin Hamilton
318 W North Avenue, Unit E
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 5/29/14

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

Proposed Changes: Installation of railing for rooftop deck.

Discussion:

1. Mr. Adin Hamilton steps to the podium; he is the owner of the property. He explains the project, stating that he is looking to install a railing for a rooftop deck. He previously received approval in March for a doghouse for rooftop access. The railing will only be visible from the rear, from Sampsonia Way. The material will be black aluminum.
 2. Mr. Hogan asks for public comment; there is none.
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Motion:

3. Mr. Serrao motions to approve the installation of the railing for the rooftop deck as submitted.
 4. Ms. Kennedy seconds.
 5. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1200 Resaca Place

Mexican War Streets Historic District

Owner:

Glenn Olcerst
1200 Resaca Place
Pittsburgh, Pa 15212

Ward: 22nd

Lot and Block: 23-K-96

Inspector: Pat Brown

Applicant:

Glenn Olcerst
1200 Resaca Place
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 6/5/14

National Register Status: Listed: X Eligible:

Proposed Changes: Installation of 3-part stone panel artwork on alley wall.

Discussion:

1. Mr. Glenn Olcerst steps to the podium; he is the owner of the property and is also the artist. He states that he understands that historic districts are good for property values of the neighbors, the city, and the tax base, but the effects they have on artists and public art was a debate that came up in the proposed expansion of the Mexican War Streets. He states that he has received nothing but support from neighbors and has a petition with 179 signatures to that effect. He talks about the neighborhood master plan and how public art is an essential part of it. He shows pictures of the artwork and describes it as consisting of three stone panels; the finished piece will be about three feet, four inches high and about eight feet long. With the mahogany frame it will be 220 pounds, and it will be fully removable and attached through the mortar joints. No features of the building will be damaged. He proposes that changes be made to the guidelines to allow public art to be reviewed over the counter.
 2. Mr. Hogan asks for public comment.
 3. Ms. Jana Thompson steps to the podium. She is a neighbor and is in support of the project.
 4. Mr. David Charlton steps to the podium; he is a neighbor. He states that he doesn't see any conflict between public art and historic districts. He says that other cities have exempted artwork such as murals from historic review. He is in support of the project.
 5. Mr. Paul Johnson steps to the podium. He is a neighbor and is in support of the project. He states that Mr. Olcerst is a talented artist and is happy to see his work in the community.
 6. Mr. Chris Gates steps to the podium. He states that the neighborhood has recently formed a beautification committee and is interested in installing public art. There have been concerns that there is an extra hurdle to clear in the historic district to install art, and feels that approval today would help to address those concerns.
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7. Mr. Henry Reese steps to the podium. He is a neighbor and works with City of Asylum. He also talks about the concerns with public artwork and historic districts. He believes that artwork should be encouraged and is in support of the project.
 8. Ms. Diane Samuels steps to the podium; she is a neighbor and the cofounder of the City of Asylum. She expresses her support for the project.
 9. Mr. Frank Quinn steps to the podium; he is a contractor that works in the neighborhood. He speaks to the construction of the wall and its ability to support the artwork. He expresses his support for the project.
 10. Ms. Kathy Geise steps to the podium; she is a neighbor and expresses her support for the project.
 11. Mr. Randy Zotter steps to the podium; he is a neighbor and expresses his support for the project. He states that alleyways should be treated differently than the primary facades of the buildings, and artwork there should be able to be reviewed by staff.
 12. Mr. Dan Wintermantel steps to the podium; he is a neighbor and expresses his support for the project.
 13. Mr. Andrew Wickesburg steps to the podium; he is a neighbor and also the president of the neighborhood group. He states that the group voted unanimously to support the project. He also believes that the guidelines should be revised with respect to public art.
 14. Ms. Barbara Talerico steps to the podium. She is the wife of the applicant and co-owner of the property, and previously headed up several neighborhood groups. She speaks in support of the project and of the need to revise the guidelines.
 15. Mr. Hogan asks for other public comment; there is none. He enters the letter of support from the neighborhood group and the petition into the record. He states that this is an opportunity for the HRC to reaffirm their position with respect to public art. He feels that the way this artwork is attached is very appropriate, and the HRC will take revision of the guidelines into consideration for the future.

Motion:

16. Mr. Serrao motions to approve the installation of the artwork as submitted.
 17. Ms. Kennedy seconds.
 18. Mr. Hogan asks for a vote; all are in favor and motion carries.
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1609 Manhattan Street

Manchester Historic District

Owner:

James & Lola Saunders

Ward: 21st

Lot and Block: 22-K-270

Inspector: Pat Brown

Applicant:

BBI
200 Ross Street
Pittsburgh, Pa 15219

Council District: 6th

Application Received: 5/27/14

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

Proposed Changes: Demolition to grade.

Discussion:

1. Mr. Hogan acknowledges an email from Manchester Citizens Corporation asking for time to further evaluate the building for possible sale. He asks for public comment.
 2. Ms. Evelyn Jones steps to the podium; she is representing the LRC. She states that the owners and most of the family members have passed away. She says it is a nice building but has been empty for a long time, and is becoming a hazard as it is right across from the school. It looks like it may need to be demolished.
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Motion:

3. Mr. Serrao motions to table the application for 60 days, until the September meeting of the HRC.
 4. Ms. Kennedy seconds.
 5. Mr. Hogan asks for a vote; all are in favor and motion carries.
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**1000 Madison Avenue/
810 Tripoli Street**

Immanuel Church Nomination

Owner:

Community Alliance of Spring Garden—
East Deutschtown
810 Tripoli Street
Pittsburgh, Pa 15212

Ward: 23rd

Lot and Block: 24-J-229

Inspector: Pat Brown

Applicant:

Community Alliance of Spring Garden—
East Deutschtown
810 Tripoli Street
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 6/13/14

National Register Status: Listed: Eligible:

Proposed Changes: Nomination as city designated historic structure.

Discussion:

1. Ms. Sarah Quinn makes a short presentation about the property. She states that it meets several of the criteria for historic designation. She goes over the criteria, including 3)exemplification of a distinguished architectural type, style, or design, 8)exemplification of a significant pattern of neighborhood development or settlement, 9)representation of a significant theme expressed through distinctive are, properties, sites, structures, or objects, and 10)unique location and distinctive physical appearance or presence. She believes that 7)association with important aspects or events in cultural or social history, may also apply, but more research is needed. She states that the property also meets the standards for integrity. She states that the Commission’s job today is to decide if the nomination has viability.
2. Mr. Serrao states that the property seems to meet at least 5 of the criteria for historic designation.

Motion:

3. Mr. Serrao motions to accept the validity of the application and agrees that it meets the minimum criteria for designation.
4. [Second is inaudible]
5. Mr. Hogan asks for a vote; all are in favor and motion carries.

Certificates of Appropriateness Report – July and August 2014

Staff Approval	C of A Number	Date Issued	Application Address	Historic District	Work Approved
Y	14-072	1-Jul-14	3421 Parkview Avenue	Oakland Square	In-kind roof repair and replacement
Y	14-073	1-Jul-14	1238 Sheffield Street	Manchester	In-kind replacement of rear deck
N	14-074	8-Jul-14	1514 E Carson Street	East Carson Street	Replacement of windows with operable system
N	14-075	8-Jul-14	1805-1809 E Carson Street	East Carson Street	Enclosure of existing patio
N	14-076	8-Jul-14	2025 E Carson Street	East Carson Street	Installation of awnings
N	14-077	8-Jul-14	426 N Taylor Avenue	Mexican War Streets	Installation of railing for rooftop deck
N	14-078	8-Jul-14	1200 Resaca Place	Mexican War Streets	Installation of 3-part stone panel artwork on alley wall
N	14-079	9-Jul-14	215 39th Street	Individual	Construction of new concrete ramp and stairs
Y	14-080	10-Jul-14	1241 Resaca Place	Mexican War Streets	Painting

Y	14-081	21-Jul-14	406 W North Avenue	Mexican War Streets	In-kind window replacement
Y	14-082	22-Jul-14	909 Liberty Avenue	Penn-Liberty	In-kind façade work, window replacement, signage
Y	14-083	28-Jul-14	1730 E Carson Street	East Carson Street	Painting
Y	14-084	28-Jul-14	1713 E Carson Street	East Carson Street	Painting
Y	14-085	31-Jul-14	911 Western Avenue	Allegheny West	Signage
Y	14-086	31-Jul-14	717 Liberty Avenue	Penn-Liberty	In-kind replacement of awning material
Y	14-087	5-Aug-14	1247 Palo Alto Street	Mexican War Streets	Painting
Y	14-088	11-Aug-14	15 Oakland Square	Oakland Square	In-kind window replacement
Y	14-089	12-Aug-14	1219 Buena Vista Street	Mexican War Streets	In-kind replacement of window glass
Y	14-090	14-Aug-14	1221 Palo Alto Street	Mexican War Streets	In-kind window replacement
Y	14-091	19-Aug-14	1410 Pennsylvania Avenue	Manchester	In-kind replacement of front porch floorboards, painting of railings and posts
Y	14-092	19-Aug-14	500 N Taylor Avenue	Mexican War Streets	Restoration and painting of trim

Y	14-093	21-Aug-14	2100 E Carson Street	East Carson Street	Neon Signage
Y	14-094	25-Aug-14	1737 E Carson Street	East Carson Street	Painting
Y	14-095	25-Aug-14	1801 E Carson Street	East Carson Street	Signage
Y	14-096	25-Aug-14	1831 E Carson Street	East Carson Street	Signage
Y	14-097	27-Aug-14	907 Beech Avenue	Allegheny West	Painting