



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 September 3, 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> | |
|-----------------------|---------------------|----------------------|------------------|
| Erik Harless | Sarah Quinn | Carole Malakoff | Randall Rains |
| Joe Serrao | Sharon Spooner | Howard Brokenbek | Chris Gates |
| Ray Gastil | | Ivor Hill | Todd Meyer |
| Ernie Hogan | | Kate Kay | Eleanor Coleman |
| | | Evelyn Jones | Mary Anne Murphy |
| | | Michael Kostiew | Kurt Hardigan |
| | | Joe Argabrite | Mike Bazala |
| | | Robert Dabney | Cheryl Tracey |
| | | Robin Weber | Sean Beasley |
| | | David Brunner | Karamagi Rujumba |
| | | Bob Griewahn | John DeSantis |
| | | Michael Shealey | Harold Dixler |
| | | Bob Baumbach | Ruth Parson |
| | | Martha Helmreich | Russell Blaich |

Old Business—None.

New Business

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

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

Adjourn:

Mr. Hogan motions to adjourn the meeting.

The discussion of the agenda items follows.

700 Arch Street

Allegheny Commons Historic District

Owner:

National Aviary
700 Arch Street
Pittsburgh, Pa 15212

Ward: 22nd

Lot and Block: 8-B-150

Inspector: Pat Brown

Applicant:

Weber Group Inc.
5233 Progress Way
Sellersburg, In 47172

Council District: 6th

Application Received: 8/15/14

National Register Status: Listed: Eligible:

Proposed Changes: Replacement of condor aviaries.

Discussion:

1. Mr. Joe Argabrite steps to the podium; he is with the applicant, Weber Group. He explains the project, stating that they are applying to replace the existing condor exhibits. He states that these exhibits are the only ones in the Aviary that can be seen by the public as well as patrons. He shows photos of the existing exhibit. He states that the proposed exhibits will not expand beyond the existing boundaries of the Aviary; they will be using the existing space to improve the exhibit. He shows renderings of the proposal showing the two proposed aviaries that will be replacing the existing two. There will be a building in the rear for the birds that will be covered by “rock work”, and there will be another building at the front, the “conservation station”, which will function as a viewing area and will also contain educational materials. He explains that the form of the aviaries is meant to complement the existing aviary buildings. There will be glass in one area of the aviary enclosure and the rest will be mesh.
 2. Mr. Hogan asks about the patio.
 3. Mr. Argabrite says that the existing patio will basically remain as-is. It is a fine gravel walkway. He notes an error on the drawings; an aviary shown will be relocated to a different part of the exhibit.
 4. Mr. Hogan asks about the materials.
 5. Mr. Argabrite says that the aviaries will have mesh within the arched steel frames, with the area of glass as previously mentioned. The observation station will have wooden board and batten siding, with wooden windows and shutters and a corrugated metal roof.
 6. Mr. Hogan asks for public comment; there is none.
 7. Ms. Quinn states that the applicant will need to submit corrected drawings.
 8. Mr. Hogan says they will also need to submit architectural drawings and material selections.
-
-

Motion:

9. Mr. Serrao motions to approve the aviary replacement, with final corrected architectural drawings and final colors and materials to be submitted to staff.
 10. Mr. Harless seconds.
 11. Mr. Hogan asks for a vote; all are in favor and motion carries.
-
-

917-925 Beech Avenue

Allegheny West Historic District

Owner:

KAG Limited II
3135 Highland Road
Hermitage, Pa 16148

Ward: 22nd

Lot and Block: 7-D-53

Inspector: Pat Brown

Applicant:

KAG Limited II
3135 Highland Road
Hermitage, Pa 16148

Council District: 6th

Application Received: 7/15/14

National Register Status: Listed: X Eligible:

Proposed Changes: Replacement of rear windows with vinyl and construction of rear parking lot.

Discussion:

1. Mr. Keane George steps to the podium; he is the owner of the property. He states that they are looking to replace all of the windows in the building over the next few years, starting with 22 rear windows. There are 175 windows total in the rear and 37 on the front. The front windows will be replaced in-kind with wood, and they are asking to replace the rear windows with vinyl. Some of the rear windows are visible from the alley and some are not. He states that he does live in the neighborhood and wants to respect the historic character of the building, but he feels wooden windows in the rear will be cost-prohibitive.
 2. Mr. Mike Locker steps to the podium; he will install the windows. He states that the windows will be high-efficiency, will match the size of the existing windows, and will be an antique cream color.
 3. Mr. Hogan asks if the surrounding brick molds will be retained.
 4. Mr. Locker says no, they will be covered by the new window system.
 5. Mr. Hogan states that the guidelines are pretty clear in stating that rear windows can be vinyl or aluminum, but he thinks that the surrounding woodwork and brick molds should be retained and not covered.
 6. Mr. George talks about the second part of his application, which is for a rear parking area. He is proposing a gravel parking lot with nine or ten parking spaces.
 7. Mr. Hogan asks if there is any proposed landscaping.
 8. Mr. George says not at this time.
 9. Mr. Hogan asks for public comment.
 10. Ms. Carole Malakoff steps to the podium; she is representing the LRC. She states that the applicant did meet with the LRC. She feels that vinyl windows are not appropriate as all the windows are very visible from the alley. The LRC is in favor of the parking lot, as long as it is screened and landscaped appropriately.
-
-

-
-
11. Mr. Howard Brokenbeck steps to the podium; he lives next door to the property. He states that he did follow the LRC's recommendations and replaced the rear windows of his home with wood, and would expect that the applicant be held to the same standard.
 12. Mr. Chris Gates steps to the podium. He agrees that wood windows would be more appropriate. He also states that covering the brick mold with aluminum would not just be inappropriate but would also be damaging to the wood underneath and would cost more in the long run.
 13. Mr. John DeSantis steps to the podium. He agrees that the vinyl windows are inappropriate, and although 22 windows may not be noticeable the effect will be different when all the rear windows are replaced with vinyl. He brings up some issues with the parking area. He states that there does need to be landscaping and screening, and the alley needs to be taken into consideration as it drops down where it meets the curb and needs to be bridged in a way that won't interrupt water drainage.
 14. Mr. Hogan asks for any other public comment; there is none. He states that the standard seems to have already been set for wood windows on this alley. He doesn't believe they have enough documentation on the parking lot at this point. They may want to check with the zoning counter on the design.
 15. Ms. Quinn states that if the lot is properly screened from view, they could just review the screening and wouldn't necessarily have to review what is inside.
 16. Mr. Hogan agrees and states that stockade fence would not be appropriate, but some other type of fencing could be used.
 17. The Commission discusses if the project will need to come back or not.

Motion:

18. Mr. Serrao motions to table the application for 30 days to give them time to design screening for the parking lot and to consider alternatives for the window replacement.
 19. Mr. Harless seconds.
 20. Mr. Hogan asks for a vote; all are in favor and motion carries.
-
-

827 N. Lincoln Avenue

Allegheny West Historic District

Owner:

Ivor Hill
941 Penn Avenue Suite 601
Pittsburgh, Pa 15222

Ward: 22nd

Lot and Block: 8-A-130

Inspector: Pat Brown

Applicant:

Ivor Hill
941 Penn Avenue Suite 601
Pittsburgh, Pa 15222

Council District: 6th

Application Received: 8/13/14

National Register Status: Listed: X Eligible:

Proposed Changes: Façade renovations including front porch and railing

Discussion:

1. Mr. Ivor Hill steps to the podium; he is the owner of the property. He states that it was an apartment building that was purchased by a couple looking to renovate it into a single-family home. They had obtained a Certificate of Appropriateness and completed only some of the work before selling him the property. He is looking to complete renovations but keep the property as an apartment building, and would like to have the original C of A modified or obtain a new one to reflect the changes. He met with the LRC and incorporated some of their suggestions. He explains the changes to the original proposal, including modification of the front porch to make it smaller and elimination of a proposed bay window and side porch.
 2. Ms. Quinn explains some of the history of the project, stating that the applicant had been following the very elaborate plans of the original owner, and is now just asking for changes to those plans.
 3. Mr. Hill states that he is also proposing to add a wrought-iron railing to the front of the building. He shows drawings and photographs of similar railings in the neighborhood. He talks about his various elevations showing the changes. [Applicant moves away from the podium at this point to speak at the easel and becomes inaudible on the recording]
 4. Mr. Hogan asks for public comment.
 5. Ms. Carole Malakoff steps to the podium, she is representing the LRC. She talks about the significance of the house's architecture and site including the carriage house in the rear. She states that the project has been extremely controversial in the neighborhood. The applicant was working from a three year old C of A and was picking and choosing work that would fit into his plan. Now that he is asking for changes to the C of A it's clear that it is really a completely new project. In the last year, the porch in the front has been demolished, the left second-floor window has had brick work done around it with inappropriate white mortar, and the concrete front porch was resurfaced and parged. There was additional work that was not on
-
-

the C of A, including bricking up a window on the west side and opening up a window to become a door on the rear. She states that the plans he showed to the LRC were not well thought out and they suggest that the project be tabled so he can come up with new plans. They don't support the wrought iron railing or the corbel proposal.

6. Mr. Michael Shealey steps to the podium, he is an architect and also a member of the LRC. He speaks about the stone "eyebrow" window hoods. He states that the drawings specify window replacement, but don't mention the window hoods, which are hanging precariously and are in need of attention. He feels that this absence indicates that nothing is to be done to them. He speaks about the porch, stating that after the demolition the only elements remaining will be two brick columns and a hand rail, which are period-inappropriate. He states that a metal railing of the type, length, and use that Mr. Hill is proposing is inappropriate for the neighborhood. He states that Mr. Hill had proposed to use the design of the brackets under the soffit at a smaller scale on the porch, but there isn't research or precedent to support that design, and there isn't enough detail in the drawings to be able to tell what the porch will look like. He urges the Commission to table the application and require more detailed drawings treating the porch as an entirely new porch and not as a modification of the existing.
 7. Ms. Mary Anne Murphy steps to the podium; she owns the house next door and also lives in the neighborhood. She states that the neighborhood has been very upset about the process, and that there have been three different building inspectors in the time that this has been going on, and it has been very difficult to stop things from being done to the building that should not have been done. She says that all of the work is being done without review of the HRC or the neighborhood. She mentions that even though it is not the HRC's issue, the neighborhood was not aware that the occupancy of the building was being increased. She states that the project has already gone too far and should not be allowed to continue without a comprehensive review.
 8. Mr. Bob Griewahn steps to the podium; he is the president of the Allegheny West Civic Council. He states that during the past year he has received numerous complaints from unhappy residents concerning this project. He strongly urges the Commission to follow the recommendations of the LRC.
 9. Mr. Chris Gates steps to the podium to ask if the applicant had permission to remove the long existing porch.
 10. Mr. Hogan says that the original C of A called for porch removal and replacement.
 11. Mr. Serrao clarifies that the right half was to be replaced and the left half was to be removed and the door replaced with a bay window.
 12. Mr. Gates states that with the keeping of the porch base, he can see that area being used for a suburban-style barbecue with patio chairs and a picnic table with an umbrella.
 13. Mr. John DeSantis steps to the podium. He states that as the former chair of the HRC he has been to many meetings, but has never seen someone work the system like he feels the applicant is. The applicant had originally claimed that he was going to follow the original C of A exactly, and so has had the benefit of working under a C of A for more than a year, Now that the project is nearing its end, it's time to cut corners, and where that is happening is on the façade of one of the
-
-

greatest mansions on the North Side. He talks about the porch, stating that in the 1940s the porch was modified, keeping the original roof (which the applicant has since demolished) and replacing the columns with brick piers and the base with concrete. He states that because the sidewalk is several feet below the building, the view from the sidewalk is and will remain a mass of concrete. He urges the Commission to send the applicant to an architect to design a suitable façade, or agree to follow the original C of A. He states that since the applicant is also looking to obtain a certificate of occupancy, if HRC approval is a prerequisite he will be motivated to get the designs to the Commission as soon as possible.

14. Ms. Mary Anne Murphy steps back to the podium. She states that the building inspector had ordered the applicant to stop work on the exterior, but work continued.
 15. Mr. Hogan asks for any other public comment; there is none.
 16. Mr. Hill responds to the comments, stating that he takes exception to being accused of working the system. He states that it is not the case and was never his intention. He has been focusing on the interior of the building which was a huge undertaking. He also says there are several things that were stated that are incorrect. When he met with Ms. Quinn, he indicated that he was converting the building into an eight-unit apartment building, which does not increase the occupancy as it was originally a nine-unit building. He states that they took down the porch because it was unsafe, and he started to replace the windows as stated in the C of A. He doesn't intend to make the building cheap or cut corners. He is heavily invested in the area and does want to make the neighborhood happy. He addresses the concern about the window arches and states that they have been secured.
 17. Mr. Hogan goes over the situation, stating that the original C of A was issued in 2011 and the property has since changed hands, and there was most likely a dormancy in construction work while that was happening. He states that the applicant secured an extension on the original C of A and agreed to follow the original design, which included returning the original Italianate front porch and the side porch, which has since been closed off and moved around the corner, and installing the bay window which has since been abandoned. All of this has nullified the existing C of A. At this point, he will need to submit full detailed drawings with regards to how he will proceed, and no more work will be done until he receives a new C of A. The Commission needs more detail on how the porch will be constructed and elements like brick mortar, brick infill, window type, and handrail type. He agrees that the applicant's intent is to have a property to be proud of, but the design needs more work. He recommends a denial of the application or a postponement.
 18. Mr. Serrao agrees that although the intent is good, they only have partial drawings at this point, so they need new drawings or he needs to go back to the original C of A.
 19. Mr. Hogan says he should also sit down with the neighborhood and come to a compromise.
-
-

Motion:

20. Mr. Serrao motions to table the application for 30 days.
 21. Mr. Gastil seconds.
 22. Mr. Hogan asks for a vote; all are in favor and motion carries.
-
-

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 proposing screening for their rear patio based on feedback received from the Commission at the last meeting. Currently the roofing is visible from the alley, so they are proposing an awning that will cover the rear and side of the roofing. They will bring materials to the LRC to see what color is preferred, and the gutter will be painted to match. For the front door, they have decided to replace the doors in-kind but use double-paned glass.
 2. Mr. Hogan asks for public comment.
 3. Ms. Carole Malakoff steps to the podium; she is representing the LRC. She states that the applicant has kept the LRC updated and they are in support of the latest plans. She states they do want to see the new front doors be replicas of the old in material and design.
-
-

Motion:

4. Mr. Serrao motions to approve the canvas roofing of the rear patio and replacement of the existing front doors in-kind.
 5. Mr. Gastil seconds.
 6. Mr. Hogan asks for a vote; all are in favor and motion carries.
-
-

1004-1006 Cedar Avenue

Deushtown Historic District

Owner:

Matt Hicks
1004-1006 Cedar Avenue
Pittsburgh, Pa 15212

Ward: 23rd

Lot and Block: 23-M-213,214

Inspector: Pat Brown

Applicant:

Bob Baumbach
900 Middle Street
Pittsburgh, Pa 15212

Council District: 6th

Application Received: 8/15/14

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

Proposed Changes: Installation of arched windows and trim.

Discussion:

1. Mr. Bob Baumbach steps to the podium; he is the architect for the project. He states that the project came before the HRC in January 2014, but since they removed the hoods over the windows they discovered that they have arch-top masonry openings and would like to revise their plans. They are now proposing to install two-over-two arched windows with historic brick molds and decorative trim. They have also altered the proportions and details of the dormers slightly.
 2. Mr. Hogan asks for public comment.
 3. Mr. Chris Gates steps to the podium; he states that the neighborhood is fully in support of the plans.
-
-

Motion:

4. Mr. Serrao motions to approve the arched windows and trim as submitted in the revised drawings.
 5. Mr. Harless seconds.
 6. Mr. Hogan asks for a vote; all are in favor and motion carries.
-
-

423 Lockhart Street

Deushtown Historic District

Owner:

Bonnie Baxter
322 Laurel Hill Road
Allison Park, Pa 15101

Ward: 23rd

Lot and Block: 8-D-152

Inspector: Pat Brown

Applicant:

Bonnie Baxter
322 Laurel Hill Road
Allison Park, Pa 15101

Council District: 6th

Application Received: 6/15/14

National Register Status: Listed: X Eligible:

Proposed Changes: After-the-fact porch renovation and door replacement.

Discussion:

1. Ms. Crystal Alfonsi steps to the podium; she is a real estate agent and is representing the owner of the property. She states that this is an after-the-fact application; the owner had looked to other houses in the row with similar facades for guidance in replacing the front entry and front door. She shows photos of this property and the neighboring properties.
 2. The Commission discusses the door replacement, specifically whether the opening was altered and the quality of the replacement doors.
 3. Mr. Hogan asks for public comment.
 4. Mr. Chris Gates steps to the podium. He states he doesn't have a problem with the entryway replacement. He does have an issue with the new door. He states that this is part of a row of four houses, three of which have their original doors. He points out that in the picture of the old door, there is paneling on the sides and dentil detailing at the top that the new door has covered. The new door is an off-the-shelf standard door that they seemed to have altered the opening to fit.
 5. The Commission again discusses if the opening was altered.
 6. Ms. Alfonsi is not sure exactly what was done.
 7. Mr. Serrao asks about the material.
 8. Ms. Alfonsi says that the doors are steel.
 9. Mr. Hogan states that a more appropriate door needs to be submitted.
-
-

Motion:

10. Mr. Serrao motions to approve the porch renovation and deny the door on the basis of it being too plain. He states that an application for a new, more historically appropriate door should be submitted to staff.
 11. Mr. Harless seconds.
 12. Mr. Hogan asks for a vote; all are in favor and motion carries.
-
-

**4101 Bigelow Boulevard
Schenley High School**

Individual Landmark

Owner:

PMC/Schenley HSB Associates LP
1608 Walnut Street, Suite 1400
Philadelphia, Pa 19103

Ward: 4th

Lot and Block: 27-G-320

Inspector: Mark Sanders

Applicant:

Sean Beasley
925 Liberty Avenue
Pittsburgh, Pa 15222

Council District: 8th

Application Received: 8/15/14

National Register Status: Listed: X Eligible:

Proposed Changes: Rooftop addition and façade renovation.

Discussion:

1. Mr. Sean Beasley steps to the podium; he is the architect for the project. He states that they have been before the Commission previously with exterior renovations to this building. He shows various views of the site and explains that for reference there is a smokestack on the building that is about 25 feet tall and the areas which were vents are twelve feet tall. He shows the points from the surrounding streets where they are and are not visible. He shows the site plan and explains that what they are proposing is a rooftop addition with ten apartments with individual roof decks and a roof deck for use of the entire building. He says they previously obtained approval to put mechanical units on the roof outside of the site lines. He states that they will pull back and slope the stair towers back to further negate the sight line issues. He says they are keeping the addition away from the Bigelow Boulevard side of the building as it would be too visible and because that area is more residential. They are proposing an addition that will be contemporary in design and will not attempt to mimic the existing historic building. He shows details of some of the materials and colors. He shows more views of the building and shows how the addition will be minimally visible from the site lines selected.
2. Mr. Harless asks how tall the parapet is.
3. Mr. Beasley says five feet.
4. Mr. Harless asks how far the roof deck will sit below the parapet.
5. Mr. Beasley says about one or two feet. They had to find the crest of the roof where the addition will be and use that as their floor line, and it is fairly high already.
6. Mr. Gastil asks if it will end up being about 15 feet high.
7. Mr. Beasley says yes.
8. Mr. Serrao asks about views from Centre Avenue.

-
-
9. Mr. Beasley says the addition will not be visible for more than one block on Centre.
 10. Mr. Hogan thinks that it will be visible from Centre.
 11. Mr. Beasley says they installed a 25 foot pole for reference for the site lines, and they believe that it will not be visible.
 12. Mr. Serrao brings up the issue of Schenley Farms, which sits above the building, and the visibility from there.
 13. Mr. Beasley says they followed the National Park Service guidelines as far as the site lines.
 14. Mr. Hogan asks for public comment; there is none.
 15. The Commission discusses the various site lines and possible visibility. It is decided that a site visit will be scheduled so the Commissioners can view the site lines in person.

Motion:

16. Mr. Serrao motions to table the application for 30 days so that a site visit can be scheduled.
 17. Mr. Harless seconds.
 18. Mr. Hogan asks for a vote; all are in favor and motion carries.
-
-

941 Penn Avenue

Penn-Liberty Historic District

Owner:

941 Condo Assoc/Quatrini Rafferty
941 Penn Avenue
Pittsburgh, Pa 15222

Ward: 2nd

Lot and Block: 9-N-137

Inspector: Bob Molyneaux

Applicant:

941 Condo Assoc/Quatrini Rafferty
941 Penn Avenue
Pittsburgh, Pa 15222

Council District: 6th

Application Received: 8/15/14

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

Proposed Changes: Installation of awnings.

Discussion:

1. Mr. John Jordan steps to the podium; he is representing the owner and applicant. He explains the project, stating that there is an existing awning structure that is just a piece of corrugated plastic. They would like to removed that and install two brushed aluminum awnings occupying roughly the same footprint as the existing awning.
 2. Mr. Hogan says that the guidelines specify fabric awnings, so this one would have been installed without approval. He doesn't know of any other approved metal awning in a historic district.
 3. Mr. Serrao says he does like the awning, but they have denied metal awnings in the past because the guidelines specify canvas.
 4. Mr. Gastil suggests they keep the same design but just use canvas.
 5. Mr. Jordan accepts the suggestion.
 6. Mr. Hogan asks for public comment; there is none.
-
-

Motion:

7. Mr. Gastil motions to approve a canvas awning installed over the frame submitted in the drawings.
 8. Mr. Serrao seconds.
 9. Mr. Hogan asks for a vote; all are in favor and motion carries.
-
-

216 Tennyson Avenue

Schenley Farms Historic District

Owner:

Charles Reynolds
216 Tennyson Avenue
Pittsburgh, Pa 15213

Ward: 4th

Lot and Block: 27-G-219

Inspector: Bob Molyneaux

Applicant:

Renewal by Andersen
1640 Golden Mile Highway
Monroeville, Pa 15146

Council District: 8th

Application Received: 8/15/14

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

Proposed Changes: Window replacement with composite material.

Discussion:

1. Mr. Mike Bazala from Renewal by Andersen step to the podium. They explain the project, stating that they would like to replace the windows with a wood composite material. He explains that they have already replaced the side and rear windows, which are not visible from the street. They are now looking to replace the windows on the front façade. They will keep the existing storm windows and butt the new windows up to the back of the storm windows, so there will be no capping or aluminum work needed. The brick molds are original to the house, so they kept them intact on the side and rear windows and will do the same on the front. He talks about the material, which is a 40% wood fiber and 60% PVC. He states that the windows are designed to look like old-fashioned wood windows. They have mortice-and-tenon joints inside and out. There will be an external grille on the outside which is not shown in the model.
 2. The Commission agrees that it is a good substitute for wood windows.
 3. Mr. Hogan asks for public comment; there is none.
-
-

Motion:

4. Mr. Serrao motions to approve the window replacement as submitted.
 5. Mr. Harless seconds.
 6. Mr. Gastil asks if this new material is setting a precedent.
 7. Mr. Hogan says they are setting a new standard by accepting a composite material.
 8. Ms. Quinn says they have accepted composite material previously for other elements such as porch flooring.
-
-

-
-
9. Mr. Serrao states that the fact that the windows are installed behind storm windows in this case did affect the decision.
 10. Mr. Gastil decides to abstain.
 11. Mr. Hogan asks for a vote; Mr. Harless, Mr. Serrao, and Mr. Hogan are in favor and Mr. Gastil abstains. Motion carries.
-
-

223 Tennyson Avenue

Schenley Farms Historic District

Owner:

Rolf Jacob
223 Tennyson Avenue
Pittsburgh, Pa 15213

Ward: 4th

Lot and Block: 27-G-211

Inspector: Bob Molyneaux

Applicant:

Robert Dabney
4920 Harrison Street
Pittsburgh, Pa 15201

Council District: 8th

Application Received: 8/15/14

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

Proposed Changes: Change in roofing material.

Discussion:

1. Mr. Robert Dabney steps to the podium. He explains that he would like to replace the slate roof of this property with a tile product. He explains the advantages of the product, including its lightness and color retention. He shows pictures of some other houses that have it. He shows samples of the material. All of the flashing will be done in copper.
 2. Mr. Hogan asks for public comment; there is none.
-
-

Motion:

3. Mr. Serrao motions to approve the roofing material as submitted.
 4. Mr. Gastil seconds.
 5. Mr. Hogan asks for a vote; all are in favor and motion carries.
-
-

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 states that the house has cleared the treasurer's sale and will go to City Council and be deeded to the city sometime in the next two months. At that point Manchester Citizens Corporation will put in an application to acquire the property. He recommends that the application be tabled further, probably 60 or 90 days.
 2. Mr. Harless says that it is a hazard as bricks are falling off of it, but it is not in danger of collapse. He says that BBI will continue to monitor it.
 3. Mr. Blaich says the loose brick has mostly fallen at this point.
 4. Mr. Harless says he will look into stabilization measures and taking out the loose brick.
-
-

Motion:

5. Mr. Serrao motions to table the application for 60 days.
 6. Mr. Gastil seconds.
 7. Mr. Hogan asks for a vote; all are in favor and motion carries.
-
-

1230 Buena Vista Street *Mexican War Streets Historic District*

Owner:

Ruth Parsons
1231 Mimosa Way
Pittsburgh, Pa 15212

Ward: 22nd

Lot and Block: 23-J-306

Inspector: Pat Brown

Applicant:

BBI
200 Ross Street
Pittsburgh, Pa 15219

Council District: 6th

Application Received: 6/20/14

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

Proposed Changes: Demolition to grade.

Discussion:

1. Ms. Ruth Parsons steps to the podium; she is the owner of the building. She wants to keep her property and was attempting to have repairs done on the building but had issues with her contractor. She states that she lives in the rear house and her utilities run from the front house and are unable to be moved. She asks for more time to be able to get funding together complete the repairs. She asks about the process for economic hardship.
 2. Mr. Hogan explains that the economic hardship is an appeal of an HRC decision. At this point she doesn't have a plan to present to the HRC for renovations. He states that the house is seriously deteriorated and may be causing damage to the neighbor's houses.
 3. Ms. Parsons says she hasn't received any complaints.
 4. Mr. Hogan says at this point she needs to check into financing with a bank, and then hire someone and come up with plans for renovation to present to the HRC.
 5. Ms. Parsons says she is just asking for time to try and get that process started.
 6. Mr. Harless states that his records show that she has been aware of the problems with the property for five years, so she has had a lot of time to act.
 7. Mr. Hogan asks for public comment.
 8. Ms. Kate Kay steps to the podium, she is the vice president of the Mexican War Streets Society. She states that her organization believes that the fabric of the neighborhood is extremely important. She states that this house is in poor shape, but they would like to help the owner to restore it, possibly by helping her to find a contractor to stabilize it and helping her take advantage of the neighborhood program matching funds up to \$5000 for façade renovation.
 9. Mr. Todd Meyer steps to the podium. He is an architect and contractor, and also lives in the neighborhood. He believes this house can be restored, and stabilization will not be a huge expense. He states it is one of the older buildings I the
-
-

neighborhood and an important part of the fabric. He is adamantly opposed to demolition and supports the Commission giving the owner some time on this.

10. Mr. Hogan asks for any other public comment; there is none.
11. Mr. Serrao states for the record that the Commission is opposed to demolition and approves it only as a last resort. However, they have to take into consideration that this property has been an issue for at least five years.
12. Mr. Hogan asks when BBI will stop party-wall demolitions for the season.
13. Mr. Harless says this might not be a party-wall situation, but they would generally stop those in October.

Motion:

14. Mr. Serrao motions to table the application for 30 days.
 15. Mr. Gastil seconds.
 16. Mr. Hogan asks for a vote; all are in favor and motion carries.
-
-

**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 steps to the podium. She explains that the Commission will be making a recommendation to City Council on the nomination today. She makes a short presentation about the property and explains that it was nominated by the owners, which was the community group, and was recently sold to an artists group with the stipulation that they would also support the nomination.
2. Mr. Serrao goes over the criteria, including 3)exemplification of a distinguished architectural type, style, or design, 7)association with important aspects or events in cultural or social history, 8)exemplification of a significant pattern of neighborhood development or settlement, 9)representation of a significant theme expressed through distinctive area, properties, sites, structures, or objects, and 10)unique location and distinctive physical appearance or presence.

Motion:

3. Mr. Serrao motions to recommend the nomination for historic designation based on the listed criteria.
4. Mr. Gastil seconds.
5. Mr. Hogan asks for a vote; all are in favor and motion carries.