AGENDA

(Vacant), Chairman
Ernie Hogan, Acting Chairman
Raymond Gastil, Director of Planning
Erik Harless, Assistant Chief PLI, Secretary
Joe Serrao
Carol Peterson
Matthew Falcone

12:30 PM CALL TO ORDER

12:30 PM INTERNAL BUSINESS

Old Business
New Business

- Approval of the minutes from the May 2015 hearing
- Certificates of Appropriateness Report – May 2015
- Applications for a Certificate of Economic Hardship – None
- Design Guidelines Review and Adoption

1:00 PM HEARING & ACTION

1. Allegheny West Historic District
   851 Beech Avenue
   Eugene Wilson & Catherine Serventi, owners
   and applicants
   Replacement of door on garage

2. Allegheny West Historic District
   954 Beech Avenue
   Gary Otto, owner
   Lenco Building, LLC, applicant
   Construction of rear addition for stairwell

3. Allegheny West Historic District
   909 Western Avenue
   Sally C Graubarth Trust, owner
   John D. Francona, applicant
   Building renovations

4. Deutschtown Historic District
   601 Avery Street
   Jane Harter, owner
   Bob Baumbach, applicant
   Construction of new residence on vacant lot

5. Deutschtown Historic District
   406-408 Foreland Street
   Sarah Sims Erwin & Dominic DeGennaro, owners and applicants
   Construction of rear addition

6. East Carson Street Historic District
   1221 E. Carson Street
   Kevin Evancie, owner
   Nathan Hart, applicant
   Façade renovations
7. **East Carson Street Historic District**
   2529 E. Carson Street  
   South Pittsburgh LLC, owner  
   Kolano Design, applicant  
   **Installation of new awnings and signage**

8. **Phipps Conservatory—Individual Landmark**
   One Schenley Drive  
   City of Pittsburgh, owner  
   Phipps Conservatory, applicant  
   **Rehabilitation of glazing system**

9. **Taylor Allderdice High School—Individual Landmark**
   2409 Shady Avenue  
   Pittsburgh Public Schools, owner  
   Graves Design Group LLC, applicant  
   **Replacement of a first-floor window with a door**

10. **Market Square Historic District**
    221 Fourth Avenue  
    William Benter, owner  
    Stephen Casey, applicant  
    **Renovations including extension of parapet wall**

11. **Mexican War Streets Historic District**
    410 W. North Avenue  
    Mary Anne Murphy, owner and applicant  
    **Alterations to garage**

12. **Oakland Civic Center Historic District**
    4215 Fifth Avenue  
    Oakland Fifth Ave Hotel Associates, owner and applicant  
    **Construction of an 11-story hotel**

13. **Penn-Liberty Historic District**
    810-814 Penn Avenue  
    PBH2 LLC, owner  
    Katie LaForest, applicant  
    **Changes to previously approved HVAC scheme**

> **DEMOLITIONS**

**Mexican War Streets Historic District**
1224 Monterey Street  
Richard Craig Worl, owner and applicant  
**After-the-fact demolition and proposed new construction**

> **HISTORIC NOMINATIONS**

> **DIRECTOR’S REPORT**

> **ADJOURNMENT**

---

The John Robin Civic Building, located at 200 Ross St. downtown, is wheelchair accessible. This meeting is open to all members of the public. INTERPRETERS FOR THE HEARING IMPAIRED WILL BE PROVIDED WITH FOUR DAYS NOTIFICATION BY CONTACTING RICHARD MERITZER AT 412-255-2102.

Please contact Sarah Quinn with questions and comments: 412-255-2243  
sarah.quinn@pittsburghpa.gov
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required.

FEE SCHEDULE:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
851 Beech Ave.

OWNER: Catherine Servant
NAME: Eugene Wilson
ADDRESS: 851 Beech Ave.
Pgh, PA 15233
PHONE: 412-310-3728
EMAIL: etwilson@gmail.com

APPLICANT:
NAME: Eugene Wilson
ADDRESS: 851 Beech Ave.
Pittsburgh, PA 15233
PHONE: 412-310-3728
EMAIL: etwilson@gmail.com

REQUIRED ATTACHMENTS:
☐ Drawings  ☑ Photographs  ☐ Renderings  ☐ Site Plan  ☐ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
See attached

SIGNATURES:
OWNER: 
DATE: 5-1-2015
APPLICANT: 
DATE: 5-15-2015
Description of Project at 851 Beech Avenue to Replace a Garden Door

Summary:
Replacement of a recent vintage hardware store steel door with an antique door that is closer age to the age of the garage.

Description of building:
The garage behind 851 Beech is a large brick one-story building of approximately 2000 square feet in size and 18 feet in height. It is not original to the property and was added by a previous owner sometime in the early 20th century, probably between 1912 and 1926. It was originally designed for storage and repair of motor-busses for the owner’s private transit company.

Description of work:
There is currently a very modern steel door very roughly inserted into the hole in the front facing brick wall of the structure. It was never actually installed and is only held in place by a few drywall screws and no finishing trim was ever installed and was never painted remaining the factory primer color.

Our original plan was to just add some finishing casement trim to the door frame and paint both the door and trim to match the house colors. I recently found a vintage wood and glass door via Craig’s List that was from an early 20th century garage and to my eye does a much better job of matching the style of the garage. We plan on installing the older door and frame and then installing trim around the door to match the window trim as closely as we can.

The door to be added is solid wood with two panels on the lower half and six fully divided lights on the top half.

Photograph addendum
851 Beech: View of the door from the sidewalk, the door is at the rear of the garden behind the house.

851 Beech: Current door on the left, replacement on the right.
851 Beech: Closeup of the vintage replacement door
851 Beech: Replacement door placed in front of existing door

851 Beech: Details of garage window trim to be matched by the door trim as best as possible
851 Beech: Location of door in question at the back of the garden
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required.

STAFF USE ONLY:
DATE RECEIVED: 5/4/15
LOT AND BLOCK NUMBER: 70-17
WARD: 22nd
FEE PAID: $60
DISTRICT:
Allegheny West

ADDRESS OF PROPERTY:
954 Beech Ave.
Pittsburgh PA 15233

APPLICANT:
NAME: Leeco Building LLC
ADDRESS: 541 Cherry Blvd
Eugene PA 15330
PHONE: 724-222-3200
EMAIL: Leeco@live.com

OWNER:
NAME: Gary Otto
ADDRESS: 954 Beech Ave.
Pittsburgh PA 15233
PHONE: 412-418-4054
EMAIL: 

REQUIRED ATTACHMENTS:
☑ Drawings ☑ Photographs ☐ Renderings ☑ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Rear Addition: Addition is usable from rear side adjacent to neighbor (Enclosed Stair Addition)

SIGNATURES:
OWNER:
APPLICANT: 
DATE: 5/3/2015
Quote #79726

B&B Wood Products Inc.
Gib Oberg
gib@bbwood.com
216-292-6555

**Door Info**

- **Thickness**: 1-3/4
- **Pattern**: 4096
- **Species**: Mahogany
- **Width**: 2-1/8 → 3-0
- **Height**: 7-0
- **Stile**: 4-1/2
- **Sticking**: Modified Ovolo
- **Top Rail**: 4-1/2
- **Bottom Rail**: 9-1/8
- **Panel Type**: 1-3/8 HRP
- **Rogue Premium**: Standard 1/16 Veneer

*Drawings are for general reference only and may not be built to the exact detail shown.*

**Wood Door**
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required.

STAFF USE ONLY:
DATE RECEIVED: 5/12/15
LOT AND BLOCK NUMBER: 7-0-168
WARD: 22nd
FEE PAID: 90

FEE SCHEDULE:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
909 Western Avenue
Pittsburgh, PA 15233
Allegheny West Historic District

OWNER:
NAME: Sally C Graubarth Trust
ADDRESS: 1667 N Shawdowview Path
Hernando, FL 34442
PHONE:
EMAIL:

APPLICANT:
NAME: John D Francona
ADDRESS: 1234 Resaca Place
Pittsburgh, PA 15212
PHONE: 412-596-3477
EMAIL: john.d.francona@gmail.com

REQUIRED ATTACHMENTS:
X Drawings  X Photographs  X Renderings  Site Plan  Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Exterior renovation of front façade to replace existing windows and storefront. Existing stone on front façade will be cleaned to remove paint. Existing painted brick will be repainted. New storefront will be stained oak. The rear garage will be repaired and restored. The existing dormer will be repaired and restored and will include retention of hay loft doors and hoist. The garage will be reroofed with asphalt shingles.

SIGNATURES:
OWNER: ___________________________ DATE: ___________________________

APPLICANT: ___________________________ DATE: 5-11-2015
BIRDSEYE FROM NORTH
STREET CONTEXT FROM EAST
EXISTING WESTERN AVENUE ELEVATION
PROPOSED WESTERN AVENUE ELEVATION
EXISTING STOREFRONT
PROPOSED STOREFRONT
EXISTING MAOLIS WAY ELEVATION
MAOLIS WAY FROM SOUTHEAST
PROPOSED MAOLIS WAY FROM SOUTHEAST
PROPOSED MAOLIS WAY FROM SOUTHWEST
**NORTH ELEVATION**

- Remove paint from existing cut stone arches and lintels.
- Pressure wash existing brickwork - repoint as necessary - repaint.
- Remove paint from existing cut stone façade.
- New stained white oak storefront and door.
- New painted wood circle top wood windows.
- New painted wood entrance doors with transom.

**SOUTH ELEVATION**

- New singles on roof - gap "slateline".
- Restored dormer with painted wood casing/windows.
- Painted "hardie board" on sides of dormer.
- New painted wood carriage house style garage doors.

**909 WESTERN AVENUE**

Schematic Design Progress Documents

John D Francona Architect

1234 Besaca Place | Pittsburgh PA 15212 | 412 566 3477

May 15, 2015

A301
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required.

STAFF USE ONLY:
DATE RECEIVED:
LOT AND BLOCK NUMBER:
WARD:
FEE PAID:

DISTRICT:
DEUTSHTOWN

ADDRESS OF PROPERTY:
601 AVERY STREET
PITTSBURGH PA 15212

OWNER:
NAME: JANE HARTR
ADDRESS: 605 MIDDLE ST.
PITTSBURGH PA 15212
PHONE: 
EMAIL: 

REQUARED ATTACHMENTS:
☑ Drawings ☐ Photographs ☐ Renderings ☑ Site Plan ☐ Other

APPLICANT:
NAME: BOB BAUMBACH
ADDRESS: 900 MIDDLE ST.
PITTSBURGH PA 15212
PHONE: 412.266.4425
EMAIL: baub@comcast.net

DETAILED DESCRIPTION OF PROPOSED PROJECT:
PROPOSED CONSTRUCTION OF NEW RESIDENCE, 20'X40', 2 1/2 STORY FRAME WITH DECORATIVE IRON FENCE AND GATES.

SIGNATURES:
OWNER: 
DATE:

APPLICANT: 
DATE: 4/24/2015
1. Avery Street Elevation

- Install crown and metal drip edge
- Trim new dormer with painted Azek boards
- Install wood double hung windows w/ historic profile
- Install 3-1/2" casing w/ S.I.P. dog eaves and apron
- Install painted 6" round corrugated rain leader
- 3-1/2" painted Azek corner board
- Hardie siding with 3-1/2" reveal
- 5" x 6" decorative iron gate

2. Middle Street Elevation

- Trim new dormer with painted Azek boards
- Install Eco-Star synthetic slates
- Fypon bracket on middle street side only
- 3-1/2" exterior casing with 2-1/2" crown and metal cap
- 7-1/2" water table board - painted Azek
- Door hood w/ metal roof and painted wood brackets

Proposed New Residence

Jane Harter
601 Middle Street
Pittsburgh, PA 15212
PROPOSED NEW RESIDENCE
AT AVERY AND MIDDLE STREETS
JANE HARTER
601 MIDDLE STREET
Pittsburgh, PA 15212
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required.

FEE SCHEDULE:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
406 Foreland Street
Pittsburgh, PA 15212

OWNER: Sarah Sims Erwin
NAME: Dominick DeGennaro
ADDRESS: 35 Highland Road
#2106
Bethel Park, PA 15212

PHONE: 212/333-3848
EMAIL: simzees@hotmail.com

REQUIRED ATTACHMENTS:
☐ Drawings ☐ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
rear addition over existing kitchen bumpout, fencing, painting

SIGNATURES
OWNER: ___________________________ DATE: 5/11/15

APPLICANT: ___________________________ DATE: 5/11/15

STAFF USE ONLY:
DATE RECEIVED: 5/13/15
LOT AND BLOCK NUMBER: 23-5-255-260
WARD: 23rd

DISTRICT: Deutschtown Historic

APPLICANT:
NAME: Sarah Sims Erwin
ADDRESS: (see left)
PHONE: ___________________________
EMAIL: ___________________________
406 FORELAND STREET, PITTSBURGH, PA. 15212
DEUTSCHTOWN HISTORIC DISTRICT
PROPOSED REAR ADDITION:
VIEW FROM NEIGHBOR'S PROPERTY
PROPOSED REAR ADDITION:
VIEW FROM MORAVIAN STREET (LOOKING WEST)
PROPOSED REAR ADDITION:
PROPOSED REAR ADDITION:
SIDING / MATERIAL
HARDIE PLANK FIBER CEMENT LAP SIDING (.0312 THICKNESS)
PLANK WIDTH: 7.25" / SMOOTH
PROPOSED REAR ADDITION:
TRIM / MATERIAL
HARDIE PLANK FIBER CEMENT TRIM (1" THICKNESS)
TRIM WIDTH: 3.5" / SMOOTH
PROPOSED REAR ADDITION:
ROOF
ADVANTAGE LOK-II 1" STANDING SEAM ROOF SYSTEM
UNION CORRUGATING COMPANY
COLOR: CHARCOAL GREY

Standing seam roof systems have been used on traditional and contemporary homes for more than a century. Standing seam metal roof systems are clean, graceful lines that have been an enduring roofing favorite on a wide range of architecture. Advantage-Lok II standing seam roof system features shorter, 1" high ribs as compared to our original Advantage-Lok standing seam metal roofing system. The 1" rib design gives the standing seam metal roof system slightly better wind uplift performance, although both standing seam roof system designs do an outstanding job in severe weather. The Advantage-Lok II standing seam roof system is popular in upscale residential and commercial roofing applications. Advantage-Lok II standing seam metal roof system wrap securely together with completely concealed fasteners for maximum wind and weather resistance.

**Standing Seam Roof System Gauge Options:**
25, 26

**Standing Seam Roof System Finish Options:**
Painted Grades:

**LIFETIME 40 YEAR KYNAR**

**Standing Seam Roof System Warranties:**
40 Year Paint Warranty
25 Year Galvalume Warranty

Unpainted Grades: Acrylic coated Galvalume

Coverage 16"
PROPOSED REAR ADDITION: WINDOW TRIM STYLE

PROPOSED REAR ADDITION: WINDOWS
6 OVER 1, MARVIN, WOOD, DOUBLE-HUNG
PROPOSED REAR ADDITION:
BODY AND TRIM COLOR
PROPOSED REAR ADDITION:
STREET VISIBILITY
JAMES STREET BETWEEN FORELAND AND SUISMON STREETS (AT SHAWANO STREET)
PROPOSED REAR ADDITION:
PRIVATE PROPERTY VISIBILITY
JAMES STREET GASTROPUB LOADING DOCK (FACING MORAVIAN STREET)
PROPOSED REAR ADDITION:
SECONDARY STREET VISIBILITY
MORAVIAN STREET
PROPOSED REAR GATE:
DOUBLE-DOOR GATE
USING REPURPOSED SHED DOORS FROM HOUSE
HEIGHT: 6'4"
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
1221 East Carson Street
Pittsburgh, PA 15203

OWNER:
NAME: Kevin Evancic
ADDRESS: 799 Castle Shannon Blvd
Pittsburgh, PA 15234
PHONE: 412-561-2417
EMAIL: kev2229@hotmail.com

REQUIRED ATTACHMENTS:
☐ Drawings ☑ Photographs ☑ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Remove existing first floor stone cladding, door and windows and associated trim, and storefront cornice. Install new insulated storefront and transom windows, glazed storefront door, wood panel door to upstairs apartments, sign panel cornice, and roof cornice near the top of the building.

SIGNATURES:
OWNER:

APPLICANT:

STAFF USE ONLY:
DATE RECEIVED:
LOT AND BLOCK NUMBER:
WARD:
FEE PAID:
DISTRICT:

APPLICANT:
NAME: Nathan Hart, R.A.
ADDRESS: 3729 Parkview Avenue
Pittsburgh, PA 15213
PHONE: 412-726-1941
EMAIL: nhart@hartarc.com

NAME: Nathan Hart, R.A.
ADDRESS: 3729 Parkview Avenue
Pittsburgh, PA 15213
PHONE: 412-726-1941
EMAIL: nhart@hartarc.com

DATE: 04/21/2015

DATE: 4/21/15
Facade Restoration
1221 East Carson Street
Pittsburgh, PA 15203

Exterior Elevation

Client: Bear & Beetle
Project No.: 1504.144
Date: 04.20.2015
Scale: 3/8" = 1'-0"

4/21/2015 11:42:18 PM
Facade Restoration

1221 East Carson Street
Pittsburgh, PA 15203

1221
Future Tenant

Client: Bear & Beetle
Project No: 1504.144
Date: 04.20.2015
Scale: A2.2
Ext. Perspective
Division of Development Administration and Review
City of Pittsburgh, Department of City Planning
200 Ross Street, Third Floor
Pittsburgh, Pennsylvania 15219

HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
Completed applications must be received at least
13 working days prior to the HRC hearing, when a
hearing is required

STAFF USE ONLY:
DATE RECEIVED: 4/24/15
LOT AND BLOCK NUMBER: 12-M-304
WARD: 16th
FEE PAID: 400
DISTRICT:
East Carson Street Historic District

ADDRESS OF PROPERTY:
2529 East Carson Street, Pittsburgh, PA 15203

OWNER:
NAME: South Pittsburgh LLC
ADDRESS: 10 Allegheny Center
Pittsburgh, PA 15212
PHONE: 412-231-3400
EMAIL: Egould@farosproperties.com

APPLICANT:
NAME: Kolano Design
ADDRESS: 6026 Centre Avenue
Pittsburgh, PA 15206
PHONE: 412-661-9000
EMAIL: lauren@kolano.com

REQUIRED ATTACHMENTS:
☐ Drawings ☒ Photographs ☒ Renderings ☒ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
New awnings and illuminated signage

SIGNATURES:
OWNER: _______________________________ DATE: 4/23/15
APPLICANT: _______________________________ DATE: 4/23/15
EXTERIOR IDENTITY & WAYFINDING SIGNS
Historic Review Package

Issued: April 21, 2015

Client: Faros Properties
Location: Pittsburgh, PA
CHD (City Historic District: East Carson Street) & SP-5 (Specially Planned District: South Side Works)

American Eagle 2655 East Carson Street

Emiliano’s Mexican Grill & Bar 2557 East Carson Street

State Farm 2513 East Carson Street

CHD (City Historic District: East Carson Street)

Skybar 1605 East Carson Street

ALDI 2628 East Carson Street

The Brix 2612 East Carson Street

SP-5 (Specially Planned District: South Side Works)

LA Fitness 2701 East Carson Street

Citizens Bank 2801 East Carson Street

South Side Works Cinema
425 Cinema Drive

McCormick & Schmick’s
2667 Sidney Street
**KEY**

1. Sign to be removed
2. Banners to be replaced with new
   - See page 8.0
3. Lighting to be replaced with new
   - See page 6.1
4. Awning to be replaced with new
   - See page 5.0
Site Address:
2529 East Carson Street
Pittsburgh, PA 15203

Code: City of Pittsburgh

Zoning District: SP-5 (Specially Planned District: South Side Works)

Zoning Overlay: CHD (City Historic District: East Carson Street)

SIGN KEY

- **X1** Identity Sign
  - X1.a Property Identity
  - X1.b Business Identity

- **X2** Cornerstone
  - X2.a Property Identity
  - X2.b Directional

- **X3** Banner
  - Replacing existing banners with new

- **New Awning**

Note: Sign placement is approximate. Final sign locations to be determined on site with Client and sign vendor.

EAST CARSON STREET HISTORIC DISTRICT

(1) Number of Signs

A. For each street level business, a max of (1) wall sign, two (2) window signs, and either (1) awning sign or one (1) projecting sign or one (1) ground sign shall be permitted for each facade of a structure facing a street

C. The maximum area of all signs, including ground signs, shall be fifteen percent (15%) of the area of the face of the building on which the signs are proposed.

(2) Size of Signs

A. Wall signs shall be a maximum of two (2) square feet in area for every linear foot of the building frontage, up to a maximum of forty (40) square feet. Maximum lettering size shall be eighteen (18) inches.

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>SF</th>
<th>Qty.</th>
<th>Total SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>X1.a</td>
<td>12.5 SF</td>
<td>1</td>
<td>12.5 SF</td>
</tr>
<tr>
<td>X1.b</td>
<td>7 SF</td>
<td>1</td>
<td>7 SF</td>
</tr>
<tr>
<td>X2.a</td>
<td>5 SF</td>
<td>2</td>
<td>10 SF</td>
</tr>
<tr>
<td>X2.b</td>
<td>5 SF</td>
<td>2</td>
<td>10 SF</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td><strong>39.5 SF</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Awnings

Qty 3
Aluminum Construction with prefabricated moulding product
Surfaces to be flat, smooth, and free from waviness; Construction to be as weather tight as possible
Paint: To be determined

Notes:
1. Sign vendor to be responsible for all awning details and final dimensions
2. Sign vendor responsible for determining mounting method and all necessary engineering
Carson Street Commons Facade - Not to scale

**Sign Type X1.a**
- **Property Identity**
  - Qty: 1
  - 9” H x 5” D Fabricated acrylic letters
  - Opaque white letter faces
  - Illuminated returns with White GE LED and orange translucent vinyl
  - 3M orange translucent vinyl to be determined
  - Letters to be mounted on top of the aluminum awning with approximately 1-1/2” to 2” extending beyond the front of the awning (Side View)

**Sign Type X1.b**
- **Business Identity**
  - Qty: 1
  - 6-1/2” H x 2” D Non-illuminated acrylic letters
  - Opaque white letter faces with orange returns
  - 3M orange vinyl to be determined

**Note:**
Sign vendor to be responsible for all mounting details and final dimensions
Carson Street Commons Facade
Night Time View

Manufacturer Installation Shots

Erco Gecko Projector
8W LED Fixture
6° beam spread
4000K (neutral white)
Dimmable
Sign Type X2 - Cornerstone
Design Intent Drawing

Note: Scaling of signs within environment is approximate

X2.b Directional
5 Sq. Feet

X2.a Property Identity
5 Sq. Feet

36”

20”

20’ H x 6’-0” W x 1/8” thk. Painted Aluminum Panel
All paint colors: to be determined
Panel to wrap corner; Panels to be welded together for crisp outer corner
No seams on sign face
Stud mount at masonry joints; Final method of attachment to be confirmed

Cornerstone
Qty 2
20’ H x 6’-0” W x 1/8” thk. Painted Aluminum Panel
All paint colors: to be determined
Panel to wrap corner; Panels to be welded together for crisp outer corner
No seams on sign face
Stud mount at masonry joints; Final method of attachment to be confirmed
Existing Conditions

New banners to replace existing banners

Sign Type X3 - Banners
Qty. 7 (To be finalized)
Banners to be double sided exterior grade vinyl
White opaque blackout vinyl to be used so that graphics from one side do NOT show through to the other side

Graphics
Graphics to be direct full color print. All inks to be UV stable and weather proof. Kolano Design to provide digital art

Installation
Install banners in existing banner frames

Banner Graphics
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required.

FEE SCHEDULE:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
One Schenley Park
Pittsburgh PA 15213

OWNER:
NAME: City of Pittsburgh
ADDRESS: ____________________________
PHONE: ____________________________
EMAIL: ____________________________

REQUIRED ATTACHMENTS:
☒ Drawings ☒ Photographs ☐ Renderings ☒ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Rehabilitation of the South Conservatory Roof Glazing System.

SIGNATURES:
OWNER: ____________________________ DATE: ____________________________
APPLICANT: ____________________________ DATE: 5/12/2013
PHIPPS CONSERVATORY AND BOTANICAL GARDEN
ONE SCHENLEY PARK DRIVE, PITTSBURGH, PENNSYLVANIA

Invitation to Bid –
Renovations to South Conservatory

Phipps Conservatory is accepting bids for the restoration and replacement of the roof glazing system in the South Conservatory.

Scope of Work:

The project is “The South Conservatory”, one of thirteen glasshouse exhibition halls at Phipps Conservatory’s historical structures. The project involves removal of the existing wood and glass glazing, re-glazing of the roof structure, cleaning and painting of the structural steel framework, repairs to the cast iron gutter system and some minor interior removals. The new glazing system will consist of new replicated aluminum glazing rafters with new lapped glass glazing. The glazing material will be clear laminated safety glass of a minimum allowable thickness installed with 3/8” laps using stamped aluminum bar caps. All sheet metal trim, flashings condensation drip leaders and all miscellaneous metal components will be replaced with aluminum or stainless steel material to match the originals as closely as possible.

Project Location: One Schenley Park Drive
Owner: City of Pittsburgh
Owner Contact: Jason Wirick, Phipps Conservatory & Botanical Gardens

Designer/Consultant – Montgomery Smith Incorporated,
Structural Engineer – Liam O’Hanlon Engineering, PC,

Alternate No. (1) Replacement of the vertical sidewall glazing system.

Please provide a letter or email of intent to bid this project by May 8th, 2015. Electronic copies of bid package can be obtained by requesting Phipps’s DropBox link or during site walk through from Jason Wirick, Director of Facilities and Sustainability at Phipps Conservatory, (412) 477-1222. Any questions about the information contained in the bid package are to be directed to Conservatory Consultant: James Smith of Montgomery Smith Inc. (859) 586-6508

Those wanting to submit a bid proposal are required to visit the site and inspect the areas that are involved in this project. The client contact at Phipps Conservatory is: Jason Wirick, Director of Facilities and Sustainability (412) 477-1222; (jwirick@phipps.conservatory.org)
Contractor is required to follow LEED Green Building principles including solid waste management, indoor air quality best management practices, and will be responsible for a weather tight building during the renovation.

**Bid proposals are due on or before 5:00 PM, Friday May 15th, 2015** to Jason Wirick, Director of Facilities and Sustainability at Phipps Conservatory. Bid proposals must include all material and labor required for a complete project – material only proposals will not be accepted. Any alternate materials or equipment that differ from the specifications are to be submitted at least one week before the bid due date for review and response. We hope to award the project by ay 29th to start immediately after award and release.
ROOF TRUSS CONFIGURATION
SHOWING EXISTING ROOF VENTS

ROOF GABLETTE FRAMING & GLAZING
FRAMING AND GLAZING FOR FACETED CORNER

EXISTING WOOD FIXED LOWER SASH
TO BE REPLICATED IN ALUMINUM
(ALTERNATE # 1)
WOOD FRAMING AND DRIP GUTTER TO BE REPLICATED IN ALUMINUM

TYPICAL GUTTER LINE SECTION

TYPICAL SIDEWALL SASH
(ALTERNATE # 1)
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required.

FEE SCHEDULE:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
2409 Shady Avenue
Pittsburgh, PA 15217

OWNER:
Pittsburgh Public Schools
Attn: Vidy Patil

ADDRESS:
Facilities Division 1305 Muriel Street
Pittsburgh, PA 15203

PHONE: 412-488-4300
EMAIL: vpatil1@pghboe.net

REQUIRED ATTACHMENTS:
✓ Drawings  ✓ Photographs  ✓ Renderings  ✓ Site Plan  □ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Along Tilbury Avenue Elevation - Replacing a first floor window with a new FRP door in aluminum frame.

SIGNATURES:

OWNER: ___________________________ DATE: 05/14/2015
APPLICANT: ___________________________ DATE: 05/14/2015
REPLACE WINDOW WITH NEW DOOR AT GRADE.
**Historic Review Commission of Pittsburgh**

**Application for a Certificate of Appropriateness**

**Deadline:**
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required.

**Fee Schedule:**
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

**Address of Property:**
221 Fourth Ave
(The Benedum Trees Building)

**District:**
Market Square

**Owner:**
Name: William Elder  
Address: 2901 Main St  
Phone: 412-576-4598 (c)

**Applicant:**
Name: Stephen Casey  
Address: 40-24th St.  
Phone: 412-434-6446

**Required Attachments:**
- [x] Drawings  - [x] Photographs  - [x] Renderings  - [ ] Site Plan  - [ ] Other

**Detailed Description of Proposed Project:**
See attached narrative.

**Signatures:**

Owner:  
Date:  

Applicant:  
Date: 05.15.15
In accordance with Section 1.8 of Title Eleven - Historic Code of Ordinances of the City of Pittsburgh, the Historic Review Commission has reviewed the application for new construction, demolition, or exterior alterations submitted by the applicant, and has approved the following:

- Construction of new roof deck and upgrades to 19th floor of the Benedum Trees building, as submitted to the HRC on May 7, 2014, to include:
  - Installation of anti-reflective glass railings on roof deck.
  - Installation of dark brown GFRC panels to cover existing plaster.
  - This Certificate does not include installation of any awnings.

- This certificate shall be publicly visible at the job site.
- All work items must meet zoning and building inspection codes, and all other applicable laws and regulations.

This certificate must be presented to the Zoning Office and the Bureau of Building Inspection in order to obtain a permit. This Certificate EXPIRES six (6) months after Issue Date. PLEASE DISPLAY THIS CARD PROMINENTLY.

Staff of the Historic Review Commission

Administrative Approval
SOUTH ELEVATION - PROPOSED
SOUTH-WEST VIEW

MAY 15, 2015

STEPHEN CASEY
ARCHITECTS
The Crane Building  •  40 24th Street  •  4th Floor
Pittsburgh, PA 15222  (412)434.6445  (fax)434.6447

BENTER OFFICES
BENEDUM TREES BUILDING
223 FOURTH AVE
ROOF DECK PLAN - PROPOSED

MAY 15, 2015
STEPHEN CASEY
ARCHITECTS.
The Crane Building · 40 24th Street · 4th Floor
Pittsburgh, PA 15222 · (412)434.6446 · (fax)434.6447

BENTER OFFICES
BENEDUM TREES BUILDING
223 FOURTH AVE
SOUTH ELEVATION
NORTH ELEVATION
VIEWLOCATOR SITE PLAN
BENTER OFFICES | BENEDUM TREES BUILDING

VIEWPOINT KEY
1. FORBES AVE WEST OF MARKET SQUARE
2. GRAEME ST AND MARKET SQUARE
3. MCMASTER WAY AND MARKET SQUARE
4. FORBES AVE EAST OF MARKET SQUARE
5. FOURTH AVE AND WOOD ST
6. THIRD AVE AND WOOD ST
7. BOULEVARD OF THE ALLIES
8. PPG PLAZA AND THIRD AVE
9. PPG PLAZA AND FOURTH AVE
1. FORBES AVE WEST OF MARKET SQUARE
BENTER OFFICES | BENEDUM TREES BUILDING
2. GRAEME ST AND MARKET SQUARE
BENTER OFFICES | BENEDUM TREES BUILDING
3. MCMASTER WAY AND MARKET SQUARE
BENTER OFFICES | BENEDUM TREES BUILDING
5. FOURTH AVE AND WOOD ST
BENTER OFFICES | BENEDUM TREES BUILDING
7. BOULEVARD OF THE ALLIES
BENTER OFFICES | BENEDUM TREES BUILDING
8. PPG PLAZA AND THIRD AVE
BENTER OFFICES | BENEDUM TREES BUILDING
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

STAFF USE ONLY:
DATE RECEIVED: 5/15/15
LOT AND BLOCK NUMBER: 23-P-20
WARD: 2nd
FEE PAID: Y
DISTRICT: MEXICAN WAR STREETS

ADDRESS OF PROPERTY:
410 WEST NORTH AVE
PITTSBURGH PA 15212

APPLICANT:
NAME: SAME
ADDRESS:
PHONE: 
EMAIL: 

REQUIRED ATTACHMENTS:

□ Drawings □ Photographs □ Renderings □ Site Plan □ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT: REMOVE RUSTED STEEL LINTER, ROTTEN WOOD IN SIDE WINDOW OPENINGS, INFILL AND STUCCO TO MATCH EXISTING STUCCO. REMOVE RUSTED LINTER OVER GARAGE DOOR. REBUILD TOP OF WALL, STUCCO TO MATCH & REPLACE TOP CEMENT.

SIGNATURES:
OWNER: Mary Anne Murphy DATE: 5/10/15
APPLICANT: 

DATE:
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required

FEE SCHEDULE:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
4215 Fifth Avenue
Pittsburgh, PA 15213

OWNER:
Oakland Fifth Avenue Hotel
NAME: Associates LP
c/o Concord Hospitality Enterprises Company
Attn: Keith McGraw
409 Broad Street, Suite 203
Sewickley, PA 15133
PHONE: (412) 749-1114

EMAIL: sierrakm@aol.com

REQUIRED ATTACHMENTS:
☐ Drawings ☐ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Development of an 11-story building currently planned to contain approximately 200,000 SF for a 190-room hotel, with associated parking, restaurant and other facilities.

SIGNATURES:
OWNER: [Signature] Authorized Agent DATE: 2/13/2015
APPLICANT: [Signature] DATE: [Signature]
Existing Site Photographs From Bigelow Blvd.
Existing Site Photographs From Lytton St.
Site View
Existing View from Bigelow Blvd.
Proposed View from Bigelow Blvd.
Existing View from Cathedral of Learning.
Proposed View from Cathedral of Learning.
Existing View from Bigelow Blvd.
Proposed View from Bigelow Blvd.
Existing View from Lytton Ave.
Proposed View from Lytton Ave.
Existing View from Lytton Ave.
Proposed View from Lytton Ave.
Existing View from Lytton Ave.
Proposed View from Lytton Ave.
Conceptual Streetscape Design
**Guestroom Data:**

- ADA: t.b.d.
- Optional "lock-out" to create a two-bedroom suite.
- Corner Suite: t.b.d.
- 2 Corner Suites / level
- 12 DQ's / level
- 14 Kings / level

**Building Data:**

<table>
<thead>
<tr>
<th>Level</th>
<th>SF Hotel</th>
<th>Keys</th>
<th>SF Garage</th>
<th># of cars</th>
<th># of valet only</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>2,400</td>
<td>-</td>
<td>***16,200</td>
<td>45</td>
<td>8 ramp sf only</td>
</tr>
<tr>
<td>1</td>
<td>4,400</td>
<td>∆</td>
<td>10,600</td>
<td>1</td>
<td>∆ includes all drive under areas</td>
</tr>
<tr>
<td>2</td>
<td>3,400 stair / elev.</td>
<td>16,000</td>
<td>32</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>2,300 stair / elev.</td>
<td>15,800</td>
<td>35</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>14,800</td>
<td>28</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>14,800</td>
<td>28</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>14,800</td>
<td>28</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>14,800</td>
<td>28</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>14,800</td>
<td>28</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>14,800</td>
<td>28</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>**13,400</td>
<td>683</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Totals: 114,700 168 58,600 113 20

- 683 sf Key
- Total h/c gross building + garage = 173,300
- * Does not include Restaurant or Coffee Shop sf areas
- ** Does not include 1,500 sf exterior upper terraces / balconies
- *** Does not include ramps, which are included in Level 1 above

**Typical Levels (4-9)**
Material Legend

- **M-1**
  - Product: Arriscraft
  - Color: Sandrift
  - Finish: Sandblasted & Rocked

- **M-2**
  - Product: Endicott Brick
  - Color: Light Grey Blend
  - Finish: Smooth

- **M-3**
  - Product: Double Glazing
  - Finish: Low-E coating

- **M-4**
  - Product: Aluminum Framing
  - Color: Limestone
  - Finish: Smooth
  - Note: Exterior Columns & Profiles

- **M-5**
  - Product: Arriscraft ARRIS. cast
  - Color: Montecito
  - Finish: Smooth
  - Note: Terrace Level Facade

- **M-6**
  - Product: Arriscraft
  - Color: Montecito
  - Finish: Smooth

---

**Bigelow Blvd. Elevation**
Material Legend

<table>
<thead>
<tr>
<th>Material</th>
<th>Product</th>
<th>Color</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>M-1</td>
<td>Arriscraft</td>
<td>Sandrift</td>
<td>Sandblasted &amp; Rocked</td>
</tr>
<tr>
<td>M-2</td>
<td>Endicott Brick</td>
<td>Light Grey Blend</td>
<td>Smooth</td>
</tr>
<tr>
<td>M-3</td>
<td>Double Glazing</td>
<td>Low-E coating</td>
<td>Smooth</td>
</tr>
<tr>
<td>M-4</td>
<td>Aluminum Framing</td>
<td>Limestone</td>
<td>Dark Bronze</td>
</tr>
<tr>
<td>M-5</td>
<td>Arriscraft ARRIS. cast</td>
<td>Montecito</td>
<td>Smooth</td>
</tr>
<tr>
<td>M-6</td>
<td>Arriscraft</td>
<td>Limestone</td>
<td>Smooth</td>
</tr>
</tbody>
</table>

Note: Exterior Columns & Profiles

Note: Terrace Level Facade

PAA Elevation

Level 1
0' - 0"

Level 2
15' - 0"

Level 3
24' - 0"

Level 4
35' - 0"

Level 5
45' - 0"

Level 6
55' - 0"

Level 7
65' - 0"

Level 8
75' - 0"

Level 9
85' - 0"

Level 10
95' - 0"

Roof
114' - 0"
Proposed Material Photographs & Patterns

Arriscraft

M-1

M-5

M-6

Endicott Brick

M-2
Bigelow Blvd towards Fifth St.
Restaurant View
Coffee Shop View
Sidewalk view of Restaurant on Bigelow Blvd.
Aerial view of Restaurant on Bigelow Blvd.
Sidewalk view of Coffee House on Lytton Ave.
Dimensioned Sidewalk on Bigelow Blvd.
Dimensioned Sidewalk on Lytton Ave.
March 25, 2015

John A. Freyvogel III
President
Board of Directors
Pittsburgh Athletic Association
4215 Fifth Avenue
Pittsburgh, PA 15213

Dear Mr. Freyvogel:

I am writing to express our concern over the proposed construction of an 18-story hotel building by Concord Hospitality Enterprises Company, to be located behind the Pittsburgh Athletic Association (PAA). As you are aware, this proposed construction is within the Oakland Civic Center Historic District and the Schenley Farms National Register Historic District. I understand this project is slated for review by the City of Pittsburgh’s Historic Review Commission at its April 1, 2015 meeting.

Our organization, along with your neighbors in the Schenley Farms City Historic District, is concerned about the size and the scale of the proposed hotel building as it is currently conveyed in the rendering submitted to the Historic Review Commission. We think the building does not honor the guidelines of new construction in an historic district, particularly with regards to massing, setback requirements, and the overall size and look of the building and how it affects the historic and grand expanse that is the PAA building. We particularly want to see if a setback can be achieved by adding height, providing that the hotel does not overwhelm the PAA building.

As you know, the PAA building is as impressive in architecture as it is rich in history, and is one of the most significant structures in Oakland’s Civic Center, created in the early 1900s in accordance with City Beautiful principles. In Landmark Architecture of Allegheny County, James D. Van Trump, a co-founder of our organization, wrote:

A fine, smart, sophisticated version of the Italianate manner, then [1911] very much in vogue, the Pittsburgh Athletic Association is a quite grand exercise in the Venetian high renaissance... the form is effusively "palatial" and it was intended to be. ... Montgomery Schuyler, the architectural critic, writing in 1911 called the Pittsburgh Athletic Association Clubhouse the architectural lion of its day in Pittsburgh, and it is still possibly the finest Classical building in this city.

We are concerned the size and scale of the proposed hotel building will greatly diminish the grandeur of the PAA building. Indeed, we are not opposed to the idea of a hotel on the site if it can be accomplished in a manner that still maintains the context of the architectural style and significance of the PAA building.

We believe it can be done. As such, we stand ready to consult with you and others to help achieve that goal. Please feel free to contact me at your convenience to discuss this important project.

Yours truly,

[Signature]

Arthur Ziegler
President
CC: William Peduto, Mayor, City of Pittsburgh
    Raymond Gastil, Director, City Planning
    Ernie Hogan, Acting Chair, Historic Review Commission
    Mark G. Laport, President, Concord Hospitality Enterprises Company
    Norman Cleary, President, Schenley Farms Civic Association
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required.

FEE SCHEDULE:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
810-814 Penn Avenue
Pittsburgh, PA 15222

OWNER:
NAME: PBH2 LLC
ADDRESS: 761 Osage Rd.
Pittsburgh, PA 15243
PHONE: 412.901.7233
EMAIL: jegenstein@qol.com

APPLICANT:
NAME: Katie LaForest, Moss Architects
ADDRESS: 181 42nd St.
Pittsburgh, PA 15201
PHONE: 412.441.6400
EMAIL: klaforest@mossarc.com

REQUIRED ATTACHMENTS
☒ Drawings ☒ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Installation of 2 mechanical condenser units and their support platforms on the rear facade as required as part of the interior office renovation on the 1st & 2nd floors.

SIGNATURES:
OWNER DATE 5/14/2017
APPLICANT DATE 5/6/2015
Proposed Renovation Work: 814 Penn Avenue
14 February 2014
existing side elevation (zero lot line)
existing exchange way elevation (whole building)
existing exchange way elevation (first & second floors)
Proposed Renovation Work: 814 Penn Avenue

14 February 2014

Proposed exchange way elevation (at first & second floors)

- New 72”W x 90”H Louver for Exhaust
- Existing Painted Wood Double-Hung Window To Remain
- New Painted Wood Double-Hung Window In Kind
- New 72”W x 90”H Louver for Fresh Air Intake
- New Painted Wood Double-Hung Window In Kind
- New 72”W x 60”H Louver for Exhaust
- New 72”W x 60”H Louver for Fresh Air Intake
- New Painted Steel Egress Door
- Existing HVAC Units to Remain
- Relocated HVAC unit
- New HVAC Remote Condensers
- Existing Fire Escape to Remain
- Existing HVAC units to Remain

- Existing Painted Wood Double-Hung Window To Remain

moss Architects
Proposed Renovation Work: 814 Penn Avenue
14 February 2014

first floor life safety plan

36 people per exit (max. = 2nd floor + basement)
36 x 0.2 for egress = 8"
3'-0" provided

Travel distance = 138'-0"
1st floor only = 75'-8"

Print shop space = 2,886 SF
100 SF/person (B) = 29 people

Unseparated accessory storage occupancy:
394 SF/300 = 2 occupants

Office space = 1,033 SF
100 SF/person (B) = 11 people

21 people per exit
21 x 0.2 for egress = 5"
3'-0" provided
Proposed Renovation Work: 814 Penn Avenue
14 February 2014

second floor life safety plan

UNSEPARATED ACCESSORY STORAGE OCCUPANCY:
245 SF/300 = 1 OCCUPANT

24 PEOPLE PER EXIT
24 x 0.3 FOR STAIRS = 8"
3'-7" EXISTING

24 x 0.2 FOR EGRESS = 5"
3'-0" PROVIDED

OFFICE SPACE = 4,445 SF
100 SF/PERSON (8) = 45 PEOPLE

TRAVEL DISTANCE — 138'-0"
2ND FLOOR ONLY — 62'-3"

UNSEPARATED ACCESSORY MECHANICAL OCCUPANCY:
251 SF/300 = 1 OCCUPANT

mossArchitects
Standard Finishes

**STANDARD COLORS**
- Coal Black
- Hartford Green
- Dark Bronze
- Santa Fe Red
- Dove Gray
- Charcoal Black
- Aged Copper
- Medium Bronze
- Rock Red
- Sandstone
- IBM Blue
- Parchment Yellow
- Buckskin
- Terra Cotta
- Alamo Tan
- Slate Gray
- Citation Gold
- Squirrel Brown
- Sierra White
- Bone White

**STANDARD MICA COLORS**
- Clear Mica
- Champagne Mica
- Light Bronze Mica
- Medium Bronze Mica
- Dark Bronze Mica

These are color reproductions and approximate the actual colors as closely as possible. Although perfect color uniformity is practically impossible, you should expect only minor color variations.

Mechanical equipment & Louver specifications

Proposed Renovation Work: 814 Penn Avenue
14 February 2014
1. 19W4 HOT-DIPPED GALV. STEEL BAR GRATING WITH 1 3/16" BEARING BARS.
2. COORD. T/STEEL ELEVATION w/ ARCH. DWGS & FIELD CONDITIONS.
3. ALL STEEL TO BE HOT-DIPPED GALV.
4. MECH. UNIT PER MECH. DWGS. MAX. OPER. WEIGHT = 950#. COORD. LOCATION OF UNIT w/ ARCH. DWGS & MECH. UNIT'S REQ'D CLEARANCES.
5. MITER CHANNELS AT PLATFORM CORNERS.
6. COORD. PLATFORM DIMENSIONS w/ MECH. UNIT REQ'TS & FIELD CONDITIONS PRIOR TO FABRICATION.
NOTE 1. WHERE LOCATIONS PERMIT, IT IS THE CONTRACTOR'S OPTION TO PROVIDE \( \frac{1}{2}'' \) Ø ASTM A325 BOLTS W/ \( \frac{1}{2}'' \times 6'' \times 6'' \) FL. WASHERS ON THE INSIDE FACE OF WALL INSTEAD OF ADHESIVE ANCHOR SYSTEM.
2ND FLOOR CONDENSER SUPPORT FRAMING PLAN

NOTES:

1. 19W4 HOT-DIPPED GALV. STEEL BAR GRATING WITH 1 1/2 x 3/16" BEARING BARS.

2. COORD. T/STEEL ELEVATION W/ ARCH. DWGS & FIELD CONDITIONS.

3. ALL STEEL TO BE HOT-DIPPED GALV.

4. MECH. UNIT PER MECH. DWGS. MAX. OPER. WEIGHT = 350#. COORD. LOCATION OF UNIT W/ ARCH. DWGS & MECH. UNIT'S REQ'D CLEARANCES.

5. MITER CHANNELS AT PLATFORM CORNERS.

6. COORD. PLATFORM DIMENSIONS W/ MECH. UNIT REG'TS & FIELD CONDITIONS PRIOR TO FABRICATION.
NOTE 1. WHERE LOCATIONS PERMIT, IT IS THE CONTRACTOR'S OPTION TO PROVIDE 1/2" Ø ASTM A307 THRU-BOLTS W/ 1/2" x 6" x 6" FE. WASHERS ON THE INSIDE FACE OF WALL INSTEAD OF ADHESIVE ANCHOR SYSTEM.
CERTIFICATE OF APPROPRIATENESS

Owner: PBH2 LLC
Applicant: Katie LaForest, Moss Architects
Building Inspector: Bob Molyneaux
Address of Property: 810-814 Penn Avenue

Issue Date: March 6, 2014
Historic District: Penn-Liberty
Ward: 2nd
Block and Lot: 9-N-81

In accordance with Section 1.8 of Title Eleven – Historic Code of Ordinances of the City of Pittsburgh, the Historic Review Commission has reviewed the application for new construction, demolition, or exterior alterations submitted by the applicant, and has approved the following:

- Alterations to rear of building to accommodate interior work and HVAC, including installation of louvers, new steel egress door in existing masonry opening, and new painted double hung window in existing window opening.

  o This certificate shall be publically visible at the job site.
  o All work items must meet zoning and building inspection codes, and all other applicable laws and regulations.

This certificate must be presented to the Zoning Office and the Bureau of Building Inspection in order to obtain a permit. This Certificate EXPIRES six (6) months after Issue Date.
PLEASE DISPLAY THIS CARD PROMINENTLY

Staff of the Historic Review Commission

Administrative Approval
HISTORIC REVIEW COMMISSION OF PITTSBURGH
Application for a Certificate of Appropriateness

DEADLINE:
Completed applications must be received at least 13 working days prior to the HRC hearing, when a hearing is required.

FEE SCHEDULE:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
1224 Monterey St.
Pittsburgh, PA 15212

OWNER: Monterey Street Project LLC
NAME: Richard Craig Wrol
ADDRESS: 1228 Monterey St.
Pittsburgh, PA 15212
PHONE: 412-992-0009
EMAIL: reworkleann1.com

APPLICANT: Monterey Street Project LLC
NAME: Richard Craig Wrol
ADDRESS: 1228 Monterey St.
Pittsburgh, PA 15212
PHONE: 412-992-0009
EMAIL: reworkleann1.com

REQUIRED ATTACHMENTS:
☑ Drawings ☐ Photographs ☐ Renderings ☑ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:
The 1970s infill house, approved by HRC on 3/17/15, #15-033 was demolished under permit # 15-0-00067, 4/15/2015. The

SIGNATURES:
OWNER: [Signature] DATE: 5/8/15
APPLICANT: [Signature] DATE: 5/8/15
Building was in structural failure, due to missing roof (over 20 years) demolition continued with the demo inspector approving.

I wish to continue building the structure that was approved by the HRC on 3/4/15. The plans have been approved by the city engineer. Let this statement represent my language needed to continue on the project at 124 Monterey St.

I want to build the house approved by HRC and the city engineer ASAP!
### Room Finish Schedule

<table>
<thead>
<tr>
<th>Name</th>
<th>Walls</th>
<th>Ceiling</th>
<th>Floor</th>
<th>Base</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bedroom 1</td>
<td>Wood</td>
<td>Wood</td>
<td>Wood</td>
<td>Wood</td>
<td>None</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>Wood</td>
<td>Wood</td>
<td>Wood</td>
<td>Wood</td>
<td>None</td>
</tr>
<tr>
<td>Bathroom 1</td>
<td>Tile</td>
<td>Wood</td>
<td>Wood</td>
<td>Wood</td>
<td>None</td>
</tr>
<tr>
<td>Bathroom 2</td>
<td>Tile</td>
<td>Wood</td>
<td>Wood</td>
<td>Wood</td>
<td>None</td>
</tr>
<tr>
<td>Kitchen</td>
<td>Wood</td>
<td>Wood</td>
<td>Wood</td>
<td>Wood</td>
<td>None</td>
</tr>
</tbody>
</table>

- Wood - Wood paneling, select by owner
- Wood - Wood paneling, profile 3/4" thick
- Tile - Tile flooring, to be selected by owner
- Wood - Wood paneling, profile 2 1/2"
- Wood - Wood paneling, profile 3/4"

### Door Schedule

<table>
<thead>
<tr>
<th>No.</th>
<th>Size</th>
<th>Type</th>
<th>Stile</th>
<th>Rail</th>
<th>Type</th>
<th>Hardware</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>36” x 80”</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>36” x 80”</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>36” x 80”</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>4</td>
<td>36” x 80”</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>4</td>
</tr>
</tbody>
</table>

### Window Schedule

<table>
<thead>
<tr>
<th>Size</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>24” x 48”</td>
<td>1</td>
</tr>
<tr>
<td>24” x 48”</td>
<td>2</td>
</tr>
<tr>
<td>24” x 48”</td>
<td>3</td>
</tr>
<tr>
<td>24” x 48”</td>
<td>4</td>
</tr>
<tr>
<td>24” x 48”</td>
<td>5</td>
</tr>
<tr>
<td>24” x 48”</td>
<td>6</td>
</tr>
</tbody>
</table>

- Wood - Wood frame, select by owner
PRODUCT DESCRIPTION

- Pale Cream Textured Glass
- Designer: Pierce Paxton

PRODUCT SPECS

<table>
<thead>
<tr>
<th>Specification</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bellacor Number</td>
<td>403201</td>
</tr>
<tr>
<td>Dimensions</td>
<td>12&quot;W x 31 3/8&quot;H x 14.25&quot;Ext</td>
</tr>
<tr>
<td>Voltage</td>
<td>110 to 120 Volt</td>
</tr>
<tr>
<td>Weight</td>
<td>23.0 Lbs</td>
</tr>
<tr>
<td>Usage</td>
<td>Exterior Dry</td>
</tr>
<tr>
<td>Brand SKU</td>
<td>5-422-56</td>
</tr>
<tr>
<td>Collection</td>
<td>Felicity</td>
</tr>
<tr>
<td>Finish</td>
<td>New Tortoise Shell</td>
</tr>
<tr>
<td>Style</td>
<td>Victorian</td>
</tr>
<tr>
<td>Bulb/Watt</td>
<td>3 - 60 watt Candelabra bulbs</td>
</tr>
<tr>
<td>Certification</td>
<td>UL Damp</td>
</tr>
<tr>
<td>UPC</td>
<td>822920197154</td>
</tr>
<tr>
<td>Brand</td>
<td>Savoy House</td>
</tr>
</tbody>
</table>
1224 Monterey Street, Pittsburgh, PA 15212

Lots 123 and 124 of William Robinson plan of Buena Vista extension.

R1A-H Residential single family, high density

Minimum lot size 1800 s.ft.
Minimum Lot size per unit 750 s.ft.
Minimum front setback 15 ft.
Minimum rear set back 15 ft.
Minimum exterior side yard setback 15 ft.
Minimum interior side yard 5’ ft.
Maximum height 40 ft. (3 stories max.)

Sites in the High-Density Subdistrict shall be developed in accordance with the following site development standards, provided that:

(a) New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Sec. 925.06 and Sec. 925.07;

(b) Residential Compatibility Standards of Chapter 916 shall impose additional height and setback standards on new High-Density and Very High-Density residential and nonresidential development located near residential and H Districts; and

(c) The Environmental Performance Standards of Chapter 915 shall impose additional regulations on site development if such conditions exist.

Article VI and Chapter 925 contain a complete description of site development standards and a listing of exemptions to various standards.

(d) When a dwelling is "attached" to one (1) or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.