Historic Review Commission of Pittsburgh
200 Ross Street, First Floor Hearing Room
July 6, 2016

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 - None

New Business

- Approval of the minutes from the June 2016 hearing
- Certificates of Appropriateness Report – June 2016
- Applications for a Certificate of Economic Hardship – None

➢ 1:00 PM HEARING & ACTION

1. Allegheny West Historic District
   840 N. Lincoln Avenue
   Debra Kelly & Doug Debelak, owners
   Jody Schurman, applicant
   Construction of new garage

2. East Carson Street Historic District
   53 S. 10th Street
   Christine Chojniki, owner
   Devin Zugates, applicant
   Installation of LED-illuminated signage

3. East Carson Street Historic District
   1021 E. Carson Street
   Morgan Family Development, owner
   Autumn Sun Development Co., LP, applicant
   After-the-fact building alterations

4. East Carson Street Historic District
   2429 E. Carson Street
   Tim Hosni, owner
   Steven G. Hawkins, applicant
   Façade renovations

5. August Wilson House—Individual Landmark
   1727 Bedford Avenue
   Daisy Wilson Artist Community, owner
   Pfaffmann and Associates, applicant
   Building renovations including window replacement

6. Firehouse #3—Individual Landmark
   1416 Arch Street
   Matthew Grebner, owner
   Jake Bier, applicant
   Door replacement and alteration of entrance for ADA access

7. Immanuel Church—Individual Landmark
   810 Tripoli Street
   Homestead Property Ventures, owner
   Alterations to after-the-fact building renovations
8. **Mexican War Streets Historic District**  
1209 Palo Alto Street  
Rob & Heather Fletcher, owners and applicants  
**Construction of deck on rear garage**

9. **Mexican War Streets Historic District**  
1215 Resaca Place  
Gary & Martha Lilly, owner  
John D. Francona, applicant  
**Construction of a rear addition**

10. **Schenley Farms Historic District**  
4305 Centre Avenue  
Xiaonan Huang, owner and applicant  
**Roof repairs and installation of skylight**

- **DEMOLITIONS**
- **HISTORIC NOMINATIONS**
- **DIRECTOR’S REPORT**
- **ADJOURNMENT**

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*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

STAFF USE ONLY:
DATE RECEIVED: 6/8/16
LOT AND BLOCK NUMBER: 8-A-98
WARD: 22nd
FEE PAID: yes
DISTRICT: Allegheny West

OWNER:
NAME: Mrs. Debra Kelly / Mr. Doug Debelak
ADDRESS: 840 North Lincoln Ave.
PHONE: 724-316-7213
EMAIL: kellern2001@hotmail.com

APPLICANT:
NAME: Jody Schurman, r.a. w/ Lab|8 Designs
ADDRESS: 55 South 17th St.
PHONE: 412-586-7081
EMAIL: jschurman@lab8designs.com

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Replacement of existing 2-car Garage with new, equal sized, Spanish Eclectic Style Garage design, matching front of house.

SIGNATURES:
OWNER: Doug Debelak  DATE: June 8, 2016
APPLICANT:  DATE: June 8, 2016
Lot & Block Information - 8-A-098 (22nd Ward, City of Pittsburgh)

General Information
Project Description: renovations to existing detached Garage to stabilize structure and add gabled roof. Minor perimeter sitework included.

Existing House SF - 3,500sf (No Change)
Existing Garage (detached) - 440gsf (No Change)

General Zoning Information - City of Pittsburgh
Zoning District – R1A-H – Single Unit Attached Residential, High Density
Overlay Districts - Allegheny West Historic District
**Requires Plan review and Approval from The Historic Review Commission**

Site Development Standards – R1A-H District
Min. Lot Size 1,800sf (Actual: 3,379sf)
Min. Front Setback 15ft.
Min. Rear Setback 15ft. (2ft. for Accessory Structures when adj. to a Way)
Min. Exterior Sideyard Setback 15ft.
Min. Interior Sideyard Setback 3ft. (Includes Accessory Structures) (Setback of 0'-0" on one side allowed)
Max. Height 40ft. (not to exceed 3 stories)
Parking Requirements None (Existing Residence)

City of Pittsburgh Zoning Code Excerpt:
925.06.G – Features Allowed within Setbacks by Administrator’s Exception
The Zoning Administrator shall be authorized, in accordance with the Administrator Exception procedures of Sec. 922.08, to permit features as per Sec. 925.06.G.1 within setbacks, according to the provisions of Sec. 925.06.G.2 below.

925.06.G.1 – Permitted Features
The following features shall be permitted within setbacks in accordance with the standards of this section:
(a) Swimming pool and deck in rear yard;
(b) Garage, carport or parking stalls in rear yard;
(c) Storage shed or gazebo in rear yard;
(d) Open deck no higher than first floor in side or rear yard;
(e) Air conditioner/condenser in side or rear yard;
(f) Air conditioner/condenser in front yard no closer to street than existing front porch or stoop;
(g) Dumpsters.

Lot #8-A-100
Lot #8-A-098
Lot #8-A-096
Lot #8-A-100
Lot #8-A-098
Lot #8-A-096

EXISTING GARAGE (MAOLIS WAY)

N. LINCOLN AVE. (60'-0")

SITE PLAN
Scale: 1" = 20 ft

640 N. Lincoln
55 South 17th St.
Pittsburgh, PA 15203
412-586-7081

840 N. Lincoln Ave. – Garage Renovations
SD-0.0

June 15, 2016
KEY DESIGN CONCEPTS:
- NEW 2-CAR GARAGE SITUATED AT REAR OF PROPERTY WITH SAME DIMENSIONS AS OLD GARAGE
- UTILIZE A SPANISH ECLECTIC DESIGN STYLE INCLUDING STUCCO AND SPANISH CLAY ROOF TILE (OR APPROVED EQUAL), MATCHING FINISHES ON HOUSE FRONT.
- INCORPORATE AN AREA ON THE GARAGE FOR EXISTING STAINED GLASS WINDOW TO BE DISPLAYED AND BACKLIT.

EXISTING GATE TO BE SALVAGED & RE-INSTALLED

NEW WD. ENTRY DOOR

EXISTING STAINED GLASS WINDOW IN NEW WD. FRAME - BACKLIT

ADJACENT PROPERTY OWNER GARAGE

16'-0" WIDE GARAGE DOOR

21'-0"

22'-0"

9'-0"

10'-0"

SCALE: 1/4" = 1'-0"
RE-INSTALL EXISTING GATE

SPANISH CLAY TILE ROOFING OR EQUAL

1/2 ROUND COPPER GUTTER W/ SIMULATED COPPER DOWNSPOUT

STUCCO FINISH - MATCH FRONT OF HOUSE

WOOD GARAGE DOOR

RE-INSTALL EXISTING GATE

WOOD GARAGE DOOR
SIDE VIEW

Scale: 1/4"=1'-0"
EXISTING STAINED GLASS WINDOW RE-USED IN NEW OPENING - BACKLIT

Scale: 1/4"=1'-0"
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:

53 SOUTH 10TH STREET
PITTSBURGH, PA 15203

OWNER:
CHRISTINE

NAME: CHERYL CHojNICKI
ADDRESS: 1700 JANE STREET
PITTSBURGH, PA 15203
PHONE: 412-488-2525 x 107
EMAIL: cchojnicki @ riverset.com

APPLICANT:
NAME: DEVIN ZUGATES
ADDRESS: 1700 JANE STREET
PITTSBURGH, PA 15203
PHONE: 412-488-2525 x 132
EMAIL: dzugates @ riverset.com

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:

INSTALLATION OF A 2-SIDED PROJECTION MOUNTED SIGN ILLUMINATED
WITH LEDS. SIGN MEASURES 6'8" x 16".

SIGNATURES:

OWNER: CHRISTINE CHOJNICKI DATE: 5-31-16
APPLICANT: DEVIN ZUGATES DATE: 5-31-16
ONE D/F PROJECTION MOUNTED SIGN CONSISTING OF A 10" DEEP ALUMINUM EXTRUSION CANTINET WITH (2) 1/8" ALUMINUM PLATES. ALUMINUM PLATES TO HAVE ROUTED OUT SECTIONS FOR 1/2" THICK ACRYLIC PUSH THROUGH GRAPHICS, SIGN TO ILLUMINATE WITH LEDS.
CABINET TO HAVE (2) 3" ALUMINUM TUBES THAT ARE WELDED TO A 3" ALUMINUM SUPPORT TUBE, MOUNTING PLATE TO BE 1/2" ALUMINUM WITH 3/8" GUSSETS. SIGN TO MOUNT TO WALL WITH APPLICABLE FASTENERS/ANCHORS.

BACKGROUND - WHITE
RIVERSSET LOGO - BLUE GRADIENT
LETTERS - DARK GRAY
MOUNTING BRACKETS - DARK GRAY
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See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
1021 E. Carson Street
Pittsburgh 15203

OWNER:
NAME: Morgan Family Development, LP
ADDRESS: 10 Parkles Drive
Monroeville, PA 15146
PHONE: 412-350-9270
EMAIL: Luke.cc2013@gmail.com

APPLICANT:
NAME: Autumn Sun Development Company, LP
ADDRESS: 10 Parkles Drive
Monroeville, PA 15146
PHONE: Same
EMAIL: Same

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:

SIGNATURES:
OWNER: ________________________ DATE: 6/21/16

APPLICANT: ________________________ DATE:
HISTORIC REVIEW COMMISSION OF PITTSBURGH
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ADDRESS OF PROPERTY:
2429 E. CARSON STREET
PITTSBURGH, PA 15222

OWNER:
NAME: TIM HOSNI
ADDRESS: P.O. BOX 42523
PITTSBURGH, PA 15203
PHONE: 412-736-9036
EMAIL: TIM@H2.COM

APPLICANT:
NAME: STEVEN G. HAWKINS / ARCHITECTS
ADDRESS: 2041 WIGHTMAN STREET
PITTSBURGH, PA 15217
PHONE: 412-521-9399
EMAIL: SGHARCH@GOL.COM

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Exterior renovations to front & side elevations involving new black steel sash fixed windows in east masonry openings as well as new custom steel door in expanded masonry opening, with new steel sash sidelite and transom windows; on front elevation.

SIGNATURES:
OWNER: ___________________________ DATE: 5/17/16
APPLICANT: ___________________________ DATE: 5/17/16
This drawing is an instrument of service and is the property of the Architect. Reproduction for any purpose is prohibited without the express written consent of the architect.
NOTES:

1. Metal Brackets And Sign Frame To Be Black.
2. Sign Panel To Be Medium Steel Gray, With Black Text.
3. Exist. Railing To Remain; Paint Black.
4. Exist. Light Fixtures To Remain; Paint Black.
5. Exist. Steps And Landing.
7. New Steel Tube Columns, Painted Black.
9. New Custom 3/3 x 7/2 Steel Door in Expanded Masonry Opening With New Steel Sash Sidelite And Transom Windows To Match Muntin Pattern Of Windows.

EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

PROPOSED PARTIAL SIDE ELEVATION
Specifications

All commercial projected sash shall be manufactured by A&S Window Associates, Inc. New York City

All members shall be made from new billet steel and shall be hot rolled steel bars with a minimum thickness of 1/8” and a depth of 1 3/8” for frame members and 1 1/2” for ventilator sections. All joints shall be mortised, and tenoned and riveted or welded. Muntin inter-sections shall be permanently interlocked by A&S’ locked bar process. Double flat contact weathering shall be provided on all four sides of the ventilator. Ventilators shall be balanced on two 1” x 3/16” steel arms riveted to frame and ventilator. Rivet holes in arms shall have brass bushings. Uniform tension to hold ventilators in an open position shall be obtained by two sliding friction shoes of forged or stamped brass, securely riveted to a steel leaf spring designed to proper compression properties. The sides of the frame shall act as guides for the sliding friction shoe.

Construction:
Frame and ventilator corners shall be mitered and welded. All welds to be ground smooth on all exposed and contact surfaces. When specified, muntin bars shall be accurately coped and welded into place. Windows, mullions and covers to be given one factory applied dip coat of manufacturer’s rust inhibitive gray primer. Hot dip galvanizing and factory finishes are available.

A&S Window Associates
88-19 76th Avenue
Glendale, N.Y. 11385

Tel. 718.275.7900
Fax.718.997.7683
HISTORIC REVIEW COMMISSION OF PITTSBURGH
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FEE SCHEDULE:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
1727 Bedford Avenue
Pittsburgh, PA 15219

OWNER:
NAME: Daisy Wilson Artist Community, Inc.
ADDRESS: c/o Paul A. Ellis, Jr. Esq.
1621 Bedford Avenue, Pittsburgh, PA 15219
PHONE: 412-512-4457
EMAIL: paellisjresq@aol.com

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

APPLICANT:
NAME: Pfaffman + Associates
ADDRESS: 223 Fourth Avenue, Suite 800
Pittsburgh, PA 15222
PHONE: 412-471-2470
EMAIL: dori@pfaffmann.com

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Restore wood trim elements (brackets, box gutter, window hoods, storefront, window heads); new wood windows; new slate roofs; new, enlarged ADA entrance at connector; new code-compliant rear stairs (switch location of basement window and door); reconstruct upper story of west walls and add structural ties; all new work to match historic details or be based on historic documentation.

SIGNATURES:
OWNER:

Date: 17 June 2016

APPLICANT:

Date: 17 June 2016
Continued Restoration of the Exterior of the Childhood Home of August Wilson

Historic Review Commission
July 2016

The Daisy Wilson Artist Community, Inc.
PFAFFMANN+ASSOCIATES
The late Pulitzer Prize winning playwright August Wilson shown in front of his childhood home in November 1999. Wilson and his siblings were raised by their mother, Daisy, in the rear portion of the building. Wilson lived in the house from his birth in 1945 until just before his 13th birthday in 1958 (Bill Wade, Pittsburgh Post Gazette).

Cover images (left to right): Completed front facade (January 2015); front facade (2007); August Wilson in front of his home, November 1999 (Bill Wade, Pittsburgh Post Gazette); view of the front facade in 1937 (University of Pittsburgh Archives); front facade (October 2013); Daisy Wilson—August Wilson's mother and namesake of the nonprofit now caring for the property (WQED).

The Daisy Wilson Artist Community, Inc., seeks HRC approval to expand the scope of exterior restoration work currently being completed under HRC Certificate of Appropriateness #13-146.

Property: August Wilson's Childhood Home 1727 Bedford Avenue, Pittsburgh, PA 15219
Owner: The Daisy Wilson Artist Community, Inc. Paul A. Ellis, Jr., Esq., Board President 1621 Bedford Avenue, Pittsburgh, PA 15219
Submitted by: Dori Tompa Pfaffmann + Associates 412-471-2470 dori@pfaffmann.com
Wilson's childhood home was honored with a State Historical Marker in May 2007.
These photos were taken in 2008 for PHMC's Historic Resource Survey Form. This view shows the front and east facades of 1727 Bedford Avenue. The rear apartment was home to August Wilson from 1945 to 1957.

Kitchen in the former August Wilson home, first floor. The beaded board ceiling and window trim remain.

East facade. Although windows have been boarded up to stabilize the building, brick is missing above one window and the facade is beginning to deteriorate—caused largely by a stolen downspout and water subsequently running down the face of the building.

Until Wilson was seven, the family lived on one floor and used an outhouse in the backyard. In the early 1950s, they doubled their living space after the upstairs apartment was vacated. This view shows the north room on the top floor, which served as Daisy Wilson's bedroom.
The exterior of the building was made weather tight in 2011.

This stabilization work included a new gutter and downspout to direct water away from the building. Loose bricks were removed and salvaged for later reuse.
View of the interior of Daisy Wilson's former bedroom, showing interior stabilization work. Temporary shoring and temporary exterior wall cladding were installed (to be removed after permanent masonry repairs are completed).

Temporary shoring in the top floor, in the room above the kitchen.
In 2013, funding that was targeted to restore the rear portion of the building where Wilson had lived was redirected to the front facade after the century-old wood lintel over the storefront failed. This caused the brick facade of the upper two stories to crack and deflect down and out—threatening to collapse onto the sidewalk.

View of the severely deteriorated condition of the wood lintel shown during its removal in 2014.

The property was successfully listed on the National Register of Historic Places in 2013.
Successful Restoration of Upper Stories of Front Facade—2014-15

Before

Front facade, October 2013, showing mid-twentieth century wire-cut brick on the upper stories.

After

Front facade, January 2015, showing new brick and a new steel lintel over the storefront. The original signboard, windows and other wood elements have been placed in storage for future restoration/reconstruction.
Deterioration of the adjacent building—formerly the historic Butera family’s watch and shoe repair business—resulted in condemnation and demolition in April 2016.
Summary of Work Previously Approved Under COA #13-146

- Reconstruct exterior walls of 1841 portion of building, which housed the Wilson Family
- Stabilize masonry walls as needed
- Reconstruct chimneys
- Reconstruct front facade (upper stories, storefront)
- Remove paint from masonry
- Repoint masonry
- Repair/reconstruct deteriorated wood trim

In spring 2016 work began to reconstruct the exterior walls of the rear portion of the building.
1937 documentation from the Works Progress Administration's Home Survey.
1937 photograph, showing that the ca. 1890 front facade originally contained a box gutter, window hoods, brackets and a storefront cornice and signboard.

Drawings have been created to restore the box gutter (top) and storefront cornice and signboard (bottom).
Historic door and window trim has been retained and stored on-site. These elements will be restored when possible and replaced in-kind if restoration is not feasible.
HISTORIC REVIEW COMMISSION OF PITTSBURGH
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FEE SCHEDULE:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
1416 ARCH STREET
PGH, PA 15212

OWNER:
NAME: MATTHEW GREBNER
ADDRESS: 1741 HUNNEUL ST.
PGH, PA 15212
PHONE: (412) 231-8598
EMAIL: MATTHEW@GILBNER.ORG

APPLICANT:
NAME: JAKE BIER
ADDRESS: 1416 ARCH STREET
PGH, PA 15212
PHONE: (412) 231-4490
EMAIL: JAKE@WARSTREETSRENTERY.COM

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:
INTERIOR TENANT FITOUT, PLUS EXTERIOR RENOVATION TO THE EXISTING OVERHEAD DOORS, PLUS RENOVATION OF THE EXISTING ENTRANCE TO PROVIDE AN ACCESSIBLE ENTRY.

SIGNATURES:
OWNER: ___________________________ DATE: JUNE 17, 2016
APPLICANT: _________________________ DATE: JUNE 17, 2016
EXISTING CONSTRUCTION TYPE: III-B
BUILDING IS NON-SPRINKLERED
EXISTING BUILDING OCCUPANCY: F-2
THIS TENANT OCCUPANCY:
- BREWERY: F-2 (MEETS EXISTING)
- BAR AREA: A-2 (NEED TO ADDRESS)
OCCUPANT LOAD (FIRST FLOOR):
- 2 OCC: 595 sf / 100 sf = 6
- A-2 OCC: 1,080 sf / 15 sf = 72
TOTAL OCCUPANT LOAD 1st FL. = 78

TABLE 508.4 REQUIRED
SEPARATION OF OCCUPANCIES:
- BETWEEN F-2 AND A-2 - 1 HR.
SEE FLOOR PLAN & BUILDING SECTION
FOR NEW RATED ASSEMBLIES.

TABLE 2902.1 - MINIMUM PLUMBING
FIXTURES REQUIRED:
- F-2 OCC: 1 TLT / 100 OCCUPANTS
- A-2 OCC: 1 TLT / 40 M & 1 TLT / 40 F
- ONE LAVATORY PER 100 TOTAL
- 2 TLTS AND 2 LAVS PROVIDED.
- ONE SERVICE SINK REQUIRED.

SECTION 1109.2: ALL TOILET ROOMS
ARE TO BE ACCESSIBLE

CODE SUMMARY
C1.1 PLOT PLAN & CODES
A1.1 EXIST. 1ST FLOOR
A1.2 EXIST. BSMT. & 2ND FLOORS
A1.3 NEW FIRST FLOOR PLAN
A2.1 EXISTING ELEVATIONS

DRAWING LIST
SCALE: 1" = 20'-0"
EXISTING ENTRANCE
Scope of work to be:
- Remove plywood protection boards.
- Remove the existing door and hardware.
- Patch and repair any damaged wood.
- Install new safety glass panels in the original glass openings.
- Patch and repair the existing wood panels.
- Prime and paint all wood frames.

See the floor plan for the new configuration of the entry.

EXISTING OVERHEAD DOORS
Scope of work to be:
- Remove plywood protection boards.
- Remove the two rows of plywood infill where the windows were located.
- Patch and repair any damaged wood.
- Install new safety glass panels in the original glass openings.
- Prime and paint the doors.
HISTORIC REVIEW COMMISSION OF PITTSBURGH
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FEE SCHEDULE:
See attached. Please make check payable to: Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
810 TRIPOLI ST

STAFF USE ONLY:
DATE RECEIVED: June 9, 2015
LOT AND BLOCK NUMBER: 24-5-229-1
WARD: 23
FEE PAID: $50

DISTRICT:
Individual

OWNER:
NAME: Homestead Property Owners
ADDRESS: 559 AYLESBORO AVE
PITTSBURGH, PA 15217
PHONE: 412 427 7589
EMAIL: gkparker@outlook.com

APPLICANT:
NAME:
ADDRESS:
PHONE:
EMAIL:

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:

SIGNATURES
OWNER: Date: 5/27/15
APPLICANT: Date: 5/27/15
Plan: Roof
Scale: 3/32" = 1'-0"
Photo: Organ Enclosure, Existing

Photo illustration: Proposed Siding
ORGAN ENCLOSURE
WALL OF CHURCH
WALL OF ATTACHED HOUSE
EXISTING FLAT ROOF

NEW CONDENSER FOR AIR CONDITIONER; APPROX. 3'-0" L X 3'-0" W X 2'-0" H.

Plan: HVAC Units
Scale: 1/4" = 1'-0"

Photoillustration: View from Alley

HVAC UNIT
EXISTING FAILING ROSE WINDOW COVER

WINDOWS TO RECEIVE NEW STORMS SIMILAR TO EXIST. SIDE WINDOWS

EXIST STORM WINDOWS TO RECEIVE ADDITIONAL PANEL

"MISSING" PANES TO BE INFILLED

Photo: Southwest Corner, Existing NTS

Photo: Side Window NTS

EXISTING, FAILING ROSE WINDOW COVER

WINDOWS TO RECEIVE NEW STORMS SIMILAR TO EXIST. SIDE WINDOWS

EXIST STORM WINDOWS TO RECEIVE ADDITIONAL PANEL

"MISSING" PANES TO BE INFILLED

Photo: Southwest Corner, Existing NTS

Photo: Side Window NTS
Elevation: Storm, Rose Window
Scale: 3/8" = 1'-0"

Photo: Rose Window, Exist.
NTS
HISTORIC REVIEW COMMISSION OF PITTSBURGH
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FEE SCHEDULE:
See attached. Please make check payable to:
Treasurer, City of Pittsburgh.

ADDRESS OF PROPERTY:
1209 Palo Alto St.
Pittsburgh PA 15212

OWNER:
NAME: Rob & Heather Fletcher
ADDRESS: 1209 Palo Alto St.
Pittsburgh PA 15212
PHONE: 412-673-3148
EMAIL: heather.r.stone@gmail.com

APPLICANT:
NAME: Same
ADDRESS: Same
PHONE: Same
EMAIL: Same

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:
See attachment

SIGNATURES:
OWNER: Heather Fletcher  DATE: May 4, 2016
APPLICANT: Heather Fletcher  DATE: May 4, 2016
The owners and applicants, Heather and Rob Fletcher, propose to expand their current deck to the top of the adjacent one-story garage.

The property currently includes a small deck which sits in the 13 feet between the house and the garage. The current deck is composed of wood and beadboard, with wrought iron railings and canvas awnings. The owners propose to add a small set of stairs to the current deck and add an expansion of the deck which will sit on top of the garage. As shown in the attached drawing, the expansion will reflect the style and details of the current deck and will be composed of the same materials (i.e., wood, beadboard and wrought iron). The deck will be stained a natural color and any painted elements will be tan or black to match the current exterior of the home.

Through the use of the previously-listed materials and paint colors, the deck will be visually compatible with the surrounding properties. As evidenced from the attached pictures, the property does not contain character defining elements which would be obscured or destroyed by the expanded deck. It is the opinion of the owners that the deck will improve the aesthetics of the view from the alley through the use of the character-appropriate materials and visible vegetation.
Attachment to Application for a Certificate of Appropriateness
1209 Palo Alto Street
Pittsburgh, PA 15212
May 10, 2016

The owners and applicants, Heather and Rob Fletcher, propose to expand their current deck to the top of the adjacent one-story garage.

The property currently includes a small deck which sits in the 13 feet between the house and the garage. The current deck is composed of wood and beadboard, with wrought iron railings and canvas awnings. The owners propose to add a small set of stairs to the current deck and add an expansion of the deck which will sit on top of the garage. As shown in the attached drawing, the expansion will reflect the style and details of the current deck and will be composed of the same materials (i.e., wood, beadboard and wrought iron). The deck will be stained a natural color and any painted elements will be tan or black to match the current exterior of the home.

Through the use of the previously-listed materials and paint colors, the deck will be visually compatible with the surrounding properties. As evidenced from the attached pictures, the property does not contain character defining elements which would be obscured or destroyed by the expanded deck. It is the opinion of the owners that the deck will improve the aesthetics of the view from the alley through the use of the character-appropriate materials and visible vegetation.
• Wood or cast iron railings along back of deck facing alley

• Flower box planned to run length of side wall
  • Height will be same as railings along front
  • Made of wood which will be treated with natural color

• Pergola will cover part of planned deck to provide shade
  • Approx 9 ft from back of deck to middle
  • Wood w/ natural color

• Privacy wall (~6 ft) will run length of side wall
  • Wood w/ natural color

• Cast iron railing (black) will be used for front railing facing house

House
Proposed Deck on top of garage
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: 6/13/16
LOT AND BLOCK NUMBER: 23-J-234
WARD: 2 and
FEE PAID: Yes
DISTRICT: MEXICAN WAR STREETS

ADDRESS OF PROPERTY:

1215 RESACA PLACE
PITTSBURGH, PA 15212

OWNER:
NAME: GARY & MARTHA LILLY
ADDRESS: 1215 RESACA PLACE
PITTSBURGH, PA 15212
PHONE: 724-699-0988
EMAIL: gdlilly1@verizon.net

APPLICANT:
NAME: JOHN D FRANCONA
ADDRESS: 1234 RESACA PLACE
PITTSBURGH, PA 15212
PHONE: 412-596-3477
EMAIL: john@johnfrancona.com

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:

ELEVATED SECOND STORY ADDITION AT THE REAR OF THE EXISTING HOUSE

SIGNATURES:

OWNER: DATE:

APPLICANT: John D. Francona DATE: 6/13/2016
EXISTING ROOF BEYOND
PAINTED HARDIE TRIM BOARDS
PAINTED WOOD DOUBLE HUNG WINDOWS
PAINTED HARDIE TRIM BOARDS
BRICK PIERS

DAY WAY – REAR ELEVATION
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:
4305 Centre Ave. Pittsburgh
PA 15213

OWNER:
NAME: Xiaoran Huang
ADDRESS: 4305 Centre Ave. Pittsburgh
PA 15213
PHONE: 412-378-8415
EMAIL: huangxiaoran0609@gmail.com

APPLICANT:
NAME: Xiaoran Huang
ADDRESS: 4305 Centre Ave. Pittsburgh
PA 15213
PHONE: 412-378-8415
EMAIL: huangxiaoran0609@gmail.com

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Add one skylight on the side of the roof;
Replace all broken slates

SIGNATURES:
OWNER: Xiaoran Huang DATE: 06/17/2016
APPLICANT: Xiaoran Huang DATE: 06/17/2016
**STAFF LEVEL REVIEW and FEES** – Project adheres to historic guidelines

<table>
<thead>
<tr>
<th>Type of Project</th>
<th>Residential Fees</th>
<th>Commercial Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>In-kind repairs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>In-kind restoration</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mechanical and HVAC</td>
<td>$25</td>
<td>$5 per linear foot of the façade (minimum $50)</td>
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<tr>
<td>Commercial awnings</td>
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<td></td>
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<tr>
<td>Signage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Painting</td>
<td>No Fee</td>
<td></td>
</tr>
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</table>

**HISTORIC REVIEW COMMISSION LEVEL REVIEW AND FEES** – Project does not adhere to historic guidelines and changes in materials

<table>
<thead>
<tr>
<th>Type of Project</th>
<th>Residential Fees</th>
<th>Commercial Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Awnings</td>
<td></td>
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<tr>
<td>Fencing</td>
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<tr>
<td>Painting</td>
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<td></td>
</tr>
<tr>
<td>Restoration</td>
<td></td>
<td></td>
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<tr>
<td>Replacement</td>
<td></td>
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<tr>
<td>Change in materials</td>
<td>$100</td>
<td>$10 per linear foot of the façade (minimum $150)</td>
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<tr>
<td>Change in fenestration</td>
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<tr>
<td>Mechanical and HVAC</td>
<td></td>
<td></td>
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<tr>
<td>New construction</td>
<td></td>
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</tr>
<tr>
<td>Signage</td>
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</tbody>
</table>

**All demolitions and historic nominations require full HRC review. Fees vary for demolitions ($100 or $400) and for historic nominations ($100 or $250) depending on type.**

* Residential review is for single-family homes, and structures originally built as houses with four units or less. Properties with more than four units and apartment buildings are considered commercial buildings.

* Applicants do not pay for both the Staff Review and the full HRC review for any single project. Fees are non-refundable.
D & M REMODELERS
35 Denny Estates
Pittsburgh, PA 15238
412-889-7474 • 724-275-0192
PA 042203

PROPOSAL SUBMITTED TO:

KAI A. HUANG
4305 Centre Ave
Pittsburgh, PA 15212

PROPOSED WORK:

- MAIN ROOF ON LEFT SIDE OF HOME OPEN UP A 2' x 4' AREA OF ROOF, FRAME IN OPENING WITH 2' x 6' LUMBER.
- THEN INSTALL ONE BRONZE FINISH VELUX VENTED SKYLIGHT, INSTALL WATER AND ICE SHIELD PROTECTION AND VELUX FLASHING KIT, FINISH WITH INSTALLATION SLATE IN SKYLIGHT AREA, SLATE WILL MATCH EXISTING ROOF SLATE.
- INTERIOR OF SKYLIGHT INSTALL 1/2" DRYWALL TAPE AND SKIN FINISH, NEW DRYWALL AREA WILL BE PRIMED.

Price includes labor and material, daily clean up, hack all debris.

ACTUAL SIZE OF SKYLIGHT IS 21 1/2" x 38 1/8".

We hereby propose to furnish material and labor, complete in accordance with above specifications, for the sum of Twenty Eight Hundred & Fifty Five dollars ($2,875.00) with payment to be made as follows:

Authorized Signature: ____________________________ Signature: ____________________________

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: ____________________________

06/11/2016
**PROPOSAL**

**D & M REMODELERS**  
35 Denny Estates  
Pittsburgh, PA 15238  
412-889-7474 • 724-275-0192  
PA 042303

**DESCRIPTION OF JOB**

<table>
<thead>
<tr>
<th>ARCHITECT</th>
<th>DATE OF PLAN</th>
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**JOB**  
**Huang**

<table>
<thead>
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<th>ADDRESS</th>
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<th>CITY</th>
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<th>DATE</th>
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<tbody>
<tr>
<td>4305 Centre Ave.</td>
<td>PAH</td>
<td>Pittsburgh</td>
<td></td>
<td>10/16/16</td>
</tr>
</tbody>
</table>

**PHONE**  
412-373-8415

**PROPOSAL SUBMITTED TO:**  
**Xiaoyan Huang**  
4305 Centre Ave.  
PAH, PA 15213

---

**WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:**

- MAIN ROOF OF HOUSE AND GARAGE, CONSTRUCTION TO BE OVER ENTIRE ROOF, REPLACE APPROXIMATELY 40 TO 60 OF 7/16" INCH SLATE REPLACING ALL MISSING, CRACKED, AND BROKEN SLATE, USING HOMEOWNERS SLATE.
- CAULK AND RESEAL ALL FLASHINGS WHERE NECESSARY.
- PRICES INCLUDES ALL LABOR AND MATERIALS, DAILY CLEAN UP, Haul ALL DEBRIS.

---

**We hereby propose to furnish material and labor, complete in accordance with above specifications, for the sum of**

**THIRTY FOUR HUNDRED**  
$3,400.00

with payment to be made as follows:

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All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from specifications involving extra costs will be executed upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon, strikes, accidents or delays beyond our control. Owner to carry fire, windstorm and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

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**Authority:**  
Signature: [Signature]

Note: This proposal may be withdrawn by us, if not accepted within 30 days.

---

**Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.**

**Date of Acceptance:**  
06/17/2016

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**Signature:**  
[Signature]