Historic Review Commission Agenda for February 3, 2021

Lucia M. Aguirre, Chairperson
David Green, PLI, Secretary
Andrew Dash, Director of City Planning
Matthew Falcone
James Hill
Karen Loysen
Richard Snipe

Commission meetings will be hosted on Zoom and streamed on YouTube Live on the Pittsburgh City Planning YouTube page. To join the Zoom webinar, use the link: https://us02web.zoom.us/j/88040687599 or call 301-715-8592 with Webinar ID: 880 4068 7599. If you are not planning to testify, please watch the YouTube Live stream to allow those testifying to be able to join the meeting.

Presentations and information for each agenda item are posted on the Virtual Historic Review Commission page. To provide public comment, you can:

- Email historicreview@pittsburghpa.gov. Email testimony will be accepted until the business day before the meeting at 12 p.m.
- Send a letter to 200 Ross St., 4th Floor, Pittsburgh, PA 15219. Mailed testimony must be received by two business days before the meeting.
- Join the virtual meeting and use raise hand function to request to speak.
- Call into the meeting on your phone and use raise hand function by pressing *9.

12:30 p.m. Call to Order
12:30 p.m. Internal Business

Old Business – None.
New Business –
  • Approval of minutes from December 2020 hearing
  • Certificates of Appropriateness Report from December 2020 and January 2021
  • Applications for a Certificate of Economic Hardship – None

1:00 p.m. Hearing & Action

1. **East Carson Street Historic District**
   1713-1715 E. Carson Street
   John & Deborah Catanese, MD Real Estate, owners
   David J. McLean, applicant
   **Proposal to remedy after-the-fact storefront alterations**

2. **East Carson Street Historic District**
   1209 E. Carson Street
   John Demauro, owner
   David Morgan, applicant
   **Building and site alterations**
3. **East Carson Street Historic District**  
   2526 E. Carson Street  
   Paul & George Pantelas, owners  
   Peter Margittai, applicant  
   Building and site alterations

4. **Mexican War Streets Historic District**  
   1218 Buena Vista Street  
   Keith Farrell, owner  
   Tim Hickey, applicant  
   *After-the-fact replacement of slate on dormer with asphalt shingles*

5. **MWS Historic District Expansion**  
   211, 213, 217 Alpine Avenue  
   October Real Estate Holdings, owner  
   Justin Cipriani, applicant  
   *Construction of new residences*

6. **MWS Historic District Expansion**  
   414 Sampsonia Way  
   Carl D. Freedman, owner and applicant  
   *Installation of new front steps*

7. **MWS Historic District Expansion**  
   1311 Sherman Avenue  
   Benjamin & Amanda Primrose, owners  
   John Francona, applicant  
   Building and site work including new garage

8. **Penn-Liberty Historic District**  
   821 Liberty Avenue  
   Catholic Charities, owner  
   Ray Cervenak/Omega Security Services, applicant  
   *Installation of security cameras*

9. **Schenley Farms Historic District**  
   204 Tennyson Avenue  
   Qing-Ming Wang, owner and applicant  
   *After-the-fact alterations to rear building*

Demolitions

Historic Nominations

Director's Report

Adjournment

Anyone who requires an accommodation for effective communication or a modification of policies or procedures to participate in a program, service, or activity provided by the City of Pittsburgh should contact the City ADA Coordinator as soon as possible but no later than two business days before the event. Hillary Roman, City of Pittsburgh ADA Coordinator, Hillary.Roman@pittsburghpa.gov; Remote Ph: (412) 301-7041; Office Ph: (412) 255-2102 int.457
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:
1713/1715 E CARSON ST.
PITTSBURGH, PA 15203

OWNER:
JOHN E. DEBORAH CATANASE (1713)
M.D. REAL ESTATE (1715)
ADDRESS: 1713 E. CARSON ST.
PITTSBURGH, PA 15203
PHONE: 
EMAIL: hctady.com

APPLICANT:
DAVID J. MCLEAN, AIA
MCLEAN ARCHITECTS, LLC
ADDRESS: 809 BINGHAM ST.
PITTSBURGH, PA 15203
PHONE: 412-381-3300
EMAIL: mclean@mcleanarchitects.net

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:
FACADE IMPROVEMENTS IN KEEPING WITH HISTORIC COMMISSION GUIDELINES

SIGNATURES:
OWNER: ___________________________ DATE: ___________________________
APPLICANT: ________________________ DATE: 7-1-20
Application for a Certificate of Appropriateness

**DIRECTIONS:**
Please note: You must complete a Zoning and Development Review Application (ZDR) along with this Application. The ZDR can be filed and fees paid online after creating an account at OneStopPGH. Please upload this Application when submitting the ZDR along with your supporting documentation.

**DEADLINE:**
Completed applications must be received at least 13 business days prior to the HRC hearing, when a hearing is required. In order to confirm your spot on the agenda, you must confirm that your application has been received by emailing historicreview@pittsburghpa.gov.

**FEE SCHEDULE:**
See attached.

**ADDRESS OF PROPERTY:**
1209 East Carson Street

**APPLICANT/PROPERTY OWNER INFORMATION**

OWNER NAME: John Demauro  COMPANY NAME: Urban Tap
OWNER ADDRESS: 1209 East Carson Street  Pittsburgh, PA  15203

APPLICANT NAME: David Morgan  COMPANY NAME: Morgan Architecture + Design
APPLICANT ADDRESS: 1234 Sarah Street  Pittsburgh, PA  15203

APPLICANT CONTACT (EMAIL): David@morganarchitects.com  (PHONE): 412-901-7765

**SUPPORTING DOCUMENTATION (REQUIRED):**

- [x] Drawings  - [x] Photographs  - [ ] Renderings  - [x] Site Plan  - [ ] Other

**DETAILED DESCRIPTION OF PROPOSED PROJECT (ATTACH ANOTHER SHEET IF NEEDED):**
Install new 1st Floor Storefront on end building. Paint existing storefront. Install new rear entry gate and dumpster enclosure. Install new Brick piers and metal fence along rear side.

**APPLICANT OR PROPERTY OWNER SIGNATURE:**

SIGN: ______________________  DATE: 11.01.2020
EXISTING CARSON STREET ELEVATION

Scale: 3/16" = 1'-0"

PROPOSED STOREFRONT AND COURTYARD

URBAN TAP / EL DORADO RESTAURANT

1209 EAST CARSON STREET  |  SOUTH SIDE   |   PITTSBURGH  | PENNSYLVANIA   15203
PROPOSED STOREFRONT AND COURTYARD
URBAN TAP / EL DORADO RESTAURANT
1209 EAST CARSON STREET | SOUTH SIDE | PITTSBURGH | PENNSYLVANIA 15203

DATE: 08.17.2020
REV: 10.24.2020
HRC-0.2
PAINT ALL PREVIOUSLY PAINTED BRICK WITH PAINT COLOR TO APPROXIMATE COLOR OF ORIGINAL BRICK

EXISTING WINDOWS REMAIN. PRIME AND PAINT COLOR #1 AND #2

PAINT ALL PREVIOUSLY PAINTED BRICK WITH PAINT COLOR TO APPROXIMATE COLOR OF ORIGINAL BRICK

EXISTING WINDOWS REMAIN. PRIME AND PAINT COLOR #1 AND #2

NEW WOOD STOREFRONT - PAINT COLOR #1 AND COLOR #2

EXISTING WOOD TRIM AND MOULDING REMAINS. PRIME AND PAINT COLOR #1 AND #2

PAINT ALL PREVIOUSLY PAINTED STONE WITH PAINT COLOR TO APPROXIMATE COLOR OF ORIGINAL STONE

EXISTING WINDOWS REMAIN. PRIME AND PAINT COLOR #1 AND #2

EXISTING WINDOWS REMAIN. PRIME AND PAINT COLOR #1 AND #2

PAINT EXISTING WOOD STOREFRONT. COLOR TO MATCH EXISTING

PAINT ALL PREVIOUSLY PAINTED BRICK WITH PAINT COLOR TO APPROXIMATE COLOR OF ORIGINAL BRICK

PAINT ALL PREVIOUSLY PAINTED STONE WITH PAINT COLOR TO APPROXIMATE COLOR OF ORIGINAL STONE

EXISTING WINDOWS REMAIN. PRIME AND PAINT COLOR #1 AND #2

NEW WOOD STOREFRONT - PAINT COLOR #1 AND COLOR #2

EXISTING WOOD TRIM AND MOULDING REMAINS. PRIME AND PAINT COLOR #1 AND #2

PAINT EXISTING WOOD STOREFRONT. COLOR TO MATCH EXISTING
ENLARGED STOREFRONT ELEVATION

Scale: 1/2" = 1'-0"

KEYNOTES

1. INSTALL NEW GALVANIZED, PAINTED STEEL LATTICE RAILING
2. REMOVE EXISTING DOOR AND TRANSOM FRAMES
3. INSTALL NEW WOOD CORNICE AND FLASHING
4. NEW CUSTOM WOOD AND GLASS DOOR AND FRAME - PRIME AND PAINT
5. INSTALL NEW PAINTED WOOD DOOR AND TRANSOM FRAMES
6. HARWOOD EDGE
7. LOW E INSULATED TEMPERED GLASS
8. INSTALL NEW MDO MARINE GRADE PLYWOOD SIGNBOARD OVER EXISTING FRAMING
9. INSTALL NEW CUSTOM CERAMIC TILE
10. INSTALL NEW SIGN BY OTHERS
11. PAINTED METAL FLASHING

DATE: 08. 17. 2020
REV: 10. 24. 2020
HRC-1.2

MORGAN ARCHITECTURE+DESIGN
1234 SARAH STREET
PITTSBURGH, PA 15203
(D): 412.901.7765
DAVID@MORGANARCHITECTS.COM
MORGAN ARCHITECTURE+DESIGN

PROPOSED STOREFRONT AND COURTYARD
URBAN TAP / EL DORADO RESTAURANT
1209 EAST CARSON STREET | SOUTH SIDE | PITTSBURGH | PENNSYLVANIA 15203

ENLARGED STOREFRONT ELEVATION

08. 17. 2020
1234 SARAH STREET
PITTSBURGH, PA 15203
(D): 412.901.7765
DAVID@MORGANARCHITECTS.COM
MORGAN ARCHITECTURE+DESIGN

PROPOSED STOREFRONT AND COURTYARD
URBAN TAP / EL DORADO RESTAURANT
1209 EAST CARSON STREET | SOUTH SIDE | PITTSBURGH | PENNSYLVANIA 15203

ENLARGED STOREFRONT ELEVATION

Scale: 1/2" = 1'-0"
KEY NOTES

1. INSTALL NEW GALVANIZED, PAINTED STEEL LATTICE RAILING
2. REMOVE EXISTING DOOR AND TRANSOM FRAMES
3. ALUMINUM SILL
4. NEW BEAD BOARD CEILING
5. NEW CUSTOM WOOD AND GLASS DOOR AND FRAME - PRIME AND PAINT
6. INSTALL NEW PAINTED WOOD DOOR AND TRANSOM FRAMES
7. INSTALL NEW WOOD STOREFRONT FRAMING TRIM OVER EXISTING FRAMING - PRIME AND PAINT
8. LOW E INSULATED TEMPERED GLASS
9. REMOVE AND REPLACE EXISTING CONCRETE SLAB

ELEVATION AT RECESSED STOREFRONT
Scale: 1/2" = 1'-0"
NOTE:
SEE SIGN DESIGNER’S DRAWINGS FOR MATERIALS, DIMENSIONS AND CONNECTION DETAILS

FASTEN SIGN TO EXISTING BUILDING MASONRY AT GROUT JOINTS ONLY

INSTALL NEW SIGN BY OTHERS

NOTE:
SEE SIGN DESIGNER’S DRAWINGS FOR MATERIALS, DIMENSIONS AND CONNECTION DETAILS

FASTEN SIGN TO EXISTING BUILDING MASONRY AT GROUT JOINTS ONLY

INSTALL NEW SIGN BY OTHERS
EXISTING BUILDING

EXISTING BRICK MASONRY WALL REMAINS

APPROXIMATE LOCATION OF EXISTING GHOST SIGN.
PAINT NEW SIGN ON WALL WITHIN LIMITS OF EXISTING SIGN

NEW BLADE SIGN

SIDE ELEVATION

Scale: 3/32" = 1'-0"

SIDE ELEVATION OF NEW REAR COURTYARD

PROPOSED STOREFRONT AND COURTYARD

URBAN TAP / EL DORADO RESTAURANT

1209 EAST CARSON STREET | SOUTH SIDE | PITTSBURGH | PENNSYLVANIA 15203

MORGAN ARCHITECTURE+DESIGN

1234 SARAH STREET
PITTSBURGH, PA 15203
(P): 412.901.7766
DAVID@MORGANARCHITECTS.COM

DATE: 08.17.2020
REV: 10.24.2020

HRC-1.5
CROSS SECTION THRU DOOR

Scale: 3/4" = 1'-0"

KEY NOTES

1. REMOVE EXISTING DOOR AND TRANSOM FRAMES
2. NEW BEAD BOARD CEILING
3. NEW CUSTOM WOOD AND GLASS DOOR AND FRAME - PRIME AND PAINT
4. PAINT EXISTING OFF COLOR BRICK
5. INSTALL NEW PAINTED WOOD DOOR AND TRANSOM FRAMES
6. INSTALL NEW TILE BACKER BOARD
7. HARWOOD EDGE
8. LOW E INSULATED TEMPERED GLASS
9. INSTALL NEW MDO MARINE GRADE PLYWOOD SIGNBOARD OVER EXISTING FRAMING
10. INSTALL NEW CUSTOM CERAMIC TILE
11. INSTALL NEW SIGN BY OTHERS
12. INSTALL NEW WOOD CORNICE
13. PAINTED METAL FLASHING
14. INSTALL NEW R-30 FIBERGLASS INSULATION

EXISTING FRAMING AND MASONRY CONSTRUCTION REMAINS. REMOVE EXTERIOR FINISHES AND INSTALL NEW FINISHES.
PROPOSED REAR COURTYARD

URBAN TAP / EL DORADO RESTAURANT

1209 EAST CARSON STREET  |  SOUTH SIDE   |   PITTSBURGH  |   PENNSYLVANIA   |   15203

DATE: 08.17.2020

PHOTO

HRC-2.0

REV: 10.24.2020
ENLARGED SITE PLAN

Scale: 1/8" = 1'-0"

METAL GATES AND ARCH

4" FACE BRICK

DUMPSTER ENCLOSURE

24" SQUARE BRICK PIER

FUTURE REAR PATIO

WROUGHT IRON FENCE AND BRICK PIERS

PROPOSED REAR COURTYARD

URBAN TAP / EL DORADO RESTAURANT

1209 EAST CARSON STREET | SOUTH SIDE | PITTSBURGH | PENNSYLVANIA 15203

HRC-2.2

DATE: 08.17.2020
REV: 10.24.2020
PROPOSED REAR COURTYARD
URBAN TAP / EL DORADO RESTAURANT
1209 EAST CARSON STREET | SOUTH SIDE | PITTSBURGH | PENNSYLVANIA 15203

ADJACENT BUILDING
OPEN LOT
ENTRANCE GATE
DUMPSTER ENCLOURE

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

DATE: 08.17.2020
REV: 10.24.2020
HRC-2.3

1234 SARAH STREET
PITTSBURGH, PA 15203
(P): 412.901.7765
DAVID@MORGANARCHITECTS.COM
MORGAN ARCHITECTURE + DESIGN
PROPOSED REAR COURTYARD
URBAN TAP / EL DORADO RESTAURANT
1209 EAST CARSON STREET | SOUTH SIDE | PITTSBURGH | PENNSYLVANIA 15203

HRC-2.4

NEW CUSTOM FABRICATED STEEL GATES AND CHANNEL BEAM
NEW BRICK DUMPSTER ENCLOSURE
NEW STAINED WOOD GATES

METAL SIGNAGE BY SIGN DESIGNER

DATE: 08.17.2020
REV: 10.24.2020

ELEVATION
Scale: 1/2" = 1'-0"

1'-6"
Division of Zoning and Development 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

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

ADDRESS OF PROPERTY:  
2526 East Carson Street  
Pittsburgh, PA 15203

OWNER:  
NAME: Paul Pantelas, George Pantelas  
ADDRESS: 2526 East Carson Street  
Pittsburgh, PA 15203  
PHONE: (412)-551-3530  
EMAIL: highlandpaving@aol.com

APPLICANT:  
NAME: Peter Margittai  
ADDRESS: 2110 Sarah Street  
Pittsburgh, PA 15203  
PHONE: (412) 488-3809  
EMAIL: peter@Margittai.com

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:  
Paint existing building. Modification of existing side street facade to include new accordion style entry door systems, windows, egress door and protective awnings. Construction of brick piers and aluminum fence at perimeter of existing side lot. Project to include new trees and landscaped areas.

SIGNATURES:  
OWNER: [Signature]  
DATE: 11/18/20  
APPLICANT: [Signature]  
DATE: 11/10/20
Proposed Alterations for
Excuses Bar and Grill
PROJECT #: 1911.00
View from corner of East Carson Street & South 26th Street

Proposed Alterations for

Excuses Bar and Grill

PROJECT #: 1911.00
Proposed Alterations for
**Excuses Bar and Grill**
PROJECT #: 1911.00
View from Carey Way

Proposed Alterations for
Excuses Bar and Grill
PROJECT #: 1911.00
PLAN OF PROPERTY OF
J. DOUGLAS BREON, GEORGE P. PANTelas, PAUL G. PANTelas
BEING
LOT NO. 12-M-33 & 12-M-34
IN 16TH WARD - CITY OF PITTSBURGH,
ALLEGHENy COUNTY, PA
COUNTY LOT & BLOCK ID: 12-M-33 & 12-M-34
PROPERTY ADDRESS: 2526 EAST CARSON STREET
SCALE: 1" = 10'
10 NOVEMBER, 2020
SIDE EXTERIOR ELEVATION

1. REPAINT MASONRY WALL
   (TYP. AT 2 LOCATIONS)

2. EXISTING GLASS BLOCK WINDOWS TO REMAIN,
   (TYP. AT 3 LOCATIONS)

3. REMOVE Canvas IN-FILL AND INSTALL
   WOOD EGRESS DOOR IN PREVIOUSLY EXISTING OPENING.

4. CREATE OPENINGS FOR
   ACCORDION-STYLE WOOD FOLDING
   DOOR, (TYP. AT 2 LOCATIONS)

5. EXPAND OPENING AND REPLACE
   EXIST. WINDOWS W/CLEAR GLASS AS
   SHOWN (TYP. AT 3 LOCATIONS)

FRONT EXTERIOR ELEVATION

1. BRICK PIER W/LIMESTONE
   CAP, TYP.

2. T/PIER
   +5'-2" AFF

3. T/FENCE
   +4'-0" AFF

4. ALUMINUM PICKET FENCE

5. REPAINT EXIST.
   STOREFRONT
Excuses Bar and Grille
2526 East Carson Street
Pittsburgh, PA 15203

10 NOVEMBER 2020

Project No. 1911.00

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DD-1
CITY OF PITTSBURGH

Historic Review Commission
Application for a Certificate of Appropriateness

DIRECTIONS:
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FEE SCHEDULE:
See attached.

ADDRESS OF PROPERTY:
1218 Buena Vista St.

APPLICANT/PROPERTY OWNER INFORMATION

OWNER NAME: Keith Farrell

COMPANY NAME:

OWNER ADDRESS:

APPLICANT NAME: Tim Nickey

COMPANY NAME: Nickey Contracting

APPLICANT ADDRESS: 1102 Evedio St. Pgh. PA. 15218

APPLICANT CONTACT (EMAIL): Bespin22@gmail.com (PHONE): 412-320-3128

SUPPORTING DOCUMENTATION (REQUIRED):

☐ Drawings ☐ Photographs ☐ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT (ATTACH ANOTHER SHEET IF NEEDED):
Replace existing shingle on front of house due to severe leaking. Approx. 300 sq ft.

APPLICANT OR PROPERTY OWNER SIGNATURE:

SIGN: Tim Nickey

DATE: 12-3-2020

200 ROSS STREET | CIVIC BUILDING, FOURTH FLOOR | HISTORICREVIEW@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:
211 Alpine Ave.
Pittsburgh, PA 15212

OWNER:
NAME: October Real Estate Holdings, LLC
ADDRESS: 610 Lockhart Street
          Pittsburgh, PA 15212
PHONE: 412.586.4999
EMAIL: octoberdevelopment@comcast.net

APPLICANT:
NAME: Cipriani Studios
ADDRESS: 650 Washington Rd., Ste. 400
          Pittsburgh, PA. 15228
PHONE: 412.254.3261
EMAIL: justin@ciprianistudios.com

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Single family attached home on two levels over garage, with three bedrooms, three and a half baths, and single car garage.

SIGNATURES:
OWNER: Alfred DePasquale  DATE: July 14, 2020
APPLICANT: ___________________________  DATE: July 13, 2020
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:
213 Alpine Ave.
Pittsburgh, PA 15212

OWNER:
NAME: October Real Estate Holdings, LLC
ADDRESS: 610 Lockhart Street
Pittsburgh, PA 15212
PHONE: 412.586.4999
EMAIL: octoberdevelopment@comcast.net

APPLICANT:
NAME: Cipriani Studios
ADDRESS: 650 Washington Rd., Ste. 400
Pittsburgh, PA 15228
PHONE: 412.254.3261
EMAIL: justin@ciprianistudios.com

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Single family home on two levels over garage, with three bedrooms, three and a half baths, and single car garage.

SIGNATURES
OWNER: Alfred DePasquale
DATE: July 14, 2020

APPLICANT:  
DATE: July 13, 2020
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:

217 Alpine Ave.
__________________________________________
Pittsburgh, PA 15212

OWNER:

NAME: October Real Estate Holdings, LLC
ADDRESS: 610 Lockhart Street
__________________________________________
Pittsburgh, PA 15212
PHONE: 412.586.4999
EMAIL: octoberdevelopment@comcast.net

APPLICANT:

NAME: Cipriani Studios
ADDRESS: 650 Washington R.d., Ste. 400
__________________________________________
Pittsburgh, PA 15228
PHONE: 412.254.3261
EMAIL: justin@ciprianiestudios.com

REQUIRED ATTACHMENTS:

[ ] Drawings  [ ] Photographs  [x] Renderings  [ ] Site Plan  [ ] Other

DETAILED DESCRIPTION OF PROPOSED PROJECT:

[ ] Single family home on two levels over garage, with three bedrooms, three and a half baths, and single car garage.

SIGNATURES

OWNER: Alfred DePasquale  DATE: July 14, 2020

APPLICANT: ________________________________  DATE: July 13, 2020

July 14, 2020
July 14, 2020
July 14, 2020
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:

1514 Arch Street

Pittsburgh, PA 15212

OWNER:
NAME: October Real Estate Holdings, LLC
ADDRESS: 610 Lockhart Street

Pittsburgh, PA 15212

PHONE: 412.586.4999
EMAIL: octoberdevelopment@comcast.net

APPLICANT:
NAME: Cipriani Studios
ADDRESS: 650 Washington Rd., Ste. 400

Pittsburgh, PA 15228

PHONE: 412.254.3261
EMAIL: justin@ciprianistudios.com

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:

[X] Single family home on two levels over garage, with three bedrooms, three and a half baths, and single car garage.

SIGNATURES

OWNER: ___________________________ DATE: July 14, 2020

APPLICANT: ___________________________ DATE: July 13, 2020
GENERAL CONTRACTORS, SUB CONTRACTORS, AND ALL TRADESMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTIED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES.

CIPRIANI STUDIOS EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF CIPRIANI STUDIOS.
ASPHALT SHINGLE ROOF
3:12 SLOPE
INSTALL PER MANUFACTURE WARRANTED REQUIREMENTS

GUTTER, INSTALL PER DETAILS AND MANUFACTURE REQUIREMENTS. CONNECT TO CITY STORM SYSTEM.

ATTIC VENT PER CODE

16'-11 1/2"

CIPRIANI STUDIOS EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF CIPRIANI STUDIOS.
GENERAL CONTRACTORS, SUB CONTRACTORS, AND ALL TRADESMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES.

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**213 UNIT TO BE IDENTICAL TO 211 UNIT**

Panel Cladding Color: Fiber cement panels, smooth finish. SIZES TO BE VARIABLE WIDTHS PER DIMENSIONS. PROVIDE HORIZONTAL FLASHING BETWEEN PANELS. INSTALL PER MANUFACTURE REQUIREMENTS.

Metal Corrugated Siding: INSTALL PER MANUFACTURES INSTALL REQUIREMENTS. COLOR PER OWNER.

Membrane Roof Return: PER MANUFACTURE REQUIREMENTS. 60MM FULLY ADHERED MEMBRANE ROOF ON RECESSED AREA, SLOPE PER MANUFACTURE REQ. TO EDGE FOR DRAINAGE.

Roof Coping: INSTALL PER ROOFING MANUFACTURES INSTALL REQUIREMENTS. COLOR TO MATCH ADJ. SIDING.

理事长: CIPRIANISTUDIOS EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF CIPRIANISTUDIOS.
PROVIDE 4" MIN. CLEARANCE BETWEEN SIDING AND GROUND, OR PER MANUFACTURE MIN., WHICHEVER IS MORE.

ROOF COPING:
INSTALL PER ROOFING MANUFACTURES INSTALL REQUIREMENTS.
COLOR TO MATCH ADJ. SIDING.

METAL CORRUGATED SIDING:
INSTALL PER MANUFACTURES INSTALL REQUIREMENTS.
COLOR PER OWNER.

DOWNSPOUT:
CONNECT TO CITY STORM SYSTEM.
COLOR TO MATCH ADJ. SIDING.

PANEL CLADDING:
FIBER CEMENT PANELS, SMOOTH FINISH.
PROVIDE HORIZONTAL FLASHING BETWEEN PANELS.
INSTALL PER MANUFACTURES INSTALL REQUIREMENTS.

ROOF TERMINATION AND GUTTER PER ROOF MANUFACTURE INSTALL GUIDELINES
PROVIDE FLASHING AT MATERIAL TRANSITION PER STONE AND PANEL MANUFACTURE DETAILS.

GENERAL CONTRACTORS, SUB CONTRACTORS, AND ALL TRADESMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTIED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES.

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ALPINE + ARCH RESIDENCES
209 + 211 ALPINE AVE.
PITTSBURGH, PA  15212

ZONING SET
1.12.2021

A 4.3
GENERAL CONTRACTORS, SUB CONTRACTORS, AND ALL TRADESMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTIED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES.

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ARCH STREET PUBLIC R.O.W. 60'
ALPINE AVE. PUBLIC R.O.W. 27'

SCALE 3/16"=1'-0"
2" X 6" 16" O.C. EXTERIOR FRAMED WOOD WALLS WITH FIRE RATED BOARD WITH U305 DESIGN CRITERIA, 1/2" EXTERIOR SHEATING COMPLIANT WITH U305 DESIGN CRITERIA; 5/8" DRY WALL TYPE COMPLIANT WITH U305 DESIGN CRITERIA INTERIOR SIDE, R-21 INSULATION PER UL U305 SPECS @ EXTERIOR LOCATIONS; SEE CONSTRUCTION DETAILS FOR EXTERIOR WALL ASSEMBLIES; SEE A-0.4 FOR ADDITIONAL INFO.
LEVEL 1 FFE (823'-6")
+0'-0"

LEVEL 2 FFE
+9'-2"

LEVEL 3 FEE
+19'-4"

B.O. ROOF
+28'-4"

T.O. ROOF
+34'-0"

8'-0" FLR TO CLG
5'-8" ROOF DEPTH

9'-0" FLR TO CLG

8'-0" HEADER HEIGHT

P.L.

PROVIDE 4" MIN. CLEARANCE BETWEEN SIDING AND GROUND, OR PER MANUFACTURE MIN., WHICHER IS MORE.

ASPHALT SHINGLE ROOF PER MANUFACTURE INSTALL GUIDELINES

ROOF TERMINATION AND GUTTER PER ROOF MANUFACTURE INSTALL GUIDELINES

PANEL CLADDING:
FIBER CEMENT PANELS, SMOOTH FINISH.
PROVIDE HORIZONTAL FLASHING BETWEEN PANELS.
INSTALL PER MANUFACTURE INSTALL REQUIREMENTS.

METAL CORRUGATED SIDING:
INSTALL PER MANUFACTURE INSTALL REQUIREMENTS.
COLOR PER OWNER.

60MM FULLY ADHERED MEMBRANE ROOF ON RECESSED AREA, SLOPE PER MAN. REQ. TO EDGE FOR DRAINAGE.

ROOF COPING:
INSTALL PER ROOF MANUFACTURE INSTALL REQUIREMENTS.
COLOR TO MATCH ADJ. SIDING.

FUR DOWN FRAMING TO TOP OF DOORS AND WINDOWS BELOW.

PANEL CLADDING COLOR B:
FIBER CEMENT PANELS, SMOOTH FINISH.
SIZES TO BE VARIABLE WIDTHS PER DIMENSIONS.
PROVIDE HORIZONTAL FLASHING BETWEEN PANELS.
INSTALL PER MANUFACTURE INSTALL REQUIREMENTS.
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COLOR TO MATCH ADJ. SIDING.

METAL CORRUGATED SIDING:
INSTALL PER MANUFACTURES INSTALL REQUIREMENTS.
COLOR PER OWNER.

4-6
A-6.3
7-9
A-6.3
4B
A-6.3
4
A-6.1
5
A-6.1
6
A-6.1

DOWNSPOUT:
CONNECT TO CITY STORM SYSTEM.
COLOR TO MATCH ADJ. SIDING.

PANEL CLADDING:
FIBER CEMENT PANELS, SMOOTH FINISH.
PROVIDE HORIZONTAL FLASHING BETWEEN PANELS.
INSTALL PER MANUFACTURES INSTALL REQUIREMENTS.

ROOF TERMINATION AND GUTTER PER ROOF MANUFACTURE INSTALL GUIDELINES
PROVIDE FLASHING AT MATERIAL TRANSITION PER STONE AND PANEL MANUFACTURE DETAILS.

PROVIDE 4" MIN. CLEARANCE BETWEEN WINDOW AND GROUND ON THE MARKUP FOR RIGHT AND LEFT SIDES.
GENERAL CONTRACTORS, SUB CONTRACTORS, AND ALL TRADESMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTIED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES.

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1 HR RATED WALL ASSEMBLY, SEE UL U305. ASSEMBLY REQUIREMENTS ON A-0.4.

HANDRAILS TO BE NO LESS THAN 34" HIGH ABOVE STAIRS AND NO GREATER THAN 38" PER IRC. GRIP SIZE TO BE BETWEEN 1-1/4" AND 2".

PROVIDE 20 MIN. RATED DOOR WITH SELF CLOSING DEVICE TO COMPLY W/ IRC302.5.1

HANDRAILS TO BE NO LESS THAN 34" HIGH ABOVE STAIRS AND NO GREATER THAN 38" PER IRC. GRIP SIZE TO BE BETWEEN 1-1/4" AND 2".

SLOPE GARAGE SLAB TO DRAIN 1/4" PER 1'-0".

GUARDRAIL 36" A.F.F., FRAMLESS GLASS

1 HR RATED WALL ASSEMBLY, SEE UL U305. ASSEMBLY REQUIREMENTS ON A-0.4.

1 HR RATED WALL ASSEMBLY, SEE UL U305. ASSEMBLY REQUIREMENTS ON A-0.4.

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ALPINE + ARCH RESIDENCES
1514 ARCH STREET
PITTSBURGH, PA 15212

GENERAL CONTRACTORS, SUB CONTRACTORS, AND ALL TRADESMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTIED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES.

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LEVEL 3 PLAN

- 49'-0" LEVEL TWO PLAN
- 49'-0" LEVEL 3 PLAN
- 49'-0" ROOF PLAN

WALL TYPE LEGEND

- 1 HR RATED WALL ASSEMBLY, SEE UL U305. ASSEMBLY REQUIREMENTS ON A-0.4.
- 1 HR RATED EXTERIOR (U305): 2" X 6" 16" O.C. EXTERIOR FRAMED WOOD WALLS WITH FIRE RATED BOARD WITH U305 DESIGN CRITERIA, 1/2" EXTERIOR SHEATING COMPLIANT WITH U305 DESIGN CRITERIA; 5/8" DRY WALL TYPE COMPLIANT WITH U305 DESIGN CRITERIA INTERIOR SIDE, R-21 INSULATION PER UL U305 SPECS @ EXTERIOR LOCATIONS; SEE CONSTRUCTION DETAILS FOR EXTERIOR WALL ASSEMBLIES; SEE A-0.4 FOR ADDITIONAL INFO.
- 1 HR RATED WALL ASSEMBLY, SEE UL U305. ASSEMBLY REQUIREMENTS ON A-0.4.
PANEL CLADDING: FIBER CEMENT PANELS, SMOOTH FINISH. SIZES TO BE VARIABLE WIDTHS PER DIMENSIONS. PROVIDE HORIZONTAL FLASHING BETWEEN PANELS. INSTALL PER MANUFACTURE REQUIREMENTS. PROVIDE 4" MIN. CLEARANCE BETWEEN SIDING AND GROUND, OR PER MANUFACTURE MIN., WHICHEVER IS MORE. PROVIDE 4" DEEP FRIEZE BOARD BOX OUT. MEMBRANE ROOF RETURN PER MANUFACTURE REQUIREMENTS. 60MM FULLY ADHERED MEMBRANE ROOF ON RECESSED AREA, SLOPE PER MANUFACTURE REQUIREMENTS TO EDGE FOR DRAINAGE. COLOR TO MATCH ADJ. SIDING. ROOF COPING: INSTALL PER ROOFING MANUFACTURE INSTALL REQUIREMENTS. ASPHALT SHINGLE ROOF PER MANUFACTURE INSTALL GUIDELINES. PROVIDE FLASHING AT JUNCTION BETWEEN THE HEADER AND EXISTING WALL MANUFACTURE EXISTING. FUR DOWN FRAMING TO TOP OF DOORS AND WINDOWS BELOW. PANEL CLADDING COLOR B: FIBER CEMENT PANELS, SMOOTH FINISH. SIZES TO BE VARIABLE WIDTHS PER DIMENSIONS. PROVIDE HORIZONTAL FLASHING BETWEEN PANELS. INSTALL PER MANUFACTURE REQUIREMENTS.
GENERAL CONTRACTORS, SUB CONTRACTORS, AND ALL TRADESMEN ARE TO USE INSTALLATION REQUIREMENTS AS ISSUED BY THE MANUFACTURES OF THE PRODUCTS INSTALLED, AS WELL AS ALL APPLICABLE BUILDING CODES. THESE DRAWINGS ARE GENERAL DESIGN INTENT AND DO NOT REPLACE TECHNICAL REQUIREMENTS OF WARRANTIED INSTALLATIONS BY MANUFACTURES OR BUILDING CODES.

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ROOF COPING:
INSTALL PER ROOFING MANUFACTURES INSTALL REQUIREMENTS.
COLOR TO MATCH ADJ. SIDING.

METAL CORRUGATED SIDING:
INSTALL PER MANUFACTURES INSTALL REQUIREMENTS.
COLOR PER OWNER.

DOWNSPOUT:
CONNECT TO CITY STORM SYSTEM.
COLOR TO MATCH ADJ. SIDING.

PANEL CLADDING:
FIBER CEMENT PANELS, SMOOTH FINISH.
PROVIDE HORIZONTAL FLASHING BETWEEN PANELS.
INSTALL PER MANUFACTURES INSTALL REQUIREMENTS.

ROOF TERMINATION AND GUTTER PER ROOF MANUFACTURE INSTALL GUIDELINES

PROVIDE FLASHING AT MATERIAL TRANSITION PER STONE AND PANEL MANUFACTURE DETAILS

LEFT ELEVATION

RIGHT ELEVATION
CITY OF PITTSBURGH

Historic Review Commission

Application for a Certificate of Appropriateness

DIRECTIONS:
Please note: You must complete a Zoning and Development Review Application (ZDR) along with this Application. The ZDR can be filed and fees paid online after creating an account at OneStopPGH. Please upload this Application when submitting the ZDR along with your supporting documentation.

DEADLINE:
Completed applications must be received at least 13 business days prior to the HRC hearing, when a hearing is required. In order to confirm your spot on the agenda, you must confirm that your application has been received by emailing historicreview@pittsburghpa.gov.

FEE SCHEDULE:
See attached.

ADDRESS OF PROPERTY:
414 SAMPSONIA WAY, PITTSBURGH, PA 15212

APPLICANT/PROPERTY OWNER INFORMATION

OWNER NAME: CARL D. FREEDMAN
COMPANY NAME:

OWNER ADDRESS: 7708 WEST AVE., ELKINS PARK, PA 19027

APPLICANT NAME: CARL D. FREEDMAN
COMPANY NAME:

APPLICANT ADDRESS: 7708 WEST AVE., ELKINS PARK, PA 19027

APPLICANT CONTACT (EMAIL): FREEDMAN7708@GMAIL.COM (PHONE): 215.870.8173

SUPPORTING DOCUMENTATION (REQUIRED):

☒ Drawings ☒ Photographs ☒ Renderings ☐ Site Plan ☐ Other

DETAILED DESCRIPTION OF PROPOSED PROJECT (ATTACH ANOTHER SHEET IF NEEDED):

INSTALLATION OF NEW FRONT STEPS

APPLICANT OR PROPERTY OWNER SIGNATURE:

SIGNATURE: __________________________ DATE: 13 JAN 2021

200 ROSS STREET | CIVIC BUILDING, FOURTH FLOOR | historicreview@pittsburghpa.gov
PROPOSED FRONT STEPS - 414 SAMPSONIA WAY - OPTION #1

SCALE - 1/2" = 1'- 0"
PROPOSED FRONT STEPS - 414 SAMPSONIA WAY - OPTION #2

SCALE - 1/2" = 1'- 0"
PROPOSED FRONT STEPS - 414 SAMPSONIA WAY - OPTION #3

SCALE - 1/2" = 1'- 0"
IMAGES FROM THE NEIGHBORHOOD OF VARIOUS FRONT STEPS
PAVER OPTIONS - 4" X 8" - SAMPLE SHOWN - ENDICOTT BRICK PAVER
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:
1311 Sherman Avenue
Pittsburgh, PA 15212

OWNER:
NAME: Benjamin and Amanda Primrose
ADDRESS: 1311 Sherman Avenue
Pittsburgh, PA 15212
PHONE: (678) 823-1874
EMAIL: benjaminprimrose1@gmail.com

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:
New garage, replace deck, new fences, new work on front facade (add corbels and door surround)

SIGNATURES:
OWNER: ____________________________________________ DATE: _______________________

APPLICANT: ______________________________________ DATE: 01-10-2021
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:
821 Liberty Ave
Pittsburgh, PA 15222

OWNER:
NAME: Catholic Charities of the Diocese of Pittsburgh Inc
ADDRESS: 212 Ninth Street
Pittsburgh, PA 15222
PHONE: 412-456-6994
EMAIL: keche@ccpgh.org

APPLICANT:
NAME: Ray Cervenak Omega Security Services Inc.
ADDRESS: 103 Yost Boulevard Suite 100
Pittsburgh, PA 15221
PHONE: 412-389-3498
EMAIL: racjr@omega-security.com

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Catholic Charities would like add four (4) exterior IP video surveillance cameras to the existing video surveillance system at the site for safety and security reasons

SIGNATURES:
OWNER: Susan Kausler
DATE: 9/25/2020
APPLICANT: Ray Cervenak
DATE: 9/25/20
Catholic Charities Downtown Pittsburgh
212 9th Street Pittsburgh, PA 15222
(4 Outdoor Cameras)
AVM-DWMT-W-VTA
Wall Mount Bracket for IP Large Vandal Domes
SKU: AVM-DWMT-W-VTA Categories: All Products, Mounts & Brackets, Accessories

AVC-VHN41AVLT
H.265, 4MP, 3.3-12mm Motorized Lens, Auto Focus VF, DC 12V/PoE
SKU: AVC-VHN41AVLT Categories: All Products, Vandal Dome, Cameras, H.265 IP Products, IP, Cameras
Camera mounts shall be secured via masonry anchors and screws in the mortar joints.
Camera mounts shall be secured via masonry anchors and screws in the mortar joints.
Camera mounts shall be secured via masonry anchors and screws in the mortar joints.
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:
204 Tennyson Ave
Pittsburgh, PA 15213

OWNER:
NAME: Qing-Ming Wang
ADDRESS: 204 Tennyson Ave
Pittsburgh, PA 15213
PHONE: 724-799-4603
EMAIL: qiw4@pitt.edu

APPLICANT:
NAME: Qing-Ming Wang
ADDRESS: 204 Tennyson Ave
Pittsburgh, PA 15213
PHONE: 724-799-4603
EMAIL: qiw4@pitt.edu

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:
The small building in the backyard was a butler house originally, the previous owner turned it into a garage, but not used for a few decades. Squirrels and small animals have caused many damages to the small building. It smells very badly. For the exterior, we plan to do: 1) replace all broken windows, 2) replace the garage doors with a wall with two small windows and a door, 3) paint the new front wall with color that matches the original color of the break walls, 3) clean all dirt near the small building, and place a paver path on the right side of it to make it neat, 5) replace the two broken doors with new doors and paint to match the color of the front main building.

SIGNATURES:
OWNER: Qing-Ming Wang DATE: 10/09/2020
APPLICANT: Qing-Ming Wang DATE: 10/09/2020
Project:
Remodeling the small build in the backyard

Address: 204 Tennyson Avenue

By owners: Qing-Ming Wang and Tongying Shun
Where is the property and the small building in the backyard

Small building in the backyard:
- Used by the previous owner as a two car garage

Main building: 204 Tennyson Avenue, Pittsburgh, PA 15213
• Old butler building
• Later used as a garage
• No maintenance for decades
• Many damages, dirt and bad smell caused by squirrels and other small animals

To be repaired/renovated to original shape
History of the small building

• The property was built in 1906;
• The small build in the backyard was used as a butler’s house when the property was built;
• The previous owners converted the small build to a two car garage, roughly in 1969
The project details and purpose:

➢ Remodel the small building in the backyard which was used as a garage by the previous owners. The project will include
  o Replace all old/broken windows
  o Replace the two garage door by a front wall with two windows and a door
  o Paint the wall with the color that matches the brick walls.
  o Convert the old 1/2-bathroom into a full bathroom
  o Add some new light bulbs
  o Add a heating cooling unit for the small building
  o Add some storage cabinetry, a wet bar for coffee/tea making, a small refrigerator

➢ Purpose: use the remodeled small build as a research space
Some photos:
Front of the house and drive way
Some photos: Backyard

- The open space is large enough for parking 5 cars
Layout Drawing and 3D Model
Office/Lab remodel
-204 Tennyson Ave, Pittsburgh, PA 15213

For
Dr. Qing Ming Wang

By
Kevin J Ma, P.E.
Senior Design Engineer – Structural and Civil
Keystone Geotechnical Services, LLC

December 26, 2020
Location of the structure that is to be remodeled as an office/lab space.
Current condition of the structure
Intended Usage and Remodeling Specifications:

- Usage:
  - First floor is to be used as an office/lab.
  - Attic floor is to be used as storage.
  - The space will be A/C controlled with a FUJITSU Ductless Multi-Zone Halcyon HFI Hybrid Flex Inverter System.
  - A hot water tank to be installed in Utility Room.
  - A full bath room to be installed on the first floor.

- Specs:
  - Attic roof:
    - To be insulated with R38 insulation.
    - ½” drywall finish.
  - Front wall:
    - 2 x 4 Stud @ 16” OC with R13 insulation.
    - ½” drywall finish.
  - Interior wall:
    - ½” drywall,
    - 2 x 4 Stud @ 16” OC
  - Ceiling finish: drywall.
  - Floor: to be specified by customer.