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:
1501 Allegheny Ave.
Pittsburgh, PA 15233

OWNER:
NAME: Manchester Citizens Group
ADDRESS: 1319 Allegheny Ave.
Pittsburgh, PA 15233
PHONE: EMAIL: 

APPLICANT:
NAME: Christopher A. Kim, P.E.
ADDRESS: 132 Oakwood Ave.
Pittsburgh, PA 15229
PHONE: (412)818-3312 EMAIL: chrisakim213@gmail.com

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

DETAILED DESCRIPTION OF PROPOSED PROJECT:
Existing rear addition and top of rear chimney on right side deemed unsafe by engineer (self) and FLI, requiring immediate demolition. Proposed resolution is removal of top of chimney (above roof level), and replacement of exterior walls of addition; left-side wall of addition along Liverpool St (including covered porch) and rear wall to be replaced in-kind with brick exterior, right-side wall (adjacent to vacant lot) to be Hardie-plank siding, as a continuation of siding previously approved by HRC for the front portion of the house along the right side.

SIGNATURES:
OWNER: DATE:

APPLICANT: DATE: 8/14/20
PROPOSED RENOVATION
OF
1501 ALLEGHENY AVE.
PITTSBURGH, PA 15233

PROJECT DATA:

PROJECT LOCATION: 1501 ALLEGHENY AVE.
PITTSBURGH, PA 15233
BOROUGH: CITY OF PITTSBURGH
BOROUGH 3RD PARTY: BU PLAN REVIEWERS & INSPECTIONS
COUNTY: ALLEGHENY COUNTY
ALLEGHENY COUNTY PLUMBING DEPARTMENT:
CONTACT: TEAM LEACH - 412-576-0333.
JEFF SWAGARA - 412-576-7454
JOB DESCRIPTION: GENERAL RENOVATION OF EXISTING 2-STORY
(PLUS ATTIC) RESIDENCE
ZONING: RESIDENTIAL
PARCEL #: 022-L-00191
OCCUPANCY: RESIDENTIAL (SAME AS EXISTING OCCUPANCY)
CODE INFORMATION: 2015 IRC. SEE MECHANICAL, PLUMBING & ELECTRICAL
GENERAL SPECIFICATIONS
NOTE: MECHANICAL, ELECTRICAL & PLUMBING
SUBCONTRACTORS WILL FILE
SEPARATELY FOR PERMITS.
BUILDING AREA:
FIRST FLOOR - 740 S.F.
SECOND FLOOR - 700 S.F.
THIRD FLOOR - 240 S.F.
RENOVATION AREA:
FIRST FLOOR - 740 S.F.
SECOND FLOOR - 700 S.F.
THIRD FLOOR - 240 S.F.
FIRE PROTECTION: RESIDENCE IS CURRENTLY NON-SPRINKLERED

PROJECT VICINITY MAP

EXISTING PHOTOS
SCALE: NO SCALE
PROPOSED EAST/FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED WEST/REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING WINDOWS TO BE REPLACED WITH 4-PANEL MAHOGANY WITH TRANSOM.
EXISTING BRICK TO BE REPAIRED AS REQUIRED AND PAINTED WITH HISTORIC SHERWIN-WILLIAMS PAINT COLOR SW2839 COPPER RED.
EXISTING FRONT STAIR & RAILING TO BE MAINTAINED.
EXISTING CHIMNEY TO REMAIN.
EXISTING CHIMNEY TO BE REMOVED.
EXISTING BRICK TO BE REPLACED AS REQUIRED TO MATCH EXISTING.
EXISTING CHIMNEY TO BE REPLACED.
EXISTING CHIMNEY TO BE REPAIRED.
EXISTING WINDOWS TO BE REPAIRED OR REPLACED AS REQUIRED TO MATCH EXISTING.
EXISTING WINDOWS TO BE REMOVED.
EXISTING BRICK TO BE PAINTED WITH HISTORIC SHERWIN-WILLIAMS PAINT COLOR SW2839 COPPER RED.
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PROPOSED NORTH/SIDE ELEVATION

- Dormer cladding to be James Hardie Rich Espresso Lap Siding
- Existing windows to be replaced with Andersen 100 Series (same size as existing), black or bronze exterior
- New brick veneer painted with Historic Sherwin Williams paint color SW2839 Copper Red
- Existing front stairs & railing to be maintained

PROPOSED SOUTH/SIDE ELEVATION

- Dormer cladding to be James Hardie Rich Espresso Lap Siding
- Existing front stairs to be removed
- Existing chimney to be removed
- Existing chimney to remain

SCALE: 3/16" = 1'-0"
## JOB DESCRIPTION:
General Renovation of Existing 2-Story Residence

### COUNTY:
Allegeny County

### BOROUGH:
City of Pittsburgh

### PROJECT LOCATION:
1410 Adams St.

### PERMIT DRAWINGS ISSUED FOR PERMITTING:
- FRAMING UPDATES HBE 11/24/20
- FRAMING UPDATES HBE 1/4/20
- FRAMING UPDATES HBE 1/19/21
- FRAMING UPDATES HBE 2/2/21
- SITE PLAN REVISION HBE 7 3/8/22
- EMERGENCY STABILIZATION HBE 4/6/22

### CODE INFORMATION:
2015 IRC. SEE MECHANICAL, PLUMBING & ELECTRICAL OCCUPANCY: RESIDENTIAL (SAME AS EXISTING OCCUPANCY)
ZONING: RESIDENTIAL

### THIRD FLOOR:
- 525 S.F.
- SEPARATELY FOR PERMITS.

### PROJECT DATA:
- COUNTY: Allegheny County
- BOROUGH: City of Pittsburgh
- ADDRESS: 1410 Adams St.
- CONTACT: TEAM LEACH - 412-578-8385
- GENERAL SPECIFICATIONS (PLUS ATTIC) RESIDENCE JEFF SAHARA - 412-578-7934

### BUILDING ENVELOPE:
The building envelope shall apply, as conservation code, 2015.

### DOORS & WINDOWS:
- PER APPLICABLE TO NEW/REPLACEMENT CONSTRUCTION ARE ONLY REQUIREMENTS PERTAINING TO NEW FRAMED WALLS & STAIR STORAGE 3'-0 1/2" LANDING TO BASEMENT STAIR TO BASEMENT MAINTAINS EXISTING STAIR TO BASEMENT

### ENERGENCY STABILIZATION:
EXISTING STRUCUTURALLY DEFICIENT BRICK WALL TO BE REMOVED FULLY TO BASEMENT FROM BASEMENT TO BE REMOVED FULLY TO BASEMENT TO REMOVE EXISTING JOISTS AT NEW STAIR OPENING

### DEMOLITION:
1.) CONTRACTOR TO PROVIDE TEMPORARY DEMO PLAN

### DEMOLITION PLAN NOTES:
- MATCH EXISTING TO EDGE OF NEW IN-FILL EXISTING DOOR OPENING
- REMOVE FLOOR & CUT EXIST. EXISTING DOOR & WINDOW SCHEDULE
- REMOVE EXISTING SIDING WALLS & STAIR OPENING
- REMOVE EXISTING CHIMNEY DOWN TO BELOW FOR DOORWAY

### EXTERIOR DOOR SCHEDULE:
- ANDERSON 200 SERIES SIDE DOOR BASEMENT SIDE
- ANDERSON 200 SERIES SIDE DOOR BASEMENT FRONT/SIDE
- ANDERSON 200 SERIES FRONT/SIDE DOOR TRANSOM

### SCALE:
1/4" = 1'-0"

### SHEET:
A-5

### DATE:
4/12/22

### DRAWINGS PROVIDED BY:
HOUSE & BUILDING ENGINEERING 2000 Creekview Circle, Unit #2314 Cranberry Township, PA 16066

### ISSUED FOR PERMITTING:
November 17, 2021
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

EXISTING STRUCTURALLY DEFICIENT BRICK WALL TO BE REMOVED FULL-HEIGHT & RECONSTRUCTED W/ FRAMED WALL PER FRAMING PLANS

EXISTING CHANNEL TO BE REMOVED DOWN TO BELLOWS FIRST FLOOR FLOORING

REMOVE EXIST. WALLS & STORE

REMOVE EXIST. WALLS & STORE

MASTER BEDROOM 11'-10" x 11'-0"

MASTER BATH 7'-10" x 4'-6"

CLOSET 4'-6" x 4'-6"

BEDROOM 11'-10" x 11'-0"

CLOSET 4'-6" x 4'-6"

CLOSET 4'-6" x 4'-6"

REDUCE EXIST. CLOSET WALLS

REDUCE EXIST. CLOSET WALLS

NEW \FRAMED WALL W/ BRICK VENEER

NEWLY CONSTRUCTED STUD WALL W/ HARDIE-PLANK SIDING

EXISTING JOISTS TO BE REMOVED FULL-HEIGHT & RECONSTRUCTED W/ FRAMED WALL PER FRAMING PLANS

EXISTING JOISTS TO BE REMOVED FULL-HEIGHT & RECONSTRUCTED W/ FRAMED WALL PER FRAMING PLANS

CONTRACTOR TO PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURAL ELEMENTS TO REMAIN PRIOR TO PERFORMING ANY DEMOLITION. SHORING SHALL BE ADEQUATE TO SUPPORT AND STABILIZE PORTIONS OF THE STRUCTURE TO REMAIN DURING CONSTRUCTION, AND SHORING SHALL REMAIN IN PLACE UNTIL NEW BEAMS, COLUMNS AND WALLS ARE FULLY INSTALLED AND CAPABLE OF SAFELY SUPPORTING THE WEIGHT OF THE STRUCTURE ABOVE.

NEW FRAMED WALLS W/ BRICK VENEER

NEWLY CONSTRUCTED STUD WALL W/ HARDIE-PLANK SIDING

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BEDROOM 11'-10" x 11'-0"

CLOSET 4'-6" x 4'-6"

CLOSET 4'-6" x 4'-6"
PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

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EXTERIOR DOOR SCHEDULE

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DEMO PLAN
NOTES:
1.) CONTRACTOR TO PROVIDE TEMPORARY SHORING OF EXISTING STRUCTURAL ELEMENTS TO REMAIN PRIOR TO PERFORMING ANY DEMOLITION. SHORING SHALL BE ADEQUATE TO SUPPORT AND STABILIZE PORTIONS OF THE STRUCTURE TO REMAIN DURING CONSTRUCTION, AND SHORING SHALL REMAIN IN PLACE UNTIL NEW BEAMS, COLUMNS AND WALLS ARE FULLY INSTALLED AND CAPABLE OF SAFELY SUPPORTING THE WEIGHT OF THE STRUCTURE ABOVE.

REMOVE EXISTING STAIR FROM BASEMENT TO FIRST FLOOR
OPEN STAIR - PROVIDE GUARD/RAIL IN ACCORDANCE WITH TYPICAL DETAILS
NEW POST - SEE STRUCTURAL PLANS
Saw-cut existing slab as required for installation of new column footings
6" MIN. CONCRETE ADDED TO INSIDE OF EXISTING FOUNDATION WALL FOR SUPPORT OF NEW SILL PLATE BELOW EXISTING FLOOR JOISTS.
PIN CONCRETE TO EXISTING BRICK W/ #3 BARS DRILLED & EPOXIED INTO EXISTING BRICK AT 24" O.C.

HOUSE & BUILDING ENGINEERING
2000 Creekview Circle, Unit #2314
Cranberry Township, PA 16066
(412) 818-3312

ISSUED FOR PERMITTING NOVEMBER 19, 2020
PERMIT DRAWINGS HBE 11/19/20
FRAMING UPDATES HBE 11/24/20
3 FRAMING UPDATES HBE 1/4/21
4 FRAMING UPDATES HBE 2/2/21
5 FRAMING UPDATES HBE 3/8/21
3 SITE PLAN REVISION HBE 4/6/22
EMERGENCY STABILIZATION HBE 4/6/22

PROPOSED BASEMENT PLAN
BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"
2. NEW 2X10 FRAMING AT 16" O.C. (AT PREVIOUS STAIR OPENING) W/ 3/4" PLYWOOD OR OSB SHEATHING.

FIRST FLOOR FRAMING PLAN NOTES:

FOOTING OR DRILLED & EPOXIED, & ATTACH CAP PLATE TO Underside OF Floor BEAM W/ (4) 1/2" LAG-SCREWS OR PROVIDE FABRICATED U-SHAPED STEEL CAP/SADDLE

10.) (2) 2X10 FLOOR JOIST AT FRONT & REAR OF NEW STAIR OPENING.

8.) POCKET FRAMING INTO EXISTING BRICK WALL (3" MIN.)

6.) (2) 2X10 FLUSH FLOOR BEAM AT FRONT & REAR OF PREVIOUS STAIR OPENING.

5.) NEW 2'-6"X2'-6"X12" CONCRETE FOOTING W/ (3)#4 BARS EACH WAY. SAW-CUT EXIST. SLAB AS REQ'D FOR INSTALLATION.

4.) ASSUMED FRAMING DIRECTION - CONTRACTOR TO VERIFY AND NOTIFY ARCHITECT/ENGINEER FOR REVIEW AND RECOMMENDATIONS PRIOR TO WALL REMOVAL.

3.) ATTACH EXISTING/NEW JOISTS/BEAMS TO NEW BEAMS W/ JOIST HANGERS (TYP.)

CONTACT ENGINEER FOR REVIEW OF EXCESSIVE DAMAGE OR CONDITIONS EXHIBITING EXCESSIVE DEFLECTION, DECAY.

SECOND FLOOR FRAMING PLAN NOTES:

14.) NEW (2) 2X10 HEADER ABOVE DOOR OPENING.

13.) SIMPSON LUS210-2 FACE-MOUNT JOIST HANGER ATTACHED TO SIDE OF PERPENDICULAR FLOOR BEAM.

11.) (3) LVL 1-3/4"X9-1/4" FLUSH FLOOR BEAM.

10.) (2) 2X10 FLUSH FLOOR BEAM.

9.) FLOOR JOISTS TO TRANSFER LOAD FROM UPPER-COLUMN TO LOWER-COLUMN AT EACH LEVEL (AS APPLICABLE).

7.) (3) 2X4 JACK STUDS CONTINUOUS/STACKED DOWN TO NEW BEAM IN BASEMENT. WHERE STUDS ARE INTERRUPTED BY FLOOR FRAMING, PROVIDE SOLID BLOCKING.

5.) INFILL OPENING IN EXISTING FLOOR AFTER REMOVAL OF CHIMNEY W/ FRAMING AS REQUIRED AND SHEATHED W/ 3/4" PLYWOOD OR OSB.

4.) ASSUMED FRAMING DIRECTION - CONTRACTOR TO VERIFY AND NOTIFY ARCHITECT/ENGINEER FOR REVIEW AND RECOMMENDATIONS PRIOR TO WALL REMOVAL.

3.) ATTACH EXISTING/NEW JOISTS/BEAMS TO NEW BEAMS W/ JOIST HANGERS (TYP.)

CONTACT ENGINEER FOR REVIEW OF EXCESSIVE DAMAGE OR CONDITIONS EXHIBITING EXCESSIVE DEFLECTION, DECAY.
1. Contractor to observe existing framing after removal of finish materials and repair/replace wood exhibiting signs of rotting and/or distress.

2. New 2"x10" framing at 16" O.C. (at previous stair opening)

3. Attach existing/new joists to new beams with joist hangers (TYP.)

4. Assumed framing direction - Contractor to verify and notify architect/engineer for review and recommendations prior to wall removal.

5. Infill opening in existing floor after removal of chimney with framing as required and sheath with 3/4" plywood or OSB.

6. (3) 2"x4" jack studs continuous/stacked down to new beam in basement. Where studs are interrupted by floor framing, provide solid blocking between.

7. Provide temporary shores of roof framing as required for installation of ridge beam and dormer reinforcement.

8. Pocket framing into existing brick wall (3" min.) between floor joists to transfer load from upper-column to lower-column at each level (as applicable).

9. New 2"x8" min. rafter each side of dormer.

High-Roof Framing Plan Notes:

- Contact engineer for review of excessive damage or conditions exhibiting excessive deflection, decay.

Third Floor & Low-Roof Framing Plan Notes:

- Install sheathing at 1'-0" O.C. with plywood siding/roof sheathing.

- Concrete or steel columns to be continuous to foundation wall.

- New 2"x10" flush floor beam at front & rear of previous stair opening.

- Pocket framing into existing brick wall (3" bearing min.).