**706-708 Cedar Avenue**

**Deutschtown Historic District**

**Owner:**
Matt Hicks  
706 Cedar Avenue  
Pittsburgh, Pa 15212

**Ward:** 23rd

**Lot and Block:** 723-S-239

**Inspector:**

**Applicant:**
Jeff Michelson  
Desmone  
3400 Butler Street  
Pittsburgh, Pa 15201

**Council District:** 1st

**Application Received:** 3/16/22

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

**Proposed Changes:** Demolition and construction of new houses with facades to match existing.

**Discussion:**

1. Mr. Jeff Michelson speaks as the architect for the project. He explains the project and goes through the presentation.

2. Ms. Aguirre asks for public comment; there is none. She asks for comments and questions from Commissioners.

3. Mr. Green asks if the roofs are currently open.

4. Mr. Michelson states that he is not sure if the roofs are still whole, as he has not been able to go up to the top floor partially due to safety concerns. He states that the rear additions have collapsed at this point.

5. Ms. Aguirre states that she appreciates reviewing the demolition along with the replacement new construction. She states that she is sad to see the structures continue to decay over the last few years.

6. Mr. Green states that the abandonment and deferred maintenance has been an issue, and the poor condition of the roof and interior aren't necessarily apparent from the front. He notes some questionable construction shown in the photos as well.

7. Ms. Aguirre states that even though it saddens her that the structures haven’t been maintained, the better option at this point may be to replace them to keep the integrity of the block intact.

8. Mr. Dash states that the issues have been going on longer than just the five years that the owner has owned the property, and that this is a more complete package than what they have seen on other demolitions.

9. Mr. Falcone notes that the facades of buildings in this district are often newer than the buildings behind them, as the buildings were modernized over time. He would
Mr. Michelson states that they have not selected a brick yet, and will continue to work with the HRC on final materials.

11. Mr. Falcone asks about the timeframe for new construction.

12. Mr. Michelson states that they would be looking to get started as soon as possible.

13. Mr. Green addresses building code issues. He asks the other Commissioners if they would like to see documentation before demolition takes place.

14. Ms. Aguirre suggests tabling the application, so that the applicant can document the property while the final construction documents are being prepared.

15. Ms. Quinn suggests that the applicant prepare a salvage plan, which would include photographing the building, identifying pieces that are to be saved and how they will be stored. She states that for federal compliance a report like that is sometimes required.

16. Mr. Michelson states that there are no features left to salvage, with the possible exception of the roofing tile.

17. Mr. Falcone states that documentation is great, and historic value may come from excavation as well, and the applicant may want to develop a plan to document that. He states that he would still like more information on the rear, and he would suggest that the sloped-roof garage be altered as well. He states that Hardie board has been approved for the rears of properties, but he would like to look at the fenestration and that the alleyway façade is also in keeping with the neighborhood, especially if the footprints of the buildings are being expanded.

18. Mr. Michelson states that the rears were designed to be more simplistic and in keeping with what was approved on 710 and 712 Cedar.

19. Mr. Dash agrees that the application can be tabled for more information.

20. Mr. Hill agrees.

Motion:

1. Mr. Dash moves to table the application for 30 days.

2. Mr. Green seconds.

3. Ms. Aguirre asks for a vote; all are in favor and motion carries. Mr. Snipe is not present and did not vote.

4. Ms. Quinn states that staff can follow up with what is needed. She suggests more photos of the poor condition of the property.