1210 E. Carson Street  East Carson Street Historic District

Owner:  Henry Wang
3E Franchise LLC
461 Melwood Avenue
Pittsburgh, Pa 15213

Applicant:  Jim Smith
3E Renovations
461 Melwood Avenue
Pittsburgh, Pa 15213

Ward:  17th
Lot and Block:  3-H-21
Inspector:
Council District:  3rd
Application Received:  12/17/21

National Register Status:  Listed:  X  Eligible:
Proposed Changes:  Storefront renovations and signage.

Discussion:

1. Mr. Jim Smith speaks as the architect for the project. He explains the project and goes through the presentation.

2. Ms. Aguirre asks for public comment.

3. Mr. Bob Russ speaks on behalf of the LRC. He states that the LRC has worked with the applicant. He states that the storefront is not original and is probably from the ‘30s with later alterations. He states that the LRC didn’t feel the need to preserve it, although the applicant did preserve its basic geometry. He states that they are in favor of the project as modified and recommends approval.

4. Ms. Aguirre asks for additional public comment; there is none. She acknowledges for the record the email received from the LRC. She asks for comments and questions from Commissioners. She thanks the applicant for providing the additional information.

5. Mr. Snipe states that he doesn’t have any further questions.

6. Ms. Loysen still has a concern about the width of the mullions.

7. Ms. Aguirre understands the concerns, but looking at the additional information she is satisfied, especially given the LRC’s comment that the storefront is not original.

8. Ms. Loysen comments on insulated glass and states that it can change the look of a building.

9. Ms. Aguirre mentions that historic properties can be exempted from energy code.

10. Mr. Green addresses the energy code but states that it may not be relevant to this discussion.

11. Ms. Aguirre asks if the storefront glass will be tinted at all.
12. Mr. Smith says no.

13. Ms. Loysen states that if it is low-e, it will have some reflectivity. She states that insulated glass may not be necessary if air infiltration is dealt with.

14. Mr. Green states that there is a lot of glass on the storefront so it will have an effect.

15. Mr. Smith states that, as the LRC mentioned, the current storefront is not original. He states that they also did try to find historic photos, but weren't able to find any.

16. Ms. Aguirre states that the concerns so far are the mullions and glazing. She states that she does not have an issue with the mullions, and looking at the guidelines they do call for transparent glass. She asks for any other comments from Commissioners.

**Motion:**

1. Mr. Snipe states that he is fine with what was presented and states that the applicant did come back with the information requested and received the LRC’s support. He moves to approve the application as submitted.

2. Mr. Green seconds.

3. Mr. Falcone addresses the historic character of the storefront and feels that a 1930s storefront is contributing in the district, which has a wide range of significance especially on first-floor storefronts. He wants to be very careful about dismissing elements that have changed over time that may have an inherently historic character, both in discussion with the HRC and LRC as well.

4. Mr. Smith talks about their approach and what they have been able to keep from the existing storefront.

5. Ms. Loysen asks about the mullion that has been moved.

6. Mr. Smith explains why they moved that element, and states that they discussed it with the LRC as well.

7. Ms. Aguirre asks for a vote; Mr. Snipe, Mr. Green, Mr. Falcone, and Mr. Hill are in favor, Ms. Loysen is opposed, and Ms. Aguirre abstains. Motion carries. Mr. Dash stepped away and did not vote.