706-708 Cedar Avenue  
Deutschtown Historic District

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

**Ward:** 23rd

**Lot and Block:** 23-S-239

**application:**
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 provides the additional information requested and goes through the presentation.

2. Ms. Aguirre asks for public comment; there is none. She asks for comments and questions from Commissioners. She enters for the record an email received in opposition to the demolition.

3. Mr. Michelson states that they did take Mr. Kyriazi’s comments into account and made some changes.

4. Ms. Loysen states that she has questions about the detailing on the dormers as well as the brick.

5. Mr. Michelson states that they will be selecting a uniform brick color and will provide specifications for the final build. He states that the did find that the brick was originally a dark red. He states that they are doing detailed documentation on the detailing including on the dormer in order to recreate it.

6. Ms. Aguirre appreciates the additional info provided including the salvage plan and attention to detail of the roof tile.

7. Mr. Falcone states that he was looking for more information on the footprints of the buildings and the rears of the buildings.

8. Mr. Michelson goes over the additional information provided.

9. Mr. Falcone states that the buildings are older than the ones around them, and he wonders if there is a way to retain any character on the alley façade.

10. Mr. Michelson states that they are interested in how these will look holistically, including from the alley. He states that they are working on finalizing the
drawings, so that construction can begin as soon as possible after the demolition.

11. Ms. Aguirre agrees with Mr. Falcone, but given the current state she doesn’t feel that it is necessary to recreate what was there, especially since the garages will be limiting views from the alley.

12. Ms. Loysen asks about the brick on the garages.

13. Mr. Michelson states that the brick will be one color, consistent with the brick on the front of 708.

14. Mr. Michelson states that they can provide more context for the alley side.

15. Ms. Aguirre commends the applicant for working with staff and Commission on the project.

16. Mr. Green addresses some of the issues on the rear that were discussed. He states that he would be in favor of approving the demolition while the details of the new construction are ironed out.

17. Ms. Quinn agrees.

18. Ms. Loysen agrees. She states that she would like to see more details on the replication of the front façade.

19. Ms. Aguirre states that there may be more details that could be provided for the back. She states that she is satisfied with what was presented for the front façade.

20. Ms. Quinn states that final drawings, renderings, and materials specifications will be needed for approval of the new construction.

**Motion:**

1. Mr. Green moves to approve the demolition of the structures as proposed and table the rebuilding, including the addition and garages, for 30 days.

2. Ms. Aguirre amends the motion to include the salvage items.

3. Ms. Loysen amends the motion to include replication of detailing.

4. Ms. Aguirre states that they will need to see a construction document package and materials specifications.

5. Mr. Green amends the motion to include the salvage plan and the tabling of the new construction for final details.

6. Mr. Hill seconds.

7. Ms. Aguirre asks for a vote; Mr. Green, Mr. Hill, Ms. Loysen, and Ms. Aguirre are in favor and Mr. Falcone abstains. Motion carries.