



CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

Certificate of Economic Hardship Application

1 Application information

Applicant name

OneStopPGH #

HRC denial date

2 Summary description for Certificate of Economic Hardship request

3 Review Section 1101.06 of the Historic Preservation Code

- » Link to Code section: <https://ecode360.com/45480552>
- » Review **Information to be supplied by Applicant**. Identify each exhibit item by its corresponding section and subsection listing.
- » Include exhibits as attachments with this application.
- » Per **Section 1101.d (1) and (2)** Information shall be submitted by affidavit.
- » Per **Section 1101.6(e)**: In the event that any of the information required to be submitted by the applicant is not reasonably available, the applicant shall file with the affidavit a statement of the information that cannot be obtained and shall describe the reasons why such information is unavailable.

Application deadline notification

Completed applications must be submitted at least 30 days following the denial of a Certificate of Appropriateness. Complete this application and email to Historic Preservations staff at historicreview@pittsburghpa.gov

*City of Pittsburgh, PA
Friday, October 3, 2025*

Title 11. Historic Preservation

CHAPTER 1101. Historic Structures, Districts, Sites and Objects

§ 1101.06. Certificate of Economic Hardship.

[Ord. 25-1997, effective 8-7-1997]

(a) Application.

- (1) Any applicant denied a Certificate of Appropriateness by the Commission may within thirty (30) days make application for a Certificate of Economic Hardship on a form prepared by the Commission and submitted to the Commission.
- (2) Application forms shall be available from the Commission.

(b) Standard to Be Applied.

- (1) Exterior Alterations Other Than Demolition, New Construction, Additions, and Relocation. The Commission shall only approve an application for a Certificate of Economic Hardship upon determination that the denial of the Certificate of Appropriateness for alterations has resulted in substantial hardship to the property owner.
- (2) Demolition, New Construction, Additions, and Relocation. The Commission shall only approve an application for a Certificate of Economic Hardship upon a determination that the denial of the Certificate of Appropriateness, except in the case involving a Certificate of Appropriateness for alteration, has resulted in the denial of all reasonable use of and/or return from the property.
- (3) The Commission may provide for further explanation of the applicable standards in its Rules and Procedures.

(c) Consideration of Evidence. In applying this standard, the Commission shall consider among other things any evidence presented concerning the following:

- (1) Any estimates of the cost of the proposed alteration, construction, demolition or relocation and an estimate of any additional cost that would

be incurred to comply with the recommendations of the Commission for changes necessary for it to be approved.

- (2) Any opinions from a licensed engineer or architect with experience in renovation, restoration or rehabilitation as to the structural soundness of any structures or objects on the property and their suitability for continued use, renovation, restoration or rehabilitation.
- (3) Any estimates of the market value of the property in its current condition; after completion of the proposed alteration, construction, demolition, or relocation; after any expenditures necessary to comply with the recommendations of the Commission for changes necessary for it to approve a Certificate of Appropriateness; and in the case of a proposed demolition, after renovation of the existing property for continued use.
- (4) In the case of a proposed demolition, any estimates from architects, developers, real estate consultants, appraisers, or other real estate professionals experienced in rehabilitation as to the economic feasibility of restoration, renovation or rehabilitation of any existing structures or objects.
- (5) Any and all applicable zoning provisions, the possibility of modifications to zoning provisions and incentives available to the applicant.

(d)

- (1) Information to be supplied by applicant for alterations other than demolition, new construction, additions, and relocation:

The applicant shall submit by affidavit the following information:

- a. Estimate of the cost of the proposed alteration and an estimate of any additional cost that would be incurred to comply with the recommendations of the Commission for changes necessary for it to approve a Certificate of Appropriateness.
 - b. Any other information, documentation or evidence as the Commission determines to be necessary to its application of the standard in **§ 1101.06(b)**.
- (2) Information to be supplied by applicant for demolition, new construction, additions, and relocation:

The applicant shall submit by affidavit the following information:

- a. The assessed value of the property for the two (2) most recent assessments.
- b. Real property taxes for the previous two (2) years.
- c. The amount paid for the property by the owner, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased.
- d. The current balance of any mortgages or any other financing secured

by the property, and the annual debt service, if any, for the previous two (2) years.

- e. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with purchase, offerings for sale, financing or ownership of the property.
 - f. All listings of the property for sale or rent, price asked and offers received, if any, within the previous four (4) years.
 - g. All studies commissioned by the owner as to profitable renovation, rehabilitation or utilization of any structures or objects on the property for alternative use.
 - h. For income producing property, itemized income and expense statements from the property for the previous two (2) years.
 - i. Estimate of the cost of the proposed construction, demolition or relocation and an estimate of any additional cost that would be incurred to comply with the recommendations of the Commission for changes necessary for it to approve a Certificate of Appropriateness.
 - j. Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture or other.
 - k. Any other information, documentation or evidence as the Commission determines to be necessary to its application of the standard in **§ 1101.06(b)**.
 - l. Tax status of owner as for-profit or not-for-profit.
- (e) Failure by Applicant to Submit Requested Information. In the event that any of the information required to be submitted by the applicant is not reasonably available, the applicant shall file with the affidavit a statement of the information that cannot be obtained and shall describe the reasons why such information is unavailable.
- (f) Public Hearing.
- (1) The Commission shall hold a public hearing on the application for Certificate of Economic Hardship within sixty (60) days following receipt of the completed application form.
 - (2) Notice of the time and place of the public hearing shall also state the general nature of the question involved, and shall be given not less than ten (10) days prior to the date of such hearing by the following methods:
 - a. By the display of not less than one (1) poster on each street frontage of the affected property;
 - b. By mailing of notification to the owners of all property abutting and all property directly opposite the Historic Structure or structures or objects in a Historic District.

- c. By mailing a notice thereof to every association of residents or owners who have registered an association name with the Commission for this purpose and whose membership is located within the nominated District, or whose membership is located in property abutting or property directly opposite the Historic Structure or structures or objects in a Historic District.

(3) The hearing shall be conducted in accordance with the pertinent section of the Rules and Procedures of the Commission.

(4) No member of the Commission absent from the entire hearing shall be eligible to vote on any matter which is the subject of the hearing until such member is provided with copies, transcripts or tapes of all testimony and evidence presented.

(g) Determination by the Commission. The determination by the Commission whether the denial of the Certificate of Appropriateness has or has not resulted in the denial of all reasonable use of and return from the property or in substantial hardship to the owner shall be made within forty-five (45) days following close of the public hearing and submission of all information, documentation or evidence requested by the Commission. The determination shall be accompanied by findings of fact and a report stating the reasons for the decision.

(h) Disapproval by Commission. If the determination of the Commission is to disapprove the application for a Certificate of Economic Hardship, the applicant shall be notified within five (5) business days. The notice shall include a copy of the findings of fact and report.

(i) Determination of Economic Hardship.

If the determination of the Commission is that the denial of the Certificate of Appropriateness has resulted in the denial of all reasonable use of and return from the property or in substantial hardship to the owner, the Commission shall consult with the Director of the Department of City Planning to provide incentives that may include, but not be limited to, property tax relief, loans or grants from the City of Pittsburgh or other public or private sources, acquisition by purchase, building and safety code modifications to reduce cost of maintenance, restoration, rehabilitation or renovation, changes in applicable zoning regulations including a transfer of development rights. The Historic Review Commission may at its discretion permit variations from the provisions of this Chapter and its design guidelines in conjunction with these incentives.

The Director of the Department of City Planning, in consultation with the Urban Redevelopment Authority and other City departments and agencies, shall provide for an Incentive Plan to relieve the economic hardship found by the Commission within sixty (60) days of the Commission's decision.

(j) Issuance of Certificate of Economic Hardship. If no Incentive Plan is provided by the Director of the Department of City Planning within sixty (60) days following the Commission's decision finding economic hardship, the Commission shall issue a Certificate of Economic Hardship to the applicant within five (5) business days. The Certificate of Economic Hardship shall be valid for a period of six (6)

months from issuance by the Commission.

Upon receipt of the Certificate of Economic Hardship the applicant can apply to the Land Use Control Division of the Department of City Planning and the Bureau of Building Inspection to obtain necessary permits, if any.