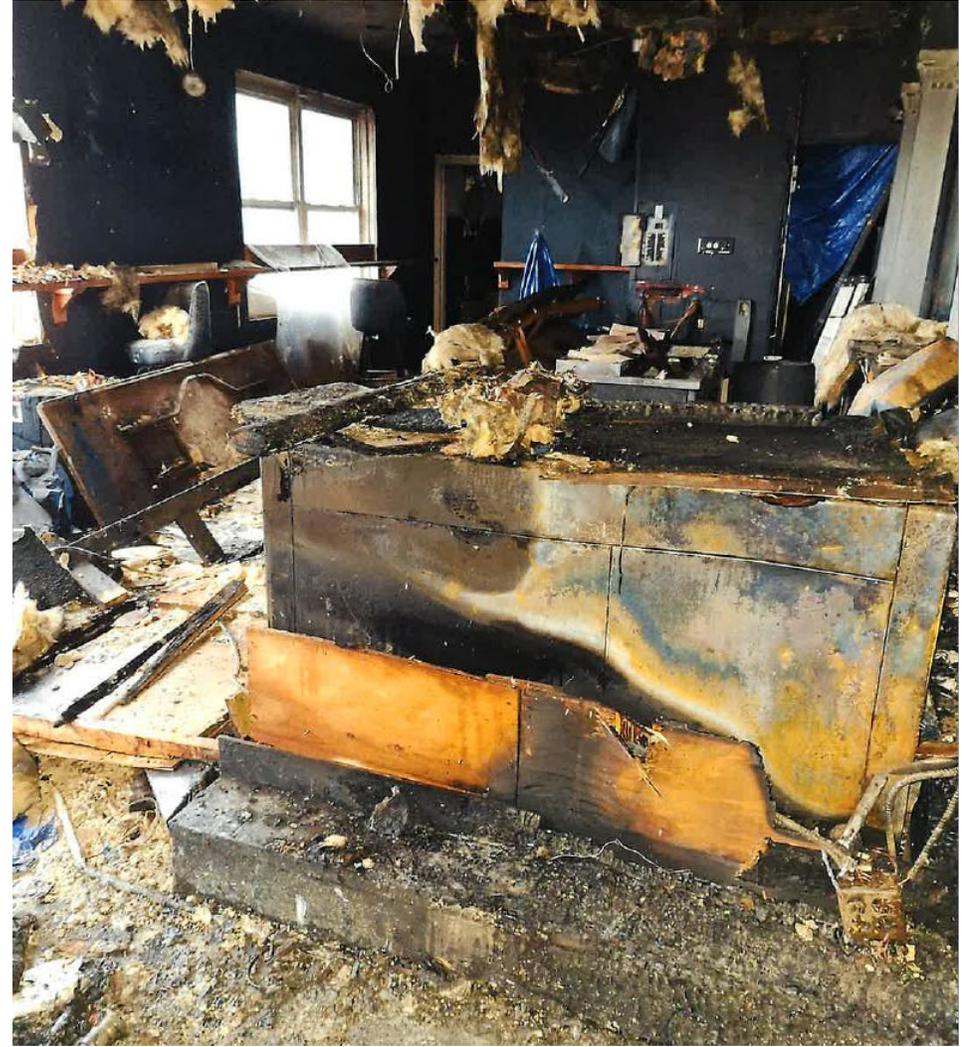


Donny's Place

Owner's Presentation to the Planning Commission

March 25, 2025



§ 1101.03. Designation of Historic Structures, Districts, Sites and Objects.

- § 1101.03(g):

The City Planning Commission shall consider effects of designation on adjoining properties and surrounding neighborhoods within the framework of established planning, development and land use objectives for the City of Pittsburgh.

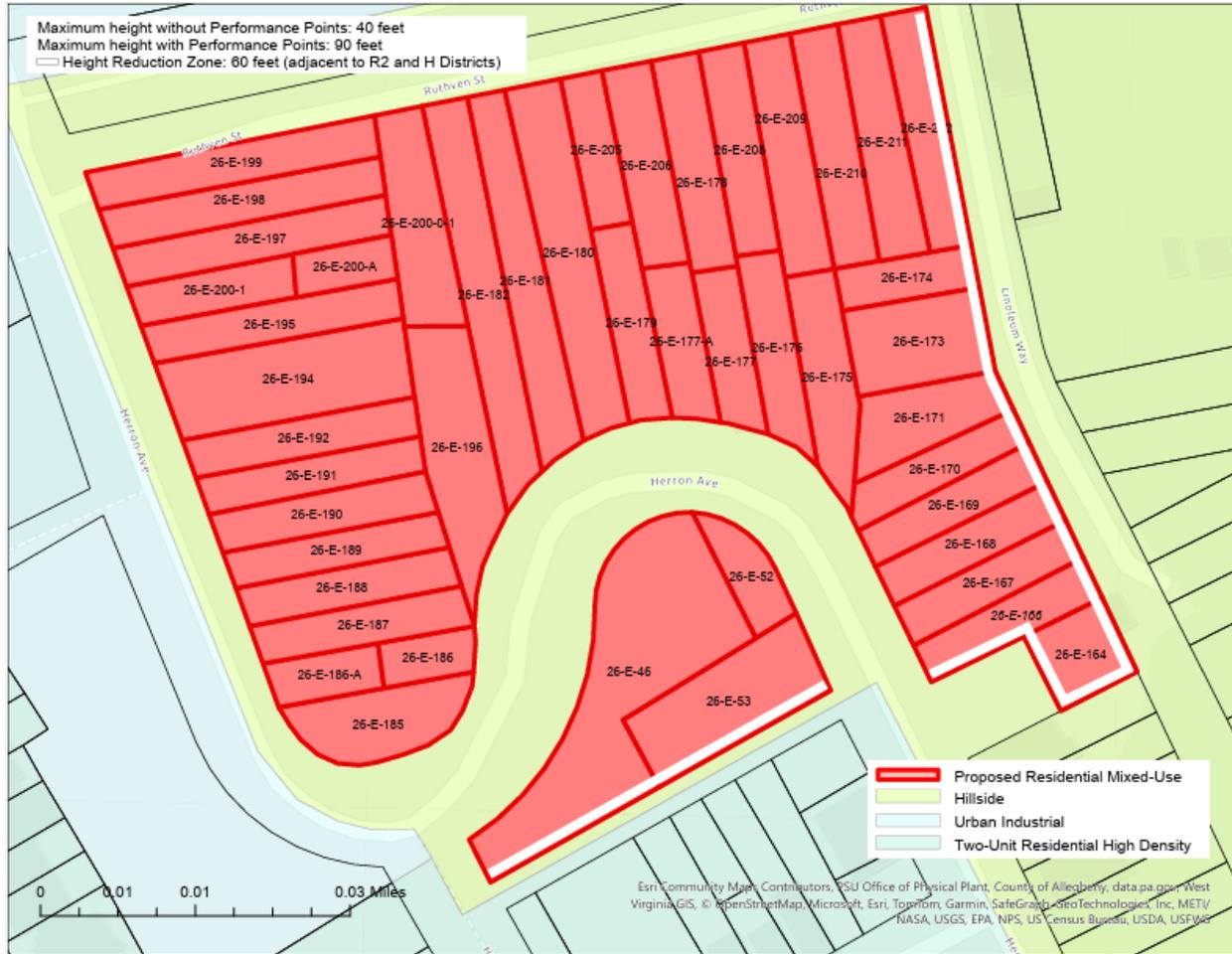
§ 1101.04. Criteria for Designation.

- (2) Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspect of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;

- (7) Its association with important cultural or social aspects or events in the history of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;

Transit Oriented Development (TOD)

(Pending as of March 11, 2025)



Parcels: 26-E-190; 26-E191; 26-E-192; 26-E-194; 26-E-195; 26-E-197; 26-E-2001-1



Agreement of Sale

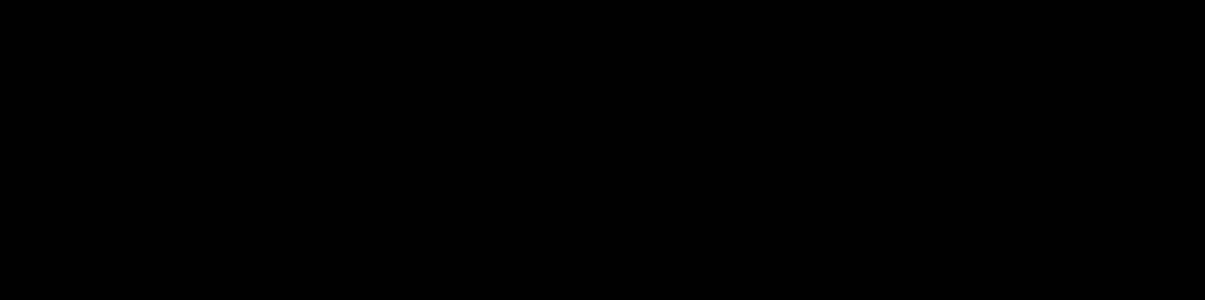
AGREEMENT OF SALE AND PURCHASE

1. **Parties:** This Agreement of Sale and Purchase (hereinafter sometimes referred to as "Agreement") is entered into on March 13th 2019 by and between Donald Thinnes (hereinafter sometimes collectively referred to as "Seller"), whose mailing address is 1228 Herron Avenue, Pittsburgh, PA 15219 and Laurel Communities LLC, a Pennsylvania limited liability corporation (hereinafter sometimes collectively referred to as "Buyer"), whose mailing address is 2543 Washington Road, Building 900, Pittsburgh, PA 15241.

2. **Sale of Real Estate:** Seller and Buyer, intending to be legally bound hereby, covenant and agree as follows: Seller shall, on the day hereinafter specified, by Deed of Special Warranty, grant and convey to Buyer, in fee simple, free and clear of all liens and encumbrances, subject only to the matters hereinafter set forth, good and marketable title (as such as will be insurable by any responsible title insurance company at regular rates and subject only to exceptions of record) to the following real estate ("Real Estate"):

A. **Description of Real Estate:** All those certain lots or parcels of land as shown on Exhibit "A", consisting of approximately 97,169 square feet or 2.23 acres. The term Real Estate shall include the Seller's mineral rights in the Property.

3. **Purchase Price:**



or entitlement to such commission shall indemnify the other Party against all costs, fees, and expenses associated with the claim of such Broker or Finder.

22. **Counterparts:** This Agreement may be executed in several counterparts and electronically (e.g. facsimile or PDF), each of which shall be deemed an original, and all such counterparts together shall constitute one and the same instrument. The parties each agree to recognize electronic signatures.

23. **Entire Contract:** This Agreement constitutes the entire contract between the parties hereto and there are no other understandings, oral or written, relating to the subject matter hereof. This Agreement may not be changed, modified or amended, in whole or part, except in writing, signed by all parties.

WITNESS the due execution hereof this 13th day of March, 2019.

WITNESS \ ATTEST:

Norma Chase

SELLER:

Donald Thinnes

ATTEST:

J. Lindsey

BUYER:

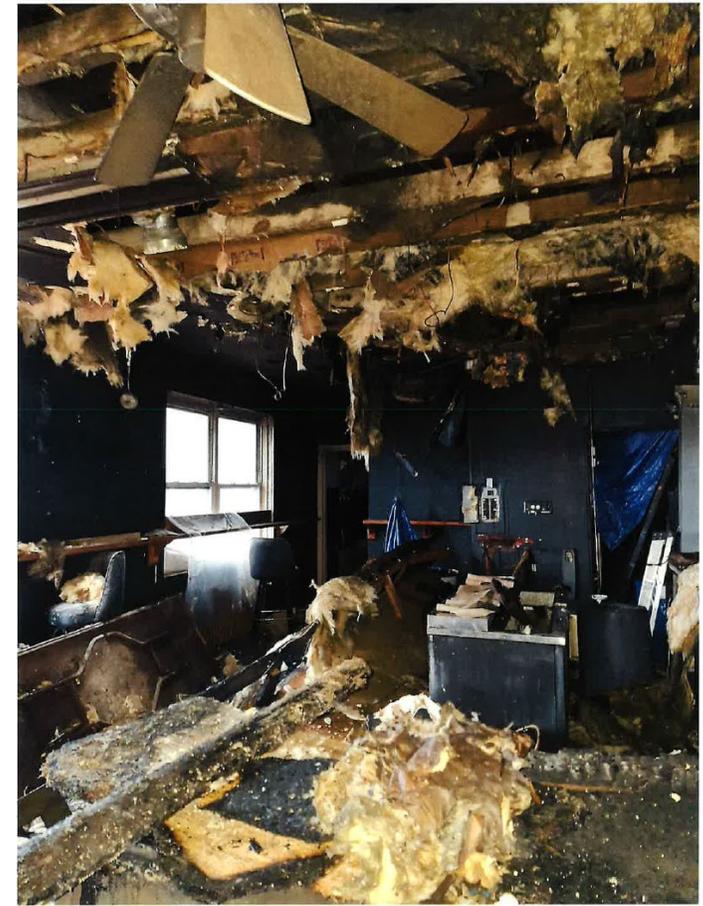
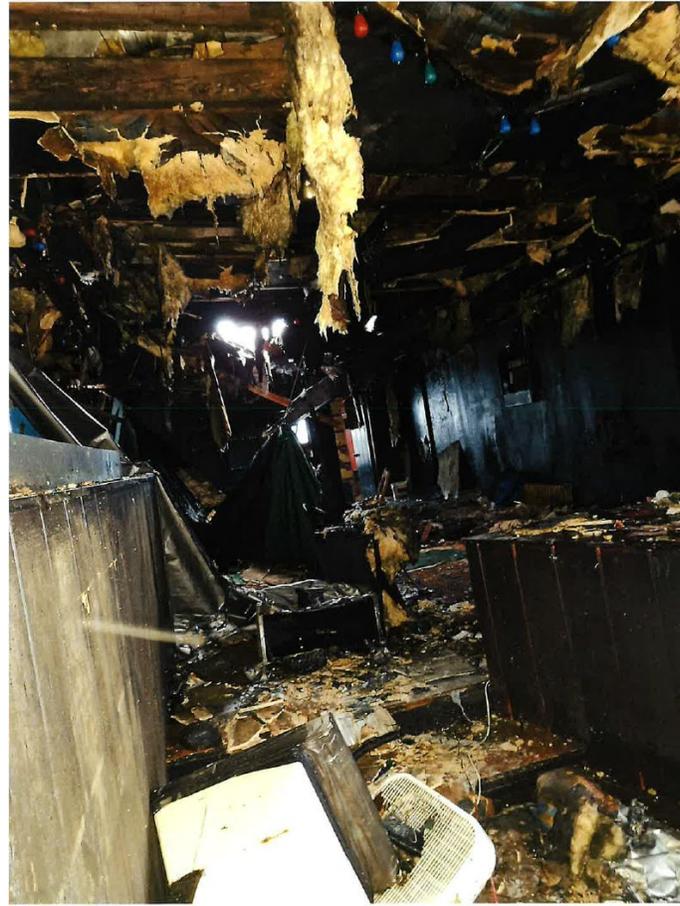
LAUREL COMMUNITIES LLC.

By:

Martin Gillespie

Title: Managing Member

Present Condition of Donny's Place (Interior)



Present Condition of Donny's Place (Exterior)



Present Condition of Donny's Place (Exterior)



Engineering Assessment



LLG Engineering Consulting, LLC

114 Dauntless Drive, Pittsburgh, PA 15235 - (412-352-3928) - llgenr@gmail.com

February 26, 2025

Estate of Donald R. Thinnes
1000 Gamma Drive (Suite 206)
Pittsburgh PA 15238-2924

C/O: Charles Turkaly
C: 412-853-5078
CharlesTurkaly@myyahoo.com

CC: Tom Yargo
Howard Hanna
Real Estate Services
5501 Baum Boulevard
Pittsburgh PA 15232
O: 412-361-4000 x283
C: 412-628-7168
tomyargo@howardhanna.com

Mr. Turkaly,

On 2/21/2025, LLG Engineering Consulting LLC performed structural inspections at 1226 Herron Avenue, Pittsburgh PA 15219.

The focus of the inspection was on the following area(s):

1. Brick veneer structure
2. Wood framing structure
3. Roof structure

The property is in the City of Pittsburgh municipality 106 6th Ward, parcel ID #0026-N-00197-0000-00.

NOTE: "front", "rear", "left", and "right" are referenced from looking at the front of the building from Herron Avenue.

OBSERVATION

PHOTOS 1 thru 12 highlight the observed area(s):

Parcel ID: 0026-N-00197-0000-00
Address: 1226 HERRON AVE
PITTSBURGH, PA 15219
Project: 2025-001
City: Pittsburgh, PA



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9

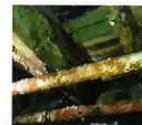


PHOTO 10



PHOTO 11



PHOTO 12

Engineering Assessment

LLG Engineering Consulting LLC observed the following:

1. PHOTO 1 – highlights the front of the building as observed from the street. Several step-cracks and brick displacements were observed along the front-left corner area of the building.
2. PHOTO 2 – highlights the left-side of the building as observed from the street. Throughout the entire wall, there were several mortar step-cracks and brick displacements. The side fire-escape wood deck stair/landing structure was rotted and void.
3. PHOTO 3 – highlights the brick veneer along the top-front area of the right-side of the building. There was a large mortar joint void and displacement.
4. PHOTO 4 – highlights a large step-crack and brick displacement along the center-length and mid-height of the left-side wall area.
5. PHOTO 5 – highlights a large vertical crack along the brick veneer under a windowsill along the right-side wall area.
6. PHOTO 6 – highlights a large step crack and brick displacement above a window frame along the right-side wall area.
7. PHOTO 7 – highlights the exposed interior as observed from the void in the structure along the rear-side of the building.
8. PHOTO 8 – highlights rotted and collapse of the 1st level ceiling/2nd level floor wood framing structure.
9. PHOTO 9 – highlights rotted and collapsed wood framing along the right-side of the interior wood framing.
10. PHOTO 10 – highlights rotted and collapsed wood framing along the entire basement ceiling/1st level floor joist framing structure.
11. PHOTO 11 – highlights rotted and collapsed wood framing along the center area of the 1st level floor joist framing structure.
12. PHOTO 12 – highlights rotted and collapsed wood framing along the center area of the 2nd level ceiling/roof joist framing structure.

-The entire brick veneer structure was severely damaged throughout the entire structure due building structure shift/settlement.

-The entire interior wood framing (wall studs, floor/ceiling joists, sill, ledger and rim boards were extremely rotted, cracked, and broken throughout the entire building structure.

It is LLG Engineering Consulting LLC's opinion that the building is in an extremely deplorable condition. It is unsafe and severely compromised structurally. It is highly recommended that the entire structure be demolished.

CONCLUSION

It is LLG Engineering Consulting LLC's opinion that the building would have to be completely rebuilt, including all necessary architectural and engineering design, and permitting to be in accordance with the following prescriptive guidelines to meet or exceed their minimum recommendations:

1. IEBC 2018/2021 International Existing Building Code
2. IBC 2018/2021 International Building Code
3. PA 2018 UCC Uniform Construction Code

If you require further assistance, please feel free to contact our firm. We appreciate the opportunity to serve you.

Best Regards,

Louis L. Gambogi III

Louis L. Gambogi III, MSME, PE, CFPHS



Applicants' Change.org Petition

- “There is a developer, Laurel Communities, that wants to build market-rate townhomes at the site [...] There is a way to possibly reshape this impending gentrification [...] ***Historic nomination puts an immediate hold on demolition of the Donny’s Place building, and likely a pause on the prospective development. If the nomination is granted, then the building will have to be respected forever.***”