Development Activities Meeting Report (Version: 02/20/2026)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 522-526 Avery Street	**Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):** East Allegheny Community Council [EACC] East Allegheny residents Applicants [Architects] DCP Public Safety officials Elected officials
Parcel Number(s): 23-S-83, 23-S-82, 23-S-81	
ZDR Application Number: BDA-2026-07385, BDA-2026-07384, BDA-2026-07372	
Meeting Location: Café in the Union Place Building, Allegheny Center Alliance Church, 801 Union Place, Pittsburgh, PA 15212	
Date: September 8, 2026	
Meeting Start Time: 7:00 pm	
Applicant: Tai+Lee Architects	**Approx. Number of Attendees:** 38
Boards and/or Commissions Request(s): **HRC** [Historic Review Commission] To be reviewed for historic preservation aspects.	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

During the Development Activities Meeting, architect Yoko Tai of TAI+LEE Architects presented three related but separately filed applications for the contiguous rowhouses at 522, 524, and 526 Avery Street, within the Deutschtown (East Allegheny) Historic District. Tai explained that she originally designed these townhouses roughly 33 years ago (built 1994) as affordable-housing infill on formerly vacant lots, through a community-based project involving the URA, the Northside Leadership Conference, and East Allegheny. Given a limited construction budget at the time, the front façades were finished with more historic-appropriate detailing (brick veneer, trim, and decorative elements) while the rear façades, facing a narrow, roughly 10-foot-wide rear alley serving the East Ohio Street commercial buildings, used more economical materials.

The current proposal is roof replacement at all three properties, plus the addition of a rear roof dormer at 524 and 526 to raise ceiling height and create usable third-floor space for a future bathroom and closet (interior bathroom build-out is not part of this application). Each dormer is approximately 8 feet wide, affecting about 105-108 square feet (roughly 4-4.5% of each unit's gross floor area); building height and overall footprint are unchanged. 522 Avery Street roof replacement only, with no dormer proposed.

All proposed exterior materials are intended to match existing conditions in-kind: GAF 3-Tab roof shingles (weathered gray), Mastic Millcreek 4.5" double-Dutch vinyl siding (desert sand) on the new dormers to match the existing rear façades, vinyl trim and aluminum coil stock (almond) to match existing, and Pella Encompass vinyl double-hung windows (fossil color) to match the building's existing rear windows. The architect noted she sourced a shingle color

closely matching the original 1994 installation, which is a discontinued but still-available shade. Because all three roofs are contiguous, the applicant intends for roofing work across all three addresses to be coordinated and completed at the same time, though each property is filed and permitted as an individual application.

The architect emphasized that all proposed work, the dormers and re-roofing, either for location (rear) or for height, would not be visible from Avery Street, the buildings' primary historic-district frontage.

EACC then opened up the floor for questions and comments.

Discussion

Topic / Issue	Recap
● Building Design & Materials ● Visibility & Materials	**Concern/Comment:** Confirming that all proposed materials are like-for-like with the existing buildings, and that nothing would be visible from the Avery Street frontage. **Who asked:** Resident **Applicant response:** Confirmed. All roofing, siding, trim, and window materials are proposed in-kind to match existing conditions, and the rear façades are already finished in these materials. The only visible change, the two new dormers at 524 and 526, would be seen solely from the narrow rear alley, not from Avery Street.
● Permitting	**Concern/Comment:** Whether the rear alley counts toward the historic district's primary/secondary right-of-way visibility standard, and why only some of the three applications require full HRC review. **Who asked:** Resident **DCP & Applicant response:** DCP staff noted that primary vs. secondary façade visibility from the public right-of-way is a factor HRC considers. Separately, it was clarified that the 522 Avery St roof-only replacement is eligible for administrative approval without full HRC review, while 524 and 526 are going to HRC specifically because they include dormer additions, even though the exterior materials for all three are like-for-like.
● Process ● Letters of Support	**Concern/Comment:** Since these are three separate applications, would three separate letters of support be needed? **Who asked:** EACC **DCP response:** No, a single combined letter covering all three addresses/applications is acceptable and was recommended as the simplest approach.
● Community Support Or General Reaction	**Comment:** Residents expressed general support for the project, noting the added bathrooms/usable attic space would improve livability and property values, and several also thanked the applicant team for presenting printed materials in person rather than only a digital/remote presentation. **Who:** Residents **Discussion:** No objections were raised to the proposed scope.

Link to Video Recording (if available): N/A

Planner completing report: [NT]