

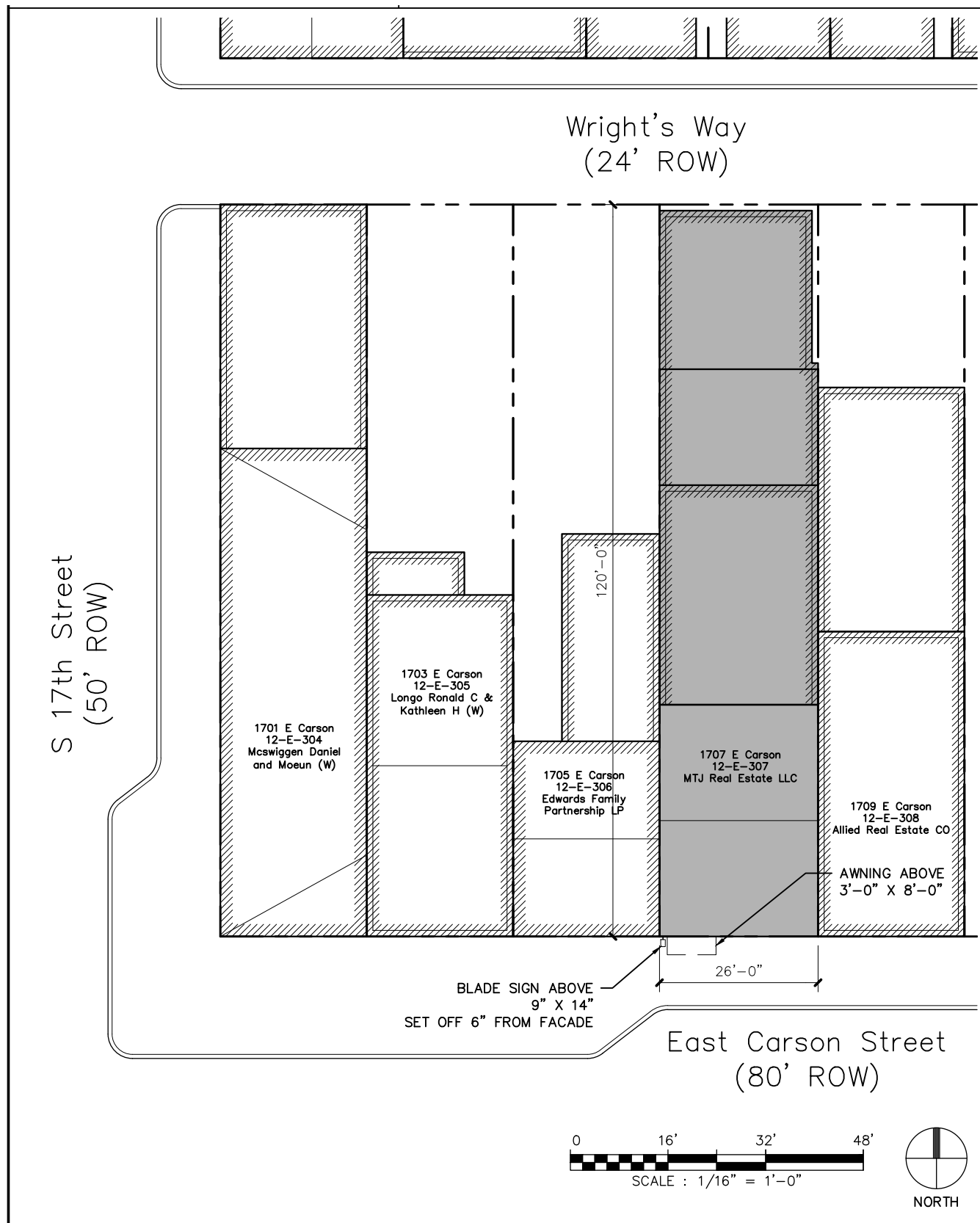


BIRMINGHAM INN & SOCIAL

1707 EAST CARSON STREET
PITTSBURGH PA 15201

HISTORIC REVIEW COMMISSION

AUGUST 5, 2026



1707

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Existing Site Context



From NPS Historic Application Files



From Owner's Personal records

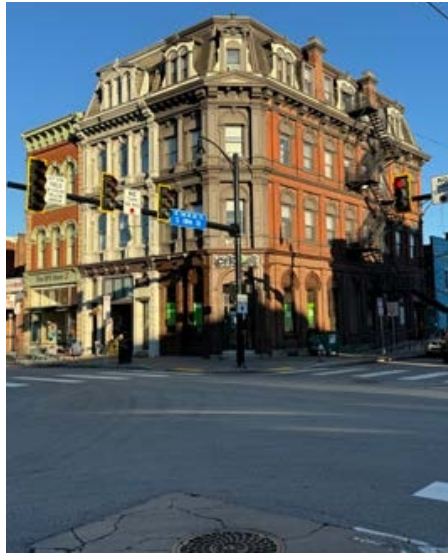


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Historic & Current Facade Conditions

5 AUGUST 2026



EAST CARSON STREET HISTORIC DISTRICT DESIGN GUIDELINES

Adopted January 2026



CITY OF PITTSBURGH HISTORIC DISTRICTS GENERAL DESIGN GUIDELINES

Adopted November 2025



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1707 East Carson Street



Historic Sites and Districts

Info

City Designated Historic Districts:
East Carson Street

Zoom to

View Design Guidelines

MATRIX BUILDING A good vernacular building which retains an historic appearance.	Green	Exterior integrity good. Minor alterations are permissible.	Has architectural significance as part of a grouping of vernacular buildings. Retains architectural detail.	Has historical value as a contributor to the general area development.
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From NPS Historic Application Files



Property Historic Designations

5 AUGUST 2026

1.5 MAJOR ARCHITECTURAL STYLES

There are seven major architectural styles in the East Carson Street Historic District.

ITALIANATE (1840-1885)

The Italianate style was influenced by the medieval farmhouses found throughout Italy, and is part of the romantic and picturesque movement, with more architectural expression in detailing than in strict Classical forms.



Wood is generally used at storefronts and signboards. Wood is also utilized for decorative brackets and moldings, which is a defining feature of the Victorian era architectural styles. In all instances, the wood was painted for durability.

- 2.4.3 Consider replacement of **previously altered storefronts** with those that match the original proportions and configurations of similar historic storefronts.
- 2.4.4 Original **recessed entries** should be retained in their original location rather than moved.

PAINT COLOR

Paint color selection should be appropriate to the architectural style and complement the building and its surroundings. However, the HRC does not generally prescribe paint color.

Using a color scheme that is compatible with the historic character of the structure can highlight the structure's historic appearance. Historic paint analysis of original layers of paint or appropriate historic research can inform the building's original colors or other color schemes used historically. Use color schemes that are simple in character, generally one to three accent colors for trim elements.

Nineteenth and early twentieth century wood and masonry buildings were often painted in a variety of earth-tone colors. Wood window sashes, door panels, and architectural details were often painted in an accent color.

Many major paint manufacturers have developed "historic" paint palettes which contain a range of colors similar to what existed historically and can be considered if the structure's original colors cannot be determined.

3.1 SIGNAGE

Signage in historic districts provides essential wayfinding and advertisement for commercial activity. Signs should complement the building's design and should not obscure or distract from the architectural character. All signage must comply with the Pittsburgh Zoning Code.

- 3.1.1 Repair and restore **historic signage** whenever possible.
- 3.1.2 **Locate new signs** in historically appropriate locations, such as in the sign band above a storefront.
- 3.1.3 **Avoid obscuring** character-defining features with an signage installation.
- 3.1.4 **Do not remove or destroy** historic elements to install a sign. Mount anchors in mortar joints, not in masonry units where applicable.
- 3.1.5 For **window signs** (and address labels at residential properties), maintain the transparency of the window by using graphics without a solid background.
- 3.1.6 If signage is **illuminated**, use lights that complement the building such as projecting gooseneck fixtures above the sign band.
- 3.1.7 **Avoid excessive illumination** of areas outside of the signage lettering or logos. Backlit (halo lit) or internally illuminated push-through lettering/ logos are most appropriate for illuminated signs. Uplighting is not appropriate.



Locating signage on historic sign band is appropriate.



Window signage with opaque backgrounds are not appropriate.

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Relevant Historic Design Guidelines



NEW 2-TONE PAINT
FINISH AT WINDOW
SILLS, HEADS, &
FRAMES, INSET
PANELING, SOFFIT,
AND CORBELLING
DETAILS

NEW CORNICE
TRIM WITH
METAL DRIP
EDGE FLASHING

NEW BLADE SIGN

NEW FABRIC
AWNING ABOVE
ENTRANCES

NEW PAINT
FINISH AT
INTERIOR OF
ALCOVE TO
MATCH FACADE

NEW TILE
FLOOR FINISH
AT ENTRY STEP



NEW NEON SIGN
AT INTERIOR
(BEHIND GLASS)

EXISTING
WINDOW AND
DOOR OPENINGS
TO REMAIN

EXISTING TILE
FACADE
TREATMENT TO
BE REMOVED
AND REPLACED
WITH PAINTED
CEMENT BOARD
PANELING AND
DECORATIVE
TRIMWORK

GOLD LETTERING
AND GRAPHIC
SIGNAGE DIRECTLY
APPLIED TO FACADE

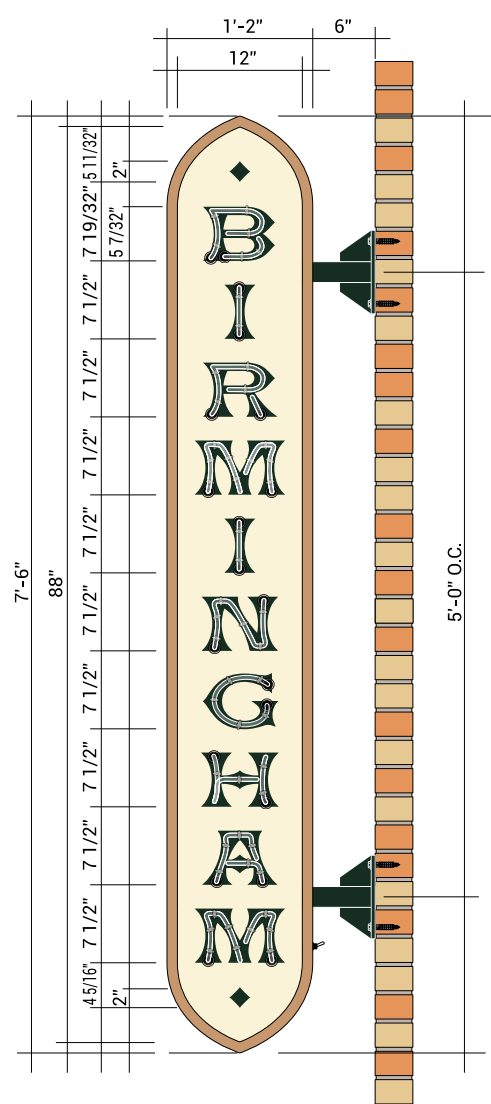
EXISTING ALUMINUM
DOORS TO REMAIN.
DOOR PULLS TO BE
REPLACED.

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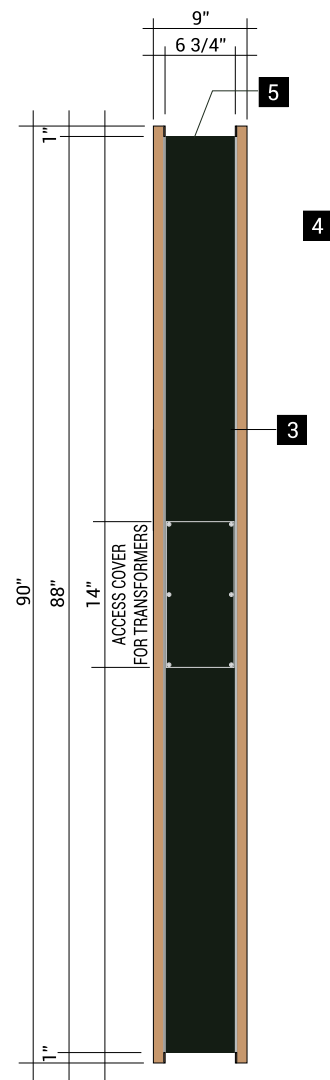


Proposed Facade Improvements

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A CUSTOM BLADE SIGN, SIDE A ELEVATION
SCALE: 3/4" = 1'-0"

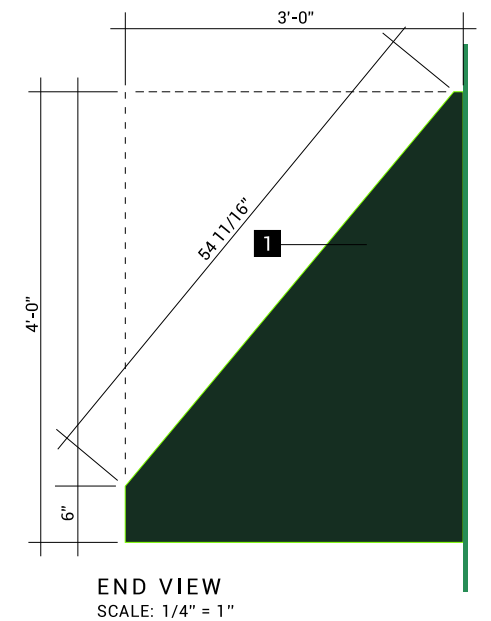


END VIEW FACING EAST CARSON STREET
SCALE: 3/4" = 1'-0"

BLADE SIGN



A AWNING ELEVATION
SCALE: 3/4" = 1'-0"

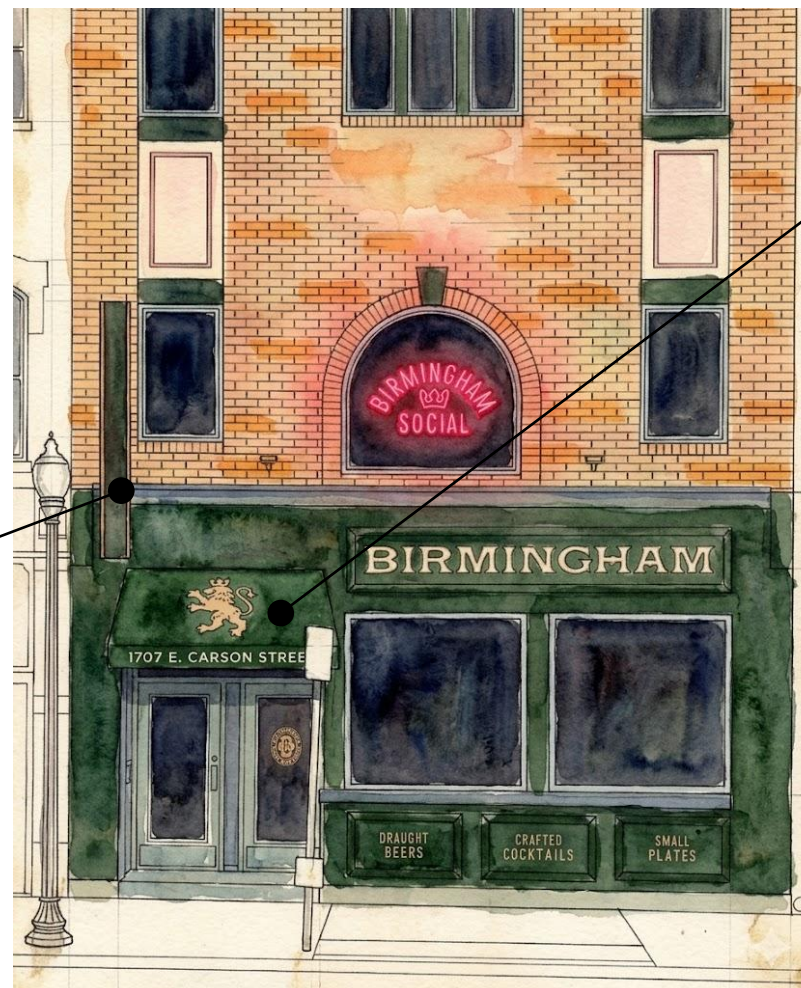


END VIEW
SCALE: 1/4" = 1"

FABRIC AWNING

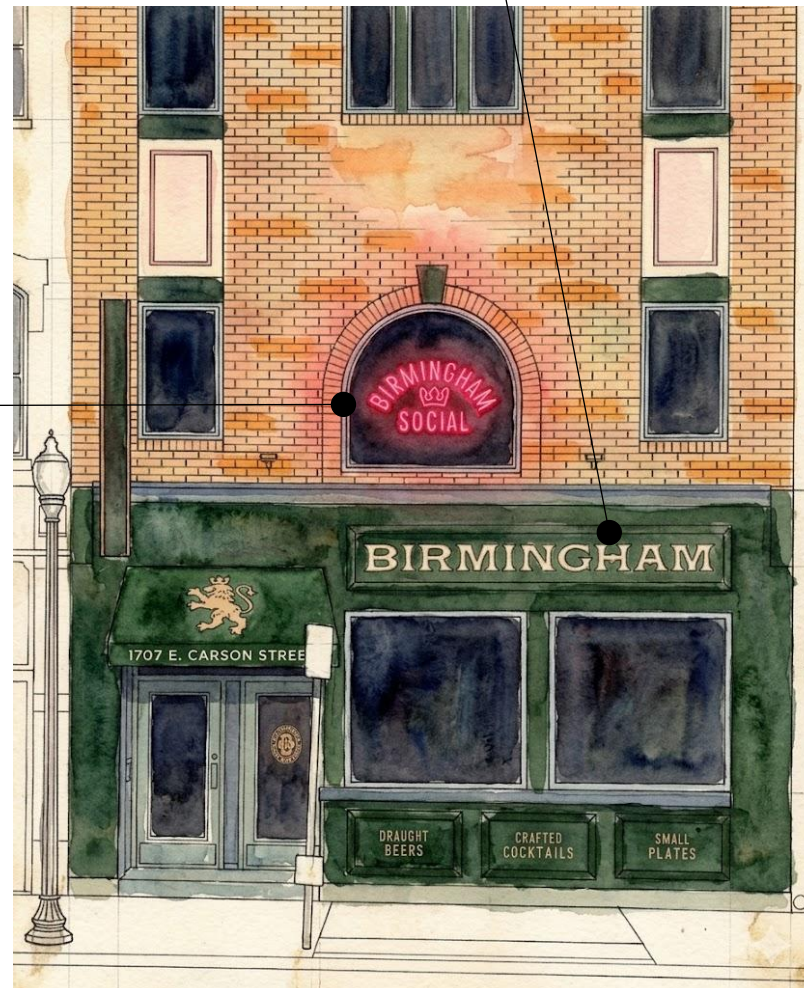
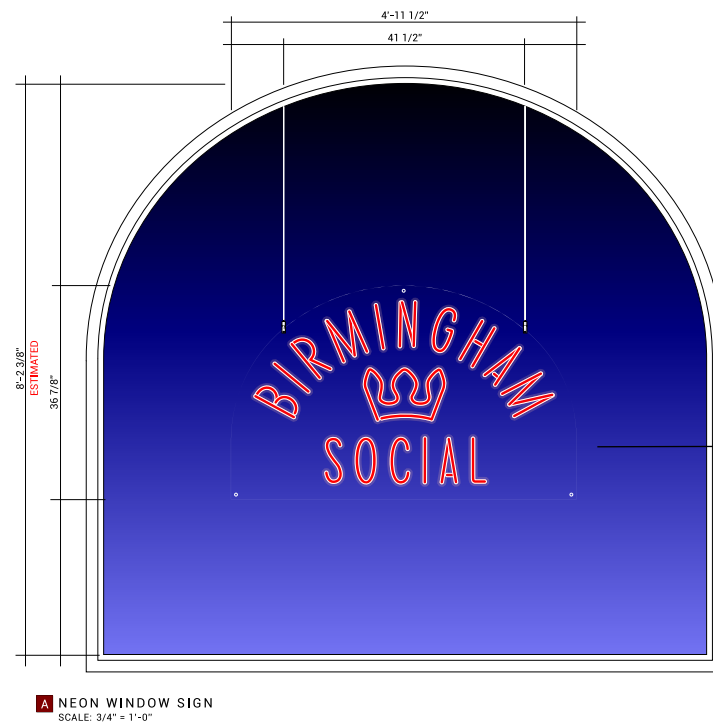
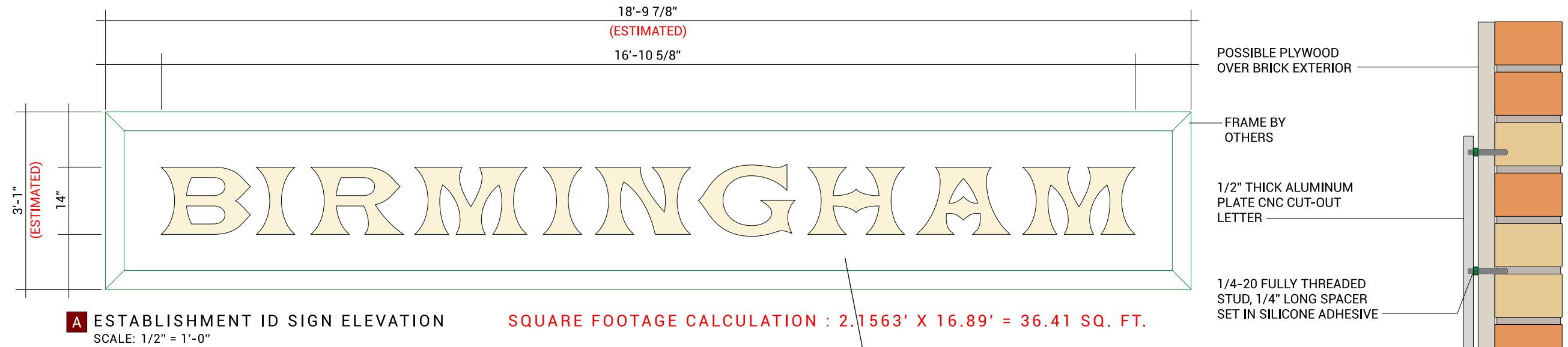
will be installed without lion graphic or address text due to compliance with Zoning Requirements

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Proposed Projecting Sign Options

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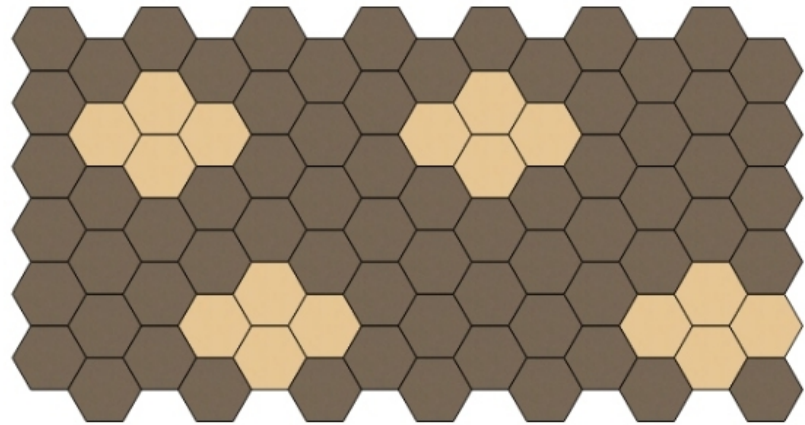


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Additional Proposed Signage Details

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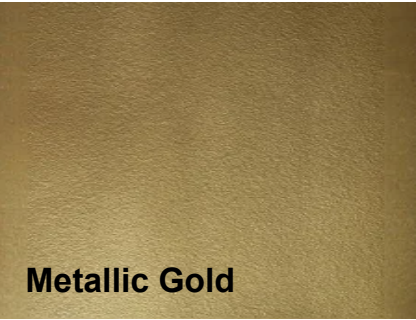
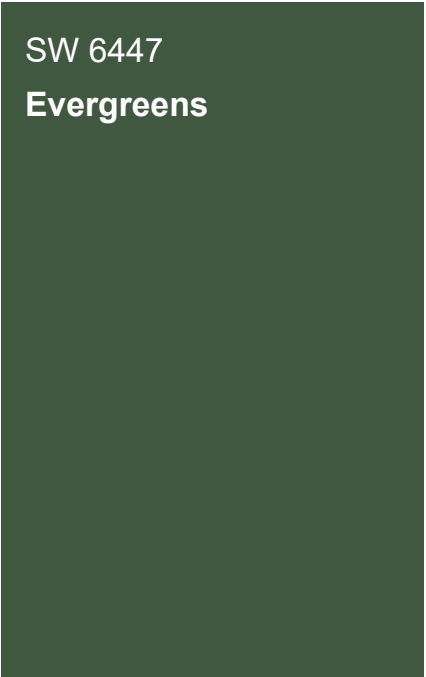
Applied Products

Sample	Surface	Product Name	Color	%
	TILE 1	2" HEXAGON	D142 - LUMINARY GOLD	19
	TILE 2	2" HEXAGON	D144 - ARTISAN BROWN	81

TILE FLOORING
at Recessed Entryway



NEW ENTRY DOOR PULLS
8" CTC (existing mounting location)
Solid Brass, Antique finish



EXTERIOR PAINT FINISH COLORS
at Signage & Fiber Cement Panels & Trim

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Proposed Facade Materials

Questions or Comments?