



CITY OF PITTSBURGH
Historic Review Commission

Meeting Minutes of April 2, 2025

In Attendance

Chair Lucia M Aguirre
Commissioner Karen Loysen

Commissioner James Hill
Commissioner Matthew Falcone
Commissioner Katie Reed

Not Present

Commissioner Dave Green

Commissioner Richard Snipe

City Staff Present

Spooner
Kunak
Quinn

Historic Review Commission

A. **Call to Order**

Meeting called to order at 1:04 p.m. by Chair Aguirre

B. **Approval of Commission minutes and Certificate of Appropriateness Report**

Date: March, 2025, minutes

Comments or Corrections: None

Motion: Approval

Moved by: Mr Hill

Seconded by: Mr Falcone

In favor: Ms Reed, Mr Hill, Mr Falcone, Ms Loysen, Ms Aguirre

Abstained: None

Opposed: None

CARRIED

Approval of Certificate of Appropriateness report

Date: March, 2025

Commissioners Questions: None

Motion: Approval

Moved by: Mr Hill

Seconded by: Mr Falcone

In favor: Ms Reed, Mr Hill, Mr Falcone, Ms Loysen, Ms Aguirre

Abstained: None

Opposed: None

CARRIED

C. **Correspondence**

1. BDA-2024-06913 - 215 Alpine Avenue

- Mexican War Streets LRC

2. BDA-2024-07722 & DCP-ZDR-2024-06267 - 1212 E. Carson Street

- None

3. BDA-2024-05587 - 2002 E Carson Street

- None

4. BDA-2024-08481 - 1422 Liverpool Street

- None

5. DP-202-13222,13626,13628 - 1314-1318 Juniata Street

- None

Other - Correspondence received for prior agenda item HN-2024-00641 - Donny's Place Historic Nomination

- Jeff Ferketic
- Jacob Klinger
- Kassandra Korra Manasse

D. **Hearing & Action**

1. BDA-2024-06913 - 215 Alpine Avenue, Mexican War Streets Historic District Expansion, Central Northside Neighborhood - Window replacement

Staff: Ms Spooner

Applicant: Mark Naborzyk, owner – presentation; Matthew Blizzard, Renewal by Anderson Windows.

Public Comment: Kathleen Dapper, Pres, East Allegheny Community Council – reiterated their support and read in a letter of support.

Chari Aguirre entered for the record a letter from the Mexican War Streets Society.

Commissioners: Mr Hill – question about the door and technical drawings. Ms Aguirre – comments about information submitted by contractors. Mr Falcone – comments. Ms Loysen – comments. Ms Reed – question about trim, and comments about exterior screens and storm door. Mr Falcone – comments about screens. Mr Falcone and Ms Aguirre – comments about the door.

Motion: Approve with the condition that final window specs and door specs of the composite windows be submitted to staff with staff to follow up on finding a slightly more comparable door to the existing condition to bring back to commission if there is any issue.

Moved by: Mr Hill

Seconded by: Mr Falcone

In favor: Mr Hill, Mr Falcone, Ms Loysen, Ms Aguirre

Abstained: Ms Reed

Opposed: None

CARRIED

2. BDA-2024-07722 - 1212 E. Carson Street, East Carson Street Historic District, Southside Flats Neighborhood - Storefront and rear door replacement

Mr Kunak informed the commission there was an issue with the lectern camera not working. Staff will still do the notes from the lectern. Applicants can use the two available chairs next to Commissioner Reed to get on the camera and potentially help the court reporter.

Staff: Ms Quinn

Applicant: Cassandra Osterman, Arch, PWG Architects – presentation.

Public Comment: Bob Russ, on behalf of the East Carson Street LRC – in favor, focusing on the front façade.

Commissioners: Ms Reed – comments on windows and storefront. Ms Hill – comments on the 1950's era façade. Mr Falcone – supports the project. Ms Ostermann – comments about the restoration materials.

Motion: Approve as submitted.

Moved by: Mr Hill

Seconded by: Mr Falcome

In favor: Mr Hill, Mr Falcone, Ms Loysen, Ms Aguirre

Abstained: Ms Reed

Opposed: None

CARRIED

3. BDA-2024-05587 - 2002 E. Carson Street, East Carson Street Historic District, Southside Flats Neighborhood - Storefront alterations and signage

Staff: Ms Quinn

Applicant: David Pacheco, McIntosh Group – presentation.

Public Comment: Mr Bob Russ - comments

Commissioners' questions: Mr Hill – comments on colors.

Motion: Approve as submitted.

Moved by: Mr Hill

Seconded by: Mr Falcone

In favor: Mr Hill, Mr Falcone, Ms Loysen, Ms Aguirre

Abstained: Ms Reed

Opposed: None

CARRIED

Ms Loysen – comments on door hardware.

4. BDA-2024-08481 - 1422 Liverpool Street, Manchester Historic District, Manchester Neighborhood - Construction of a new residence

Staff: Ms Quinn

Applicant: Drew Balzer, Architect – presentation.

Public Comment: None

Commissioners' questions: Mr Falcone – comments about recessing bay window and questions about existing exterior stairs. Ms Reed – questions about siding materials. Mr Hill – comments about detailing of porch. Ms Loysen – comments about configuration of existing stairs. Ms Aguirre echoed other commissioners.

Motion: Approve, with the condition that the bay window be recessed and submitted to staff for approval that it is sufficient.

Moved by: Mr Hill

Seconded by: Mr Falcone

In favor: Ms Reed, Mr Hill, Mr Falcone, Ms Loysen,

Abstained: Ms Reed, Ms Aguirre

Opposed: None

CARRIED

5. DP-2024-13222, DP-2024-13626, DP-2024-13628 - 1314-1318 Juniata Street, Manchester Historic District, Manchester Neighborhood - Demolition

Staff: Ms Quinn

Applicant: Diron Duah, Zelda Development and Sabrina Woods Miller – presentation. Katie Seftas, Moss Architects and Katie LeForest – Design of new construction.

Public Comment: None

Ms Aguirre abstained from voting but did participate in the discussion.

Commissioners' questions: Mr Falcone – comments about context, recent precedent and character defining elements there that would need to be brought back. Ms Seftas – comments about context to the specific block, and recreating historic structures to match historic structures. Mr Hill – comments about haven't approved demolitions without the full plan for replacement. Ms Quinn – demolition process and whether PLI would issue an emergency demolition order. Ms Loysen – comments about deconstructing these buildings to salvage what we can historically, and is that a different process than just saying we need a demo permit. Ms Quinn - city demolitions don't do deconstructions because the building materials are considered part of the payment of the demolition contractors who can salvage it and make money off it as part of their recompense. For private demolitions the owner of the properties is able to hire a contractor to do a deconstruction. It is up to that individual owner whether they want to do that or not. Mr Falcone – comments that that was exactly the process with properties in Deutschtown. Significant architectural elements were salvaged and then reused. Ms Loysen – comment about making it a part of the new design and memorializes them in some way or uses their materials in some way. Ms Aguirre – comments we have photographs and information to inform the decisions about this property and think there are other areas that you can develop, having something more inspired to the contextual information that you have and a responsibility to be inspired to find something that is closer to what was there. Ms Seftas – comments about that is Moss' intention to do, and asked for recommendations on what more they can consider moving forward that they we are open to doing that. Ms Aguirre comments about not wanting to set a precedent that then potentially damages all other historic districts. Mr Duah comments about if a front elevation suffices in terms of design of the exterior to visualize exactly what is going there without derailing the entire development, but conceptually giving you a rendering of the exterior is something we could work with that shouldn't be a long, extended process. Ms Quinn comments about whatever is produced for this phase isn't going to be the final design. It's going to be expected that the applicants come back once the plans are fleshed out to get their approvals before they get building permits.

Motion: To table 1314 through 1318 Juniata Street until the applicant returns with more fleshed out housing plans.

Moved by: Mr Falcone

Seconded by: Mr Hill

In favor: Mr Hill, Mr Falcone, Ms Loysen

Abstained: Ms Aguirre, Ms Reed

Opposed: None

CARRIED

E. **Director's Report**

Mr Kunak provided the commissioners with updated projects and initiatives within the department on rules and procedures, some state requirements, ongoing professional requirements for commissioners and Comprehensive Plan and launch of Historic Preservation Program hub on engage PGH.

F. **Adjournment**

The Historic Review Commission Meeting was adjourned. Moved by Mr Hill, Seconded by Mr Falcone at 3:48 p.m.