



CITY OF PITTSBURGH  
**Historic Review Commission**

*Meeting Minutes of May 7, 2025*

**In Attendance**

Chair Lucia M Aguirre  
Commissioner Karen Loysen  
Commissioner Dave Green

Commissioner James Hill  
Commissioner Matthew Falcone  
Commissioner Katie Reed  
Commissioner Richard Snipe

**Not Present**

**City Staff Present**

Spooner  
Kunak  
Quinn

**Historic Review Commission**

A. **Call to Order**

Meeting called to order at 1:08 p.m. by Chair Aguirre

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

Date: April, 2025, minutes

Comments or Corrections: None

Motion: Approval

Moved by: Mr Hill

Seconded by: Mr Falcone

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

Abstained: Ms Reed

Opposed: None

CARRIED

**Approval of Certificate of Appropriateness report**

Date: April, 2025

Commissioners Questions: None

Motion: Approval

Moved by: Mr Hill

Seconded by: Mr Falcone

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

Abstained: Ms Reed

Opposed: None

CARRIED

C. **Correspondence**

**1. BDA-2024-08168**—500 Avery Street

- Arthur Perkins
- Dennis Ginther
- Emily Gaspich
- Nicholas Kyriazi
- Thomas Anderson

**2. DCP-ZDR-2023-09707** — 805 E. Carson Street — None

**3. BDA-2025-01196** — 201 S. Winebiddle Street — None

**4. EP-2024-14709** — 1123 Liverpool Street — None

**5. BDA-2025-01982** — 901 Liberty Avenue — None

**6. BDA-2025-02801 & 02820** — 819-821 Penn Avenue — None

**7. DCP-ZDR-2025-00274** — 1250 Liverpool Street

- Andrew Moore
- Brad Spencer
- Carol Gonzalez
- Chris Cservak
- Ellen Kitzerow
- Erika Beras
- John Hallman
- Julie Kaigler
- Matthew Craig, YPA
- Meda Rago
- Neil Hayden
- Preservation Pittsburgh
- Reid Cservak
- Robert Baracz
- Steve Hubert

**Nomination DCP-HN-2025-00088** — Anathan House

- Preservation Pittsburgh

**Briefing BDA-2025-01465** - 1217 Liverpool Street (public comment to be taken at Hearing and Action)

- Keane George

D. **Hearing & Action**

**1. BDA-2024-08168** - 500 Avery Street, Deutschtown Historic District, East Allegheny Neighborhood - Remediation of after-the-fact work

Staff: Ms Quinn

Applicant: Mr Duane Palmieri – presentation

Public Comment: None

Ms Aguirre entered into the record 5 letters in support of applicants' work.

Commissioners: Mr Snipe - comment. Ms Aguirre – comments.

Motion: Approve, pending discussions with staff on darker matching stain color.

Moved by: Mr Hill

Seconded by: Mr Falcone

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

Abstained: Ms Reed

Opposed: None

CARRIED

**2. DCP-ZDR-2023-09707** - 805 E. Carson Street, East Carson Street Historic District, Southside Flats Neighborhood - Remediation of after-the-fact work including storefront window replacement

Staff: Ms Quinn

Applicant: Mr Nathan Hart, Architect – presentation.

Public Comment: Mr Bob Russ, on behalf of E Carson St Local Review Committee – happy with the work overall. Could the paneled door be replaced and a flat running board of trim installed?

Commissioners: Ms Loysen – comments about paneled door to be replaced and paintable. Ms Aguirre asked about the light fixture. Mr Hill asked if anything was behind the paneling.

Motion: Approve the application for the after-the-fact remediation of the central storefront with the tag on the left-hand door to be examined for replacement and that the transom be investigated over that door front. Specs for other items to be included to staff.

Moved by: Mr Hill

Seconded by: Mr Snipe

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

Abstained: Ms Reed

Opposed: None

CARRIED

**3. BDA-2025-01196** - Waldorf School—201 S. Winebiddle Street, Individual Landmark, Bloomfield Neighborhood - Porch restoration

Staff: Ms Quinn

Applicant: Joseph Parenti, historic restoration contractor, Mark Staley, Facilities Manager for Waldorf School, Jeff Slack, Historic Preservation Specialist Consultant, Kristen Christopherson-Clark, and Christine Brill, Architect – presentation.

Public Comment: None

Commissioners: Mr Falcone – comments.

Motion: Approve as submitted.

Moved by: Mr Hill

Seconded by: Mr Snipe

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

Abstained: Ms Reed

Opposed: None

CARRIED

**4. EP-2024-14709** - 1123 Liverpool Street, Manchester Historic District, Manchester Neighborhood - Installation of solar panels

Staff: Ms Quinn

Applicant: Ms Carine Green-Carroll, Trinity Solar, and Mr Ronald Bracey – presentation.

Public Comment: None

Commissioners: Ms Aguirre – comments. Mr Snipe and Ms Loysen - comments about front panels. Mr Green – question about the roof material. Mr Hill – comments for more photos from the street, visibility of the panels on the roof and the possibility of a sight visit. Mr Kunak – comments that there is no precedent, every case comes to the commission. Two important criteria that staff is looking at are if existing roofing material is not original and not changing the shape of the roof massing. Staff would be open to any kind of possible scenario where the commission is comfortable that can help make this an

easier lift for homeowners with a site visit, and working with the installer to actually see what an accurate representation would be from the street. Mr Falcone – comments on tabling this application since it is the first one in this neighborhood until they can show a more accurate depiction of how the panels will look. Motion: Table the application to provide the applicant an opportunity to work with staff, schedule a site visit, and refine the details of the application.

Moved by: Mr Falcone

Seconded by: Ms Loysen

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

Against: Mr Green

Abstained: Ms Reed

Opposed: None

CARRIED

**5. BDA-2025-01982** - 901 Liberty Avenue, Penn-Liberty Historic District, Downtown Neighborhood - Building renovations including window and storefront replacement

Staff: Ms Quinn

Applicant: Jennifer Szczesniak, Architect, PWWG – presentation.

Public Comment: None

Commissioners: Mr Falcone – comments. Ms Aguirre – comments on the sign at 901 Liberty. Ms Reed – signage is approved separately.

Motion: Approve as submitted.

Moved by: Mr Hill

Seconded by: Mr Falcone

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

Abstained: Ms Reed

Opposed: None

CARRIED

**6. BDA-2025-02801 & 02820** - 819-821 Penn Avenue, Penn-Liberty Historic District, Downtown Neighborhood - Building renovations including storefront replacement and installation of a framing system for art

Staff: Ms Quinn

Mr Hill abstained from this hearing item.

Applicant: Chris Guianon, Architect, GBBN – presentation.

Public Comment: Melissa McSwigan, resident – comments in support.

Commissioners: Mr Falcone – comment on side wall of 819 Penn Ave. Ms Aguirre – comments about the storefronts. Ms Loysen – comments about the storefronts.

Motion: Approve as presented.

Moved by: Mr Snipe

Seconded by: Ms Loysen

In favor: Mr Green, Mr Snipe, Mr Falcone, Ms Loysen, Ms Aguirre

Abstained: Ms Reed, Mr Hill

Opposed: None

CARRIED

**7. DCP-ZDR-2025-00274** - 1250 Liverpool Street, Manchester Historic District, Manchester Neighborhood - Demolition

Staff: Ms Quinn

Applicant: Vasilios A. Scoumis, CEO of Manchester Academic Charter School, and George Halkias, General manager, KP Builders – presentation.

Public Comment: Melissa Thomas, resident – in support of demolition. Matthew Craig, Exec Dir, Young Preservationists Association – submitted document outlining stabilization instead of demolition. Lynne Baldwin, resident – comments re reconfiguring site to serve children and the community. Reid Cservak, resident – comments re how to reuse what is left into the new design.

Ms Aguirre entered into the record 14 letters in support of the property and one in favor of demolition. Commissioners: Mr Green – comments to abstain from this discussion due to the authority granted his department under Section 1101.09 9 for his department to order work on a building to preserve public health and safety so that, if needed, he can make that determination independent of the role he serves here on commission. He is the Director of the Department Of Permits Licenses and Inspections and also the building code official for PLI. Ms Aguirre – comments the recommendation by staff will be the best path after hearing testimony from groups interested in finding a path where the historic fabric, or most of the historic fabric, for this structure to remain. She was open to tabling this hearing item. Mr Hill – comments re the commission does not approve demolitions without replacement plans for emergency orders by the Department of Permits Licenses and Inspections. Ms Loysen – comments that there can be parts of the structure that may still be sound that can give the recollection of the church, and within that, whatever is able to be salvaged. Mr Falcone – comments that he is opposed to demolition or reconstruction. Thinking through other alternatives is essential. Mr Snipe – comments commended the applicants for being respectful of each other and their willingness to work together. Ms Loysen – question re can any parts of the structure that actually have to be taken down just as a safety measure be done without taking the whole thing down?

Motion: Table the demolition.

Moved by: Mr Snipe

Seconded by: Mr Hill

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

Abstained: Ms Reed,

Opposed: None

CARRIED

#### E. **Hearing & Action : Historic Nominations**

**1. DCP-HN-2025-00088** - Anathan House 1620 Murray Avenue, Squirrel Hill North Neighborhood - Determination of nomination viability

Staff: Ms Quinn

Applicant: Mr Matthew Falcone, Vice President of the National Council of Jewish Women in Pittsburgh's section - presentation

Ms Aguirre went over the three criteria for nomination as a historic structure.

Ms Aguirre entered for the record a letter received from Preservation Pittsburgh which is in support of this viability.

Motion: That it meets the viability for as stated on the application.

Moved by: Mr Hill

Seconded by: Mr Snipe

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

Abstained: Ms Reed,

Opposed: None

CARRIED

#### F. **Director's Report**

None.

G. **Adjournment**

The Historic Review Commission Meeting was adjourned. Moved by Mr Hill, Seconded by Mr Snipe at 3:30 p.m.