



CITY OF PITTSBURGH
Historic Review Commission

Meeting Minutes of October 1, 2025

In Attendance

Chair Lucia M Aguirre
Commissioner Karen Loysen

Commissioner Katie Reed
Commissioner Richard Snipe
Commissioner James Hill

Not Present

Commissioner Dave Green

Commissioner Matthew Falcone

City Staff Present

Spooner
Kunak

Historic Review Commission

A. Call to Order

Meeting called to order at 1:09 p.m. by Chair Aguirre

B. Approval of Commission Minutes

Date: September, 2025

Commissioners Questions: None

Motion: Approval as submitted

Moved by: Commissioner Snipe

Seconded by: Commissioner Loysen

In favor: Commissioner Reed, Commissioner Snipe, Commissioner Loysen, Commissioner Aguirre

Abstained: Commissioner Hill

Opposed: None

CARRIED

Approval of Certificate of Appropriateness Report

Date: September, 2025

Commissioners Questions: None

Motion: Approval

Moved by: Commissioner Hill

Seconded by: Commissioner Snipe

In favor: Commissioner Reed, Commission Hill, Commissioner Snipe, Commissioner Aguirre

Abstained: Commissioner Loysen

Opposed: None

CARRIED

C. Correspondence

1. DCP-ZDR-2025-02229-934 Western Avenue

- Allegheny West LRC

2. **BDA-2024-07874-1304 Manhattan Street** – None

3. **DCP-ZDR-2025-00274-1250 Liverpool Street**

- Alice Little
- Andrew Moore
- Chloe Pages
- Erika Beras
- John Hallman
- Julie Kaigler
- Lindsay Patross
- Matthew Craig
- Max O'Neill
- Meda Rago

Nomination DCP-HN-2025-00208-Allegheny Arsenal

- Stephen Connell, Pittsburgh Public Schools

Report and Recommendation-City Council Bill 2025-1924 - None

D. Hearing & Action Certificates of Appropriateness

1. DCP-ZDR-2025-02229 - 934 Western Avenue, Allegheny West Historic District, Allegheny West Neighborhood - Alterations to rear carriage house including window and door replacement

Staff: Ms Spooner – recommended motion is that approval be granted for alterations to the rear carriage house with the following conditions: 1) replacement of the garage doors is approved as proposed; 2) replacement of the second and third floor windows and doors with material the commission finds most appropriate is approved; 3) any final specifications, cut sheets, and any other information is to be submitted to staff for final approval.

Ms Spooner noted the applicant and owner did submit additional cut sheets after the packet was sent to commissioners, which can be reviewed during the hearing (10:11).

Applicant: Talha Callskan – presentation (13:11).

Public Comment: Ms Carole Malakoff, Allegheny West LRC – presented details of meeting with Mr Nathan Hart, architect (16:13).

Commissioners: Chair Aguirre – asked applicant to address items installed without HRC approval (21:18). Response - Mr Callskan and Mr Craig Spory, Project Manager - (21:56). Commissioner Hill – what is currently before the commission (23:06). Chair Aguirre – to review what was presented at today's hearing (23:31). Ms Spooner – clarified what was covered in the scope of work that was received (23:59). Discussion about alterations, replacement materials for windows, how to treat lower west elevation windows with brick vs wood, treatment of arch between garage doors, 2nd floor sliding doors replacements, brick patches will remain unpainted (24:49).

Motion: Approve the application to 934 Western Avenue as submitted with brick follow-up by staff.

Moved by: Commissioner Hill

Seconded by: Commissioner Snipe

In favor: Commissioner Hill, Commissioner Snipe, Commissioner Loysen, Commissioner Aguirre

Abstained: Commissioner Reed

Opposed: None

CARRIED

2. BDA-2024-07874 – 1304 Manhattan Street, Manchester Historic District, Manchester Neighborhood - Building renovations including window replacement

Staff: Ms Spooner – recommends that the proposed adaptive reuse of the structure is appropriate and that features such as the stained glass that do not fit the exterior program are preserved or reused elsewhere on the property. Recommended motion is approval of the building renovations including the replacement of the stained-glass windows with clear glass as submitted in the package, installation of new windows and existing insets also as submitted, and construction of the rear edition. Final specifications and any other information can be submitted to staff for final approval (41:17).

Applicant: Mr David Roth, Architect, The Downtown Design Company – presentation. Mr Roth was at a loss as how to proceed. Chair Aguirre explained this hearing is not only for the applicant, staff, and

commissioner it is also for those following online and those present. Presenting the property is the correct next step to do for the community as well (43:49).

Mr Roth gave his presentation of the project (44:09).

Public Comment: Ms Melissa McSwigan, resident – comments in support (58:26).

Commissioners: Commissioner Loysen – question about storm windows to protect stained glass 1:00:09).

Response Mr Roth – it seems to be state-of-the-art, were recommended by staff, being noteworthy of the molding (1:01:05). Chair Aguirre – question about elevations (1:02:55). Mr Roth – response – elevation page 3.5 is a conceptual response to a community meeting “what if”, but not what he would like to do (1:03:14). Discussion – comments about community wanting to keep it looking like a religious building vs a schoolhouse. It is a great building for adaptive reuse. Some sort of preservation plan intending to salvage if they are taken out (1:07:10). Commissioner Reed – comment in general, they need to be open to creative solutions to buildings like this (1:11:07).

Motion: Approve the application at 1304 Manhattan Street with the condition that the applicants submit a preservation, storage, relocation, etc. and so forth plan for any removed stained-glass windows to the HRC staff.

Moved by: Commissioner Hill

Seconded by: Commissioner Snipe

In favor: Commissioner Hill, Commissioner Snipe, Commissioner Loysen

Abstained: Commissioner Reed, Commissioner Aguirre

Opposed: None

CARRIED

3. DCP-ZDR-2025-00274 – 1250 Liverpool Street, Manchester Historic District, Manchester Neighborhood – Demolition

Staff: Ms Spooner - options for motion going forward: option A - approval of the demolition if the criteria for evaluation in the ordinance and guidelines are met with the new construction to come back under a separate application. A Development Activities Meeting (DAM), a briefing before HRC, and hearing and action before HRC would be required for new construction, along with any other required reviews; or option B - denial of the demolition if the criteria for evaluation in the ordinance and guidelines are not met with applicant to potentially file a certificate of economic hardship application to be heard by the HRC (1:12:48).

Applicant: Ms Lisa Carver, Principal, PWWG – presentation addressing commission's desire that applicants engage more with the community and the stakeholders, along with a couple of neighbors stating they were unaware of the project and results of that engagement. Also went through the original presentation for the benefit of the current meeting attendees (1:13:57).

Public Comment: Mr Andrew Moore, Manchester Historic Society – read notes from a letter about the preservation of the church structure and surrounding historic neighborhood (1:21:54). Mr Matthew Craig, Young Preservationists Association – question, “Who am I trying to persuade?” Numbers to stabilize the building, \$1.77M. Working with Arch Masonry, Vulpat Construction, and Master Building Association about submitting a plan to create a mechanism to reduce the costs for preserving buildings like this one. Asked to table this item to continue to have opportunity to work together for everybody (1:28:44). Mr Kurt Pyros, KPB Builders, KPB Preservation Trust – comments discrepancies with previous testimony from Arch Masonry (1:32:30). Ms Melissa McSwigan, Preservation Pittsburgh – comments about a photo of the former St. Joseph's Church making the cover of Preservation Pennsylvania's summer 2025 “Pennsylvania At Risk” publication where the former church was chosen by a panel of people across the state as one of four most endangered historic properties across the Commonwealth, and reconsidering not to demolish the structure (1:34:52).

Chair Aguirre noted for the record eight letters all against the demolition of the property (1:38:40).

Commissioners: Commissioner Hill asked for a reminder of what the condemnation notices mean in this just for the public (1:40:58). Ms Spooner responded that a condemnation can be issued for a range of things (1:41:12). Discussion concerning a challenging situation for restoration and timeframe to do it vs demolition of a community landmark, or if some relic of the building could be merged with a new structure or use that will satisfy the community (1:41:50). Ms Carver comments about time is of the essence and there is nothing to put in its place; discussion and recommendation to work with the community and how to preserve what is salvageable (1:55:27). Ms Carver response to question – had they looked at anything like in Oakland on the corner of Fifth and Bellfield where they saved the tower of that church and they've built everything they need for their space around it? Yes, prior to August meeting which was no longer demolition, but deconstructing to some extent at the front and also stabilizing it. Then what the interim between the demolition scope and determining the new construction would mean.

Motion: That the demolition for 1250 Liverpool Street be denied.

Moved by: Commissioner Snipe

Seconded by: Commissioner Hill

In favor: Commissioner Hill, Commissioner Snipe, Commissioner Loysen, Commissioner Aguirre

Abstained: Commissioner Reed

Opposed: None

CARRIED

E. Hearing & Action : Historic Nominations

1. DCP-HN-2025-00208 - Allegheny Arsenal Officer's Quarters, Wall Segments, Magazine Structures, 147 39th Street, Lawrenceville Neighborhood - **Determination of reasonable cause**

Staff: Ms Reed – recommendation is the reasonable cause be determined for historic nomination (2:12:37).

Applicant: Ms Reed – brief presentation of 23 structures that are part of this nomination (2:15:34).

Mr Kunak comments for clarity, this nomination is very specific to the items that were noted in the nomination as a site. There are other nominated buildings within that site, specifically Allegheny County Health Department locations and the school. Commissioners are tasked with reviewing only what is indicated within this particular nomination, which are the officer's quarters, wall segments, and the magazine.

Public Comment: None

Commissioners: None

Motion: To that the viability is there for the Allegheny Arsenal site in accordance with criteria 1, 6, 7, 9 and 10. Chair Aguirre read in the criteria for the record (2:21:43).

Moved by: Commissioner Hill

Seconded by: Commissioner Loysen

In favor: Commissioner Hill, Commissioner Snipe, Commissioner Loysen, Commissioner Aguirre

Abstained: Commissioner Reed

Opposed: None

CARRIED

F. Hearing and Action: Report and Recommendation

City Council Bill 2025-1924 - Vincentian Manor, 2695 Winchester Drive, Banksville Neighborhood - **Sent to the Historic Review Commission for a Report and Recommendation on July 7, 2025**

Staff: Ms Spooner - This item we just heard from the council woman's office just prior to the hearing.

They would like to hold it until November. So, no motion is needed on that. Then, just to close out the hearing and action, the noted hierarchy of facades mapping is being moved to briefing today. So, no motion is needed on that. And, there is no director's report for right now. So, we can actually close out hearing in action if the chair is okay with that. Then, the court reporter can be dismissed (2:23:36).

Chair Aguirre noted that commissioners were in agreement to hold the Vincentian Manor and move forward with the briefing (2:21:14).

G. Director's Report

None

H. Adjournment

The Historic Review Commission hearing and action concluded at 3:21 PM.