



CITY OF PITTSBURGH
Historic Review Commission

Meeting Minutes of November 5, 2025

In Attendance

Commissioner Matthew Falcone
Commissioner Karen Loysen

Commissioner Katie Reed
Commissioner Richard Snipe
Commissioner James Hill

Not Present

Commissioner Dave Green
Chair Lucia M Aguirre

City Staff Present

Spooner
Kunak
Quinn

Historic Review Commission

A. Call to Order

Meeting called to order at 1:00 p.m. by acting Chair Falcone

B. Approval of Commission Minutes

Date: October, 2025

Commissioners Questions: None

Motion: Approval as submitted

Moved by: Commissioner Hill

Seconded by: Commissioner Loysen

In favor: Commissioner Falcone, Commissioner Hill, Commissioner Loysen, Commissioner Reed,
Commissioner Snipe

Abstained: None

Opposed: None

CARRIED

Approval of Certificate of Appropriateness Report

Date: October, 2025

Commissioners Questions: None

Motion: Approval

Moved by: Commissioner Hill

Seconded by: Commissioner Loysen

In favor: Commissioner Falcone, Commissioner Hill, Commissioner Loysen, Commissioner Reed,
Commissioner Snipe

Abstained: None

Opposed: None

CARRIED

C. Correspondence

1. **BDA-2025-07019-737 N. Beatty Street**
 - Chair Lucia M. Aguirre
2. **BDA-2025-06525-929 Liberty Avenue**
 - Chair Lucia M. Aguirre
3. **BDA-2025-08294-Flagstaff Hill, Schenley Park**
 - Chair Lucia M. Aguirre
4. **BDA-2025-08505-1116-1120 Sheffield Street**
 - Chair Lucia M. Aguirre
 - Linda Hansen
5. **DCP-ZDR-2024-02140-1420 Adams Street**
 - Chair Lucia M. Aguirre

Nomination DCP-HN-2025-00208-Allegheny Arsenal

- Chair Lucia M. Aguirre

Adoption of Guidelines-East Carson Street Historic District-None

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

Correspondence for non-Hearing and Action Items

- Deborah Blackwell-Battle
- Gary Lilly, Mexican War Streets LRC
- JJ Hallman

D. Hearing & Action Certificates of Appropriateness

1. BDA-2025-07019 - 737 N. Beatty Street, Alpha Terrace Historic District, East Liberty Neighborhood - Window replacement

Staff: Ms Spooner – recommended motion – the approval of the replacement of one front wooden window and one rear window with Renewal by Anderson Composite windows with the following conditions: 1. New windows are to match existing in size, design, profile, and color. And any existing trim and brick mold is to be retained. And 2. Any other requested information is to be submitted to staff for final approval (4:08).

Applicant: Danielle Lang, Sales Manager, Renewal by Anderson – presentation (5:44).

Public Comment: None

Commissioners: Commissioner Loysen – appearance of windows in slide do not look the same size (8:59). Response – Ms Lang – It is a digitally rendered photo which the software has to insert the image of the window into. The notes to the installation teams doing the work state this is an insert application and they do not touch any exterior brick mold (9:20).

Motion: Approve the window replacement for 737 North Ave as outlined in the staff recommendations.

Moved by: Commissioner Snipe

Seconded by: Commissioner Hill

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

Abstained: Commissioner Reed

Opposed: None

CARRIED

2. BDA-2025-06525 – 929 Liberty Avenue, Penn-Liberty Historic District, Downtown Neighborhood - Building renovations

Staff: Ms Spooner – recommendation – the approval of the building renovations, including the entry door alterations for accessibility, as well as the rear door and window alterations with any other requested information to be submitted to staff for final approval. And as stated, full details for the in-kind window replacement on the front facade, including measurements and final specifications to also be submitted to staff for final approval (12:30).

Applicant: Nathan Hart, Hart Architects – presentation (14:36).

Public Comment: None

Commissioners: Commissioner Loysen – thought there would be archival photographs of these or some kind of documentation somewhere (21:22). Response from Mr Hart – he will reach out to the community group and any other source recommended by commissioners (21:48). Commissioner Falcone – recommendation of digital sources available from the city's photographer collection or city archivist that he can peruse, and reaching out to PHLF for any information within their archives as well (22:20). Commissioner Reed – comment that if he can't find historic imagery it seems to her that the second and third stories should have the same division of pains (23:09). Commissioner Loysen – question about the stair reaching the floor will there be additional security? (23:31). Mr Hart – response that the original fire escape had a swing stair and the new one will also have a swing stair with a counterweight so that it does provide security (23:56).

Motion: That the proposed work at 929 Liberty Avenue be approved as submitted with the assumption that the fire escape stair or the rear stair will have a swinging lower floor and that the historic window on the second floor be researched and approved by the staff.

Moved by: Commissioner Loysen

Seconded by: Commissioner Hill

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

Abstained: Commissioner Reed,

Opposed: None

CARRIED

3. BDA-2025-08294 – Flagstaff Hill, Schenley Park, Individual Landmark, Squirrel Hill South Neighborhood – Pathways and entrance improvements

Staff: Ms Spooner – recommendation – the approval of the improvements, including the pathway improvements, enhancements to the existing gathering areas, and the addition of new stair and overlook elements as submitted with any additional requested information to be submitted to staff for final approval (26:22).

Applicant: Brandon Riley, Dir of Community Projects & Engagement, Pittsburgh Parks Conservancy (28:14); Todd Wilson, Transportation Engr, GI Consultants & Consultant Project Manager (31:28); & James Yoast, Landscape Architect, GI Consultants (34:04) – presentation.

Public Comment: None

Commissioners:

Motion: Approve the application for Flagstaff Hill, Schenley Park as submit.

Moved by: Commissioner Hill

Seconded by: Commissioner Loysen

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

Abstained: Commissioner Reed

Opposed: None

CARRIED

4. BDA-2025-08505 – 1116-1120 Sheffield Street, Manchester Historic District, Manchester Neighborhood – Construction of three attached townhomes

Staff: Ms Spooner – recommendation - approval of the construction of three attached town homes with the following conditions: 1. The original design of the dormers on 1118 is to be kept as seen in the elevations and 2. An updated rendering and any other requested information is to be submitted to staff for final approval (43:36).

Applicant: Mr John Porter, Desmone Architects – presentation (45:18).

Public Comment: None

Commissioners: Commissioner Loysen – comment about the middle two dormers, compared to the single dormer on neighboring houses (50:42). Mr Porter – response – trim was added around the windows and then around the edges on the side, which is how it really would be built (51:51). Mr Falcone – comments about the dormers on the left and the right are thick. Part of the reason the dormers, I think in historic fabrics were so petite is because they were meant to not overwhelm the upper stories. They weren't serving the kind of living space as we have become accustomed to today. They're really more logistical and pragmatic for heating and cooling. They're very big. Was there any consideration given to either breaking the massing up like the center where there's two different dormers or even moving the windows apart from one another within their space so you don't effectively have three two-over-two windows that are serving almost as a wall of glass (53:01). Mr Porter – response that they can break them up when they submit the final design for construction documents. That would

definitely help to keep that more historical look (53:54). Commissioners agreed this could go to staff review.

Motion: Approve the application for 1116-1120 Sheffield Street with the condition that the two outside properties have their dormers broken up to better mirror the historical aspect of the time, to be reviewed by staff, and that the center property have its dormers reverted to the original presented at the briefing with the current trim mentioned by Commissioner Loysen.

Moved by: Commissioner Hill

Seconded by: Commissioner Snipe

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

Abstained: Commissioner Reed

Opposed: None

CARRIED

5. DCP-ZDR-2024-02140 – 1420 Adams Street, Manchester Historic District, Manchester Neighborhood – Demolition and conceptual review of new construction

Staff: Ms Spooner – recommendation - approval of the demolition of the house at 1420 Adam Street as submitted in this application with the following conditions: 1. The application for new construction, which is BDA 2024-05015, is to return to HRC for final review and approval in addition to all other applicable reviews and processes and 2. Any other requested information is to be submitted to staff for final approval on this application (56:04).

Applicant: Mr Ola Aminu, Buttagi Homes – presentation (58:06).

Public Comment: None

Commissioners: Commissioner Loysen – comment about the new construction, not sure if that's what is being talked about today, but the simplicity of the proposed construction is lovely, but the number of mullions seems fancier than what might be right for that building. She thought the windows would be simpler, maybe two over two (1:00:30). Mr Aminu – response is that the only difference is that the ones there right now do not have a grid, and the ones proposed to be installed in the new building will have grids (1:01:20). Commissioner Loysen – comment that it's unlikely that it was a four over four. The simpler window would be a nicer fit to the simple building being proposed, which is very nice to see (1:02:20). Commissioner Hill – requested if staff could work with them as they get to the final package and hopefully take that advice and guidance into consideration (1:02:45).

Motion: Approve the demolition and conceptual review of the new construction of 1420 Adam Street as submitted.

Moved by: Commissioner Hill

Seconded by: Commissioner Snipe

In favor: Commissioner Loysen, Commissioner Snipe, Commissioner Hill

Abstained: Commissioner Reed, Commissioner Falcone

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 - **Recommendation to City Council**

Staff: Ms Reed – presentation as previously presented and recommendation - that the Historic Review Commission of the City of Pittsburgh votes to provide a positive recommendation to city council regarding historic designation (1:04:21).

Public Comment: None

Commissioners: Commissioner Loysen – question about the air conditioning units that are sticking out of the building wall, what is it being used for inside (1:13:49)? Ms Reed – response that she was not aware of what the current usage is. Magazine One would be located on the county portion of the property.

Generally, it seems that they're being used overall for office space and storage and things like that, but she couldn't speak to that specific building (1:13:59). Commissioner Loysen – question that the nomination doesn't have anything to do with restoration. It just says it's of value because of its history. So, whatever it's being used for just stays there (1:14:24)? Ms Reed – response that the nomination is for these resources as they appear now. There's no directive regarding how restoration should happen.

There could potentially be design guidelines put into place at a later date where those elements could be called out.

Motion: To provide a positive recommendation to the city council for the Allegheny Arsenal Historic Site nomination for criteria 1,6,7,9, and 10.

Moved by: Commissioner Hill

Seconded by: Commissioner Loysen

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

Abstained: Commissioner Reed, Commissioner Falcone

Opposed: None

CARRIED

F. Hearing and Action: Adoption of Guidelines

Historic District Guidelines - East Carson Street Historic District, Southside Flats Neighborhood - **Adoption of guidelines document**

Staff: Ms Spooner – this is for the review and approval of design guidelines for the East Carson Street Historic District which was briefed with the other three historic districts back in the July 2nd hearing of the HRC

Ms Spooner stated the Southside Community Group did provide a letter of support earlier that day and provided the letter to the HRC.

The recommendation - That the HRC adopts the East Carson Street Historic District design guidelines discussed herein with the following conditions: 1. Implementation is to be delayed for 60 days from the adoption date per the following conditions: A. City planning staff develops a hierarchy of facades mapping for review by the commission which is similar to what we have done with the other districts and will be before you next month for hearing and action, and B. That the hierarchy facade mapping is adopted by the commission (1:16:25).

Applicant: Amy Beade, Project Architect, LGA Partners (1:19:03); Jessica Stuck, Sr Project Manager, LGA Partners – presentation

Public Comment: None

Commissioners: Commissioner Loysen -comments – in their Section 5.5, in the language there is something about maintaining the proportion and cadence of the historic context. One of the examples of a modern building in the context of Carson Street is John Martine's glass building at 2009 East Carson Street, a two-story brick and steel building which fits very comfortably in the historic proportions and heights but doesn't use the exact same materials. That is a building which does that with a completely different vocabulary of materials, but capturing the text of what you're saying. A good example to put in your document (1:28:04).

Motion: To adopt the guidelines as submitted and to thank the consultants for their hard work.

Moved by: Commissioner Hill

Seconded by: Commissioner Snipe

In favor: Commissioner Loysen, Commissioner Snipe, Commissioner Hill, Commissioner Reed, Commissioner Falcone

Abstained: None

Opposed: None

CARRIED

G. 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**

Ms Spooner - Staff heard from Councilwoman Kail Smith's office that they'd like to delay this report and recommendation for another month until December (1:34:44). There is no motion.

Director's Report

None

H. Adjournment

The Historic Review Commission hearing and action concluded at 2:36 PM.