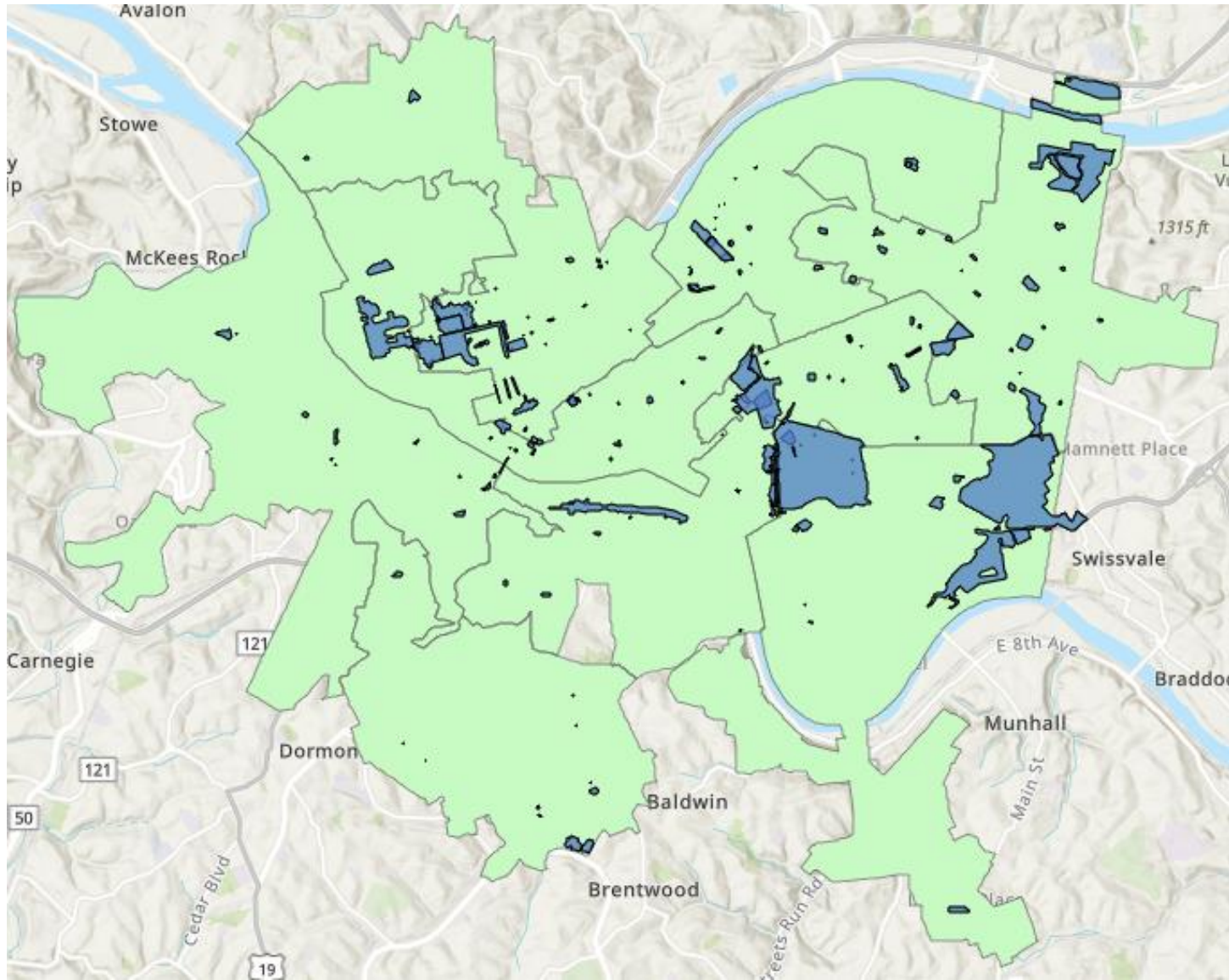




# Title 11 – Historic Preservation Code Update

July 2026

# Map of Pittsburgh Historic Landmarks



# What is Title 11?

Title 11 of the Pittsburgh Code of Ordinances is the city's primary legal tool for protecting its architectural, cultural, and aesthetic heritage. Title 11 provides the regulation needed to prevent the demolition or inappropriate alteration of significant local landmarks.

# Why Update Now?

The current Title 11 should be rewritten to streamline processes, clarify roles, ensure all groups are represented, and update language and organization of the ordinance to reflect best practices in historic preservation.

# Proposed Changes

## June Briefing

- Commitment to inclusive preservation
- Reorganize sections for clarity and simplify language
- Make city staff ex-officio
- Expand and diversify Commission membership

## July Briefing

- Eliminate commission redundancy
- Clarify process timelines
- Include process for revoking landmark status
- Introduce framework for interior landmarking of public buildings
- Demolitions

# Eliminate Commission Redundancy

Current		Proposed	
Historic Districts	Individual Landmarks	Historic Districts	Individual Landmarks
2 Planning Commission Meetings	2 Planning Commission Meetings	1 Planning Commission Meeting	--
2 Historic Review Commission Meetings	2 Historic Review Commission Meetings	1 Historic Review Commission Meeting	1 Historic Review Commission Meeting

§ 1101.03(g): The City Planning Commission shall consider effects of designation on adjoining properties and surrounding neighborhoods within the framework of established planning, development and land use objectives for the City of Pittsburgh.

# Clarify Process Timelines

Process	Current Code	Updated Code
<b>Completeness Check</b>	Undefined	5 days
<b>HRC Scheduling</b>	Within 3 months from receipt of a complete application	At next available hearing
<b>HRC Recommendation Deadline</b>	Undefined	60 days from receipt of a complete application
<b>Planning Commission Recommendation Deadline</b>	Undefined	60 days from receipt of a complete application
<b>Council Decision</b>	Undefined	120 days from receiving recommendations
<b>Emergency Demolition Delay</b>	90 days	30 days with ability to extend for two additional 30 days periods.
<b>Economic Hardship Completeness Check</b>	Undefined	5 days

# Revoking Landmark Status

- **Legal "Release Valve":** Provides a necessary mechanism for sites that have lost their integrity or were erroneously landmarked.
- **Transparent Due Process:** Replaces ad-hoc workarounds with a predictable, legally sound framework.
- **Safeguards True Landmarks:** A rigorous two-thirds City Council supermajority prevent frivolous or speculative de-listing.

# Interior Landmarking

- **Safeguarding Civic Spaces:** Protects key features of shared public interiors as vital civic infrastructure.

# Demolitions

- **Clear Rules:** Replaces vague guidelines with four legally defined pathways for approval.
  - Economic Hardship
  - Safety Threat
  - Loss of Integrity
  - Special Merit: The replacement project offers significant community benefits, and the developer can demonstrate they have the means to finish it.
- **Simplified Process:** Plainly states that all demolitions must be routed through the Certificate of Appropriateness process.
- **Proof of Safety Threat:** Mandates an engineer's report that the Commission must approve.

# Tentative Timeline

Council District Update	May 1 to June 1
Planning Commission Briefing	June 2
Historic Review Commission Briefing	June 3 and July 1
Planning Commission Hearing & Action	June 16
Historic Review Commission Hearing & Action	August 5
Submit for Mayor's Agenda	August 11

Ordinance Draft available for review in Commission documents provided for this hearing.



**Questions and Comments?**



Thank You!

**WE APPRECIATE YOUR TIME**