**1500 Bingham Street**  
*East Carson Street Historic District*

**Owner:**  
Sunny Varrasso  
Southside REH, LLC  
4769 Oakhurst Avenue  
Gibsonia, Pa 15044

**Ward:** 17th

**Lot and Block:** 3-H-99

**Inspector:**

**Applicant:**  
David Noss  
RSH Architects  
363 Vanadium Road, Ste. 200  
Pittsburgh, Pa 15243

**Council District:** 3rd

**Application Received:** 1/20/22

**National Register Status:**  
Listed: X  
Eligible:

**Proposed Changes:** Building renovations including new windows, doors, and masonry.

**Discussion:**

1. Ms. Sunny Varrasso speaks as the owner of the property. She explains the project and goes through the presentation.

2. Ms. Aguirre asks for public comment.

3. Mr. Bob Russ speaks on behalf of the LRC. He states that in general the community and the LRC are in support of the project, as there have been many proposals over the years that went nowhere. He states that the applicant has made some changes and he wants to be clear about what the LRC is in support of. He addresses the drawings as well as the brick selection. He states that the LRC was in support of the previously-proposed red brick. He suggests that the application be tabled while the final details are ironed out.

4. Ms. Aguirre asks for additional public comment; there is none. She acknowledges for the record the email received from the LRC. She asks for comments and questions from Commissioners.

5. Ms. Varrasso explains the choice of brick.

6. Ms. Quinn states that the building has been reviewed by the HRC before, and the same discussion was had about the brick color. She states that the difficulty of getting this brick color may be why the LRC was in support of red brick.

7. Ms. Aguirre commends the applicant on saving this building. She agrees with the LRC on the drawings, and states that the brick seems to be the main question. She agrees with the LRC that there should be a uniform color.

8. Mr. Falcone states that he would like to see more information on how the building will look, although he is sensitive to the emergency situation and wants to see if something can be approved right away to resolve that.

9. Mr. Hill agrees. He asks Mr. Green if PLI has any additional information on the
Ms. Aguirre states that they will probably like to see renderings showing how the building will look in context as well as the color of the brick. She asks the LRC letter to be shared onscreen as it has additional context photos.

11. Mr. Hill asks if there is anything intermediate that can be done for stabilization.

12. Mr. Green shares the structural report that was submitted to PLI. He asks if the brick veneer can be removed pending final approval.

13. Ms. Varrasso states that they explored that solution, but the brick will need to be replaced as it is removed.

14. Ms. Loysen states that they will need to look at approving a consistent joint size as well as brick type.

15. Mr. Falcone states that he feels red brick is inappropriate, and he would just like more information on the replacement brick and overall appearance. He states that he would be in favor of providing a partial approval for stabilization.

16. Ms. Aguirre summarizes that they can approve work needed for stability, and ask for renderings showing the actual look of the brick and mortar next to adjacent properties, as well as check on other available brick options that might have a more uniform look.

17. The Commission discusses the application.

18. Ms. Quinn offers to work with the applicant to find appropriate brick at the brickyard, if the Commission approves everything else.

**Motion:**

1. Mr. Green moves to approve the renovations as presented with the exception of the selection of masonry, and applicant should work with staff to find brick to match the color and texture of the existing masonry as closely as possible.

2. Ms. Loysen seconds.

3. Ms. Aguirre asks for a vote; all are in favor and motion carries. Mr. Dash stepped away and did not vote.