**2303-2313 E. Carson Street  East Carson Street Historic District**

**Owner:**
Mark Speicher  
Faros Birmingham Pl LLC  
100 South Commons  
Pittsburgh, PA 15212

Ward: 16th  
Lot and Block: 12-G-22

**Applicant:**
Jesse Gidley  
LGA Partners  
1425 Forbes Avenue Suite 400  
Pittsburgh, Pa 15219

Council District: 3rd  
Application Received: 4/14/22

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

**Proposed Changes:** Building renovations including window replacement.

**Discussion:**

1. Mr. Jesse Gidley speaks as the architect for the project. He explains the project and goes through the presentation.

2. Ms. Aguirre discloses that she works at the same firm as the applicant; she has no knowledge of this project but will refrain from voting. She asks for public comment; there is none. She states for the record that a copy of the DAM report was received. She asks for comments and questions from Commissioners.

3. Mr. Hill states that he doesn’t have any questions.

4. Ms. Loysen has concerns about residences on the ground floor closing up their windows, which is outside of the scope of the HRC.

5. Ms. Quinn asks if the windows shown are double hung.

6. Mr. Gidley explains that the windows are an awning-type window over a fixed pane.

7. Ms. Quinn asks why they don’t use double-hung windows, as that is what is existing.

8. Mr. Gidley explains their rationale for the windows they chose.

9. Mr. Green states that there are different windows on the rear, so considering the entire context, the windows may not be inappropriate.

10. Mr. Falcone agrees that double-hung windows would be most appropriate considering the period of significance for the district. He is also concerned about the choice of painting the brick blue. He also suggests that the applicant reach out to the Heinz History Center regarding the Jewish history of the historic sign to see if any additional information can be found out.

11. Mr. Hill asks if the HRC has purview over the color choice.
12. Ms. Quin states that staff or HRC doesn’t normally choose colors, but will look at color choice in some cases.
13. Mr. Hill states that he would prefer red brick as well as double-hung windows to fit in with the district.
14. Ms. Aguirre agrees regarding the blue brick on such a prominent corner.
15. Mr. Gidley states that they are open to double-hung windows and a different paint color. They would prefer the brick color not to try to imitate brick red.
16. Mr. Hill suggests working with staff on the color.
17. Ms. Loysen states that she thinks it would be great to recreate the historic mural.
18. Ms. Quinn agrees and states that they should reach out to the Heinz History Center as well. She suggests they do additional research and provide a rendering of the new openings on the side compared with what is existing. She states that they will also want to see specs for the windows.
19. Ms. Aguirre suggests that just the corner building come back to HRC.

Motion:

1. Ms. Loysen moves to approve the white building portion as submitted, with the end building be re-presented in 30 days with additional information on the windows and paint scheme.
2. Mr. Falcone seconds.
3. Ms. Aguirre asks for a vote; Mr. Green, Mr. Hill, Ms. Loysen, and Mr. Falcone are in favor and Ms. Aguirre abstains. Motion carries.