

## Development Activities Meeting Report (Version: 12/20/2019)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
<b>Project Name/Address:</b> Historic single-family home renovation at 4333 Schenley Farms Terrace	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b> Applicant, Hill CDC, Schenley Heights Collaborative, 3 additional attendees.
<b>Parcel Number(s):</b> 27-G-34	
<b>ZDR Application Number:</b>	
<b>Meeting Location:</b> Virtual (Zoom)	
<b>Date:</b> 8/17/2020	
<b>Meeting Start Time:</b> 6:00 p.m.	
<b>Applicant:</b> citySTUDIO on behalf owner	<b>Approx. Number of Attendees:</b> 12
<b>Boards and/or Commissions Request(s):</b> HRC due to location in Schenley Farms Historic District	

### How did the meeting inform the community about the development project?

*Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.*

Extensive renovation of house and garages to be as historically accurate as possible, but much detail is missing. Shows location of the house in relation to Centre Ave and Schenley High School, context, massing, slope. Photos show current condition of house, describes disrepair status including roof and window loss/damage. Shows 1923 Hopkins map, house is ~100 years old. Shows lot in plan view on parcel, two garages and their siting. Improvements to house follow American Craftsman style bungalow, replacing nearly all elements other than brick, using age appropriate Anderson windows. Using 4 inch hardiplank siding to create a contextual appearance. Brick will be re-pointed. New half-round gutter. Original garage will be improved with details that match the original house. Garage door will be roll up but made to look like a historic wood garage door consistent with what has been approved by HRC in past. Newer garage has no historic detail. Will use siding and similar door, but will not reinvent historic look. Will use climbing vine on this one to obscure non-historic original details.

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Are you certain the second garage will stay there and be usable? Want to know because the street is narrow and there is very limited on-street parking.	Yes, absolutely, keeping as a garage. It is tight, but they will work with it as the site needs it.
What is the proposed cost of this house? Are you taking into consideration the long-standing residents of the community and keeping it looking the way that it has?	Not a realtor, but would estimate the cost might be over \$400,000. It will not be an affordable house given the high cost of restoring the house from its poor state.

Questions and Comments from Attendees	Responses from Applicants
Did you look at the mix of the neighborhood when you considered the neighborhood or is this a money maker? In terms of income, ethnicity, race, age?	We have a diversity of developments and projects, but for this project, it's a great historic house. It would be a loss to the neighborhood if it was lost. It is very expensive to be renovated and so the sale price will be expensive. It doesn't necessarily support economic diversity. Can't say we considered anything else.

**Other Notes**

None

**Planner completing report:** Derek Dauphin and Phillip Wu