

Development Activities Meeting Report (Version: 06/24/2020)

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

Logistics	Stakeholders
Project Name/Address: 2424 E. Carson St Residence	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): South Side Community Council (SSCC) Project Development Team Design Review Committee (DRC) Local Review Committee (LRC) South Side Chamber of Commerce Residents
Parcel Number(s): 12-M-013	
ZDR Application Number: DCP-ZDR-2021-12804	
Meeting Location: via Zoom	
Date: October 21, 2021	
Meeting Start Time: 6:00 pm	
Applicant: Hart Architects	Approx. Number of Attendees: 25
Boards and/or Commissions Request(s): Historic Review Commission for exterior renovations and Street Tree reduction	

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.

Building on corner of 25th and Carson. Building constructed between 1924-1939. Building has an art deco style, uncommon in the district. Couldn't figure out use at inception of building but has been an auto body or warehouse for quite some time. Original bay existing. The second floor was recently used for a fitness gym. Also, second floor was a bowling alley at some point.

Intent is to turn building into 2-unit residence. First floor to become garage and storage and the second floor will be two units with an open-air courtyard in middle. Each unit would have a small patio deck (covered). Adding 6 new street trees arranged that avoid existing garage doors, utilities, and lampposts. Using a shorter tree and it will be from the recommended list from City Forestry.

Brick near existing front bay and door at corner (both with unoriginal masonry) will be removed. Will keep all original brick and repoint and restore. We will add glass storefronts in place. A few of the double hung sashes on each side of building will be removed to make for an open air porch. The garage doors that were bricked in will be removed and replaced with storefront glass. One small rear window will be enlarged to match other windows to keep the same rhythm. Replacing all old garage doors with new ones. New windows. Security grills will be removed. Removing AC window unit hangers. Exhaust stack at top will be removed. The downspouts are in bad condition. We intend to replace with new downspouts matching the original. We would like the garage doors to be opaque. Storefronts infills will be glass to match what it would have been originally to keep public activation.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
What is the existing zoning? Are you seeking variances?	It zoned as commercial, no active occupancy for second floor. Residential use is permitted in LNC. No variances.
Ground floor will be related to residnets? Not	Not separate rental
Rental units?	Two owners will occupy.
How large are units? May require second door.	Two-family house doesn't require second door for each unit
Where will mechanicals be located?	Flat roof will accommodate the mechanicals and they will be kept to the interior to prevent visibility from ROW. Roof in disrepair and we have an emergency permit in to fix roof.
Any intended use of roof.	Mechanical and maintenance access and skylights.
Replacing sidewalks or cutting into to plant trees. Recommend connecting with PennDOT and DOMI because they are making improvements.	My understanding is they intend to replace sidewalk concrete. DOMI is replacing front sidewalk and we are coordination with them. Dimensions will remain same.
Concerned about keep 3 garage door and they can pose a safety concern for pedestrians. It's difficult to get into the alley. Do you need all three?	Owners would like to keep all three. Plan to use flexibly. Limited traffic generation from this site. Intent was to keep it as historic as possible.
Rear garage door is tight near a narrow alley. I would encourage removing that door.	
Are there issues in making these kind of changes?	
Thank you for the restoration efforts. This works pretty well. LRC would like to talk with you. The rear garage door, even if original, doesn't have to be function to give the impression of the original. Upper floor windows, if wood, should be replaced with wood. Everything is negotiable.	
The garage doors – can we go down to one door? It's concerning on Carson which has many vehicles and pedestrians. Maintain a single door on 25 th ?	We were trying to honor the historic nature so we didn't consider these alternatives. We can talk internally. From a safety perspective there will be little traffic from 2 tenants. Understand concerns.

Questions and Comments from Attendees	Responses from Applicants
The back alley garage is concerning. Throughout the district alley parking can be an issue. You could spend a lot of time getting people towed. Welcome to the neighborhood btw.	
Should the ZOVKO's garage sign painting remain?	Guidelines didn't seem to address whether it should be maintained. Unknown how long the sign has been there. We would like to restore the façade and make it pristine.
Only allowed 4 parking spaces per unit, you will need a variance. It's a big garage.	We understand. The space will be used for multipurpose. Storage, parking, other activities for tenants (co-owners).
Another building across street is being renovated and this will bookend with nice renovations. Windows are a point of discussion. We would like to discuss further (LRC).	The windows probably are original. Probably was a garage originally because windows differ so much between first and second floor. First floor has metal mesh over. Some windows have been updated with clad.
Missing windows for open air porches. How will those openings look due to the brick and material changes? What do expect these to look like?	Those openings with fake sashes as nod to former windows may
Inserts without glass seem foreign. I recommend nothing.	Okay.
Window specs?	First floor and second floor are different from one another. Steel window on bottom. Wood on second. The expense of steel windows indicate some type of protection of the storefronts.
May want to explore a more period appropriate storefront rather than others in the neighborhood particularly by the South Side Works.	It's up for discussion.

Other Notes

Text

Planner completing report: Stephanie Joy Everett