

## Development Activities Meeting Report (Version: 02/20/2026)

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> 404 Sampsonia Way	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b>
<b>Parcel Number(s):</b> 23-F-398	Allegheny City Central Association [ACCA]
<b>ZDR Application Number:</b> BDA-2024-03755	Central Northside & Allegheny Center residents Applicants [Owner & Architect]
<b>Meeting Location:</b> Virtually on Google Meet	DCP
<b>Date:</b> March 11, 2026	
<b>Meeting Start Time:</b> 7:00 pm	
<b>Applicant:</b> Brian K.	<b>Approx. Number of Attendees:</b> 7
<b>Boards and/or Commissions Request(s):</b>  <b>HRC</b> [Historic Review Commission]; To be reviewed for historic preservation aspects.	

### 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.*

During the development activities meeting, the applicant gave us an overview of the property, the context, their proposed plan, and the tentative timeline for it. ACCA shared the project information with the community during their general membership meeting two days prior on March 9<sup>th</sup> (number of attendees: 17), and there was general support for the project and consensus to provide a letter of support as well.

The applicant introduced themselves as the owner of the property. The building has been stripped of the historic ornamentations over the past decades. The applicants plan to add a garage on the 1<sup>st</sup> floor, and the upper two floors will be a residence. They will replace the aging vinyl siding with new cement board siding, add new 'Pella' windows and trims. The dormer on the 3<sup>rd</sup> floor will be restored as well.

The alleyway is narrow, and the garage will help alleviate the existing parking issues. As this will be a deviation from the historic aspects of the façade, they showed examples from the neighborhood having garage doors and similar fenestration. They presented the proposed design drawings including elevations and wall sections, materials they are considering including sidings, windows, garage door options, doors and hardware. They also shared that the neighbors have been excited about the proposed updates, and some have sent letters of support already.

The ACCA board opened up the floor for questions/comments after the presentation. At the end, DCP explained the next steps for the applicant's understanding. Additionally, ACCA mentioned that the Local Review Committee 'Mexican War Streets Society' [MWSS] has sent a letter of support for this project after an internal review.

## Discussion

Topic / Issue	Recap
<ul style="list-style-type: none"><li>• Use</li></ul>	<ul style="list-style-type: none"><li>• Concern: How did you determine that there used to be a dormer?</li><li>• Who asked: Resident</li><li>• Applicant response: When we gutted the house years ago, we saw that they had it in the framing. It is pretty common for the North Side houses. The point is that the dormer is really a restoration of something that had historically been there.</li></ul>
<ul style="list-style-type: none"><li>• Building Design &amp; Materials</li><li>• Use</li></ul>	<ul style="list-style-type: none"><li>• Concern: The only place you are deviating (from the design standards in the neighborhood) is by putting your garage door in?</li><li>• Who asked: Resident</li><li>• Applicant response: Right. The examples and photos I show are evidence that such a garage is a common feature in this historic district.</li></ul>
<ul style="list-style-type: none"><li>• Community Benefits &amp; Amenities</li><li>• Equity &amp; Accessibility</li></ul>	<ul style="list-style-type: none"><li>• Concern/Comment: Looks like it would be easier for the neighbor across to get into their garage as well.</li><li>• Who asked: Resident</li><li>• Applicant response: Yes, she has been in support and can't wait for us to get this done. She also offered to write a letter of support like the City of Asylum founders (also neighbors) have offered.</li></ul>

**Link to Video Recording (if available):** N/A

**Planner completing report:** [NT]