

Development Activities Meeting Report (Version: 01/24/2024)

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> 419 & 421 Lockhart St	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b>  East Allegheny Community Council Board East Allegheny Residents Applicant DCP
<b>Parcel Number(s):</b> 8-D-150 & 8-D-151	
<b>ZDR Application Number:</b> BDA-2024-07415 & BDA-2024-07260	
<b>Meeting Location:</b> In-person at the Café, Allegheny Center Alliance Church, 801 Union Place Pittsburgh, PA 15212	
<b>Date:</b> January 14, 2025	
<b>Meeting Start Time:</b> 7:00 pm	<b>Approx. Number of Attendees:</b> 31
<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.

<p>During the community meeting, the applicant gave us an overview of the history, the function(s) of the building, and the proposed renovation plan and design, and the timeline for it.</p> <p>The applicant introduced himself and explained how they and their next-door neighbors intend to repair their front porches. Both the porches have reached the point where they are progressively becoming unsafe for the visitors. Hence, they plan to repair and re clad the porches by replacing the painted wood posts, handrails, and balusters with painted wood components inspired by the neighboring property’s porch [417 Lockhart St] which was done a couple years back.</p> <p>They would also like to build a stone curb with the same bottom-step detail as 417 Lockhart st. The proposal is to replace the painted decking with a tongue-and-groove PVC material as a solution to the recurring water damage issues. As this is exterior renovation and the properties are part of a Historic District, this needs to go through HRC hearing and a public engagement.</p> <p>The applicant brought and passed around printed copies to present the existing porch conditions, and the proposed drawings and details.</p> <p>EACC then opened up the floor for questions.</p>
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## Input and Responses

Questions and Comments from Attendees	Responses from Applicants
. Are you going through the February HRC?	. Probably the March one.
. What material did you mention for decking? The PVC-?  . It looks good!	. PVC tongue-and-groove decking material, yes. I have brought a sample for you all to see. [He passed it around.]
. Is it just the side or any other sides as well?	. It's just the porch side on the North.
. I am just super excited that you are doing this. Thank you for taking care of this so nicely!	. Thank you for your support!

## Other Notes

During and after the presentation, Q/A and other discussions around the Development Activity, EACC board members and residents showed their general support for this project, contingent upon a discussion during the board meeting. They invited the participants to send their questions between the DAM and the Board Meeting, if any.

**Planner completing report: NT**