

# clarendon place

**project**

Clarendon Place

**neighborhood**

Friendship

**grant amount**

\$7,500

**grant year**

1998

**community organization**

Friendship Development Associates

**architect**

Loysen and Associates Architects

**project type**

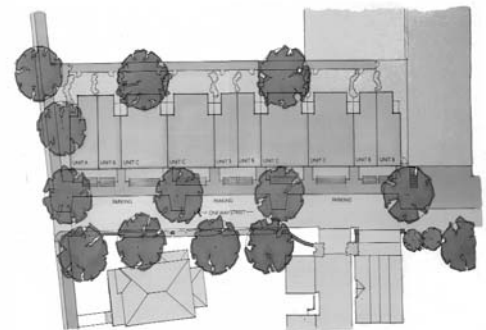
residential



Clarendon Place sketch.

Friendship Development Associates (FDA) requested assistance from the CDCP to support the redevelopment of row houses dating from 1910. These structures were in poor condition, suffering from mismanagement by an absentee landlord. The properties were the site of drug- and gang-related activities, further endangering the rest of the neighborhood.

FDA was awarded a \$7,500 Design Fund grant, with which they hired Loysen + Associates Architects to redesign the row houses. Several designs were considered; the preferred design converted the 14 existing row houses into 10 townhouses, six 2-bedroom units and four 3-bedroom units. Each townhome has an open living-dining room plan and skylights above each stairwell, as well as new electrical systems, heating and air conditioning, roofing, kitchens, and porches. The streetscape was also improved with new trees, sidewalks, and parking.



Clarendon Place elevation.

All 10 townhouses were sold, achieving the neighborhood's goal of increased owner-occupancy and long term residency. Six units were purchased by low- to moderate-income buyers. The 2-bedroom homes sold for \$95,500 to \$98,500 with deferred second mortgages; the 3-bedroom homes sold for \$130,000. New homeowners moved into Clarendon Place from New York City and from the neighborhoods of Sewickley, Fox Chapel, Shadyside, Oakland, and Friendship within the Pittsburgh region.



Clarendon Place after renovation