

## 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> 1216 Palo Alto St	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b>  Allegheny City Central Association [ACCA] Board [members and residents] Applicants DCP
<b>Parcel Number(s):</b> 23-K-148	
<b>ZDR Application Number:</b> BDA-2025-04843	
<b>Meeting Location:</b> Virtual on Google Meet	
<b>Date:</b> June 25, 2025	
<b>Meeting Start Time:</b> 6:00 pm	<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.*

<p>During the special Development Activities Meeting, the applicants gave us an overview of the history, the function(s) of the building, and the proposed rooftop deck plan and design, and the timeline for it.</p> <p>The applicants introduced themselves as the owners and explained that they are working with EOS studios to design the deck. They showed the photos of the house- front and back. The proposed rooftop deck is on the rear of the house. It will be accessible from the second floor. They explained how the existing window will be replaced by a door to give access to the rooftop deck. They showed the renderings including the side elevations, proposed materials and specifications. They showed the shingles they have chosen as well- the closest to the existing roof shingles. They showed the decking material as well- as natural as possible.</p> <p>They also explained how this deck and railing will mainly be visible from the back street- Wolfrum St. Their next-door neighbors have something similar and had gone through the HRC process when they installed it.</p> <p>ACCA asked questions during the presentation and at the end, opened up the floor for more.</p>
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## Input and Responses

Questions and Comments from Attendees	Responses from Applicants
. [ACCA] You have two arguments in your favor: rooftop decks are allowed according to the guidelines of the Mexican War Streets. Additionally, you have the neighbor's house as evidence. You are not breaking the rules, so this should be just an administrative step here, that's all.	
. These are architectural renderings. Are there any structural investigation?	. [Owners] We still have to do that, yes. Our consultants think that it wouldn't be an issue [they have an in-house structural engineer]. But we have yet to do all that.  [ACCA] Also, this DAM is just for the HRC. They will still have to get their permits with PLI etc. for the construction and structural concerns.
. [DCP] You are welcome to speak with the historic review planners for advice [regarding the railing material] if you wish.  . [ACCA] If the railing is allowed, not sure why they would need to review the material of the railing. But yes, if you look at the neighbors' deck railings, and get some ideas, that may be helpful.	

## Other Notes

During and after the presentation, Q/A and other discussions around the Development Activity, ACCA board members and residents showed their general support for this project, contingent upon a discussion during the general membership meeting.
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**Planner completing report: NT**