

Development Activities Meeting Report (Version: 4/18/2019)

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

Logistics	Stakeholders
Project Name/Address: 207 Lytton Ave Roof Replacemnt	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Schenley Farms Civic Association Homeowner Homeowner's Architect OPDC
Meeting Location: W. PA School for Blind Children, Janet Simon Building, 250 N. Bellfield Avenue	
Date: 6/3/2019	
Meeting Start Time: 6 p.m.	
Applicant: Ting Yen	Approx. Number of Attendees: 6

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.

Board of SCFA previously reviewed the proposed metal roof materials that appear similar to the historic slate shingle, although the current roof is asphalt shingle. Could replace asphalt shingle without going to HRC (in kind). Want to use the metal tile to look like the historic material and HRC has approved in the past in Deutschtown. Applicants are clear that they will propose the metal tile option to HRC, with discussion about what other alternatives might be pursued should this not be approved (see Other Notes).

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Is the sample the same color you would use?	Yes
Comment that the product is very attractive.	N/A
Attendee brought samples of two different types of synthetic roof products for consideration. Discussed costs being similar to high end metal roofs. Have 60 year life.	Very attractive. Asked if this was previously approved by HRC, and the attendee said that the state had approved it, but she's not sure what HRC thinks about this product.
SCFA board wants to make sure the homeowner has considered different options.	N/A
Would a product HRC approved for the Mexican War Streets will be approved for Schenley Farms?	HRC doesn't distinguish between similar districts, but testimony is important to them.

Other Notes

Discussed that the applicant would propose the materials in order of their preference, resorting to the next option if the HRC deems the preferred product not acceptable. The order of proposed products will be:

1. Metal tile product,
2. Synthetic tile product proposed by attendee if the costs are reasonable, and
3. Revert back to the in kind replacement of asphalt shingle that does not require HRC approval.

Planner completing report: Derek Dauphin