

HDC-2022-00016**Address: 23 N. 12th Street****Applicant: Pedro Ditsen, Contractor on behalf of Owner Hypolite Johnson****HARB Meeting Date: June 6, 2022****Building Description:**

This building is in the Old Allentown Historic District. This house is a mirror image of 21 N 12th Street. This 2½-story brick twin house, ca 1885, in Queen Anne Porch house. The gable roof has slate shingles, snow catchers and a single chimney. A turret extends over the 2-stories and is topped with a spire, that has three lucarne windows which have rippled glass in the top pane and has a ball finial top. All the windows are 1/1 sash with stenciled Queen Anne lintels. The exterior of the home is aluminum siding, and the turret and cornice are also covered with aluminum. The concrete porch has a single glazed door with transom and a wrought iron railing. There is a visible basement window grille. The door and porch are covered by an Allentown Porch roof, which is fitted between the turrets of these twin houses. This roof has a concave profile with ¾ width coverage, it adjoins with the twin house, the ends are closed, the brackets are simple, rafter are hidden, and the roof has asphalt shingles.

Project Description:

As Provided by Applicant and Staff for April and May HARB meetings: Remove the existing slate roofing and replace front and sides with architectural shingles.

Provided for June HARB meeting: Description by Rental Manager: Due to the condition of the existing slate roof being dry and brittle, it is impossible to repair. Per the contractor, when they attempted to do so, the other shingles crumbled and fell, and continues to fall with varying weather conditions (i.e. heavy rains, high winds). The proposed alternate shingles will be grey in color, liken to the existing slate shingles. The existing metal features (rolled ridged flashing and finials) will be repaired where necessary and reuse.

Primary Façade (Applicant)**Front & Turret Roof (Applicant)****Applicable Guidelines:****Chapter 1 – Roofs****Roof Shingles**

3.1.3 Repair and restore original and historic roofing materials whenever possible. Evaluate the condition and cost of repair of original materials before removing and replacing them. Targeted areas of repair or localized in-kind replacement may be the most effective and low-cost solution.

3.1.6 Replace historic roofing materials in-kind whenever possible if severe deterioration makes a full replacement necessary. Replacement material should match the original in material, dimension, shape, profile, color, pattern, exposure, and overall appearance.

3.1.7 If in-kind replacement is not feasible, replace historic roofing materials with alternative materials that resemble the original as closely as possible. Roof replacement should be sensitive to the original appearance. Replacement materials should match roof slopes or shape.

Related Roof Features

3.1.5 Repair and replace features that give the roof its unique and building specific character – such as dormers, turrets, chimneys, cornices, rolled ridge flashing, cresting, and finials. Repair and restore features; replace in-kind only when necessary.

Observations & Recommendations:

This application was tabled at the April and May HARB meetings as no one was present for this application to respond to the HARB's questions.

In response to the May Preliminary Review, the Applicant provided the above description [in Project Description] about the deteriorated condition of the slate shingles and infeasibility of repair.

Repair or in-kind replacement are more appropriate treatments, but alternate materials may be appropriate on a case-by-case basis. As noted in past reviews the proposed alternate shingles have a grey color similar to the existing slate and have straight cuts, which is recommended for alternate materials. The proposed shingles are more square than the existing rectangular slates and do not match the existing slate's exposure, size, or thickness.

Repair and reuse of the metal features (rolled ridge flashing and finials) is consistent with the Guidelines.

HARB Discussion:

AJ asked how the detail with neighboring building would be addressed. Representative of the applicant, DF, stated she did not know. A member of the public suggested using GAF Slateline shingle product. HARB members continued discussion of how to address the contact with the neighboring property.

JS clarified the level of approval needed: decide on the application before the HARB, the neighboring property can submit at a later date and be approved at staff level.

AE raised question if party wall continued up and if the flashing condition could be made watertight.

GL stated the application must be reviewed and the unresolved condition of the easement between the neighboring building must be handled by the Building and Construction Office.

Discussion of the need to address this individual application due to concerns from on-going leaking and deterioration.

DH confirmed with DF that she is willing to use Slatelite shingles as a more appropriate match instead of the proposed architectural shingles and DF agreed. DH requested color of the shingles to be grey to match existing.

AJ, JS, and GL confirmed location of work shall be as submitted at the front and sides of the roof.

Action:

HARB member Glenn Lichtenwalner made a motion to approve with conditions the application

presented on 06/06/22 for removal and replacement of the roof shingles at 23 N. 12th Street with the following conditions agreed to by the applicant: to use GAF Slateline shingles, similar in color to the slate; replacement of the ridge flashing, finials and snow catchers/guards in kind; and finds the application to be in compliance with Chapter 3, Section 3.1 Roofs of the Historic District Design Guidelines and there are no unique circumstances to this application.

Motion to approve with conditions was made by HARB member Glenn Lichtenwalner, motion was seconded by HARB Vice Chair AJ Jordan. Motion carried with unanimous support.

Therefore, the Approved Alterations for the purpose of writing and issuing a Certificate of Appropriateness are:

1. Removal of existing grey slate roof shingles from the front and side areas of the roof.
2. Replacement of the shingles with new GAF Slateline shingles, similar in color to the existing slate. Replacement shingles shall be a more appropriate match to the size, shape, exposure, and appearance of the existing slate.
3. Replacement of existing metal ridge flashing, finials and snow catchers (snow guards) in kind.

HDC-2022-00026**Address: 319 N. 8th Street****Applicant: Bachman Roofing, Contractor****HARB Meeting Date: June 6, 2022****Building Description:**

This building is located in the Old Allentown Historic District. This 3-story Edwardian with Romanesque Revival influence brick row house was built in 1914 and is in good condition. The 1st floor is recessed to create a front porch with brick columns forming an archway for the front entrance and the porch. There is a bay window on the 2nd and 3rd floors with transoms above the single windows. The mansard roof has Spanish terra cotta tiles with a single chimney. All of the windows have leaded glass transoms above them. The 1st floor has a large 3-section window with transoms above each one, the entry is a single, glazed door and the concrete porch as pipe railing.

Project Description:

The proposed work is roof replacement at the detached garage, 2nd floor of the house, and 3rd floor of the house. Provided by Applicant: Remove existing roofing materials. Install new ½" fiberboard insulation and install new .60 EPDM roofing. At the rear mansard and 3rd floor front peak, remove existing roofing material. Install new ice & water shield and felt underlayment and install new GAF HDZ Shingles in Charcoal color.

Garage Roof (Applicant)**3rd Floor Roof (Applicant)****Rear Roof (Applicant)****Applicable Guidelines:****Chapter 3.1 - Roofs**

3.1.8 Replace non-historic roofing materials in-kind or with recommended alternates. If the original material is documented, restoration of the original material is also an appropriate option but is not required. Original roofs may have been replaced long ago, yet asphalt shingles and similar alterations are still considered impacts to the overall appearance. Replacement materials should match the existing in color, pattern, shape, and profile. Greater flexibility is possible with non-historic roofing and using durable high-quality replacements is recommended.

3.1.10 *Recommendation Only:* Proposed repairs or replacement of flat roofs that are not visible from the public right-of-way do not require staff approval or HARB review for a Certificate of Appropriateness. Recommended materials for flat roofs include fluid-applied membranes and modified bitumen membranes.

Observations & Recommendations:

The proposed roof replacement is consistent with the Guidelines and will have minimal visual impact. The two types of roofing to be removed are not original and allow greater flexibility for replacement. The flat roofs are only visible from

the rear. The proposed shingle replacement is only at the peaked/rear mansard dormer slopes which have limited visibility from the primary street; no work is proposed for the primary facade mansard roof slope.

The proposed architectural shingle material with random widths and exaggerated overlaps are not consistent with the Guidelines (refer to page 41) but are proposed as a replacement for a non-historic fiberglass asphalt shingle.

The submitted application only describes roofing work. In the submitted photo package, a note about rear windows and fascias was included. Any alterations to windows, fascia, gutters, or such exterior features must be submitted to Staff and HARB for approval.

HARB Discussion:

Discussion with the applicant about visibility if the roofs proposed for work. Applicant clarified none of the roofs being proposed for work are visible from the public right of way. HARB members determined visibility of side slopes of peaked mansard from public right of way.

AJ stated the flat EPDM roofs are outside of the purview of the HARB because it is not visible.

AJ and GL both state the architectural shingle proposed for the visible roof locations is not appropriate, a GAF Slateline product is acceptable.

Action:

HARB member Glenn Lichtenwalner made a motion to approve with conditions the application presented on 06/06/22 for removal and replacement of the roof shingles at 319 N. 8th Street with the following conditions agreed to by the applicant: to use GAF Slateline, gray color, in the visible locations of the peaks and sloped mansard; and finds the application to be in compliance with Chapter 3, Section 3.1 Roofs of the Historic District Design Guidelines and find there are no circumstances unique to the property.

Motion to approve with conditions was made by HARB member Glenn Lichtenwalner, motion was seconded by HARB Vice Chair AJ Jordan. Motion carried with unanimous support.

Therefore, the Approved Alterations for the purpose of writing and issuing a Certificate of Appropriateness are:

1. Removal of existing roof shingles and replacement with new shingles using GAF Slateline type shingle, gray color, in the visible locations of the peaks and sloped mansard. This scope of work shall occur in the areas visible from the public right of way.
2. As HARB has determined that the flat roofs are not visible and therefore do not require a Certificate of Appropriateness, the removal of existing roofing at flat roofs and replacement with new EPDM roofing as submitted is noted for record only.

HDC-2022-00024**Address: 428 N. 6th Street****Applicant: Allentown Redevelopment Authority, Owner****HARB Meeting Date: June 6, 2022****Building Description:**

This parcel is located in the Old Fairgrounds Historic District. The parcel, also addressed as 428-436 N. 6th Street, is vacant. The subject parcel was acquired by the Allentown Redevelopment Authority in 2011. The former building on the site was a 3-story twin house, which was demolished between August 2019 and the present (evidenced by available street imagery).

Project Description:

Provided by Applicant and Staff: Construction of a new 2 ½ story, 8-unit apartment building on vacant lot. All materials used will be in accordance to guidelines to ensure neighborhood conformity.

Elevation on N 6th Street (Applicant)**Elevation (Applicant)****Applicable Guidelines:****5.1 New Buildings****HEIGHT GUIDELINES**

5.1.1 Match the overall height of the new building to the surrounding buildings. The height of the roofline(s) should be consistent with the height of the nearby buildings. Most blocks in the historic districts are made up of rowhouses with a consistent height.

5.1.2 For blocks with buildings of different heights, identify the overall pattern and average height to blend the new building into the rhythm of the block.

5.1.3 Design the height of the primary facade(s) and the height of interior floors to be consistent with the surrounding buildings.

5.1.4 Match the height of new building features with the features of surrounding buildings. For example, the height of front porches and front doors should be consistent.

MASSING GUIDELINES

5.1.5 Consider simple rectangular volumes rather than elaborate building forms to be consistent with the historic district's massing and character.

5.1.6 If a building is taller than the predominant two-, three-, and four-story height in historic districts, step back any floors that are taller than the average height of historic buildings, so that upper floors are partially concealed when viewed from the street. Taller buildings are not recommended within the districts but may be allowed "as of right" by zoning regulations. Balance building elements to produce an appropriately scaled building. Divide a large building mass by using setbacks and smaller facade modules to reduce perceived mass and height.

SIZE AND SCALE GUIDELINES

5.1.7 Honor the scale of surrounding buildings. Avoid scaling new construction to be larger than the neighboring

buildings and immediate block context.

5.1.8 Consider how the new building relates to the adjacent buildings and the buildings across the street. Maintain the overall size and scale of the block, especially when viewed as a pedestrian.

SETBACK GUIDELINES

5.1.9 Arrange main entrances to face the street to respect the general historic rhythm of the historic district. Additional entrances may be located on the secondary or rear facades.

5.1.10 For corner lots or buildings with high visibility from multiple public rights-of-way, treat all facades with equal consideration of design, rhythm, and relationship to the streetscape. Generally, the primary facade should face the main (largest) street and orient the entrance to match the dominant pattern of the block. A corner entrance may also be appropriate.

5.1.11 Respect established setbacks and spacing between the buildings already in the historic district. Locate new buildings in-plane with the existing street wall.

PROPORTION GUIDELINES

5.1.12 Respect the overall proportions of surrounding historic buildings in the design of the new facade. Examine the surrounding buildings for horizontal and vertical patterns—such as consistent cornice lines, windows, entrances, roofs, or facades rhythm.

5.1.13 Match the proportion of building features, such as windows or cornices, to surrounding buildings and use consistent proportions across the new building's facades.

MATERIALS GUIDELINES

5.1.14 Reference the materials appropriate for the surrounding neighborhood's historic character to maintain compatibility. Colors that are part of the material (inherent), such as the color of brick, and textures of nearby historic materials can inform the choice of materials for the new building.

5.1.15 Incorporate local materials and materials that are dominant in the surrounding neighborhood to enhance the overall quality of the streetscape. It is highly encouraged to use sustainable material options.

5.1.16 Avoid vinyl materials, plastics, non-durable materials and materials that are not considered appropriate alternatives for historic materials within these Guidelines.

DETAILING GUIDELINES

5.1.17 Respect historic architectural influences already found in historic districts in the design of new buildings. Employ design strategies that differentiate new development from historic buildings to avoid creating a false sense of history. Simplified details or interpretations of historic features are appropriate design approaches. Avoid directly copying details from an existing building.

5.1.18 Include sustainable construction features such as solar collectors in the design of any new construction to integrate them as seamlessly as possible with the building. Thoughtful planning at the early stages of a design project can help ensure that a historically sensitive design and energy efficiency goals are achieved.

5.1.19 Design new construction to take advantage of energy saving and generating opportunities. This can be accomplished by designing windows to maximize daylighting and using shading that is appropriate in scale, design, and materials, while maintaining compatibility with surrounding properties.

5.1.20 Conceal mechanical and utility equipment from view from the public street(s). If full concealment is not possible, set back equipment and adjust heights to be minimally visible.

FENESTRATION GUIDELINES

5.1.21 Respect the solid-to-void ratio of surrounding historic buildings in the new building. This ratio refers to the amount of exterior wall surface (solid) compared to the size of window and door openings (voids).

5.1.22 Avoid oversized windows and doors that are out of character with the building and the openings in neighboring buildings. Scale windows and doors to be consistent with historic sizes and the pedestrian-oriented scale of the historic districts.

5.1.23 Respect the window and door details of surrounding buildings and be consistent with their style and their surrounding context. Use the nearby buildings as references for sills, lintels, and trim

Observations & Recommendations:

Appropriateness is evaluated by the factors of height, massing, size and scale, setback, proportion, materials, detailing, and fenestration. The proposed new construction appears to comply with the Guidelines. Observations of the surrounding context indicated that the proposed height, massing, size and scale, and setback are consistent with the adjacent buildings especially on this side of the block. The proportions and facade rhythms are also consistent with the surrounding buildings. Mansard roofs, gable dormers, articulated facades, and ornate wood trim are present across this side of the 6th street block.

Submitted renderings indicate that the existing (maybe original) stone wall at the sidewalk will be retained, which would be appropriate.

Proposed exterior materials were not identified in the submitted materials. The Applicant indicated that materials will follow the guidelines and materials of the surrounding historic buildings; materials can be discussed further in this meeting and/or in subsequent meetings as the design develops. Door hardware and exterior lighting proposals were submitted and appear consistent with the Guidelines.

HARB Discussion:

GL requested more information on the rear façade and does it face onto a street that would be visible. Applicant clarified the front and rear facades will be the same. The rear will be visible from the alley. DH asked where parking will be and Applicant clarified it will be at the rear.

AJ stated objection to the design choice as faux historicism but the design is compliant with the Guidelines.

GL stated the design does interpret the Guidelines appropriately and the HARB would be able to review the materials proposed.

AJ raised concerns of the design being compatible with the surrounding contextual massing. The applicant addressed this concern with the clarifying the topography of the streetscape as it steps up and the building design addresses the neighboring massing. Applicant clarified that elevation of basement and building height will match height of surrounding structures.

PH asked if any energy efficiency would be introduced into the design, applicant responded should funding be made available solar design would be explored for the project.

AE asked a question regarding representation of the structural supports in the form of lintels and design inside the pediment.

DH asked when the applicant would return to HARB with the materials selection for review. Applicant responded they would aim to return at the next scheduled meeting.

Discussion regarding the materials which are not specified at this point. HARB members requested clarification on the request for approval at this stage, JS stated approval would be for the design only, with further review and approval of material specifics.

Action:

HARB member Alex Encelewski made a motion to approve with conditions the application presented on 06/06/22 for constructing a new 2 ½ story 8-unit apartment building at 428 N. 6th Street with the following conditions agreed to by the applicant: that the applicant submits detailed choices for exterior materials; and finds the application to be in compliance with Chapter 5, New Buildings of the Historic District Design Guidelines and there are not unique circumstances to the property.

Motion to approve the design with conditions made by HARB member Alex Encelewski, motion was seconded by HARB Vice Chair AJ Jordan. Motion carried with unanimous support.

Therefore, the Approved Alterations for the purpose of writing and issuing a Certificate of Appropriateness are:

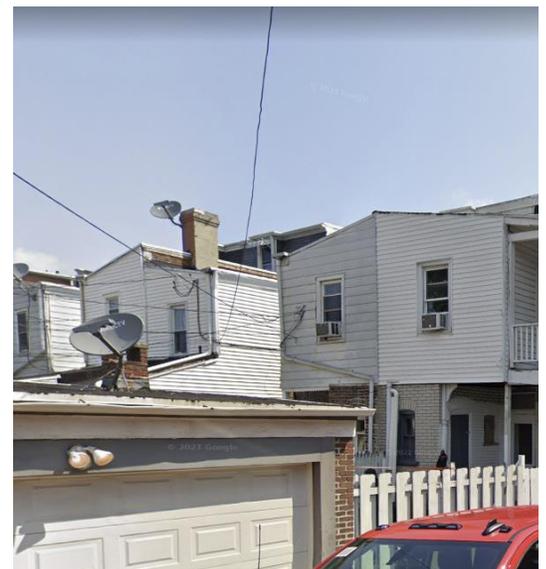
1. New construction of a 2 ½ story, multi-unit apartment building on an existing vacant lot. Height, massing, size and scale, setback, proportions, and overall design shall be as submitted. Changes or revisions to these factors or similar design elements shall be submitted to Staff and HARB for consideration as an amendment to this Certificate of Appropriateness.
2. Detailed choices for exterior materials shall be submitted to HARB for review and approval.

HDC-2022-00022**Address: 506 N. 5th Street****Applicant: Juan Salce Murillo, Owner, and Kimberly Smith, Contractor****HARB Meeting Date: June 6, 2022****Building Description:**

This building is located in the Old Fairgrounds Historic District. This 3-story brick row house, ca 1894 is composite in style. The mansard roof has aluminum siding, corbelled brick cornice, a double dormer with arched 1/1 windows and gable roof topped by a finial. The windows are 1/1 sash with arched brick lintels on the 2nd and 3rd floors and Eastlake lintels on the 1st floor. The main entry is a single glazed door with transom on a concrete porch with the brick knee wall and wrought iron railing at steps.

Project Description:

Provided by Applicant: Install 10 roof-mounted solar panels on primary roof. Set back 1'-1 1/2" from roof edge. Solar panels should not be visible from the primary street.

Aerial View (Google Earth)**Primary Façade (Google Street View)****View from Liberty St. (Google Street View)****Applicable Guidelines:****Chapter 3.10 Solar Energy and Energy Improvements**

3.10.3 Minimize visibility of solar panels, mounting equipment, and necessary mechanical equipment from the public right-of-way. For pitched roofs, locate solar collectors on rear roof slopes whenever possible. For pitched roofs where all slopes are visible, locate collectors as far back from the street as possible. For flat roofs, locate collectors as far back from the top of street-facing facades as possible.

3.10.4 Attach solar collectors or other equipment in the least invasive method feasible so that the alteration is reversible in the future.

3.10.5 Install solar collectors or equipment as flat as possible to the surface where they are installed. Placement parallel to the roof surface is encouraged. If a horizontal or vertical tilt is required for functionality, adjust the pitch to use the smallest angle possible.

3.10.6 Choose energy systems, mounting equipment, and necessary mechanical equipment in a color compatible with existing roof materials whenever possible and with non-reflective finishes.

Observations & Recommendations:

Administrative Note: A solar panel installation is typically approved by Staff if the application meets the Guidelines. This application has been brought to HARB for review due to the absence of a certified Staff member, which is considered a temporary unique circumstance.

The proposed installation complies with the Guidelines. It does not appear that the proposed panels will be visible from the primary street nor that the panels will have a visual impact on the surrounding historic district. New wiring and meters will be located at the rear facade which is appropriate.

HARB Discussion:

No one was present to discuss the application. Noted that two members of the public were present in the virtual meeting but did not identify themselves as representatives.

Discussion of temporary unique circumstance of staff-level and HARB review for solar panel installations. Discussion that the proposed panels will not be visible from the public right of way.

Action:

HARB Vice Chair AJ Jordan made a motion to approve the application presented on 06/06/22 for the installation of 10 roof-mounted solar panels at 506 N. 5th Street as submitted and finds the application to be in compliance with Chapter 3, Section 3.10 Solar Energy and Energy Improvements of the Historic District Design Guidelines and find HARB review to be a temporary, unique circumstance due to the absence of a certified Staff member to review the application.

Motion to approve was made by HARB Vice Chair AJ Jordan, motion was seconded by HARB Chair David Huber. Motion carried with unanimous support.

Therefore, the Approved Alterations for the purpose of writing and issuing a Certificate of Appropriateness are:

1. Installation of ten (10) roof-mounted solar panels on the primary roof, as submitted.
2. Solar panels shall be set back 1'-1/2" from roof edge, as submitted.
3. Solar panels shall be concealed and not visible from the primary public right of way, as submitted.
4. Equipment and meters shall be located on rear facades, as submitted.

HDC-2022-00027**Address: 1015 Oak Street****Applicant: Chaveli Vasquez, Contractor****HARB Meeting Date: June 6, 2022****Building Description:**

This building is located in the Old Allentown Historic District. This brick/stone 3-story twin house (joined at the rear walls, back-to-back), ca 1828 is half-street Vernacular. The mansard roof is covered by aluminum siding and there is a single chimney. All windows are 2/2 with brick lintels and a single basement window grille is visible. There is a single contemporary door at the entrance with an aluminum awning. The porch is concrete and covered with carpeting. There is decorative wrought iron railing surrounding the porch. There is a wooden garage in the back.

Project Description:

Provided by Applicant: Install 32 roof-mounted solar panels (307 sq. ft.). They will be 4" to 6" from the surface of the roof and be set 3' from the roof edge. Inverter and disconnect box will be installed next to PPL meter as per regulation.

Aerial of Roof (Applicant)**Primary Facade from Neighboring Building, 1015 Oak St. indicated with arrow (Applicant)****Oak Street Facade (Google Street View, 2019)****Applicable Guidelines:****3.10 Solar Energy and Energy Improvements**

3.10.3 Minimize visibility of solar panels, mounting equipment, and necessary mechanical equipment from the public right-of-way. For pitched roofs, locate solar collectors on rear roof slopes whenever possible. For pitched roofs where all slopes are visible, locate collectors as far back from the street as possible. For flat roofs, locate collectors as far back from the top of street-facing facades as possible.

3.10.4 Attach solar collectors or other equipment in the least invasive method feasible so that the alteration is reversible in the future.

3.10.5 Install solar collectors or equipment as flat as possible to the surface where they are installed. Placement parallel to the roof surface is encouraged. If a horizontal or vertical tilt is required for functionality, adjust the pitch to use the smallest angle possible.

3.10.6 Choose energy systems, mounting equipment, and necessary mechanical equipment in a color compatible with existing roof materials whenever possible and with non-reflective finishes.

Observations & Recommendations:

Administrative Note: A solar panel installation is typically approved by Staff if the application meets the Guidelines. This application has been brought to HARB for review due to the absence of a certified Staff member, which is considered a temporary unique circumstance.

At the two upper story roofs, the proposed arrays comply with the Guidelines. It appears they will have minimal visibility due to the height of the building. The six-panel array at the entry porch will be clearly visible from the street and does not comply with Guideline 3.10.3. It is noted that the primary facade of this building faces onto Oak Street, which is a smaller secondary street. All wiring, conduits, and meters are recommended to be concealed as much as possible and painted to blend into the wall on which they are mounted.

HARB Discussion:

HARB discussion distinguishing primary and secondary streets versus alleys.

SO referenced hierarchy of the streetscapes can determine the difference between staff level purview and HARB review.

AJ and GL state the location of the panels at the lowest, first floor roof (shown in the green square in presentation materials) are in a location that is visible and not consistent with the Guidelines. Asked Applicant if they could relocate the six panels at the lowest roof or be removed. Applicant clarified that the two upper roofs are full. Discussion that HARB could approve either choice of removal or relocation by Applicant.

Action:

HARB member Alex Encelewski made a motion to approve with conditions the application presented on 06/06/22 for installation of 32 solar panels at *1015 Oak Street* with the following conditions agreed to by the applicant: that the 6 panels on the first story roof are relocated to the upper roofs and finds the application to be in compliance with Chapter 3, Section 3.10 Solar Energy and Energy Improvements of the Historic District Design Guidelines and find HARB review to be a temporary, unique circumstance due to the absence of a certified Staff member to review the application.

Motion to approve with conditions made by HARB member Alex Encelewski, motion was seconded by HARB member Glenn Lichtenwalner. Motion carried with unanimous support.

Therefore, the Approved Alterations for the purpose of writing and issuing a Certificate of Appropriateness are:

1. Installation of roof-mounted solar panels at the two (2) upper roofs, as submitted.
2. No solar panels shall be installed on the lowest, first floor roof. The six (6) panels on the lower roof as submitted shall be relocated to the upper roofs or removed from design as agreed.
3. Solar panels shall be 4" to 6" from the surface of the roof and be set 3' from the roof edge as submitted.
4. Inverter and disconnect box will be installed next to PPL meter as per regulation, as submitted. Equipment may be painted to blend into the wall surface or otherwise concealed.

HDC-2022-00025

Address: 1118 W. Turner Street

Applicant: Nancy Ibrahim, Owner Representative

HARB Meeting Date: June 6, 2022

Building Description:

This building is located in the Old Allentown Historic District. This 3-story brick row house, ca 1910 is Edwardian in style. The mansard roof has slate shingles, projecting eaves which have been covered with aluminum, a turret and tent roof. The 1st floor has a picture window with stained glass transom. There is an aluminum covered oriel window and 1/1 sash windows on the 2nd & 3rd floors. A concrete stoop which has been covered with stonecote leads to a single glazed main door.

Project Description:

Provided by Applicant and Staff: Remove existing slate roofing material at historical peak and replace with Timberline HDZ Shingles in black-charcoal color.

Turret Roof (Applicant)



Turret Roof (Applicant)



Turret Roof (Google Street View)



Applicable Guidelines:

3.1 Roofs

3.1.3 Repair and restore original and historic roofing materials whenever possible. Evaluate the condition and cost of repair of original materials before removing and replacing them. Targeted areas of repair or localized in-kind replacement may be the most effective and low-cost solution.

3.1.4 Repair and replace deteriorated flashing or fasteners with materials that are compatible with the roofing material. Roof problems are often caused by failure of these components rather than the historic roofing material.

3.1.6 Replace historic roofing materials in-kind whenever possible if severe deterioration makes a full replacement necessary. Replacement material should match the original in material, dimension, shape, profile, color, pattern, exposure, and overall appearance.

3.1.8 Replace non-historic roofing materials in-kind or with recommended alternates. If the original material is documented, restoration of the original material is also an appropriate option but is not required. Original roofs may have been replaced long ago, yet asphalt shingles and similar alterations are still considered impacts to the overall appearance. Replacement materials should match the existing in color, pattern, shape, and profile. Greater flexibility is possible with non-historic roofing and using durable high-quality replacements is recommended.

Observations & Recommendations:

Regarding the existing conditions, the Applicant stated that the slates are not repairable because they are very loose and have fallen off the roof. The wood under the peak is rotten.

The proposed roof replacement is not consistent with the Guidelines. The proposed architectural shingle material does not resemble the original slate shingles in size, shape, profile, thickness, color, or overall appearance. The proposed shingles with random widths and exaggerated overlaps are not consistent with the Guidelines (refer to page 41). An appropriate alternate shingle should match the existing slate with straight cuts, color, and even exposure, and thickness. If the beveled “fishscale” shape cannot be matched, at least rectangular straight cuts and even exposure would mimic the historic roof appearance. Repair and reuse of the existing slate, or in-kind replacement, are more appropriate treatments but alternate materials may be appropriate on a case-by-case basis.

The ongoing unique circumstances about roofing shingle availability and manufacturing challenges is acknowledged. It is recommended that the HARB and Applicant discuss what roof products were considered.

No information about the metal roll ridge flashing or metal finials was included. Existing metal features, especially the finial, should be preserved and reinstalled.

HARB Discussion:

MZ stated slates are loose, detaching and appear to have been overpainted. The existing metal flashings, finials and trim to be reused and reinstalled. Deteriorated wood below slates will be replaced.

DH clarified that the slate is red and not painted.

Owner, NI, stated the slate is in a state of deterioration, an incident has occurred where a loose slate fell onto a parked car and damaged the vehicle.

GL referenced the Guidelines stating clearly that the proposed materials should match the original in shape, configuration, size and color as closely as possible. Suggested the applicant’s roofer MZ investigate other shingles that could be closer to design and shape. MZ agreed to do more research to find a more appropriate material for this application. Some flexibility may be granted on the color based on current availability of materials.

DH recommended Eco Star as an alternative, MZ to investigate this as a solution.

Discussion by HARB members on how to proceed with approving the application and having Applicant return with additional information.

Action:

HARB Chair David Huber made a motion to approve with conditions the application presented on 06/06/22 for removal and replacement of roof shingles at 1118 W. Turner Street with the following conditions agreed to by the applicant: that the appropriate material for replacement will need to meet the requirements of Guideline 3.1.6 of the Historic District Guidelines, presented to and approved at staff level; and finds the application to be in compliance with Chapter 3, Section 3.1 Roofs of the Historic District Design Guidelines and find that there are not unique circumstances to the property.

Motion to approve with conditions made by HARB Chair David Huber, motion was seconded by HARB member Alex Enelewski. Motion carried with unanimous support.

Therefore, the Approved Alterations for the purpose of writing and issuing a Certificate of Appropriateness are:

1. Removal of existing red slate shingles at turret roof.
2. Replacement of turret roof shingles with an appropriate replacement shingle materials that shall meet the requirements of Guidelines 3.1.6 of the Historic District Guidelines presented to and approved at staff level.

3. The alternative shingle material shall match existing slate shingles in design and shape as closely as possible. Materials shall match existing color if possible with flexibility granted based on current availability of materials due to ongoing supply chain circumstances; this shall not be considered as setting precedent.
4. Replacement of deteriorated wood decking below shingles, as submitted.
5. Reuse and reinstallation of existing metal flashings, finials and trim.