

**Historical Architectural Review Board  
COA Preliminary Review Sheet**

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**HDC-2024-00035**

**Address: 245 N 11th Street**

**District: Old Allentown Historic District**

**Owner: Pennstar Realty Group, LLC**

**Applicant: Corey R Butz General Contracting**

**Proposal: Roof Replacement**

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**Building Description:** This 2½-story brick row house, ca 1894, is Eastlake style. The lintels have incised floral and geometric motifs and the windows are 1/1 sashes. The cornice is plain and the gabled roof has slate shingles and a single chimney.

There is a single door with a transom and projecting moldings. The foundation is faced with brick and aluminum siding and displays two basement window grilles. The front stoop is wooden, and there is a wooden fence in the rear.

**Project Description:**

This application proposes to remove and dispose of the old roof and debris, install ice and water shield to the first 36 inches, and install 3-tab asphalt shingles in the slate black color.



**Current Roof (Applicant)**



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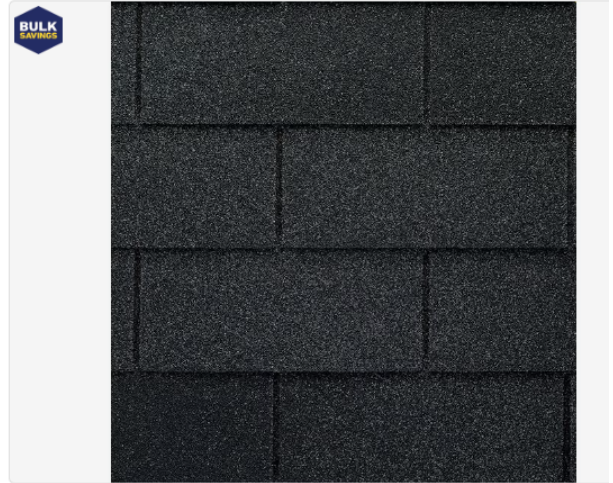
**Current Roof (Applicant)**

Building Supplies / Roofing / Roof Shingles

Royal Sovereign Charcoal 3-tab Roof Shingles (33.33-sq ft per Bundle)

Item #652965 | Model #0202180

★★★★★ 602



**Proposed Roofing Material (Applicant)**

## Applicable Guidelines:

### Section 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.

**3.1.5** Preserve architectural 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.

**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 alternate 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.

**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.

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**3.1.9** Consider roof ventilation alternatives carefully. Ventilation options are approved on a case by case basis and can include ridge vents, louvered vents, or soffit vents. Proper ventilation may extend the life of a roofing system, but in some cases it can lead to condensation problems with long-term effects on the roofing materials and structural components. Refer to Chapter 3.8 Mechanical and Utility Equipment for related guidelines about roof vents.

**3.1.36** Repair and restore gutters whenever possible. Types of repairs include repainting wood or metal surface, installing new fasteners, sealing or soldering cracks and open seams, and relining built-in box gutters with new copper sheet metal.

**3.1.37** Replace existing gutters in-kind when replacement is necessary due to severe deterioration. Replicate the original construction method of a historic gutter if feasible.

**3.1.38** Replace existing downspouts, scuppers, collection boxes, and other drainage elements in-kind. Appropriate alternates to in-kind replacement are round or rectangular downspouts. Smooth surfaces are encouraged over corrugated metal. In the case of decorative scuppers, replicate the profile and details as closely as possible.

**3.1.39** Consider alternate materials for gutters in locations that are difficult to access for maintenance or where original materials have demonstrated a pattern of deterioration over time. A fiberglass gutter is an acceptable replacement material for a wood built-in box gutter if it matches the original in profile, size, appearance, and finish.

**3.1.40** Avoid vinyl gutters due to poor durability and non-historic appearance.

**3.1.41** Install new downspouts in locations that are sensitive to the architecture and will be minimally visible. Run downspouts at secondary facades and along building or porch corners when possible.

**3.1.42** Paint gutters and downspouts to blend in with the building exterior. Matching the existing building trim is usually the most appropriate color selection. Copper and terne-coated stainless steel systems should be left unpainted because they weather naturally and develop a protective patina.

**Observations & Comments:** It appears that the existing roof is a non-historic 3-tab asphalt shingle roof and the proposed replacement material is an in kind replacement. Though, it is not clear if the proposed color matches the color of the existing roofing. The guidelines indicate that replacement materials should match the existing in color, which appears to be a medium to dark grey.

**Staff Recommendation:** It is recommended to approve, with conditions related to the color of the in-kind replacement material selected to better match the existing roofing.

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**Discussion:** The applicant noted the shingle colors will match the existing and the previous owner did a lot of repairs; the front is slate with silver coat and the back is 3-tab with architectural shingles. Given the clarification of the current roofing material, GAF Slateline or similar is recommended for the front slope. Discussion was held about what should be considered in-kind given the number of roofing surfaces that exist on the roof. The applicant noted that it is an increased expense for the shingle cost as well as installation cost for the GAF Slateline shingles. The applicant noted the Slateline shingles install differently than architectural shingles and there is less to a bundle for Slateline. Given the existing conditions, it was noted that GAF Slateline or similar would be acceptable at the front and 3-Tab or Slateline will be acceptable at the back.

**Actions:** Mr. Franzone made a motion to approve, with conditions, the application presented on May 6, 2024, for the replacement of roofing at 245 N 11<sup>th</sup> Street with the following conditions agreed to by the applicant following sections of the Guidelines for Historic Districts: Chapter 3, Section 3.1 – Roofs and find that there are no circumstances unique to the property:

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- Replacement material to resemble the original roofing as closely as possible (GAF Slateline Shingle or similar) will be utilized.
- At the back slopes, if the owner chooses, in-kind replacement of 3-Tab shingles can be utilized in lieu of Slateline.
- Color to match existing roofing materials (Charcoal or similar.)

Mr. Hart seconded the motion, which carried with unanimous support.