

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

HDC-2024-00037

Address: 421 N Church Street

District: Old Fairgrounds Historic District

Owner: Charie Villavicencio

Applicant: Luis Guaman

Proposal: Roof Replacement

Building Description: This 2 ½ story rowhome was built in 1888 in the late Federal/Early Victorian style. The house is brick covered with brickote. It has a gabled roof with dormer, 1/1 sash windows, and a single entrance with clear transom.

Project Description:

This application proposes to remove two layers of roof shingles on the entire house (except the back lower porch), install 6 feet of ice and water shield on the eaves and 3 feet on the valleys and around the chimney, install synthetic underlayment, install new drip edge, roof boots, ridge vents, and caps, and install new GAF architectural shingles in the Pewter Grey color. This work is being done due to current leaking occurring at the roof.



Current Roof (Applicant)



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The screenshot displays the GAF website for Timberline HDZ roofing. It features a navigation bar with links for Roofing Materials, Building Materials, Plan and Design, For Pros, and Reso. The main heading is "Timberline HDZ®" with a sub-headline: "The look people love, now with LayerLock® Technology and the StainGuard Plus™ Algae Protection Limited Warranty". Below this is a 4.8-star rating (15156 reviews) and a "WRITE A REVIEW" button. The main image shows a house with the roofing installed. A color selection palette is visible at the bottom, with options: Pewter Gray, Appalachian Sky, Barkwood, Birchwood, Biscayne Blue, Cedar Falls, Charcoal, Copper Canyon, and Driftwood.

Proposed Replacement 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.

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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.

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: The current architectural shingles on the roof are not historic and the proposed Timberline HDZ architectural shingles are an in-kind replacement.

Staff Recommendation: It is recommended to approve this application.

Discussion: The applicant noted that the owner's insurance will be canceled May 15th and the roof is currently leaking. Mr. Sadiua noted that normally the process to approve the COA is approximately 1.5 months, but Mr. Franzone noted that if approved, the emergency repairs could commence. The applicant noted there are currently 2 layers of roofing and the siding on the dormer that is coming loose will be repaired in kind. The applicant noted the color the owner requested for the replacement was GAF Weatherwood rather than Pewter Grey; Jessica noted the color should match the existing per the design guidelines. Mr. Huber noted concern about approving an architectural shingle, but it was noted that it would be acceptable to either install a 3-Tab or Slateline shingle in a dark grey color. The Applicant noted the warranty for the proposed architectural shingle was 50 years, but the 3-Tab shingle is a 25–30-year warranty.

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Action: Mr. Hart made a motion to approve, with conditions, the application presented on May 6, 2024, for the replacement of roofing at 421 N Church 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:

- A 3-Tab shingle or a GAF Slateline or similar shingle to match the existing color is utilized for the replacement.

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