

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

HDC-2024-00040

Address: 1413 W Linden Street

District: West Park Historic District

Owner: Alicia Moyer

Applicant: Alicia Moyer

Proposal: Roof Replacement

Building Description:

This 3-story brick end of row house, ca 1905 is a Colonial Revival with multiple dwelling units. The mansard and gambrel roofs have a dormer with a quarrel upper/1 sash window, projecting eaves, a single chimney and asphalt shingles. The porch which has stonecote has a single glazed door, a picture window with transom, the pillars have classic round columns, projecting cornice with brackets, knee walls and concrete bull-nosed steps and a visible basement window grille. The bay windows are 1/1 sash with beveled glass transoms on the 2nd floor with cornice and brackets, the 1st floor is a picture window with transom.

Project Description:

This application proposes to replace the front porch roof along with the bay window roof with EPDM rubber roofing. The EPDM material is the same material that was utilized at 1411 Linden Street. The roof edge trim along the roof will be white aluminum, which will replace the existing blue metal trim.



Front Facade (Applicant)



Front Facade (Applicant)

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Current Porch Roof (Applicant)



Current Porch (Applicant)



Current Porch Roof (Applicant)



Current Porch Roof (Applicant)

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Current Porch Roof (Applicant)



Current Porch Roof (Applicant)



Roofing at Bottom of Bay Window (Applicant)



Bay Window Roof (Applicant)

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Bay Window Roof (Applicant)



Proposed Edging (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.

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.

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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 roofing material on the porch roof is a 3-tab shingle; the current roofing material on the bay window is a flat seam metal that has been coated. Although the applicant references an adjacent property where EPDM roofing was utilized, this is not appropriate per the design guidelines. Both roofs can be seen from the public right of way; the bay window roof less so than the porch roof. An appropriate replacement would be to either replace the porch roof in-kind with 3-tab shingles or replace with an historically appropriate flat seam metal roof. For the bay window roof, it would be appropriate to repair and recoat the flat seam metal or replace in-kind. The metal edging material is appropriate; the color selection is not in the purview of the HARB.

Staff Recommendation: It is recommended to approve this application with conditions:

- Replacement material either in-kind or a more historically appropriate metal.

Draft Motions:

Discussion: The applicant noted that the adjacent properties at 1409, 1410, 1411 Linden all have the same membrane roofing that they are requesting to use on their porch roof. It was noted that the corrections will be indicated in the COA as part of the permit. The applicant asks what would happen if they did not listen to the HARB determination and installed rubber roofing. It was noted that they will be in violation and may be invited to the magistrate and face daily fines as an ongoing violation, or they may be required to be replaced. The applicant's contractor, Holencik, noted they will not be able to warranty the 3-Tab material used on the low slope porch roof. It was also noted that the box gutter is lined with EPDM as well. It was asked if there was a coating or EPDM color that matches tinner's red? The representative from Holencik noted that these are not available, but there is an option to install a Duralast roof in a grey or white color. The original metal roof does not currently exist at the porch roof. It was noted that the roof is visible on the opposite side of the street but is not very visible when you are on the same side of the street. It was noted that the EPDM warranty is a 5-year workmanship for residential; the lifespan is 15-20 years.

Action: Mr. Hart made a motion to approve, with conditions, the application presented on May 6, 2024, for the replacement of roofing at 1413 Linden 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:

- The porch roof be replaced with a flat seam metal roof.
- The bay window roof should be repaired or replaced in-kind with a flat seam metal roof.
- Mr. Huber seconded the motion, which carried with unanimous support.