

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

HDC-2024-00033

Address: 917 W Chew Street

District: Old Allentown Historic District

Owner: Frank Ingrassia

Applicant: Michael Wiener, Symmetry Construction Enterprises

Proposal: Roof Replacement

Building Description: This 2½-story painted brick house, ca 1871 is a composite of Federal/Victorian with Italianate influences. The gable roof has asphalt shingles, one dormer with a 2/2 sash window and a dentilated cornice. There is a single chimney with drip ledges.

The windows on the 1st and 2nd floor are 1/1 sash with aluminum storm windows. On the 2nd floor the window openings are topped by Italianate style lintels. There are two basement window grilles visible.

The house has a single glazed door with a concrete porch. There is a wooden yoked Allentown porch roof covering the width of the porch. There is a rear entry to the house and a shared grocer's alley without a door.

The Allentown Porch roof profile is concave, with decorative wood brackets, scroll-sawn ends and asphalt shingles. This roof is one of five in the row.

Project Description:

This application proposes to remove the old shingles from the roof and replace with new architectural shingles.



Current Roof (Applicant)



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Current Roof (Applicant)



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.

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

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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 roofing materials appears to be original slate. The adjacent property to the left has replaced their slate with a 3-tab shingle and the property to the right still retains the original slate. The proposed replacement materials is an architectural shingle that has an exaggerated taper and overlap, which is not historically appropriate. A more appropriate replacement, if not replacing in-kind, would be a replacement material to resemble the original slate as closely as possible. An example of this is the GAF Slateline Shingle or similar.

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

- Replacement material to resemble the original as closely as possible (GAF Slateline Shingle or similar would be historically appropriate.)

Draft Motions:

Discussion: A question was posed to ask if the application includes the dormer. The applicant noted that they would be amenable to using a 3-Tab estate grey shingle instead of an architectural shingle and provided a photograph of the proposed product. It was noted that the 3-Tab shingle does not replicate the slate roofing as appropriately as a product similar to the GAF Slateline. Since the upper roof is a slate material, the 3-Tab is not appropriate and would need to be replaced with slate or a replacement that resembles slate. The color should also match the existing.

Action: Mr. Encelewski made a motion to approve, with conditions, the application presented on May 6, 2024, for the replacement of roofing at 917 W Chew Street with the following conditions agreed to by the applicant following sections

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of the Guidelines for Historic Districts: Chapter 3, Section 3.1 – Roofs and find that there are no circumstances unique to the property:

- Replacement material to resemble the original roofing as closely as possible (GAF Slateline Shingle or similar) will be utilized.

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