



CITY OF ALLENTOWN

No. 31023

**RESOLUTION**

**R70 - 2024**

***Introduced by the Administration on April 17, 2023***

---

Approval of a Certificate of Appropriateness – 1111 W. Turner Street

---

***Resolved by the Council of the City of Allentown, That***

**WHEREAS** a Certificate of Appropriateness is required under the provisions of the Act of the General Assembly of the Commonwealth of Pennsylvania No.167, June 13, 1961 (P.L.282) known as the Pennsylvania Historic District Act; and City of Allentown has adopted a Historic District Ordinance, Article 1391, under the provisions allowed in the Pennsylvania Historic District Act; and

**WHEREAS** the owner, Joan Ferreras, applied to the Historical Architectural Review Board (HARB) for a Certificate of Appropriateness to legalize the repair work done on his roof, as described in the attached final report; and

**WHEREAS** the HARB held a meeting on said matter on April 1, 2024, where Mr. Ferreras participated virtually through MS Teams; and

**WHEREAS** based on the statements and evidence presented, the HARB made the following findings of fact, as detailed in the attached case report:

1. The roof replacement material is not an in-kind replacement. From reviewing Google Street View images prior to the replacement, the original roofing was a 3-tab shingle; yet the replacement material is an architectural shingle with an exaggerated taper and overlap, which is not a suitable alternate for historic slate roofing. It does appear that an adjacent house has a similar architectural shingle, while the neighboring house in the other direction has slate roofing.
2. The replacement roofing material does not comply with Chapter 3, Section 3.1.19 of the Allentown Guidelines for Historic Districts (re: Replacing non-historic roofing materials in-kind or with recommended alternates), which states in part, that replacement materials should match the existing in color, pattern, shape, and profile. Based on the information gleaned from online sources and the photograph evidence shared by the applicant, the material does not meet the guidelines as an in-kind replacement.

**WHEREAS**, based on the above findings of fact, the HARB agreed on the motion not to allow the legalization of the work done on the roof as proposed, and recommended to City Council denial of a Certificate of Appropriateness for the legalization of the roof repair work as detailed in the attached case report.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Allentown that a Certificate of Appropriateness is hereby approved for the above referenced exterior alteration in this specific situation.

**AMENDMENT TO APPROVE THE CERTIFICATE OF APPROPRIATENESS IN THIS SPECIFIC SITUATION PASSED, 6 – 0**

	Yea	Nay
Candida Affa		
Ce-Ce Gerlach		X
Cynthia Y. Mota		X
Santo Napoli	X	
Natalie Santos		X
Ed Zucal		X
Daryl Hendricks, President		X
TOTAL	1	5

***THIS IS TO CERTIFY, That the above copy of Resolution No. 31023 was adopted by the City Council of Allentown on the 5<sup>th</sup> day of March, 2025, and is on file in the City Clerk's Office.***

  
\_\_\_\_\_  
City Clerk

**Historical Architectural Review Board  
FINAL Review Sheet**

---

**HDC-2024-00019**

**Address: 1111 W Turner Street**

**District: Old Allentown Historic District**

**Owner: Joan Acosta Ferreras**

**Applicant: Joan Acosta Ferreras**

**Proposal: Legalize roof repair work**

---

**Building Description:** This 3-story brick row house, ca 1890 is Eastlake style. The mansard roof has asphalt shingles, projecting cornice, double dormer and single chimney. The windows are 1/1 sash wood arched lintels and there is a basement window grille visible. The main entry is a single door with transom on a concrete porch with iron railing and Allentown Porch roof, which has cyma-curve profile, scroll roof ends, ornate metal brackets, with hidden rafters and shingle roofing. The porch roof is the 1<sup>st</sup> of three adjoining roofs. There is a grocer's alley door.

**Project Description:**

This application proposes to legalize the replacement of the roof on the front elevation due to a leak with shingles of the same type and color as existing.



**Front Elevation (Google Street View)**



**Repaired Roof (Applicant)**

**Historical Architectural Review Board  
FINAL Review Sheet**

---



**Repaired Roof Close-Up (Applicant)**



**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

## Historical Architectural Review Board FINAL Review Sheet

---

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.

**Observations & Comments:** The roof replacement is not an in-kind replacement. From reviewing Google Street View images prior to the replacement, the original roofing was a 3-tab shingle; yet the replacement material is an architectural shingle with an exaggerated taper and overlap, which is not a suitable alternate for historic slate roofing. It does appear that an adjacent house has a similar architectural shingle, while the neighboring house in the other direction has slate roofing.

**Staff Recommendation:** It is recommended to deny.

---

### **Presenters:**

- Jessica Stuck presented the application.
- Joan Acosta Ferreras represented the application

**Discussion:** The homeowner indicated that he and a friend with experience with roofing did the work based on a leak in the roof. He noted he was not aware of the need to go to HARB for review. The discussion noted that the application stated that this is a like for like replacement, but based on the submitted information, it does not meet the guidelines for being an in-kind replacement.

**Action:** Mr. Franzone made a motion to deny the application presented on April 1, 2024 to legalize the roofing replacement at 1111 W Turner Street because it did not comply with the Guidelines for Historic Districts: Chapter 3, Section 3.1 – Roofs and there were no known unique circumstances that would apply.

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

# INSPECTION WORKSHEET (IBLD-017926-2024)

Please input agency related information you want to display on the generated reports

Phone: 610-437-7546. Address: 435 HAMILTON BLVD ALLENTOWN PA 18101

---

Case Number:	BBR-2024-00795	Case Module:	Permit
Inspection Date:	Wed Aug 21, 2024	Inspection Status:	Passed
Inspector:	Hammond, Rob	Inspection Type:	Final Building

---

Job Address:	1111 TURNER ST ALLENTOWN, PA, 18102	Parcel Number:	076848000
--------------	--	----------------	-----------

---

Contact Type	Company Name	Name
Owner		ACOSTA FERRERAS, JOAN
Applicant		ACOSTA FERRERAS, JOAN

---

Checklist Item	Status
----------------	--------



---

Hammond, Rob