

**Historical Architectural Review Board
COA Final Review Sheet**

HDC-2023-00085

Address: 29 N. 12th Street

District: Old Allentown Historic District

Applicant: Joseph Seifert Contracting

Proposal: Remove slate shingles; install asphalt shingles

Building Description:

This 2½-story brick twin house, ca 1890, is a Queen Anne porch house. The gable roof has a double dormer, a single chimney and asphalt shingles with snow catchers. The gabled peak of the dormer has scalloped wooden shingles. The dormer windows have Queen Anne upper panes (multiple panes of stain glass).

The windows are 1/1 sash are set into curved incised frames and topped with segmental brick arch lintel. The 2nd floor windows have louvered shutters.

The main entry is a double door that is glazed Beveled glass; there is also has a beveled glass transom. The wooden porch has columns and fan brackets and a pipe railing. Two basement windows have wooden lattice work grilles. The steps have a pipe railing. There is a very ornate wrought iron fence across the front yard.

Project Description:

This application proposes to replace the historic roofing at the property at 29 N. 12th Street. The property retains slate at the front dormer, dormer cheek walls, and front roof slope. The applicant proposes to install Owens Corning TruDefinition Duration asphalt shingles in the Peppercorn color.



**Front façade of 29 N. 12th Street, 2019.
(Google StreetView)**



**Detail of roof, 2019.
(Google StreetView)**

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Aerial of 29 N. 12th Street, outlined in red, 2021.
(City of Allentown)



Owens Corning TruDefinition Duration in Peppercorn.
(www.lowes.com)

Applicable Guidelines:

Chapter 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.

3.1.6 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.

Observations & Comments:

The applicant contends that the existing slate roof needs to be replaced. The roof is visible from the right-of-way at 12th Street but not visible from Amanda Street at the rear, owing to vegetation.

The application proposes to install Owens Corning TruDefinition Duration asphalt shingles. The shingles have an exaggerated tapered shape, which the guidelines explicitly advise against (p. 41). Staff recommends using an appropriate asphalt shingle that more closely replicates the historic slate in dimension, shape, profile, color, exposure, and overall appearance, such as GAF Slateline shingles or an equivalent.

Staff Recommendation:

Denial, pursuant to Chapter 3, Section 3.1 Roofs.

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HARB Discussion:

Ms. Keller explained that the application was submitted on the day of the last HARB meeting and that the HARB should take action, owing to the time limit to review applications. She elaborated that if the application is recommended for denial, the ordinance states that the board should provide clear guidance on how to modify the application to enable a certificate of appropriateness to be issued. She further noted that the applicant would have five days to amend the application to comply with the HARB's guidance for approval before it gets forwarded to City Council.

The HARB agreed with the staff recommendation of denial of the proposed shingles, since the guidelines advise against using an exaggerated tapered shape and found that the proposed shingle does not provide a reasonable match to the existing slate.

Action:

Mr. Jordan moved to deny the application presented on 12/4/2023 for the removal of the slate roof and installation of asphalt shingles at 29 N. 12th Street, pursuant to Chapter 3, Section 3.1 Roofs, with the following comment:

- The proposed shingles have an exaggerated tapered shape to replicate cedar shakes, and the guidelines advise against the shape;
- An appropriate asphalt replacement shingle should replicate the original slate in dimension, shape, color, exposure, and overall appearance, such as GAF Slateline shingles or an equivalent.

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