

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

HDC-2023-00013

Address: 328 N. 8th Street

District: Old Allentown Historic District

Applicant: Paul Wright Roofing, contractor

Proposal: Replace slate and asphalt roof with asphalt shingles

Building Description:

This 2½-story brick row house, ca 1875, is Federal/Victorian in style as evidenced in the flat windows on the first floor. It has a gable roof with slate shingles, snow catchers, and a dentilated cornice, a single dormer with 1/1 sash and a single chimney. The front glazed door has a transom and Eastlake carved molding above the door and wide projecting moldings. The first-floor windows are 2/2 sash with flat lintels, the second-floor windows are 1/1 with Italianate lintels and there are basement window grilles. The grocer's ally door is wooden with a transom above it. There are concrete steps with wrought iron railings.

Project Description:

This application proposes to replace the historic and non-historic roofing at the property at 325 N. 9th Street. The property retains its historic slate at the front slope and dormer cheek walls. The dormer roof and rear roof have been replaced with asphalt shingles in the past. The applicant proposes to install GAF Timberline shingles in pewter gray. The application also proposes a new flat roof at the rear ell.



Front and side façades of 325 N. 9th Street, 2019.
(Google StreetView)



Detail of slate at dormer, 2019.
(Google StreetView)

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**Front slope of roof with original slate (replacement at dormer).
(Applicant)**



**Rear asphalt shingles.
(Applicant)**

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 requires replacement because the slate is highly deteriorated. Staff notes that the condition photos show that the slate is delaminating, with some fractured slate shingles, and is in generally poor condition at the front roof slope. The rear roof slope has been replaced with asphalt shingles, and no historic material remains.

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The applicant is proposing to install a dimensional asphalt shingle with exaggerated tapering that would differ in shape and appearance from the existing slate. The proposed shingles do not comply with Guideline 3.1.6. Staff recommends using a shingle that more closely replicates the existing slate in dimension, shape profile, color, exposure, and overall appearance, such as GAF Slateline or a synthetic slate at the front slope. Staff finds the proposed shingle acceptable at the rear where there is no visibility from the right-of-way. The proposed reroofing of the flat roof is appropriate.

Staff requests clarification on whether the front dormer cheek walls are proposed for replacement and recommends retaining the historic slate if it remains in good condition.

Staff Recommendation:

Approval, pursuant to Chapter 3, Section 3.1 Roofs, with the staff to review details, provided the new roofing material matches the historic slate on the front roof slope in dimension, shape, profile, color, exposure, and overall appearance.

HARB Discussion:

Mr. Long confirmed that the dormer cheek walls would be replaced, adding that the dormer roof has already been replaced with asphalt shingles. Mr. Jordan stated that he sees value in replacing the entire roof with one type of shingle but noted that he struggles with approving the Timberline architectural shingle that replicates the shape of cedar shakes.

Mr. Lichtenwalner commented that the HARB has asked applicants in the past to modify proposals from Timberline to Slateline shingles, or equivalent products, to better replicate the appearance of slate. Mr. Huber remarked that the guidelines advise against using shingles with exaggerated tapering like Timberline shingles where slate existed historically.

Mr. Jordan read the staff recommendation and noted that the recommendation to match the appearance of slate applies only to the front roof slope and front dormer. He questioned whether the rear is visible from a right-of-way. Ms. Keller responded that there is no street behind the property, and it is not visible from the right-of-way. She clarified that the HARB has no jurisdiction over the rear since it lacks visibility.

Mr. Long inquired whether the chimney flashing and valleys needed to be copper. The HARB reviewed the design guidelines and determined that the proposed 032 sheet metal in a color to match the shingles would be appropriate.

Action:

Mr. Hart moved to approve with conditions the application presented on 3/6/2023 for roof replacement at 328 N. 8th Street, as agreed to by the applicant and with the staff to review details, pursuant to Chapter 3, Section 3.1 Roofs, provided the shingles on the front roof slope match the dimension, shape, profile, color, exposure, and overall appearance of the historic slate, that flashing complies with the guidelines, and with the suggestion that the approved materials are used on the entire roof, noting that there are no unique circumstances. Mr. Encelewski seconded the motion, which passed by a vote of 4 to 1. Mr. Huber dissented.