

Historical Architectural Review Board
FINAL Review Sheet

HDC-2024-00019

Address: 1111 W Turner Street

District: Old Allentown Historic District

Owner: Joan Acosta Ferreras

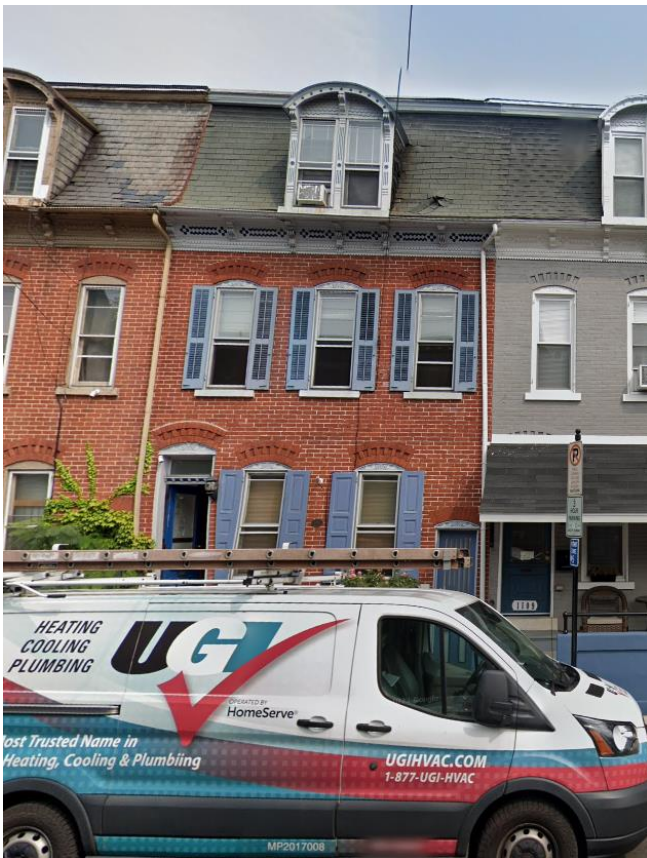
Applicant: Joan Acosta Ferreras

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 1st 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)

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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

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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.

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.