

Historical Architectural Review Board
FINAL Review Sheet

HDC-2024-00022

Address: 213 N Poplar Street

District: Old Allentown Historic District

Owner: LPR Homes, LLC (Pratik Patel)

Applicant: LPR Homes, LLC (Pratik Patel)

Proposal: Replace roof

Building Description: This 2½-story frame house, ca 1898 is covered by aluminum siding and asbestos shingles. There is a gable roof. The windows are 2/2 sash and there is a visible basement window grille. The main entry is a single door on a wooden porch with wood columns and railing. This house has been completely modernized and all details are covered.

Project Description:

This application proposes to replace the gable shingle roofing, as well as the flat roofing, this will include the removal of the existing roof surfaces, replacing damaged plywood, the installation of a drip edge, ice & water shield at the eaves, roof boots, and flashing around the chimney.



Existing Roof (Applicant)



Front of House (Applicant)

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Back of Roof (Applicant)



Flat Roof Being Replaced (Applicant)



Side of House (Applicant)

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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 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 current 3-tab asphalt shingles on the main gable roof are not historic and the proposed replacement material (GAF Timberline HDZ Shingles) are architectural shingles that have an exaggerated taper and overlap; it would be historically appropriate to either replace with 3-tab shingles to match the existing in style or color, or to replace with GAF Slateline shingles, which would be more historically appropriate. The flat slope roof is not visible and therefore, the replacement with the SBS roofing is acceptable. The description did not include any work done to the gutters, but if any work is done, it is recommended to use half rounds, as opposed to the k-style that are currently installed.

Staff Recommendation: It is recommended to approve, with conditions.

Presenters:

- Jessica Stuck presented the application.
- Patrik Patel represented the application.

Discussion: The applicant noted that there are no plans to replace the gutters. The applicant agreed to use a GAF Slateline or similar 3-Tab shingle to match the existing style and color of the current roofing instead of the architectural shingle proposed. No concerns were noted for the flat roofs, as the proposed replacement material was appropriate.

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Action: Mr. Jordan made a motion to approve, with conditions, the application presented on April 1, 2024, for the replacement of roofing at 213 N Poplar Street with the following conditions agreed to by the application following sections of the Guidelines for Historic Districts: Chapter 3, Section 3.1 – Roofs and find that there are no circumstances unique to the property:

- A 3-tab shingle or a GAF Slateline or similar shingle to match the existing style and color is utilized for the replacement.

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