

Historical Architectural Review Board

COA Preliminary Review Sheet

HDC-2025-00028

Address: 1548 Chew Street

District: West Park Historic District

Owner: Cleveland Johnson

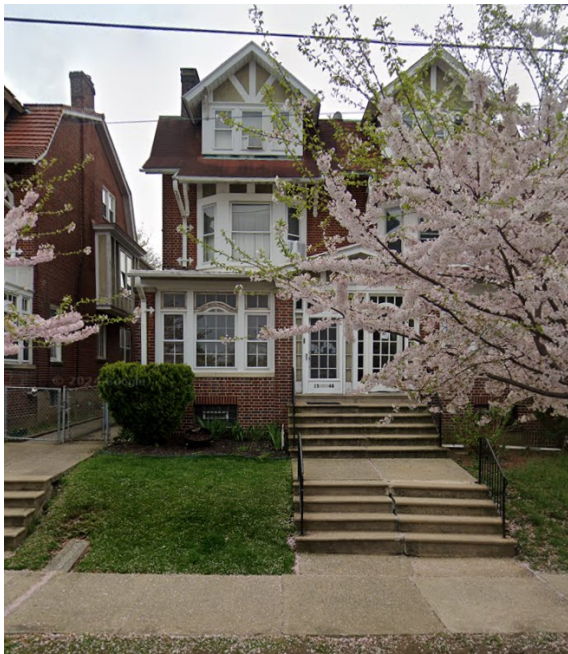
Applicant: Owner

Proposal: Roof replacement at garage and house with GAF Slateline – Royal Slate

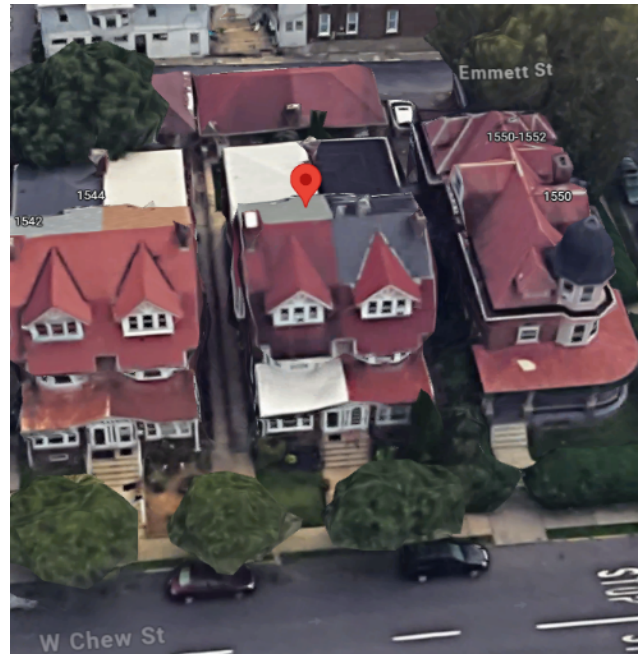
Building Description: This brick building is a 2 ½ story Colonial Revival dwelling, built in 1927. It features a gambrel roof, central dormer, multi-pane windows, and a second floor bow window.

Project Description:

The proposed work is to replace the existing red asphalt shingle roof on the house and garage with GAF Slateline – Royal Slate. The applicant notes that red GAF Slateline is not available.



Existing Front Elevation (Google Maps, April 2024)

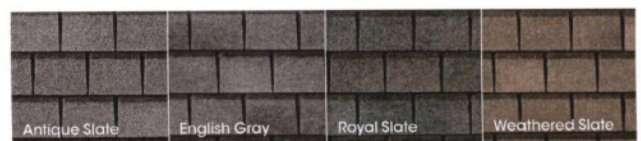


Aerial (Google Maps Imagery)



Garage (Google Imagery, 2024)

Colors:



GAF Slateline Colors (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.

3.1.36 Repair and restore gutters whenever possible. Types of repairs include repainting wood or metal surface, installing new fasteners, sealing or soldering cracks and open seams, and relining built-in box gutters with new copper sheet metal.

3.1.37 Replace existing gutters in-kind when replacement is necessary due to severe deterioration. Replicate the original construction method of a historic gutter if feasible.

3.1.38 Replace existing downspouts, scuppers, collection boxes, and other drainage elements in-kind. Appropriate alternates to in-kind replacement are round or rectangular downspouts. Smooth surfaces are encouraged over corrugated metal. In the case of decorative scuppers, replicate the profile and details as closely as possible.

3.1.39 Consider alternate materials for gutters in locations that are difficult to access for maintenance or where original materials have demonstrated a pattern of deterioration over time. A fiberglass gutter is an acceptable replacement material for a wood built-in box gutter if it matches the original in profile, size, appearance, and finish.

3.1.40 Avoid vinyl gutters due to poor durability and non-historic appearance.

3.1.41 Install new downspouts in locations that are sensitive to the architecture and will be minimally visible. Run downspouts at secondary facades and along building or porch corners when possible.

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3.1.42 Paint gutters and downspouts to blend in with the building exterior. Matching the existing building trim is usually the most appropriate color selection. Copper and terne-coated stainless steel systems should be left unpainted because they weather naturally and develop a protective patina.

Observations & Comments: From previous City surveys, it appears that this property has had red asphalt shingles since the early 2000s. The proposed GAF Slateline product more closely resembles the original clay tile roof that would have been on the house (as seen in adjacent buildings). It does not appear that GAF Slateline has a red product to more closely match the color of clay tile.

From this application and some recent similar applications, it appears that a readily-available substitute product for red clay tile is difficult to source. The Guidelines note that terra cotta tile roofs are a character-defining feature of the West Park Historic District. Considerations for this application include the various qualities of roofing material; if matching color, pattern, and profile are not all available in the current market, is there a priority aspect? Staff observe that GAF Slateline provides a similar profile and pattern as the original clay tile but does not offer a red option. A replacement red asphalt shingle would be an in-kind replacement to the current roof and be consistent in color, but would not provide the profile and pattern as the GAF product.

Staff Recommendation: Staff recommend approval of an in-kind replacement roof (red, 3-tab asphalt shingles), or an approved alternate material as discussed by the HARB.

Discussion:

Mr. Hart discussed the two approaches to material selection; profile, shape, and durability versus color, given the challenges to material availability. Mr. Jordan noted that in most cases, color is least important, but there is a contextual aspect to this application in that several adjacent buildings are red roofed. The HARB discussed the context of red roofs vs a red roof of a different material. The applicant suggested that other designer shingles may have more options.

Actions:

Mr. Hart moved to approve the application presented on May 5, 2025, for the replacement of roofing at 1548 Chew Street with the following conditions agreed to by the applicant, following section of the Guidelines for Historic Districts: Chapter 3, Section 3.1-Roofs and found circumstances unique to the property in that the roof was previously replaced and that roof color is contextually important to this block.:

- The color be preserved.
- The roofing material and shape would match original if possible, based on the guidelines.
- Present product to staff for approval; color and stylistically appropriate

Mr. Encelewski seconded the motion, which carried with unanimous support and no abstentions.