ADDRESS: 4520 REGENT ST
Proposal: Remove slate on front mansard roof; install asphalt shingles
Review Requested: Final Approval
Owner: Mark Mehalik
Applicant: Roland Sandor Glaser, Sandor Glaser Renovation Carpentry
History: 1890; Willis G. Hale, architect
Individual Designation: None
District Designation: Chester-Regent Historic District, Contributing, 5/10/2019
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

BACKGROUND:
The building at 4520 Regent Street, in the recently-designated Chester-Regent Historic District, is
a three-story rowhouse with a shallow, multi-part mansard roof with original, clipped-corner grey
slate shingles.

According to the National Park Service’s Preservation Brief #29, slate roofs have a lifespan of 60 to
125 years. Section 6.10.c.4 of the Commission Rules & Regulations states that “the staff shall
review and may approve without referral to the Architectural Committee and the Commission
permit applications proposing the replacement of slate roofing materials, with the exception of
mansards, turrets, and other character-defining features, provided the severity of deterioration
requires replacement and the substitute materials closely approximate the color and shape of the
historic slate roofing materials.”

The application proposes to install CertainTeed Grand Manor shingles in Black Pearl color. The
shingles feature a slight clipped corner, but do not match the shape of the existing shingles. The
dimensions of the existing versus proposed shingles are not provided.

The staff notes that the dormer roof of 4520 Regent Street features the last remaining fiddlehead
finial on the block. This element should be retained.

SCOPE OF WORK:
- Remove slate on front mansard roof and install black Grand Manor asphalt shingles.
- Repair or recreate wood trim and pilasters of mansard dormer.

STANDARDS FOR REVIEW:
The Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines
include:
- Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the
  severity of deterioration requires replacement of a distinctive feature, the new feature shall
  match the old in design, color, texture, and other visual qualities and, where possible,
  materials. Replacement of missing features shall be substantiated by documentary,
  physical, or pictorial evidence.
  - The proposed replacement shingles do not match the existing shingles in design,
    color, texture, or materials, and therefore do not satisfy this standard.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.
Figure 1: Front elevation and roof details.

Figure 2: Proposed versus existing shingles
Request for final approval for reroofing of 4520 Regent St

Property Owner: Mark Mehalik

Contractor (requesting approval): Sandor Glaser Renovation Carpentry (215-266-7214)

Removal of existing slates on upper and lower slopes as well as gable slopes on the facade of the house. Existing sheathing will receive new fastening and weather shield underlayment. Slates will be replaced by Grand Manor Black Pearl asphalt shingles. All existing flashings, including the gutter lining will be replaced with copper. Three ornamental columns flanking the front windows will be restored or replaced with new ones if needed. New columns will be fabricated out of sapeli. All woodwork and appropriate metal will be primed and painted.
APPLICATION FOR BUILDING PERMIT

APPLICATION # 969919

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION

4520 Regent St., Philadelphia, Pennsylvania 19143

APPLICANT:
Sandra Glaser Renovation Carpentry

COMPANY NAME:

PHONE # 215-266-1214 FAX #

PROPERTY OWNER'S NAME:
Mark Mekuliks

PHONE # 484-459-0590 FAX #

ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:

ARCHITECT / ENGINEERING FIRM:

PHONE # FAX #

CONTRACTOR:
Roland Sandra Glaser

CONTRACTING COMPANY:
Sandra Glaser Renovation Carpentry

PHONE # 215-266-1211 FAX #

USE OF BUILDING / SPACE:
Single Family Dwelling.

BRIEF DESCRIPTION OF WORK:
Tear off of shingles and flashing on front Mansard Roof, Replacing with new asphalt Shingles and copper flashing

TOTAL AREA UNDERGOING CONSTRUCTION: 160 square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

# OF NEW SPRINKLER HEADS (suppression system permits only):

LOCATION OF SPRINKLERS:

# OF NEW REGISTERS / DIFFUSERS (splay / ductwork permits only):

LOCATION OF STANDPIPES:

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? [ ] NO [ ] YES VIOLATION #:

APPLICANT'S ADDRESS:
4100 Hazel

E-MAIL: [ ] NO [ ] YES VIOLATION #:

PROPERTY OWNER'S ADDRESS:
4520 Regent St.

Philadelphia, PA 19143

ARCHITECT / ENGINEERING FIRM ADDRESS:

LICENSE # 47698

CONTRACTING COMPANY ADDRESS:
4920 Hazel Ave.

Philadelphia, PA 19143

LICENSE # 47698

ESTIMATED COST OF WORK: $16,500.00

DATE: 6/29/18

APPLICANT'S SIGNATURE: [Signature]

61-3 (Rev. 9/18)
## Roof Shingle Colors, Sample Roofing Shingles

<table>
<thead>
<tr>
<th>Certainteed</th>
<th>GAF</th>
<th>Owens-Corning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carrige House</td>
<td>Centennial Slate</td>
<td>Classic Horizon</td>
</tr>
<tr>
<td>Grand Manor</td>
<td>Hallmark</td>
<td>Custom Lok lock</td>
</tr>
<tr>
<td>Jet</td>
<td>Hatteras</td>
<td>Hearthstead</td>
</tr>
<tr>
<td>Landmark TL</td>
<td>Landmark Series</td>
<td>New Horizon</td>
</tr>
<tr>
<td>Presidential Shake</td>
<td>Presidential TL</td>
<td>Independence</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Woodscape</td>
</tr>
</tbody>
</table>

**Black Pearl**

Shingles Shingle Shingle Roofing Shingle Style Roof Shingles Shingle Colors Roof Shingle Colors Certainteed Shingles Certainteed Vinyl Shingles Certainteed Shingles Certainteed Vinyl Shingles Colors Certainteed Vinyl Shingles Color Certainteed Aluminum Shingles Certainteed Aluminum Shingles Colors

Contact: edh@howarddigital.com