

ADDRESS: 4225 PINE ST

Proposal: Legalize replacement of slate on mansard with charcoal asphalt-fiberglass shingles

Review Requested: Final Approval

Owner: Neighborhood Preservation & Development Fund LP

Applicant: Ryan Crocetto, Altman Management Company, LLC

History: 1900; William Kimball, developer

Individual Designation: None

District Designation: Southeast Spruce Hill Historic District, Contributing, 7/12/2024

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This application proposes legalizing the removal of slate roofing and its replacement with GAF Timberline Ultra High Definition asphalt-fiberglass shingles in a charcoal color on the mansard at 4225 Pine Street. This property is part of a larger development row on the 4200 block of Pine Street, all of which historically featured slate mansard roofs. The properties on the block were listed on the Philadelphia Register of Historic Places in July 2024 as part of the Southeast Spruce Hill Historic District, meaning that any slate mansard replacement prior to written notice being sent to property owners was not reviewed by the Historical Commission.

In October and December 2025, and again in January 2026, a community member contacted the Department of Licenses and Inspections to inform it of the recent replacement of the slate with asphalt-fiberglass shingles at this property. The Department of Licenses and Inspections issued a violation for the roofing work without a building permit in January 2026, prompting this request for legalization from the property owner.

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 Historical Commission's staff acknowledges that the slate on the mansard reached the end of its lifespan, but it would have been unable to administratively approve a black asphalt-fiberglass shingle in this shape as a replacement, had this application been submitted as a building permit application for review in advance of the work commencing.

SCOPE OF WORK:

- Legalize replacement of slate on mansard with charcoal asphalt-fiberglass shingles.

STANDARDS FOR REVIEW:

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
 - The black GAF Timberline asphalt-fiberglass shingles do not match the old in design, color, texture, or materials. This application fails to satisfy Standard 6.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.

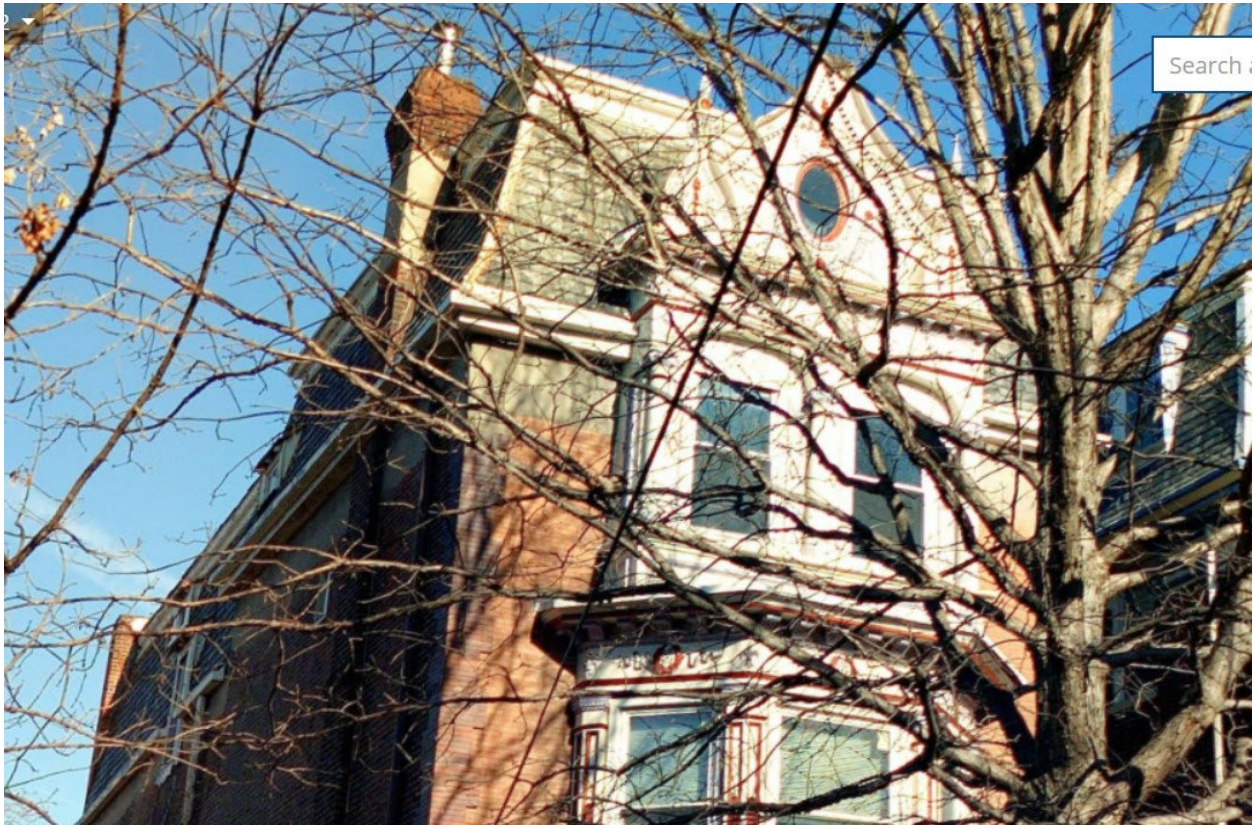


Figure 1. 4225 Pine Street with original slate mansard, December 2022.



Figure 2. Rear of 4225 Pine Street with original slate mansard, December 2022.



Figure 3. Slate replacement, October 2025. Provided by community member who requested violation.

4225 Pine Street
Philadelphia Historical Commission
March/April 2026



Figure 4. Completed work, October 2025. Provided by community member who requested violation.

4225 Pine Street
Philadelphia Historical Commission
March/April 2026



NPDF Apartments

400 S. 48th Street, Philadelphia, Pa. 19143

Tel: (215) 476-4787 - Fax: (215) 476-4016

Dear Architectural Committee and Historical Commission:

This letter is to confirm our application to seek legalization of the roof work that was completed on our property at 4225 Pine St., Philadelphia, PA 19104. The shingles that were used for this project were the GAF Timberline UHDZ Ultra High Definition shingles in Charcoal. I have attached the brochure as well which highlights some of the features of these shingles. I can serve as the applicant for this request, so please let me know if you need any further information from me and we look forward to speaking with you at the Zoom hearing on March 24th.

Sincerely,

Ryan Crocetto

Community Manager

NPDF Apartments

(215) 476-4787

npdf-manager@altmanco.com

D.D.S.

221 County House Road • Sewell, NJ 08080
 phone 856.228.1700 • 856.228.1551 fax

www.ddsrpc.com

Proposal

DATE	ESTIMATE NO.
3/31/2026	2026-22780

**NJ Home Improvement Contractor's
 License
 13VH066623200**

N.P.D.F. Chester Assoc., LP
 Philadelphia, PA 19104

REP	Customer Phone	Customer Mobile	Customer Fax	Job Name/Location
WM	215-884-0500	215-852-2180c	215-884-7372	

DESCRIPTION	TOTAL
JOB LOCATION: 4225 Pine St., Philadelphia, PA SCOPE OF WORK: Natural Slate Roofing - Remove existing dimensional shingles. - Inspect entire roof decking for damage and leaks. Replace with plywood, if needed, as per customer's approval (see note* below). - Supply and install non-fading gray 8"x16" slate shingles with copper ring shank roofing nails over synthetic underlayment. - Supply and install copper flashing at chimneys and dormers. - Supply and install copper drip edge metal with cant strip at the overhangs. - Supply copper round metal corners (Jenkins) at hip areas. - Supply and install copper counterflashing areas as needed at chimneys and dormers. - Cleanup and debris removal to DDS-supplied dumpster. OPTION: Black C 3-1/2 drip edge metal instead of copper.....Deduct \$1,558.75 WARRANTY: Manufacturer's Warranty Labor and Materials	75,000.00

Permits, if required, are to be obtained by DDS and paid by customer.

DDS proposes to furnish the foregoing labor and materials for the sum set forth herein, plus applicable sales tax. All prices are open shop unless otherwise specified. Your acceptance of this proposal will constitute a contract for such labor and material and you agree to pay DDS the sum as set forth herein, plus applicable sales tax. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All Agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other casualty insurance. Our workers are fully covered by workmen's compensation insurance. You agree to pay collection costs, including but not limited to attorney's fees.

Authorized signature: _____

Note: This proposal may be withdrawn at any time prior to receipt of written acceptance.

TOTAL

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

DATE OF ACCEPTANCE _____

Page 1
 CUSTOMER SIGNATURE

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<p>SCOPE OF WORK: Synthetic Slate Shingles</p> <ul style="list-style-type: none"> - Remove existing dimensional shingle roofing. - Inspect entire roof decking for damage and leaks. Replace with plywood, if needed, as per customer's approval (see note* below). - Supply and install DaVinci synthetic slate shingles over synthetic underlayment. Color: To be determined. - Supply and install black C 3-1/2 drip edge metal. - Supply and install copper step flashing. - Supply and install black metal counterflashings at the chimneys and dormers as needed. - Cleanup and debris removal to DDS-supplied dumpster. <p>*Note: \$125.00 per sheet to replace any damaged roof decking with plywood.</p> <p>WARRANTY: Manufacturer's Warranty</p> <p>Labor and Materials.....\$40,000.00</p> <p>SCOPE OF WORK: GAF Slateline Dimensional Asphalt Roofing</p> <p>Remove existing shingles. Inspect entire roof decking for damage and leaks. Replace with plywood, if needed, as per customer's approval (see note* below). Supply and install GAF Slateline dimensional asphalt shingles over synthetic underlayment. Color: To be determined.</p>	

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Authorized signature: _____

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DESCRIPTION	TOTAL
<p>Included:</p> <p>All necessary flashing. Pre-cut starter shingles. Drip edge. Ridge caps. Debris clean-up.</p> <p>*Note: \$125.00 per sheet to replace any damaged roof decking with plywood.</p> <p>WARRANTY: Manufacturer's warranty</p> <p>Labor and Materials.....\$19,950.00</p> <p>CLARIFICATIONS AND EXCLUSIONS:</p> <ul style="list-style-type: none"> - Excludes permits. - Includes any necessary lift equipment. - Due to a volatile market environment, scheduling and pricing will be confirmed after receipt of approval of proposal. Pricing and availability will only be guaranteed once the order is placed and we receive verification from the manufacturer/distributor. Manufacturers are experiencing short supply of raw materials and extended lead times. 	

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Authorized signature: _____

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TOTAL	\$75,000.00
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Page 3
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Timberline UHDZ[®]

Ultra High Definition[®] Shingles



Millions of families have found shelter under a beautiful, durable, Timberline[®] roof. Timberline UHDZ[®] shingles offer a combination of beauty and benefits that goes beyond any other Timberline[®] shingles.

We protect what matters most[™]





Your roof is a promise, an investment, and beyond

Choosing a roof for your home means making a promise of shelter and an investment in security. It means setting high expectations for beauty and durability.

Once you've set your expectations, choosing a Timberline UHDZ® roof is a great way to go beyond.

And that's just the beginning.

Breathtaking beauty that lasts

The beauty of an ultra-premium shingle adds curb appeal to your home for years. Timberline UHDZ® delivers long-lasting beauty, thanks to two features: Dual Shadow Line and UltraMat™ Technology.

Our patented Dual Shadow Line, only available on Timberline UHDZ® shingles, makes that magical sunset moment last all day, giving your shingles a truly unique aesthetic.

Helping the beauty of Timberline® shingles last is GAF time-release algae-fighting technology. Specially engineered capsules are infused with thousands of copper microsites that release copper steadily over time, for long-lasting algae-fighting power. Timberline UHDZ® shingles feature 10% more of those capsules than even our best-selling Timberline HDZ® shingles, for protection so strong it allows GAF to offer a 30-year StainGuard Plus PRO™ Algae Protection Limited Warranty against blue-green algae discoloration.¹



¹ 30-year StainGuard Plus PRO™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus PRO™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions, and qualifying products.





It's a shingle that helps your roofer do their best work

LayerLock® Technology strengthens the bond between layers of your Timberline UHDZ® shingles to help your roofer do the best possible job when installing and help you rest easy when the wind is howling.

Here's how it works:

LayerLock® Technology allows GAF to create the StrikeZone® nailing area — the industry's widest nail zone — which has delivered 99.9% nailing accuracy in our test.¹

LayerLock® Technology also powers the industry's first wind warranty with no maximum wind speed limitation. Timberline UHDZ® shingles are eligible for the WindProven™ Limited Wind Warranty when installed with the required combination of four qualifying GAF accessories.²



¹ Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® shingles to Timberline HDZ® shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

² 15-year WindProven™ Limited Wind Warranty on Timberline UHDZ® shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *WindProven™ Limited Wind Warranty*, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

A shingle that has been enhanced at its core

Timberline UHDZ® is the culmination of several technological enhancements that help this shingle go beyond. UltraMat™ is one of those improvements. It helps make this shingle an excellent choice when considering the effects of impacts.

UltraMat™ high-performance fiberglass mat technology enhances the shingle at its core and achieves UL2218 Class 4 impact-resistance rating.¹

gaf.com/uhdz4



¹ UL 2218 Class 4 Impact-Resistance Test performed under controlled laboratory conditions. GAF makes no express or implied warranty about the impact performance of this product against hail. Hail damage is not covered under the limited warranty.
* Only Timberline UHDZ® shingles manufactured in select plants, sold in packages bearing the UltraMat™ high-performance mat logo and UL2218 Class 4 Classification statement are rated for Class 4 impact resistance. Visit gaf.com/uhdz4 for information.





Pewter Gray

Pewter Gray can add a dramatic counterpoint to contemporary exterior color palettes, and to stucco or brick facades.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





Charcoal

Charcoal is the most neutral of shades and works wonderfully with blues, grays, whites, yellow, gold, sage, and green.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





Slate

A cool gray with a beautiful green undertone, Slate coordinates well with both grays and greens, as well as with white, cream, and ivory exteriors.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





Barkwood

The neutral brown Barkwood emulates wood and coordinates well with warm colors like beige, taupe, cream, gold, and yellow.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





Shakewood

An appealing blend of browns, tans, and gold, warm radiant Shakewood pairs equally well with neutral beige and clay tones, as well as deeper jewel tones.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





Weathered Wood

The perfect neutral color, Weathered Wood complements a broad range of hues and works well with sage, cream, ivory, and beige.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

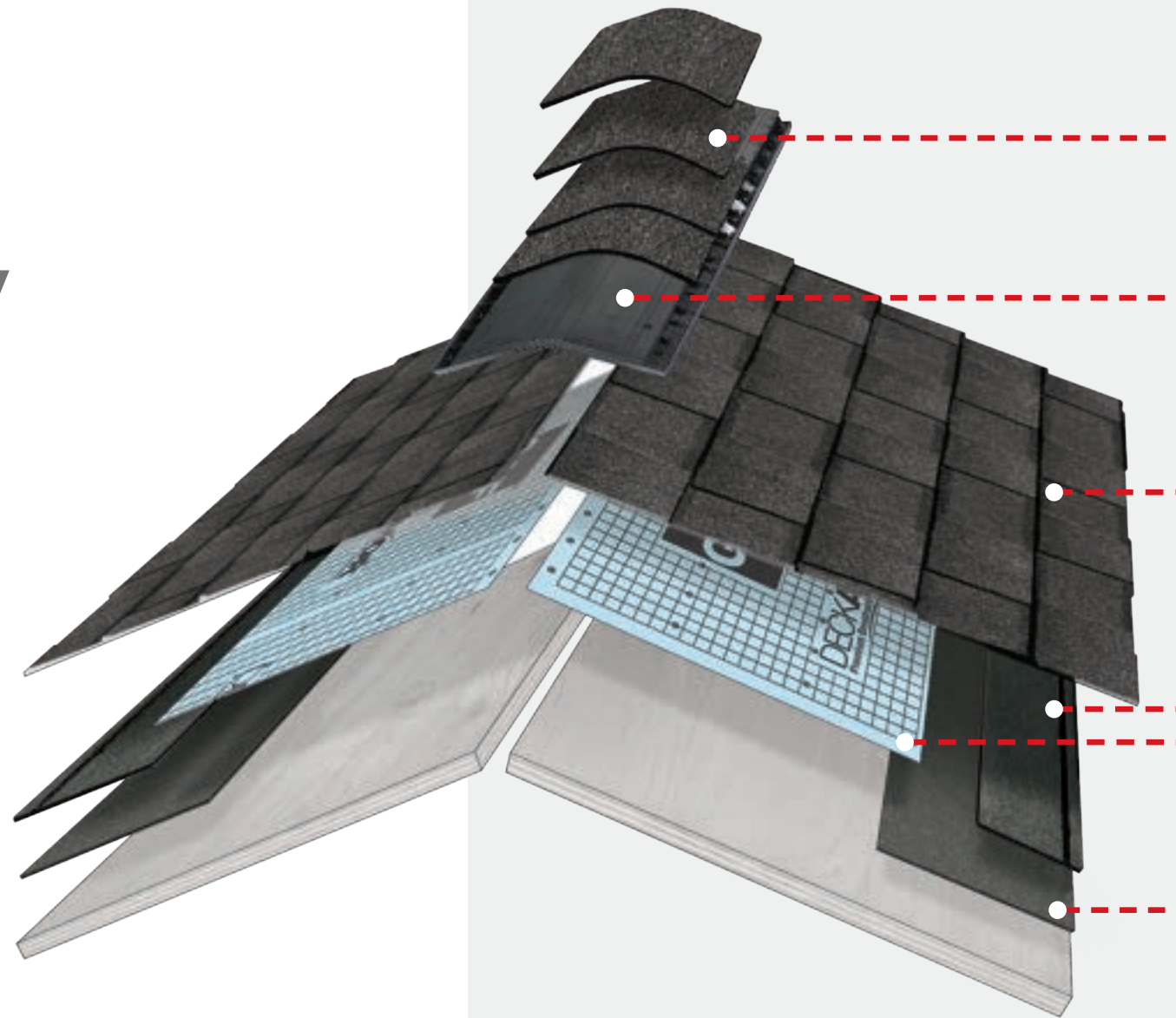


It's a system, built to protect

A Timberline UHDZ® roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from rain, snow, sun, and wind.

In fact, installing 4 qualifying GAF accessories — GAF starter strips, roof deck protection, ridge cap shingles, and either leak barrier or attic ventilation — in one roof system makes Timberline UHDZ® shingles eligible for the WindProven™ Limited Wind Warranty.¹

Visit gaf.com/LRS for qualifying GAF products.



The GAF Lifetime[†] Roofing System



Ridge Cap Shingles
Helps defend against leaks at the hips and ridges



Attic Ventilation
Helps reduce attic moisture and heat



Lifetime Shingles[†]
Helps beautify and protect for years to come



Starter Strip Shingles
Helps guard against shingle blow-offs



Roof Deck Protection
Helps shield the roof deck from moisture infiltration



Leak Barrier
Helps prevent leaks caused by wind-driven rain and ice dams

Install any GAF Lifetime[†] shingle and at least 3 qualifying GAF accessories and get a Lifetime[†] Limited Warranty on your qualifying GAF products plus

non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF certified contractor² about enhanced GAF warranties.



[†] Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

² Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products. Your dealings with a Contractor, and any services they provide to you, are subject to the *Contractor Terms of Use*. Visit gaf.com/gaf-contractor-terms-of-use for details.

¹ 15-year WindProven™ Limited Wind Warranty on Timberline UHDZ® shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *WindProven™ Limited Wind Warranty*, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

A beauty and a beast



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How tough is Timberline UHDZ[®]? It achieves UL 2218 Class 4 impact resistance — the highest rating — thanks to UltraMat[™] fiberglass reinforced mat technology that enhances the shingle at its core.¹ And with that toughness comes the beauty of our patented Dual Shadow Line and long-term benefit of our time-release algae-fighting technology.

Learn more at gaf.com/uhdz4