

HDC-2022-00066**Address: 933 W. Pine Street****District: Old Allentown Historic District****Applicant: ANEP Investments LLC, Owner****Proposal: Legalize siding and vinyl windows; install garage door (Violation Correction)****Building Description:**

This 2-story frame garage structure, ca 1900, was historically constructed independent of the adjoining property at 931 W. Pine Street, to which it now connects. This property is set back significantly from the street and did not historically contain a residential use. It has a flat roof. The windows on the 2nd floor were removed and boarded, and the first-story has a single garage door.

Project Description:

This property has long-standing violations dating to June 23, 2021 when staff sent a first Notice of Violation for exterior alterations including the installation of vinyl windows, infilling of a garage opening with windows and a door, and installation of vinyl siding. Two subsequent Notices of Violation were issued to the property owner before the staff filed a civil complaint through Magisterial District Court.

The property owner is requesting to legalize the installation of the vinyl windows and siding. The applicant also proposes to remove the windows and door at the infilled garage opening and install a new garage door.



933 W. Pine Street after exterior alterations.
(Applicant)



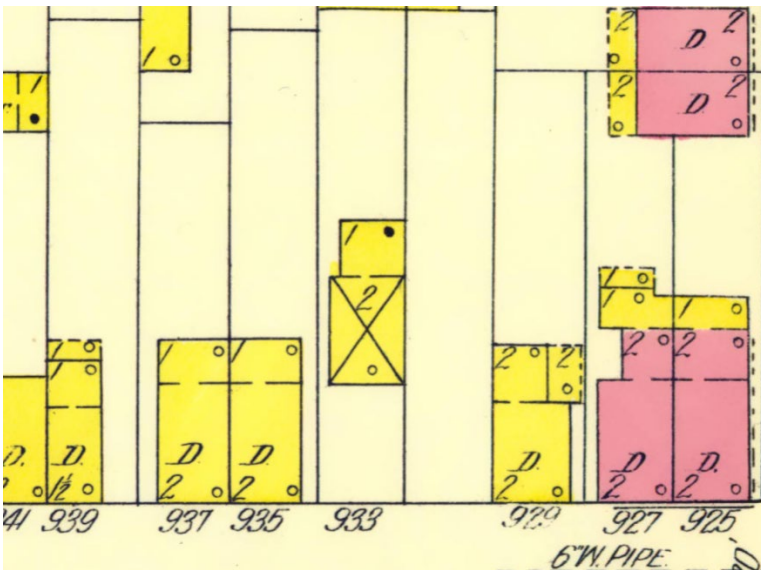
933 W. Pine Street prior to exterior alterations, 2019.
(Google StreetView)



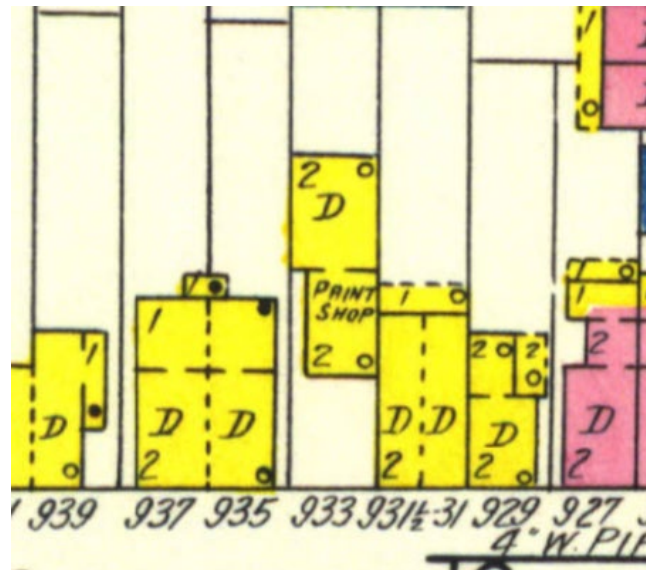
933 W. Pine Street prior to exterior alterations, 2019. (Google StreetView)



933 W. Pine Street prior to exterior alterations, undated. (Applicant)



1911 Sanborn map showing a 2-story garage structure. (Penn State University)



1932 Sanborn map. (Penn State University)

Applicable Guidelines:

Chapter 3.2 – Wood Siding & Trim

3.2.5 Replace deteriorated materials in-kind if repair is infeasible. New materials should replicate the original as closely as possible in material composition, size, profile, shape, pattern, and appearance. If historic wood siding or trim was an identifiable or visually distinctive species, it is recommended that the same species be used for the replacement.

3.2.6 Avoid installation of aluminum, vinyl, or synthetic materials that were unavailable when a building was constructed. Aluminum, vinyl, fiber-cement, or other synthetic cladding are not appropriate for historic properties because of their visual impact and because their installation can cause other deterioration problems. It is not appropriate to cap or cover existing wood with these types of materials. It is not appropriate to remove original wood cladding or trim features and replace them with aluminum, vinyl, fiber-cement, or synthetic materials.

Chapter 3.5 – Windows

3.5.9 Replace windows with alternate materials if in-kind replacement is not feasible. Replacement windows must match the original as closely as possible in type, size, operation, profile, appearance, and configuration of lites and muntins. Aluminum-clad wood windows are an appropriate alternate because they can replicate the original appearance and material. Composite wood or fiberglass windows with paintable exterior surfaces can be appropriate alternates if they match the original appearance, but are not recommended from a sustainability perspective. Vinyl windows are not appropriate due to short lifespan, poor performance, and inability to match historic profiles.

3.5.10 Preserve the ratio of window openings to solid wall surfaces. Increasing or reducing openings can impact the proportions of a façade and can look out of place within the larger streetscape. Changing the size of openings will also require a Building Permit because it changes the amount of enclosed space on a façade.

3.5.11 Retain the historic pattern of window openings (fenestration pattern), especially on primary facades. Avoid inserting new windows into a façade or infilling existing windows. The position, number, and arrangement of windows defines the rhythm of a façade and can be a character-defining feature of an architectural style or a type of building use. If creating new openings or infilling existing ones is necessary for a project such as adaptive reuse, locate openings on side or rear facades.

Chapter 3.6 – Doors

3.6.6 Repair, restore, and reuse existing door frames, jambs, threshold, fixed transoms, and similar components. Existing components are usually historic wood. Replace in-kind if existing materials are severely deteriorated. Replicate the profile and width of door frames, jambs, and transoms in order to preserve the solid-to-void ratio of the entrance.

3.6.8 Replace doors in-kind if repair is not feasible. Replacement doors should duplicate the original in material, design, size, profile, and operation. Original doors may be used as a template for replication. Wood is the most appropriate material for residential doors. Paneled wood doors should have the same number, size, and profile of panels as the historic door. If the original design is unknown, the buildings style and date of construction should inform the appropriate replacement.

3.6.9 Replace with durable alternate materials if in-kind replacement is not feasible. Composite wood doors and fiberglass doors are acceptable replacements if new doors match the original in size, style, configuration, detail, and appearance. However, these products are not recommended from a sustainability perspective. They have shorter lifespan and deteriorate when exposed to moisture, weathering, and temperature variation. For replacement doors, avoid metal doors (including metal doors that imitate paneled wood), as they do not have the same appearance and texture of historic wood. Avoid pre-hung doors (doors that are purchased already installed in a frame) when replacing a door, because these require the removal of historic fabric and can change the size of the opening.

3.6.10 Preserve the size of the existing door opening. New doors should be custom sized if necessary. Avoid enlarging or filling in original door openings to fit new stock sizes. This alteration will impact the historic character of the building. This action will also require a Building Permit because it changes the amount of enclosed space on a façade.

Observations & Comments:

The property at 933 W. Pine Street was constructed between 1897 and 1911 as a garage or carriage house. The building retained its historic appearance until recent years, when the applicant attempted to convert it to a residential use. The conversion resulted in the infilling of the garage opening and installation of new windows and a residential door. The applicant contends that the opening was only infilled and not altered. Also part of the residential conversion was the installation of vinyl siding and new vinyl windows at the second story where no windows had existed for some time; the historic windows had been removed and openings boarded prior to the alterations.

Staff questions whether the historic wood siding remains under the vinyl siding. The new cladding does not match the historic in material composition, size, profile, shape, pattern, or appearance and is not appropriate and does not comply

with Guidelines 3.2.5 and 3.2.6. The building historically had flush vertical boards. Staff recommends removing the vinyl siding and either exposing the original siding (if present) or installing new wood siding to match the historic.

Similarly, staff finds the second-story vinyl windows to be inappropriate in material composition, size, profile, appearance, and configuration. While the historic windows no longer remain, the age and function of the building suggest that the windows were likely wood six-over-six double-hung sash windows. Appropriate replacement windows should comply with Guideline 3.5.9. The photo prior to the exterior alterations shows that the windows did not have exterior trim, but did have a thin wood sill that should be replicated. The new vinyl windows do not comply with Guidelines 3.2.6 or 3.5.9.

Staff supports the applicant's proposal to remove the infill from the first-story opening and reinstall a garage door. Staff finds the proposed metal door imitating paneled wood to be inappropriate per Guideline 3.6.9 and recommends a wood door with a paneled design consistent with the wood paneled door that existed prior to the alteration. A crossbuck design would also be historically appropriate for the building's era of construction. Staff also recommends installing simple wood trim to match the historic garage opening. Removing the infill would return the historic fenestration patterns and would comply with Guidelines 3.5.10 and 3.5.11. However, the proposed garage door does not comply with design guidelines.

Staff Recommendation:

Denial of the legalization of the vinyl windows and siding, pursuant to Chapter 3, Section 3.2 Wood Siding & Trim and Section 3.5 Windows. Approval of the removal of the first-story infill and installation of a new garage door, provided the following:

- the infill is carefully removed so as not to damage the historic framing;
- new wood trim is installed to match the historic trim; and
- the new door is wood and is either paneled or contains a crossbuck design.

HARB Discussion:

DH asked for clarification, MK clarified the area under consideration was on the primary façade of the building. The applicant wants to return the garage opening and legalize the vinyl windows and siding on the second floor. MK stated the structure was originally built as a garage or carriage house and is now attached to the adjacent building and should be reviewed as a standalone structure (reference the Sanborn Map).

Discussion of what the original material was once the vines and aluminum siding are removed and question of material integrity took place. Vice Chair AJ stated that there is no historic context to review the application in, recommending the HARB review the application in terms of scale, massing and density as reviewed for new construction since the original structure has been altered excessively as per section 3.11.10.

HARB members agree with the staff recommendation and determined the introduction of the garage door is in keeping with the original use of the structure as a garage or carriage house.

When asked what the intended use of the structure is, applicant stated use as a garage and for storage since there is no water service in the building.

Discussion ensued about the lack of extent evidence of the materials and the look of the structure when it was originally constructed to offer guidance on appropriate material choices moving forward. The staff recommendation is to install wood siding and trim which would have been used at the time of construction. HARB Chair DH stated vinyl siding and aluminum siding would not be acceptable under the Guidelines, Section 3.2.6. GL suggested if the material, as proposed were approved would it set a precedent for vinyl siding as appropriate. Vice Chair AJ stated the historic character remains in scale and massing, but the neighborhood has changed drastically with vinyl and aluminum siding as the prevalent materials used, creating unique circumstances to the property and recommends these unique circumstances be reviewed for any future violation correction and/or modification to the structure outside of the scope of work of this application.

GL stated the entire neighborhood has been altered significantly and is the context for reviewing this application, allowing the installation of the garage door and legalizing the vinyl siding.

During motion DH asked if this application were presented as a new application and not to legalize a violation would the HARB support it as appropriate, Vice Chair AJ and GL responded affirmatively.

Action:

HARB Vice Chair AJ Jordan moved to approve the application presented on 11/7/2022 for the legalization of vinyl windows and siding and installation of a garage door to correct a violation at 933 W. Pine Street as submitted and find compliance with the following sections of the Guidelines for Historic Districts: Chapter 4, Additions to Existing Buildings, Section 4.1.4 finds that there are many unique circumstances to this property including a lack of historic context for the selection of alternative siding materials as well as the lack of historic context for this unique structure as it was built originally to be unique to the neighborhood street wall and context. HARB member Glenn Lichtenwalner seconded the motion, which passed 4-1, HARB Chair Dave Huber dissented.