



CITY OF ALLENTOWN

No. 30588

RESOLUTION

R29 - 2023

Introduced by the Administration on January 18, 2023

Denial of a Certificate of Appropriateness – 322 N. 8th Street

Resolved by the Council of the City of Allentown, That

WHEREAS a Certificate of Appropriateness is required under the provisions of the Act of the General Assembly of the Commonwealth of Pennsylvania No.167, June 13, 1961 (P.L.282) known as the Pennsylvania Historic District Act; and City of Allentown has adopted a Historic District Ordinance, Article 1391, under the provisions allowed in the Pennsylvania Historic District Act; and

WHEREAS the owner, Brandan Fedor, applied to the Historical Architectural Review Board (HARB) for a Certificate of Appropriateness to construct a rear garage at the property, as described in the attached final report; and

WHEREAS the HARB held a meeting on said matter on January 3, 2023, where a representative for the applicant was not in attendance; and

WHEREAS based on the statements and evidence presented, the HARB made the following findings of fact, as detailed in the attached case report:

1. The applicant was not present at the December 5, 2022 or January 3, 2023 HARB meetings.
2. The application lacks sufficient information on windows, doors, and other details required for HARB approval.
3. The proposed materials of the garage are inappropriate for the Old Allentown Historic District.

WHEREAS, based on the above findings of fact, the HARB agreed on the motion not to allow the construction of the garage as proposed, and recommended to City Council denial of a Certificate of Appropriateness as detailed in the attached case report.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Allentown that a Certificate of Appropriateness is hereby denied for the above referenced alteration.

	Yea	Nay
Candida Affa	X	
Ce-Ce Gerlach	X	
Cynthia Y. Mota	X	
Santo Napoli	X	
Natalie Santos	X	
Ed Zucal	X	
Daryl Hendricks, President	X	
TOTAL	7	0

THIS IS TO CERTIFY, That the above copy of Resolution No. 30588 was adopted by the City Council of Allentown on the 1st day of February, 2023, and is on file in the City Clerk's Office.



 City Clerk

Historical Architectural Review Board COA Final Review Sheet

Address: 322 N. 8th Street

Proposal: Construct rear garage

District: Old Allentown Historic District

Applicant: Brandan Fedor

Application Number: HDC-2022-00075

Building Description:

This 3-story Philadelphia brick row home, ca. 1887, is designed in the Eastlake style. The mansard roof displays scalloped slate and 2 dormers. The 1/1 sash in the dormers have projecting moldings. The small peak of the gable roof on each dormer is incised with an Eastlake pattern. Between the 2nd and 3rd floors is a bracketed cornice with a stenciled frieze. The 1/1 sash on the 2nd floor have arched frames incised with a geometric design. The window openings are topped by large segmental brick arches with brick panel of drape is shown at the sides of the arch and is part of the lintel. The 1st floor window consist of two 1/1 sashes with a projecting molding as a divider. Both windows are set into 1 arched and incised frame. The segmental arch lintel with the corbelled panels is the same as the smaller lintels on the 2nd floor. This same ornate style lintel and arched frame tops the paneled double door and transom. Projecting moldings are seen on the door frame. The slatted grocer's alley door has a small transom. It is set into a curved and incised frame with a small segmental brick lintel. The stoop and steps are made of bricks and have a wrought iron railing. There are 2 basement window grilles visible.

Project Description:

This application proposes to construct a one-story garage at the rear of the property fronting N. Lumber Street. The garage would be constructed entirely of metal, with a sheet metal roof and metal panel cladding on the walls. The elevation drawings suggest that the building would have a gable roof. The manufacturer's elevation drawings suggest that the front N. Lumber Street would have one garage door and the exposed north side would have one man-door and two windows (the rear would have additional openings but would not be visible from a public right of way). The garage and man-doors would have panel configurations and the window is shown as a 4-lite window. No additional information on the doors or windows was provided. A site plan was also not provided. The property at 322 N. 8th Street did not historically have a garage or carriage house, though these accessory structures were present at neighboring properties.



Front façade of 322 N. 8th Street, 2019.
(Google)



Current rear of 322 N. 8th Street where the garage is proposed.
(Google StreetView)

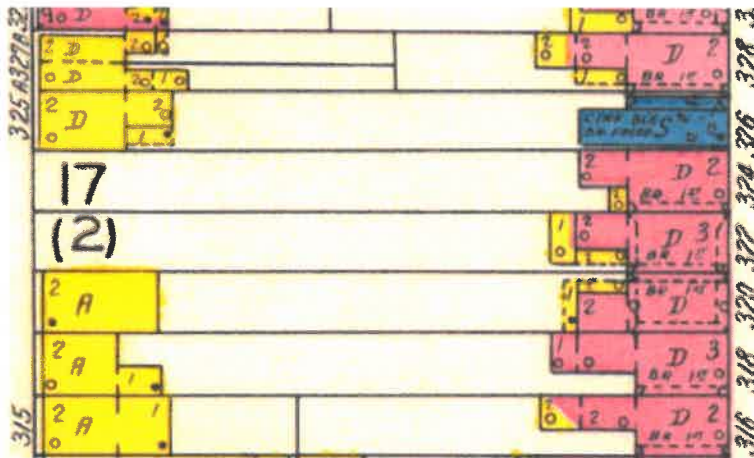
**Historical Architectural Review Board
COA Final Review Sheet**



**Aerial showing the property at 322 N. 8th Street (outlined in red), 2021.
(City of Allentown)**



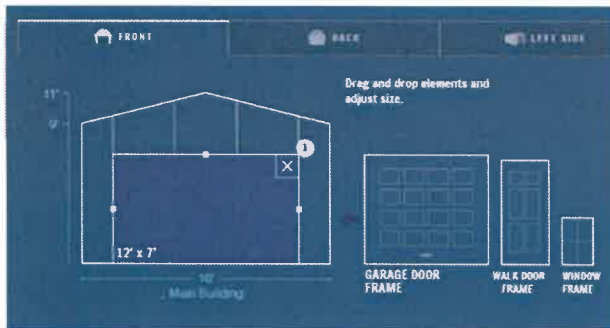
Location of proposed garage
**View of N. Lumber Street.
(Google StreetView)**



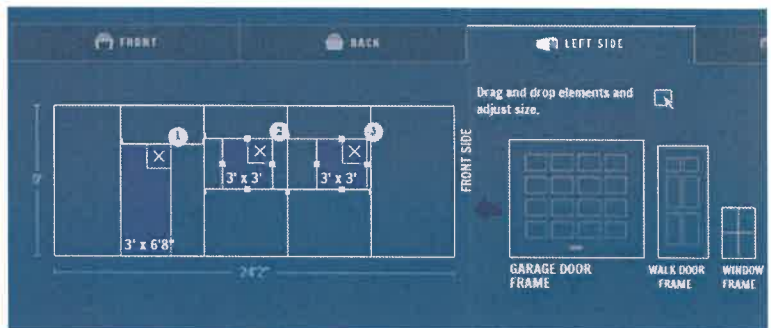
**1932 Sanborn map.
(Penn State University Libraries)**



**One- and two-story garages in the immediate vicinity.
(Google StreetView)**



**N. Lumber Street side of proposed garage per manufacturer website.
(Applicant)**



**Left side of proposed garage per manufacturer.
(Applicant)**

Historical Architectural Review Board COA Final Review Sheet

Applicable Guidelines:

Chapter 5.2 – New Accessory Buildings

- 5.2.1** Keep the height of new accessory structures lower than the height of the main building.
- 5.2.2** Match the height of nearby accessory structure, especially in highly visible streets or alleys.
- 5.2.3** Use simple rectangular volumes rather than elaborate forms to complement the main building's massing.
- 5.2.4** Reflect the massing and roof types of nearby accessory structures.
- 5.2.5** Scale accessory structures to have a compatible scale that does not overwhelm the main building. Avoid a structure that is taller than the main building or historic additions and that obstructs views of the historic building from the public street.
- 5.2.6** Locate accessory structures at the rear of a property and preserve the primacy of the main building. Minimize visibility from the public street.
- 5.2.7** Avoid interrupting established setbacks in the surrounding area, whether the setback in relation to the main building or to the street. The network of secondary streets and alleys formed around historic stables and rear structures in Allentown is a character-defining feature of the historic districts. New accessory structures should consider this setting and blend into the block.
- 5.2.8** Respect the overall proportions of the main building. The proportion of building features, such as doors and windows, should be consistent across the new accessory structure and with the proportions of the main building.
- 5.2.9** Design accessory structures to be compatible with the main building's design. Consider using materials that are found on the main building or are common within the historic district, such as brick, stone, and wood.
- 5.2.10** Avoid vinyl materials, plastics, non-durable materials and materials that are not considered appropriate alternatives for historic materials within these Guidelines.
- 5.2.11** Respect the main building's architectural style and details. The new structure should be subordinate to the main building and any historic additions and should not detract from the original design. Consider simplified details or interpretations of historic features on the main building.
- 5.2.12** Respect the size, shape, and solid-to-void ratio of the main building's windows and doors.
- 5.2.13** Avoid oversized windows and doors that are out of character with the main building and/or nearby accessory structures that contribute to the character of secondary streets and alleys.

Observations & Comments:

While the application lacks a site plan and details on the windows and doors, the general materials of the proposed garage are not appropriate for the district and do not comply with Guideline 5.2.10. More appropriate materials, such as brick or wood, should be considered for the structural elements and cladding, as noted in Guideline 5.2.9. Windows and doors should be wood or aluminum clad wood. The general panel configuration of the garage door and pedestrian door are acceptable. The windows should be one-over-one double-hung sash windows to more closely relate to the proportions of the main building, as recommended in Guideline 5.2.8.

The general size, scale, and massing of the building satisfies the guidelines, since the proposed structure would be subordinate to the main building. A site plan should confirm that the building would be constructed to the rear property line with no setback to satisfy Guideline 5.2.7.

**Historical Architectural Review Board
COA Final Review Sheet**

Staff Recommendation:

Denial, pursuant to Chapter 5, Section 5.2 New Accessory Buildings, with the comment that more appropriate materials and proportions should be considered.

HARB Discussion:

Ms. Keller stated that the applicant has not been in communication with the staff since submitting the application, despite several attempts to contact him. She advised the HARB to act on the application at the present meeting so that a decision on the proposal could be rendered within 75 days. The application was tabled from the December 5, 2022 meeting, because the applicant was not present and the application lacked sufficient information.

Mr. Jordan commented that Lumber Street is a secondary street but that it contains primary facades of buildings. He noted that the application has potential for approval with some revisions to materials, adding that the current application lacks sufficient information for the HARB to offer an approval.

Action:

Mr. Jordan moved to deny the application presented on January 3, 2023 for the construction of a rear garage at 322 N. 8th Street, owing to the lack of information submitted in the application. Mr. Huber seconded the motion, which carried with unanimous support.