



CITY OF ALLENTOWN

30548

RESOLUTION

R188 – 2022

Introduced by the Administration on December 7, 2022

Certificates of Appropriateness for work in the Historic Districts:

- 433 N. 11th St.
- 814 W. Liberty St.
- 933 W. Pine St.

Resolved by the Council of the City of Allentown, That

WHEREAS, Certificates of Appropriateness are required under the provisions of the Act of the General Assembly of the Commonwealth of Pennsylvania No. 167, June 13, 1961 (P.L. 282) and City of Allentown Ordinance No. 12314; and

WHEREAS, the following properties whose respective owners applied for and were granted approval by the Allentown Historic Architectural Review Board (HARB) to undertake specific exterior alterations on said properties as indicated in the attached Final Review Reports, which form part of this resolution:

- 433 N. 11th St. (Stephane & Amanda LaPointe, Owners) – Replace slate roof with asphalt shingles.
- 814 W. Liberty St. (Mendez Diaz LLC, Owner) – Legalize infill at window.
- 933 W. Pine St. (ANEP Investments LLC, Owner) – Legalize siding and vinyl windows; install garage door.

WHEREAS, on November 7, 2022, the Allentown HARB recommended approval of the above applications, or offered modifications which were subsequently accepted by the property owners, to City Council; and

WHEREAS, after reviewing the attached final review reports, it is the opinion of City Council that the proposed work is appropriate.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Allentown that Certificates of Appropriateness are hereby granted for the above referenced work.

	Yea	Nay
Candida Affa	X	
Ce-Ce Gerlach	X	
Daryl Hendricks	X	
Natalie Santos	X	
Ed Zucal	X	
Cynthia Y. Mota, President	X	
TOTAL	6	0

THIS IS TO CERTIFY, That the above copy of Resolution No. 30548 was adopted by the City Council of Allentown on the 7th day of December, 2022, and is on file in the City Clerk's Office.



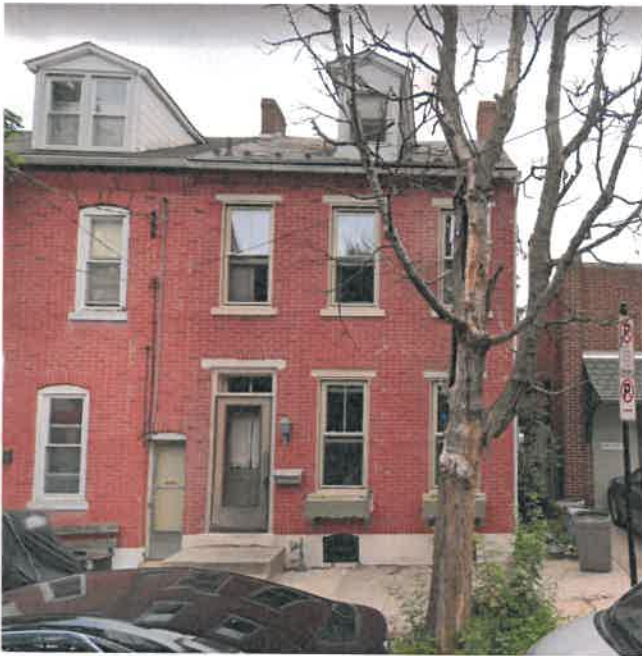
 City Clerk

HDC-2022-00068**Address: 433 N. 11th Street****District: Old Allentown Historic District****Applicant: R. Joshua Weber, East Penn Roofing****Proposal: Replace slate roof with asphalt shingles****Building Description:**

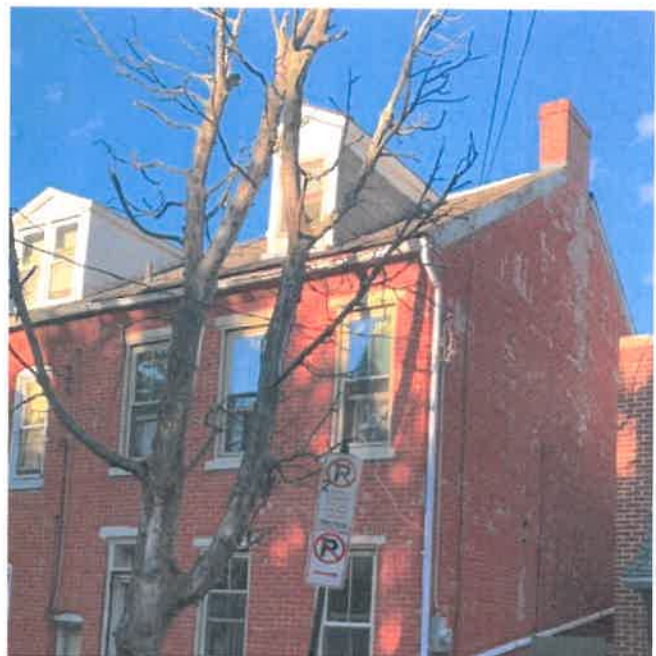
This 2½-story brick row house, ca 1897, is a Federal/Victorian house. The gable roof has a dormer, dentilated cornice, slate shingles and a single shared chimney with drip ledges. The windows are 2/2 sash with flat wood lintels. The main entry is a single glazed door with a transom and an aluminum storm door. There is a concrete stoop and a visible basement window grille. There is a shared grocer's alley door. The back yard (1½ lots) has a cyclone fence and an addition with sliding glass doors.

Project Description:

This application proposes to replace the slate roof at 433 N. 11th Street with Owens Corning Duration dimensional asphalt shingles in the color Colonial Slate. The front slope and dormer cheek walls are visible from N. 11th Street. The scope of work includes the front and rear gable, but not the vertical slope at the rear that is currently clad in slate shingles. The rear roof is not visible from Howard Street, owing to vegetation.



Existing slate roof at 433 N. 11th Street, 2019.
(Google StreetView)



Existing slate roof at 433 N. 11th Street.
(Applicant)



Existing slate roof at 433 N. 11th Street.
(Applicant)



Existing rear slate roof at 433 N. 11th Street.
(Applicant)



Existing rear slate roof at 433 N. 11th Street.
(Applicant)



Owens Corning Duration shingles in Colonial Slate

Applicable Guidelines:

Chapter 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.

3.1.6 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.

Observations & Comments:

The applicant contends that the existing slate requires replacement because the slate is highly deteriorated. Staff notes that the condition photos show that several areas of slate are broken, missing, and displaced and the condition of the roof is generally poor. The applicant is proposing to install a dimensional asphalt shingle with exaggerated tapering that would differ in shape and color from the existing slate. The proposed shingles do not comply with Guideline 3.1.6. Staff recommends using a shingle that more closely replicates the existing slate in dimension, shape, profile, color, exposure, and overall appearance, such as GAF Slateline or a synthetic slate.

Staff Recommendation:

Approval, pursuant to Chapter 3, Section 3.1 Roofs, provided that the new roofing material matches the historic slate in dimension, shape, profile, color, exposure, and overall appearance.

HARB Discussion:

HARB Vice Chair AJ agreed with the staff recommendation and clarified he opposed the multi-colored, shake design proposed in the application.

AT, contractor present for the application requested leniency for cost reasons to allow use of 3-tab singles instead of Slateline series. GL asked if other manufacturers were researched for alternative, more cost-effective solutions. MK stated the HARB has previously approved the use of Atlas StormMaster Slate asphalt shingles to replicate slate which was cheaper than Slateline. AT agreed to look into using this alternative product.

Action:

HARB Vice Chair AJ Jordan moved to approve w/conditions the application presented on *11/7/2022* for the roofing replacement at *433 N. 11th Street* with the following conditions agreed to by the applicant: the slate replacement material be of a type/manufacture previously approved by the HARB and must be submitted for staff review and approval in a color that replicates the original as closely as possible, and finds compliance with the following sections of the Guidelines for Historic Districts: Chapter 3, Section 3.1 Roofs, and finds that there are not circumstances unique to the property. HARB member Phillip Hart seconded the motion, which passed unanimously.

HDC-2022-00045**Address: 814 W. Liberty Street****District: Old Allentown Historic District****Applicant: Juan Mendez, Mendez Diaz, LLC, Owner****Proposal: Legalize infill at Rewal Street opening (Violation Correction)****Building Description:**

This 2½-story brick end of row home, ca 1887 has 2 dwelling units. The house is in the Second Empire style and has been bricktoted. The mansard roof has asphalt shingles with a double dormer two 1/1 sash windows which have a flat roof with brackets, a single chimney and cornice with brackets. The 2nd floor front and all the side windows are 1/1 sash with a mixture of federal and eyebrow lintels. The 2nd floor front windows have louvered shutters. The Eastlake lintels are carved and are highlighted with contrasting paint color. The concrete porch has pipe railing and concrete steps that lead to the main entry which is a double paneled door. The 1st floor front has a picture window, visible basement window with grille and an Allentown Porch Roof of barrel shape, asphalt shingles and decorative ends, the roof rafters are also decorative. There is a second 4-panel solid door on the front of the building with concrete steps to the left of the concrete porch. The side of the building has a concrete porch with a 3rd entry (cannot see it clearly in picture), brick pillar and a shed roof that extends over the sidewalk. There appears to be a 2nd floor deck with shadow box railing. There is an “L” shaped building that was added and is clad with clapboard siding and simple wooden corner trim, windows were 2/1 sash in wide timber frames. There is a small lean-to, probably a later addition, that in-fills the “L”. The house has an attached garage.

Project Description:

On August 18, 2022, a Notice of Violation was issued by staff to the property owner of 814 W. Liberty Street for infilling a first-story window on the Refwal Street façade. The window opening was infilled with insulation and brick, the lintel and brick were coated with a waterproof cement finish, and the wood window frame and sill were removed. This application seeks to legalize the work, and the applicant proposes to paint the infilled area to match the surrounding masonry.



814 W. Liberty Street in 2019.
(Google StreetView)



First-story window on Refwal Street façade prior to being infilled. (Google StreetView)



Refwal Street window after being infilled.
(Applicant)



Shutters proposed for installation. (Applicant)

Applicable Guidelines:

Chapter 3.5 – Windows

3.5.1 Retain and preserve historic windows and *all associated components* whenever possible, including window sash, frame, hardware, *lintel, sill*, trim, hood, shutters, and glazing (glass). Retain original windows in type, shape, size, operation, and material. Preserve existing glazing including stained glass as a distinctive feature of the window. [Emphasis added]

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.

3.5.22 Match new shutters to the size and shape of the window. Each shutter should be one half of the width of the window, in order to cover the entire window if closed. The shutter shape should match the window (arched, rectangular, etc.)

3.5.23 Hang shutters so that in a closed position over the window the louvers would shed water away from the building. Louvers should point up when the shutters are open and point down when the shutters are closed. This design mimics the original protective function of shutters.

Observations & Comments:

The HARB reviewed and approved the sealing of the window and installation of the paneled shutters in a fixed closed position in 1994 (COA 1994-50, Resolution 26967). The paneled shutters were installed to offer the appearance of the original opening once the opening no longer retained its historic function.

The staff finds that eliminating the opening as proposed does not meet the Design Guidelines, because it alters the ratio of window openings to solid wall surfaces (3.5.10) and disrupts the rhythm of openings on the façade (3.5.11). Removing the wood sill and coating the decorative wood lintel does not meet Guideline 3.5.1, because it alters original window components. The submitted documentation of the work does not show that adequate waterproofing was installed around the opening or infill materials. This indicates a risk that moisture will be trapped in the masonry wall and cause future deterioration. The staff recommends that the new infill be removed, the opening be properly waterproofed, and that the window be infilled in a more appropriate manner by reinstalling the wood sill, removing the coating from the lintel, reinstating the reveal in the brick, and reinstalling a wood frame with shutters in a fixed closed position.

Staff Recommendation:

Denial of the legalization as proposed, pursuant to Chapter 3, Section 3.5 Windows

HARB Discussion:

MK clarified the application is to legalize the infill with wood, insulation and brick veneer and paint it to match the adjacent masonry rather than reverse the infill as was thought to be the intention presented at the last meeting.

HARB Vice Chair AJ stated that after last month's meeting it was discussed that further clarification was needed to prove the construction techniques and waterproofing of the existing window and shutter infill for the HARB to decide on appropriateness of the choice to remove the infill currently in place which was installed without HARB approval.

MK stated the infill as proposed does not meet the Guidelines, HARB Chair DH agrees because it is removing a window opening on a contributing secondary façade.

HARB Vice Chair AJ stated the Guidelines do NOT state the infill approach is an inappropriate solution because the material proposed matches the existing and adjacent fabric. HARB Chair DH asked and MK confirmed the materials used throughout the exterior is brickote.

HARB Chair DH referenced the Guidelines sections pertaining to historic/original windows on a primary façade, and HARB Vice Chair AJ interpreted the Guidelines for window openings different from the window unit itself and therefore the opening (in his interpretation) may be treated as part of the wall, in this application. PH agreed the loss of the opening does change the elevation and does impact the neighborhood in so doing.

HARB members discussed the definitions of primary and secondary façades and MK clarified the façade in question is considered a contributing secondary façade, referencing the Guidelines.

HARB Vice Chair AJ stated the proposed work is replacing a feature—a replacement window—from a prior HARB approval, and the shutters used are not the same as others used on the building.

GL stated the infill issue, on a contributing, side façade, is not prohibited by the Guidelines in his opinion, he raised concern with the treatment of the upper portion of wood left exposed, suggested removing it and filling it with stucco and scored to look like the adjacent masonry. Applicant agreed to infill the entire opening, formerly the window, with the brick veneer, coated to match the surrounding material.

AE raised concern with the pointing work and agreed that the opening prior to the infill was a feature of the building that was a contributing feature in the neighborhood.

PH requested clarity from the applicant if the necessity to do this infill is greater than leaving the opening and infilling with wood and shutters. PH asked if the adaptive use of the building warranted a change of this magnitude to remove the window and infill thus permanently altering the historic fabric. The applicant stated the change was necessary because the type of windows cannot be found now, and the recurring leak occurring at this location was repeatedly rotting the wood and pushing the brick veneer out of plumb. PH interpreted this as the existing condition was causing harm to the historic fabric and therefore the remedy to infill it was justified. Vice Chair AJ agreed. AE asked what happens if there is a leak at another original window, does this set a precedent to infill other window openings. Vice Chair AJ stated that because there is no window here now in the location in question, it does not establish a precedent for infill at other window openings.

Action:

HARB member Glenn Lichtenwalner moved to approve w/conditions, the application presented on 11/7/2022 for the legalization of the infilling of the Refwal Street opening to correct a violation at 814 W. Liberty Street with the following conditions: infill the full opening left from the removal of the non-original window, sill and lintel with materials to replicate the existing brick and brickote, agreed to by the applicant, and finds compliance with the following sections of the Guidelines for Historic Districts: Chapter 3, Section 3.5 Windows, and finds that there are circumstances unique to the property: this is not an original window, it is a c. 1994 replacement window and the leaking condition surrounding this window was causing irreparable damage to the existing and adjacent historic masonry fabric. HARB Vice Chair AJ Jordan seconded the motion, which passed unanimously.

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.

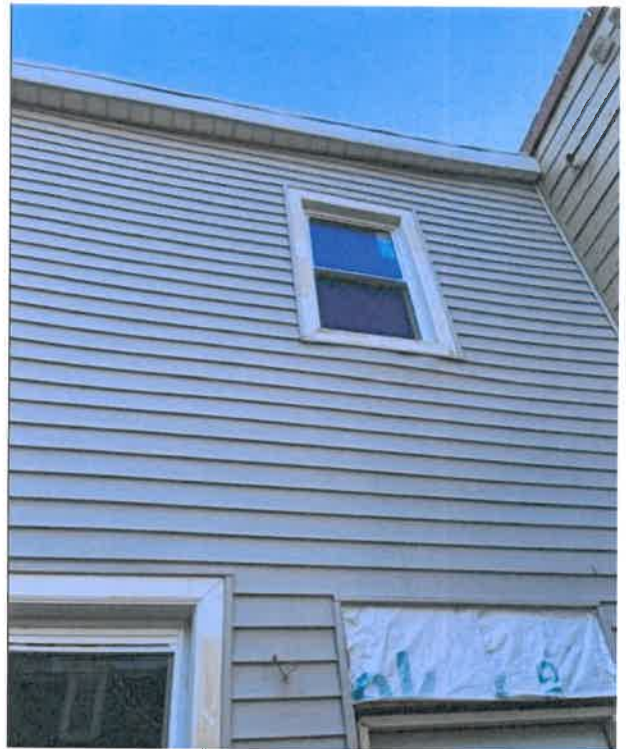
Project Description:

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)**



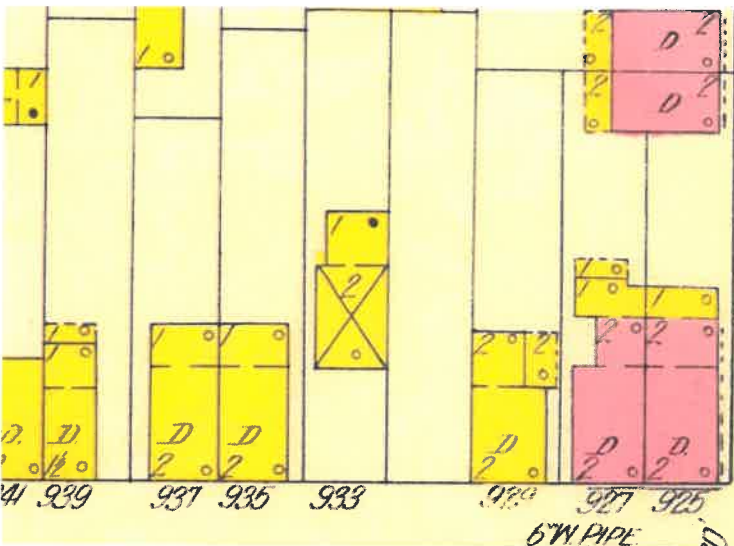
**933 W. Pine Street prior to exterior alterations, 2019.
(Google StreetView)**



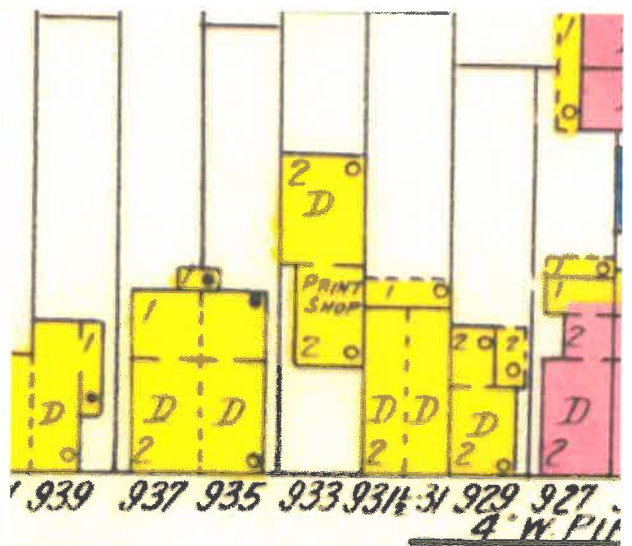
933 W. Pine Street prior to exterior alterations, 2019. (Google StreetView)



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.

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.

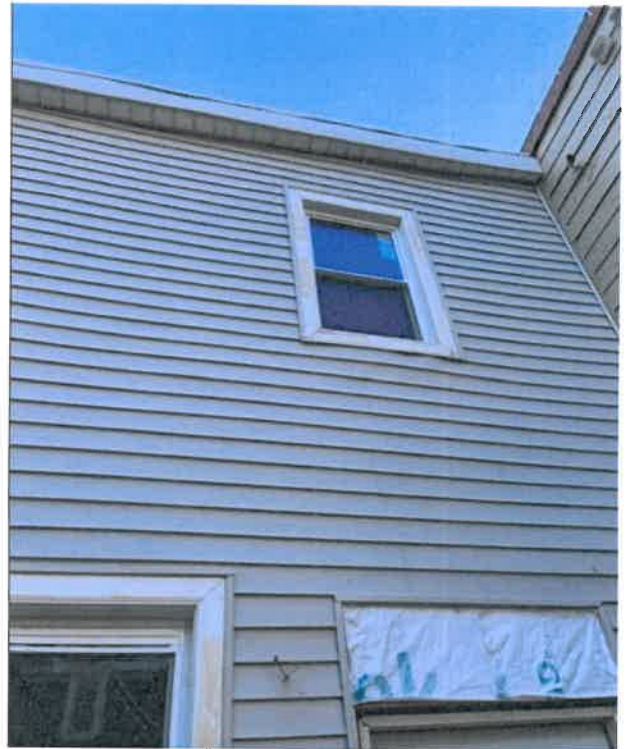
Project Description:

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)**



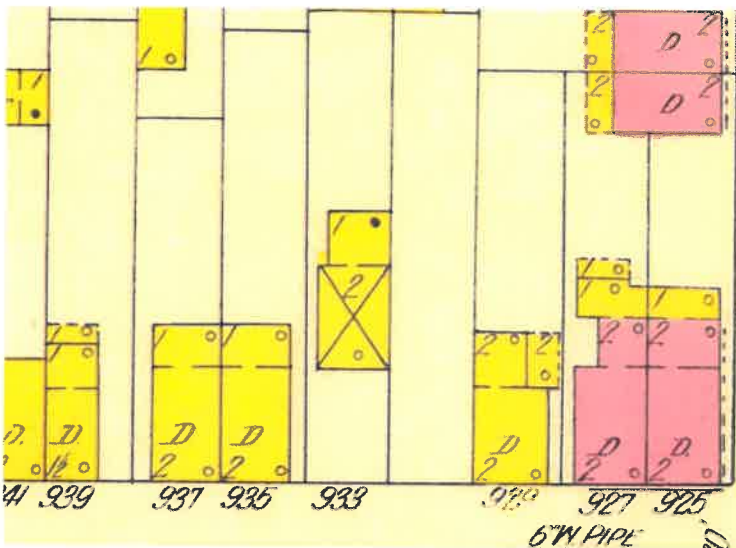
**933 W. Pine Street prior to exterior alterations, 2019.
(Google StreetView)**



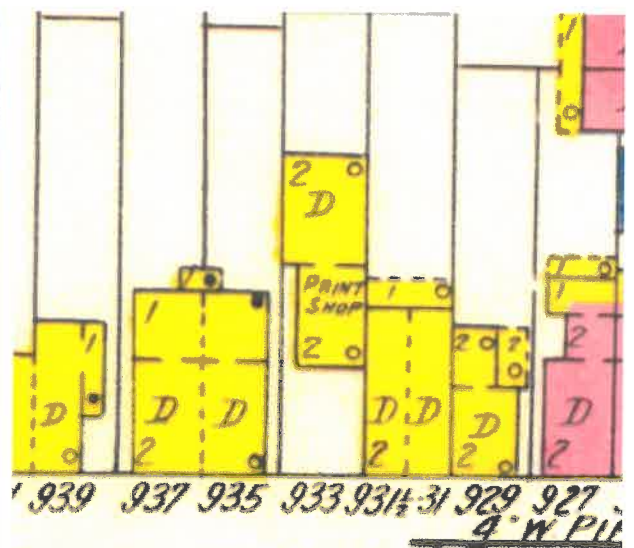
933 W. Pine Street prior to exterior alterations, 2019. (Google StreetView)



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.



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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.