

**HDC-2022-00011**

**Address: 1553 W. Turner Street**

**Applicant: Christian Brown, Landscape Architect on behalf of owners Jeremy Binder & Sheri Brokopp Binder**

**Building Description:**

This building is in the West Park Historic District. This brick 3-story end of row house, ca 1909 is a Colonial Revival. The mansard roof has asphalt shingles, a large dormer with two 6/1 sash windows and stone lintel, projecting cornice and a single chimney. The 2<sup>nd</sup> floor has a projecting cornice, a bay with 1/1 sash windows, and a iron railing on top. The 1<sup>st</sup> floor has a picture window with stained glass transom, a single glazed door, transom and projecting molding. There is one basement window. The bull-nosed concrete steps have a gable roof above them. The side of the house has a 2<sup>nd</sup> floor bay with 1/1 sash windows, 1/1 sash windows with stone lintels, a triple 1/1 sash window with transom, side 1/2-glazed door and a rear garage. There is an enclosed rear porch on the 1<sup>st</sup> floor with 1/1 sash windows and a 2<sup>nd</sup> floor porch with square columns and wood railing.

**Project Description:**

As provided by Applicant: Remove the existing concrete steps and walkway and construct a new deck with full skirting and new access door to the basement, painted wood hand railing, new pavers, landscape wall, and aluminum picket fence.

Additional Information Interpreted from Submitted Drawings: The new deck will have composite decking and composite wood at the new skirting wall that will face onto N. 16<sup>th</sup> Street. The basement access doors and siding panel are proposed to be composite wood in tongue-and-groove beadboard, painted to match the existing building. The proposed pavers will be installed over approximately half of the rear yard. The new retaining wall will be built out to the sidewalk, in line with the



flight of existing concrete steps on the side facade.

**Rear facade, rear yard, and detached garage as seen from N. 16<sup>th</sup> Street toward W. Turner Street. (Applicant)**

**Existing concrete steps and walkway in area of proposed work. (Applicant)**

**Applicable Guidelines:**

**Chapter 4: Additions to Existing Buildings**

**4.1.14** Construct additions at the rear of a historic building whenever possible. This approach maintains the historic visual impression of the building as seen from the street, as well as the overall streetscape patterns and rhythms.

**4.1.11** Let the existing height and width of the main building dictate the size of the addition so that it does not compete in size, scale, or design. Appropriate scale should ensure that an addition does not overwhelm the primary building.

**4.1.20** Select materials used for additions to be similar to those found on the main building. High-quality, durable, and sustainable materials are encouraged (refer to Chapter 1). Materials selections can reflect the time of the addition's construction, indicating it is new and not historic, while honoring the key materials and textures of the main building.

**4.1.21** Design new porches, stoops, decks, patios, or similar features to reflect the historic character, architectural detail, and materials of the main building. Traditional wood, brick, and concrete materials are appropriate.

**Observations & Recommendations:**

The proposed work is consistent with the Guidelines. The addition is proposed for the rear of the building, which is appropriate although it will be visible along N. 16<sup>th</sup> Street because the property is a corner lot. The addition of a rear deck does not appear to significantly impact the visibility of the rear facade or overall architectural character. The concrete stairs and walkway, and angled basement doors (Bilco door), are not considered character-defining features of the historic building. The existing iron railing and posts appear to be original and should be salvaged for reuse.

The proposed masonry materials are consistent with existing retaining wall and building foundation. The height of deck and the basement access doors match the height of the building's exposed masonry foundation. The proposed aluminum picket fence is consistent with the Guidelines. Matching the new wood railing to the existing 2<sup>nd</sup> floor railing is appropriate. Composite wood decking is an acceptable alternate material. Wood would be the most appropriate to match the existing clapboards and trim at the building's rear porch and garage. It is appropriate that all wood and composite wood elements will be painted to match the existing building.

**HARB Discussion** HARB members discussed the application in compliance with the Historic District Guidelines and requested further information on the materials to be used for the landscape features.

CB explained the concrete, masonry wall materials and the pavers to be used as submitted in the supplemental application materials.

**Action**

HARB member AJ Jordan made a motion to approve the application presented on 04/04/22 for 1553 W. Turner Street as submitted and finds the application to be in compliance with Chapter 4 Additions to Existing Buildings, sub-sections 4.1.11, 14, 20 and 21 of the Historic District Design Guidelines and find that there are no circumstances unique to the property.

Motion to approve made by HARB member AJ Jordan, motion was seconded by HARB member Alex Encelewski. Motion carried with unanimous support.

**HDC-2022-00017**

**Address: 210 N. Howard Street**

**Applicant: Chavelis Vasquez, Contractor on behalf of Owner Manuel Sinchi**

**Building Description:**

This building is in the Old Allentown Historic District. This 3-story brick row house, ca 1859, is Italianate in style. The gable roof has projecting eaves, dentilated cornice, asphalt shingles, and a shared chimney. The windows are 2/2 sash with add-on lintels of wood but not in any style and the basement has one window grille. The main entry is a glazed double door with transom. There is a grocer's alley that is shared. The porch is concrete with a pipe railing and knee walls. There is an Allentown Porch roof coving  $\frac{3}{4}$  of the façade in a concave profile which stands alone in the row. It has decorative roof ends, ornate unusual shape to wood brackets and the rafters have scroll-sawn ends with asphalt shingles. There is a wire fence in the rear.

**Project Description:**

Provided by Applicant: Install new roof-mounted solar panel system. Total area to be 327.72 square feet. Height of the panels relative to the roof to be 4"-6". Setback of panels from roof edges to be 3 square feet. Installation of disconnect box and inverter will be placed next to PPL meter box as per regulation.

**Primary facade  
(Applicant)**



**Primary and side facades, view from  
Howard and Russell Streets  
(Applicant)**



**Rear facade, view from Russell Street  
(Applicant)**



Additional Information Interpreted from Submitted Materials: Two new solar panel arrays will be installed: one on the rear slope of the main roof, and one on the rear extension's roof.

**Applicable Guidelines:**

**3.10.3** Minimize visibility of solar panels, mounting equipment, and necessary mechanical equipment from the public right-of-way. For pitched roofs, locate solar collectors on rear roof slopes whenever possible. For pitched roofs where all slopes are visible, locate collectors as far back from the street as possible. For flat roofs, locate collectors as far back from the top of street-facing facades as possible.

**3.10.4** Attach solar collectors or other equipment in the least invasive method feasible so that the alteration is reversible in the future.

**3.10.5** Install solar collectors or equipment as flat as possible to the surface where they are installed. Placement parallel to the roof surface is encouraged. If a horizontal or vertical tilt is required for functionality, adjust the pitch to use the smallest angle possible.

**Observations & Recommendations:**

Administrative Note: A solar panel installation is typically approved by Staff if the application meets the Guidelines. This application has been brought to HARB for review due to the absence of a certified Staff member, which is considered a temporary unique circumstance.

The proposed installation complies with the Guidelines to locate the panels on rear roof slopes. The proposed panels will be 4"-6" above the roof surface and will be parallel to the roof slopes, which is appropriate. Because the property is located on a corner, the side and rear facades are visible from public rights-of-way. However, the panels will be minimally visible from Howard Street and minimally visible in profile. The rear extension's roof is setback from the side street. No panels are proposed for the rear porch roof, which is located between the street and the rear extension. This does not appear to be a negative impact to the primary streetscape. The submitted drawings indicate that the system will connect to existing service panels and utility meters of the side facade. Any new wiring, conduit, or equipment should be concealed as much as possible.

**HARB Discussion**

HARB chair DH asked for clarification of the solar panel setback.

AT of NJ Sun Tech responded it is 3'-0".

DH asked for the conduit to be run concealed where possible and to be painted to match the surrounding materials, when concealment is not possible in accordance with the Guidelines for Historic Districts.

AT and the engineer present via phone agreed to this request.

**Action**

HARB member Alex Encelewski made a motion to approve the application presented on 04/04/2022 for of new solar panels at 210 N. Howard Street St. as submitted and finds the application to be in compliance with Chapter 3, Sections 3.10.3, 3.10.4 and 3.10.5 of the Historic District Design Guidelines and find that there are no circumstances unique to the property.

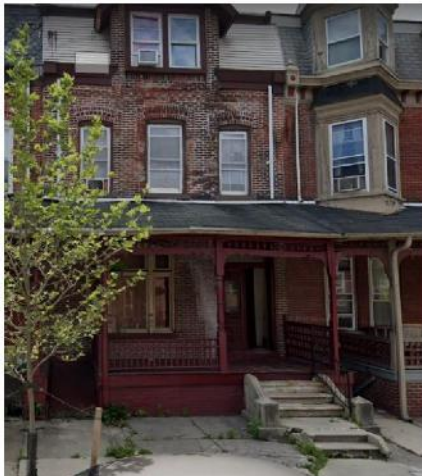
Motion to approve made by HARB member Alex Encelewski, motion was seconded by HARB member



**HDC-2022-00012****Address: 334 N. 9<sup>th</sup> Street****Applicant: Mohammad Ziadeh, Contractor on behalf of Owner Justin Cohen****Building Description:**

This building is in the Old Allentown Historic District. This 3-story brick row house is a Queen Anne porch house with Eastlake influences. The mansard roof has been covered with aluminum siding. It displays a large dormer with a gable roof. The dormer is also covered with siding. There is a shared chimney to the left side of the roof. The aluminum covered cornice also shows stepped brick. Corbelled brick panels edge the dormer and extend below the detilated cornice. There are corbelled brick panels between the houses.

The 2<sup>nd</sup> floor windows are 1/1 sash set into arched frames. The window openings are topped by large segmental brick arch lintels. There is a row of brick tiles set into the arches. Small corbelled brick panels show at the outer edges of the lintels. The 1<sup>st</sup> floor window is three vertical panes with transoms set into an arched frame with a segmental arch lintel. This frame has projecting moldings. The main entry is a glazed double period door with a transom. There is a wooden porch with wooden railings and balustrades, turned wooden columns with fan brackets. A spindled frieze is just under the porch roofline. The concrete steps have a wrought iron railing. There is a basement window grille and a basement level grocer's alley door.

**Project Description:**

As received from Applicant. Remove damaged concrete stairs and replace with new concrete stairs of same size.

**Applicable Guidelines:**

**3.7.3** Repair and restore existing porches and steps whenever possible. Salvage, repair, and reuse existing components including deck floor boards, railings, balusters, posts, and decorative trim. Repair and restore basement level windows or metal grates that are part of the porch base.

**3.7.4** Replace individual deteriorated components in-kind with new materials matching the original in material composition, size, shape, profile, dimension, appearance, and finish. Custom fabrication is encouraged and may be

necessary to provide an exact match. Where an exact match of the historic element cannot be found or fabricated, the new element should match the original as closely as possible.

### **Observations & Recommendations:**

The proposed replacement steps do not meet the Guidelines as an appropriate replacement. The proposed design is a single-run stair with no side walls. This design does not resemble the existing stair, which has two runs and an intermediate landing, side walls, end posts, and bullnose treads. An appropriate replacement should match the existing feature as closely as possible. The use of concrete is appropriate as an in-kind replacement material. It is recommended that the applicant clarify if new handrails are part of this scope of work.

### **HARB Discussion**

AJ asked to retain side walls and insert new steps between them; also asked extent of included extending concrete to the sidewalk by removing the landing and step extension at the bottom. If the sidewalls cannot be reused then the new must be rebuilt to match the existing.

GL recalled the historic character of the sidewalls and newel post of the existing and the new should replicate, retaining the plinth and rebuilding from that point up to match existing detailing, profile and dimension.

GL stated railing should be replaced with new that is code compliant using a square picket shape.

SO referenced Guidelines stating aluminum fencing and pickets are considered appropriate and therefore applicable to railing design and material.

### **Action**

HARB chair Dave Huber made a motion to approve with conditions, the application presented on 04/04/2022 for replacement of concrete stairs at 334 N. 9<sup>th</sup> Street with the following conditions agreed to by the applicant: including retain the sidewalls and rebuild stairs between, or rebuild sidewalls to replicate the existing in dimension and profile. replacement stairs to have bullnose edge detail to match existing and remove lower stair and landing extension and install new square stock baluster handrail to meet code.

With the proposed conditions, the application complies with Chapter 3, Sections 3.7.3 and 3.7.4 of the Historic District Design Guidelines and find that there are circumstances unique to the property allowing the decision to be made including the style and configuration of the stairs and their impact on the surrounding district.

Motion to approve made by HARB chair Dave Huber , motion was seconded by HARB member AJ Jordan. Motion carried with unanimous support.

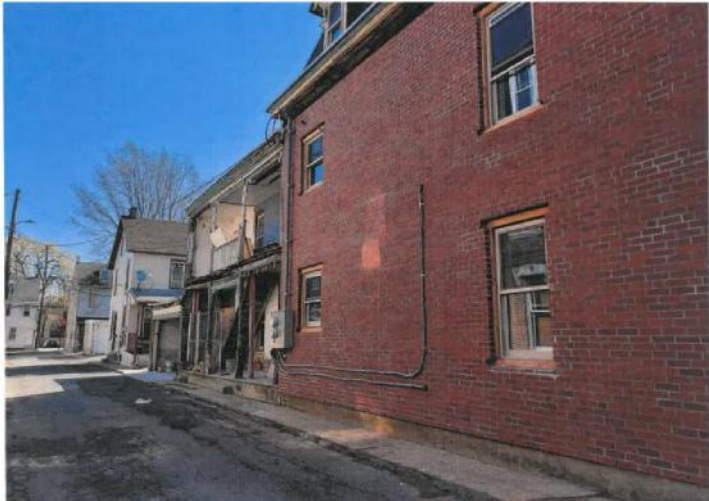
**HDC-2020-00002 (Amendment)****Address: 323 N. 9<sup>th</sup> Street****Applicant: Allentown Redevelopment Authority****Building Description:**

This building is in the Old Allentown Historic District. This 2<sup>1/2</sup>-story brick end of row house, ca 1875 is an altered Eastlake style house. The mansard roof has a large dormer with a gable roof topped by a finial. The gable peak shows fish scale slate and supporting brackets. The windows are 1/1 sash surrounded by projecting moldings and saw tooth trim. There is a bracketed cornice between the 2<sup>nd</sup> and 3<sup>rd</sup> stories. The 2<sup>nd</sup> floor has 1/1 sash windows with flat lintels. The 1<sup>st</sup> floor windows are 1/1 sash and are topped with flat lintels. The 1<sup>st</sup> floor has been altered for commercial use, the upper floors are apartments and there are two entries with modern doors. A small casement window is seen to the left of the doors. There is a concrete stoop.

**Project Description:** Amendment.

Previously approved COA (2020): "Repair/replace various exterior components." The proposed work is to relocate garage man-door from existing location to the opposite side of garage [connecting garage to side porch on Pine Street].

**Side facade on Pine Street, view toward rear porch and garage from N. 9<sup>th</sup> and Pine Streets. (Applicant)**



**Detail of Pine Street facade porch and garage, where the new door is proposed. (Applicant)**

**Applicable Guidelines:****Accessory Structures**

**3.11.10** Where existing accessory structures are not original to the property, are not considered an addition that has gained significance in its own right, or have been altered to such a degree that they no longer retain historic integrity, more flexibility in alteration design and material may be appropriate. Alterations should respect the main building in architectural style, proportions, and appearance.

**Doors**

**3.6.13** Avoid creating new door openings on the primary facade. New side or rear doors should be minimally visible from the street. The size and location of new openings should be compatible with the rest of the facade. This type of work will also require a Building Permit.

**Observations & Recommendations:**

The proposed door relocation is consistent with the Guidelines. The existing garage has already been altered, as has the side porch where work is proposed. The size and location of the new opening will be minimally visible and will have little impact to character-defining features. Use of the original door location is infeasible due to the neighboring property line. A solid core wood door is proposed, which is an appropriate material.

**HARB Discussion**

DH asked if the door was flush and applicant responded yes, it will be flush.

DH suggested a panel door instead of the flush door.

AJ asked for clarification on this application from the 2021 approval, representative presented stated that the door location and detail was not part of the prior approval.

**Action**

HARB member AJ Jordan made a motion to approve w/conditions the application dated 04/04/2022 for at 323 N 9<sup>th</sup> Street as submitted and finds the application to be in compliance with Chapter 3, Sections 3.11.10 Accessory Structures and 3.6.13 Doors of the Historic District Design Guidelines and find that there are not circumstances unique to the property.

Motion to approve made by HARB member AJ Jordan, motion was seconded by HARB member Phillip Hart. Motion carried with unanimous support.



HDC-2022-00018

Address: 347 N. 10<sup>th</sup> Street

Applicant: Jonathan Johnston, Owner

**Building Description:**

This building is in the Old Allentown Historic District. This 2½-story brick row house, ca 1880-1885 is Eastlake style. The gable roof has a dormer, projecting and bracketed eaves, a double chimney and asphalt shingles. The windows are 1/1 sash with Eastlake lintels, the 1<sup>st</sup> floor side window has panel shutter and the 2<sup>nd</sup> floor has louvered shutters.

The 1<sup>st</sup> floor has a commercial storefront, the corner of the building was removed and replaced with a double glazed door with transom entrance. There is a concrete stoop with steps leading to the store door. There is a single entrance to the left of the 10 Street façade, a glazed door with a transom and an Eastlake lintel.

**Project Description:** Violation Correction.

The violation was issued for:

- Removed wood-framed display windows and replaced with vinyl-framed windows.
- Altered the bulkhead beneath the display windows

Received from Applicant: Exterior wall was rotting, replace wall with hard wood, install 2 windows side by side, want to replace wooden door with metal pre-hung door. There are no existing shutters on this window. Previous door may be repairable, previous glass from window is intact.

Existing primary facade  
(Staff)



Primary facade before alterations  
(2019, Google Streetview)



**Applicable Guidelines:**

**Windows**

**3.5.7** Repair, restore, and reuse original windows prior to replacing them. Where one component of a window is deteriorated or broken, repair or replace the individual piece rather than replace the entire window unit. Repair or selectively replace in-kind existing hardware to ensure window operability, including sash cords, weights, and pulleys. Repaired windows have been shown to achieve energy performance levels comparable to replacement windows.

**3.5.8** Replace windows in-kind if original windows are deteriorated beyond feasible repair. Wood is the preferred material for most replacement windows. Replacement windows should match the original as closely as possible in material, size, type, operation, profile, and appearance. Replicate the existing dimensions of glazing, configuration of

muntins, or unique decorative lites. Match sash and frame thickness and window depths. For existing non-original windows, it is preferred to replace with wood windows rather than new alternate materials.

**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

## **Doors**

**3.6.5** Repair and restore historic doors whenever possible rather than replace them. Historic doors include front doors, rear doors, and grocer's alley doors. Original materials should not be discarded. If repair and reuse is not possible, salvage may be an option and the existing feature used as a template for replication.

**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 building's 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.

## **Storefronts**

**3.13.2** Preserve the historic pattern of the storefront and facade, such as the location of the entrance, the size and number of display windows, configuration of display windows and transoms, and recessed entrances.

**3.13.3** Repair and restore historic storefront materials and features whenever possible.

**3.13.4** Replace in-kind any materials, features, or components of storefronts that are irreparably damaged or missing. In-kind replacements should match the original in material, size, profile, and appearance

## **Observations & Recommendations:**

The replacement windows do not meet the Guidelines. They do not match the original configuration, proportion, or material of the original display windows, and they alter the overall proportions of the storefront. The 6/6 sash windows are not an appropriate replacement for the 3-lite fixed windows. Vinyl is also not an appropriate material. The Applicant should clarify if wood was used for the bulkhead below the windows, since the original bulkhead was wood.

The proposed replacement doors do not meet the Guidelines. Repair and reuse of the existing original doors is the most appropriate treatment. In-kind replacement is the next appropriate treatment if repair is not possible, with new wood doors that match the existing original doors. Materials other than wood can be appropriate but replacement doors should match

the original in appearance, dimension, profile, and detail; the proposed replacement doors do not match the original appearance.

### **HARB Discussion**

HARB members asked for clarification on the extent of the original materials to be retained.

Applicant confirmed the original window glazing and wood door have been retained.

DH stated the vinyl windows are not in compliance with the Guidelines, and must be removed.

HARB members recommend replacing the vinyl windows with wood sash and existing glass to replicate the original design, proportion and configuration and to repair and reuse the existing wood door.

### **Action**

HARB member Glenn Lichtenwalner made a motion to approve with conditions the application dated 04/04/2022 for 347 N. 10<sup>th</sup> Street with the following conditions agreed to by the applicant: reinstall window glazing and provide in-kind replacement of wood sash to match existing profile and dimension and repair and reinstall existing wood door; and finds the application to be in compliance with Chapter 3, Sections 3.5.7-3.5.9, 3.6.5, 3.6.6, 3.6.8, 3.6.9, 3.13.2 and 3.13.4 of the Historic District Design Guidelines and find that there are not circumstances unique to the property.

Motion to approve made by HARB member Glenn Lichtenwalner, motion was seconded by

HARB chair Dave Huber. Motion carried with unanimous support.

**HDC-2022-00014****Address: 619 W. Gordon Street****Applicant: Denisse Pena Nunez and Johan Robies Pena, Owners****Building Description:**

This building is in the Old Fairgrounds Historic District. This 2½-story brick row house, ca 1870 is Italianate. The gable roof has shingles, a single dormer and a shared chimney. The windows are 2/2 sash with Italianate lintels, the 1<sup>st</sup> floor has a picture window. The main entry is a single door with transom on a concrete porch with brick knee walls. There is a shared grocer's alley. The porch has an Allentown roof with a cyma-curve profile, closed roof ends with tongue and groove wood, decorative brackets, scroll-sawn ends and asphalt shingles.

**Project Description:** Violation Correction.

The violation was issued for replacement of the original front door and first floor window. The Building Standards and Safety Notice of Code Violation also cited replacement of the downspout and elbow and replacement of the house numbers (premise ID) as required work.

**Primary facade before alterations  
(Applicant)**



**Front door after alteration  
(Applicant)**



**First floor window after alteration  
(Applicant)**

**Applicable Guidelines:****Windows**

**3.5.7** Repair, restore, and reuse original windows prior to replacing them. Where one component of a window is deteriorated or broken, repair or replace the individual piece rather than replace the entire window unit. Repair or selectively replace in-kind existing hardware to ensure window operability, including sash cords, weights, and pulleys. Repaired windows have been shown to achieve energy performance levels comparable to replacement windows.

**3.5.8** Replace windows in-kind if original windows are deteriorated beyond feasible repair. Wood is the preferred material for most replacement windows. Replacement windows should match the original as closely as possible in material, size, type, operation, profile, and appearance. Replicate the existing dimensions of glazing, configuration of

muntings, or unique decorative lites. Match sash and frame thickness and window depths. For existing non-original windows, it is preferred to replace with wood windows rather than new alternate materials.

**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 facade 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 facade.

## **Doors**

**3.6.5** Repair and restore historic doors whenever possible rather than replace them. Historic doors include front doors, rear doors, and grocer's alley doors. Original materials should not be discarded. If repair and reuse is not possible, salvage may be an option and the existing feature used as a template for replication.

**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 building's 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 facade.

## **Observations & Recommendations:**

The replacement door and windows are not consistent with the Guidelines. Photos submitted by Applicant indicate that the original door, window, and window transom were salvaged. Repair and reuse of the original features is the most appropriate treatment. Restoration of the original size of the openings is also recommended. If repair and reuse is not possible, replacement in-kind to match the original features is the next appropriate treatment.

The Applicant stated privacy concerns with the 2/3-light door. The HARB may wish to discuss use of interior films, shading, or other appropriate low-impact options to support reuse of the original door. The Applicant also cited concerns about the paint on the windows; existing paint can be safely removed and the wood repainted to be reused. It is recommended that the Applicant clarify why the paint was a reason that restoration was not possible.

No information about the downspout replacement or house numbers was submitted. This work will require HARB



review. The Applicant is encouraged to review the *Guidelines for Historic Districts* for relevant guidance, especially Chapter 3.1 Roof Features: Gutters & Downspouts (pages 48-49).

### **HARB Discussion**

Denisse Pena stated through daughter's (AP) translation that she was unaware of the requirements of the HARB that she needed permits or approval to change the windows and door. She stated the condition of the wood doors and windows were very deteriorated, she was unable to remove the paint on the windows. Due to the conditions, she feels the existing door and window cannot be reused. She maintains possession of the existing windows and doors.

HARB members stated in order to move forward the existing door is recommended for repair and reuse and the windows need to be reused if possible and replicated to match the existing.

### **Action**

HARB member Glenn Lichtenwalner made a motion to approve with conditions the application dated 04/04/2022 for front door and window replacement be reversed to be in-kind repair and reuse of existing windows and door at *619 W. Gordon Street* with the following conditions agreed to by the applicant: that they remove the newly installed door and window and restore the original opening and reinstall the original door with matching trim and restore the original opening and reinstall the original window and install trim to match the original in kind; and finds noncompliance with Chapter 3 of the Historic District Design Guidelines: and find that there are circumstances unique to the property: unique features allowing decision include the original window and door can be reused.

Motion to approve made by HARB member Glenn Lichtenwalner, motion was seconded by HARB member AJ Jordan. Motion carried with unanimous support.

**HDC-2022-00020**

**Address: 1444 W. Linden Street**

**Applicant: Luis Vega, Owner**

**Building Description:**

This building is in the Old Allentown Historic District. This 3-story brick row house, ca 1900 is a porch house. The 3<sup>rd</sup> floor has an ornate parapet wall, projecting cornice at sides, with a 1/1 sash window with an arched window above it, there are casement windows on either side with stone lintels and there is an arched brick lintel with a stone keystone at the top. The 2<sup>nd</sup> floor has a triangle bay with 1/1 sash windows, vignettes above the windows, smaller casement windows on either side with stone lintels and the bay has a projecting cornice with brackets. The 1<sup>st</sup> floor has two 1/1 sash windows and a single glazed door with transom. The wooden porch has classic columns with turned wood balustrade and concrete steps with a wrought iron railing. There is a visible basement window.

**Project Description:**

As Provided by Applicant: Change/repair porch columns, which involves replacing/repairing the header beam. Fix/repair porch wall (by the steps).

Additional Information Interpreted from Submitted Materials: Missing porch columns will be restored. The existing temporary shoring and bracing will be removed. New 10" tapered wood or fiberglass-reinforced polymer (FRP) column with new wood 4x4 interior structural post to be installed. New wood column base fabricated to match existing historic base. New wood column capital fabricated to match neighboring historic capital. Deteriorated header to be replaced with new (2) 2x10 wood header and encased in new painted wood trim boards. Existing wood corbels, crown and fascia molding at eave, and wood railings to remain.

**Current Porch Condition  
(Applicant)**



**Existing Column Base Condition  
(Applicant)**



**Existing Column Capital  
(Applicant)**



**Applicable Guidelines:**

**Porches & Steps**

**3.7.3** Repair and restore existing porches and steps whenever possible. Salvage, repair, and reuse existing components including deck floorboards, railings, balusters, posts, and decorative trim. Repair and restore basement level windows or metal grates that are a part of the porch base.

**3.7.4** Replace individual deteriorated components in-kind with new materials matching the original in material composition, size, shape, profile, dimension, appearance, and finish. Custom fabrication is encouraged and may be necessary to provide an exact match. Where an exact match of the historic element cannot be found or fabricated, the new element should match the original as closely as possible.

**Observations & Recommendations:**

The proposed repair and replication of historic porch elements in wood is appropriate. The proposed tapered wood columns are appropriate with new capitals and bases matching the existing historic elements in size, shape, profile, and materials. The use of FRP columns instead of wood is not recommended.

The header repair appears appropriate and should match the existing historic components in appearance, profile, dimension, and finish. The new structural header replacement and exterior finished with new painted wood trim boards to match existing historic fascia is appropriate. It is appropriate to leave the existing wood brackets (corbels) and molding intact. All wood elements should be painted to match existing historic trim.

The application and submitted support “Photos” document state that this project involves “Repair porch wall (by the steps).” No additional information was provided about this work. It is recommended that the Applicant clarify what this work involves and what are the proposed materials. Repair of historic materials or in-kind replacement are the most appropriate treatments.

**HARB Discussion**

Applicant states the repairs include repair porch columns, which involves replacing/repairing the header beam. Fix/repair porch wall (by the steps).

He also confirmed that the railings would be sanded, primed and painted and reused.

AJ confirmed that of the wall needs to be repaired, all materials are in kind.

**Action**

HARB member AJ Jordan made a motion to approve with conditions the application dated 04/04/2022 for replacement of porch columns and railing at *1444 W. Linden Street* with the following conditions agreed to by the applicant: that the column be made of wood and any alteration to existing brick wall and structural repairs be made in kind (materials and methods); and finds compliance with Chapter 3 sections 3.7.3 and 3.7.4 of the Historic District Design Guidelines: and find that there are not circumstances unique to the property.

Motion to approve made by HARB member AJ Jordan , motion was seconded by HARB member Phillip Hart. Motion carried with unanimous support