



CITY OF ALLENTOWN

30500

RESOLUTION

R140 – 2022

Introduced by the Administration on September 21, 2022

Certificates of Appropriateness for work in the Historic Districts:

- 811 W. Gordon St.
- 948 North St.
- 402 N. 6th 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:

- 811 W. Gordon St. (Timothy and Amy Driscoll, Owners) – Reconstruct side and rear walls of rear ell.
- 948 North St. (Bolivar Pena, Owner) – Demolish garage.
- 402 N. 6th St. (Estate of Kelly Eaton, Owner) – Replace slate roof with asphalt shingles.

WHEREAS, on September 12, 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	
Joshua Siegel	X	
Ed Zucal	X	
Cynthia Y. Mota, President	X	
TOTAL	7	0

THIS IS TO CERTIFY, That the above copy of Resolution No. 30500 was adopted by the City Council of Allentown on the 21st day of September, 2022, and is on file in the City Clerk's Office.



 City Clerk

HDC-2022-00047**Address: 402 N. 6th Street AKA 611 and 615 W. Gordon Street****District: Old Fairgrounds Historic District****Applicant: Joel Alpha, Joel Alpha Home Improvements, LLC****Proposal: Replace slate roof with asphalt shingles**

Building Description:

This 3-story brick row house, c. 1841, is a commercial and residential structure. There is a flat roof with a dentilated cornice and single chimney. The 2nd and 3rd floor have 2/2 sash with flat lintels. On the 1st floor there are several entries; the large main double glazed door entrance has diamond shaped windows on both sides and above the front door, it also has a gable roof with Tutor wood pieces between the roof and door, decorative wood brackets, scroll-sawn ends and asphalt shingles. The 2nd front entry is a single door covered by an Allentown porch roof with cyma-curve profile, open roof ends, decorative wood brackets, scroll-sawn rafter ends and asphalt shingles. There are two basement window grilles and a concrete stoop/step with railing at both entries.

A side entry/porch has been enclosed with a bank of windows with 6/1 sashes and transoms. The Allentown porch roof is a cymna-curve profile, with closed ends, hidden rafters and asphalt shingles. The side entries have concrete stoop/steps with metal railings with a combination of a metal awning, half-circle awning and Allentown porch roof with cymna-curve profile, closed ends, hidden rafters and asphalt shingles. There is a fire escape and garage on the side of the building.

Project Description:

This application proposes to replace the slate of the gable roofs at 402 N. 6th Street (AKA 611 and 615 W. Gordon Street) with a dimensional asphalt shingle, such as GAF Timberline shingles. The roofing work appears to have been started by another contractor without permits or a COA and stopped at the request of a building inspector. In its current state, the building retains some slate, has some areas with replacement asphalt shingles, and has some areas where slate has been removed and no shingles have been installed. These areas are tarped and require immediate action.

The applicant is proposing to retain the roofing work began by the previous contractor and to move forward with removal of the remaining slate and installation of asphalt shingles. On September 6, 2022, staff approved the replacement of the adjacent flat roofs only.



402 N. 6th Street showing gable roof replacement, September 2022.
(Applicant)



402 N. 6th Street remaining slate. (Applicant)

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 fasteners have disintegrated and are not currently holding the slate shingles on the roof. The applicant is proposing to install GAF Timberline shingles in the pewter color to match the asphalt shingles that were installed by a previous contractor without a permit.

The staff suggests replacing the slate with a product that more closely matches the historic slate in dimension, shape, profile, color, exposure, and overall appearance, such as GAF Slateline. Replacement asphalt shingles are recommended to have straight cuts and even exposures to resemble historic slate. The staff requests that the HARB consider whether the owner may retain the asphalt shingles that were installed without a permit or COA, or if the shingles should be replaced with a more appropriate product.

Staff Recommendation:

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

HARB Discussion:

Vice Chair AJ requested clarification of roof areas proposed for replacement of shingles and requested the applicant present findings warranting the replacement versus repair of the existing slate that remains.

Applicant JA stated the previous contractor removed sections of slate and replaced select areas with asphalt shingles and left areas of the roof tarped, with no waterproofing or finished shingle or slate. The proposed approach is to add asphalt roof shingles to match the existing using gray Timberline replacement shingles. GL and Vice Chair AJ stated the material is not in keeping with the Guidelines.

JA stated the existing tarped locations are actively leaking and in need of a permanent repair.

JA proposed an alternate material to slate, StormMaster Slate asphalt shingles, manufactured by Atlas. AJ and PH concur the product proposed is compatible in shape, texture and color to the original slate and is more appropriate than the Timberline product in locations of replacement.

AJ recommended replacing the entire roof with the replacement material proposed for consistency and aesthetic continuity.

Discussion took place regarding the legal recognition of 402 N. 6th St. as one tax parcel with AKA addresses of 611 W. Gordon Street.

Action:

HARB Vice Chair AJ Jordan made a motion to approve the application presented on 09/12/2022 for the roofing replacement at 402 N. 6th Street (AKA 611 W. Gordon Street) with the following conditions agreed to by the applicant to use the alternative slate material presented and that all roofs be replaced with this material and finds that the application is in 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 Glenn Lichtenwalner seconded the motion, which passed unanimously.

HDC-2022-00035**Address: 811 W. Gordon Street****District: Old Allentown Historic District****Applicant: Tim F. Driscoll, Owner****Proposal: Reconstruct side and rear walls of rear ell**

Building Description:

This 2½-story frame twin house, ca. 1870, is a Federal style home. The building had been covered with aluminum siding and all details had been hidden. Removal of the siding revealed a wood construction home with clapboard siding and wood fishscale shingles on the front gable and a decorative band between the first and second floors. The gable roof has shingles and a shared chimney. The windows are 1/1 sash, there are no visible lintels. There is a basement window grille visible. The main entry for 809 is a ¾-glazed single door with a transom and storm door. The front entry door for 811 is a wood 6-panel door. The transom windows over the entry are currently missing. The stoop for 809 has concrete bull-nosed steps and a wood front porch has been partially removed.

Project Description:

This application expands on work previously reviewed by the HARB at its December 2021 meeting. At that time, the HARB approved the following scope:

- Clean, repair, and paint existing wood siding to match 809 W. Gordon. Any additional siding needed to complete the repairs will match the original wood in dimension and style.
- Install new custom window and door surrounds, constructed of pine, at all openings. Surrounds will include new wood hood (lintel), sill, and casing. Recycled material to be used as possible. The submitted "Window Trim Sample_811 W. Gordon" photograph is understood to be a sample already on the building. The new lintel profile matches the evidence of the original lintels on the siding. New surrounds will be painted to match 811 W. Gordon.
- Install new wall sconce to match 809 W. Gordon.
- Demolish existing wood stairs and railing. Construct a new tandem stair (shared landing) with 809 W. Gordon. New stair to be concrete with bullnose treads faced in brick and new wrought iron railing with straight balusters. Railing details to be round or square with closer spacing.
- Replace existing door with new 6-panel wood door to match 809 W. Gordon.
- Install new transom window above front door in the existing opening.

Related work at this property was also previously reviewed by HARB in November 2020. HARB approved the following scope relevant to the rear of the property:

1. The existing aluminum siding on the entire house will be replaced smooth wood or smooth fiber-cement siding with a 4" reveal. [Siding scope amended per December 2021 COA].
2. The existing rear-side door on N Refwal Street will be closed in and a new door on the rear of the building created. The step at the old door location on N Refwal Street will be removed.
3. The new door will be a single light wood or smooth fiberglass door with 2 lower panels.

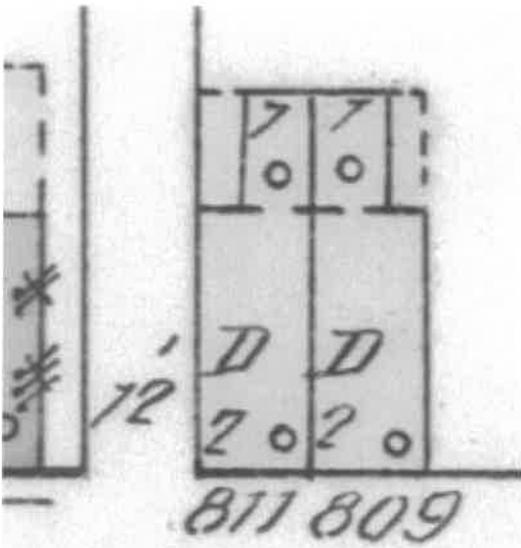
This application proposes to demolish and reconstruct the one-story rear ell. The applicant contends that the existing condition of the rear ell is beyond repair and requires reconstruction. The photograph provided by the applicant showing the existing conditions appears to illustrate that the ell has already been partially reconstructed with a new slab foundation, rafters, and plywood covering the walls. The floor plan indicates that one door will be installed in the rear wall with no other openings proposed. One boarded opening is shown in the photograph on the Refwal Street elevation. The staff questions whether the two other openings on the Refwal Street façade will be reconstructed.



Front façade of the twin at 811 W. Gordon Street in December 2021. (HARB files)



Existing condition of rear ell facing Refwal Street. (Applicant)



1891 Sanborn map showing the frame structure with rear ell.



Photo of the rear ell following the removal of the siding. (HARB files)

Applicable Guidelines:

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.

3.5 – 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.

3.5.10 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.

3.15 – Demolition

3.15.8 If demolition is proposed because the City's Building Inspector has declared a clear and present danger, provide official documentation with the application. The Building Inspector may determine that a building is in a state of collapse or has deteriorated to such a point that it is a public safety concern. This finding should be supported by documentation from a licensed structural engineer.

Observations & Comments:

The staff has requested additional information to determine whether the reconstruction of the ell is appropriate. Specifically, staff has requested elevation drawings or annotated photos with all exterior dimensions to show the proposed appearance of the ell; details and measurements of each building feature; a list of materials/features to be salvaged and reinstalled; and details on proposed windows, doors, and any new materials. Staff requested photos to illustrate the conditions and the necessity for reconstruction. The photos submitted appear to show a new condition rather than the deteriorated condition of the ell.

With sufficient evidence, the staff may find that reconstruction is appropriate. If more documentation is provided and it is found that reconstruction is necessary, the staff recommends that the reconstructed ell replicates the building's original appearance and complies with the previously approved work related to the door relocation and installation of new siding matching the original wood in dimension and style. The staff recommends that the applicant follows the original approvals (as detailed above) in replicating the historic windows, doors, and siding and that the dimensions, profiles, materials, locations, and proportions of all historic features are maintained.

Staff Recommendation:

Denial, owing to incompleteness.

HARB Discussion:

MK supplied the HARB members with the most recent information received today for the proposed application. TD provided drawings including an elevation confirming the addition of two new windows on the rear ell addition.

HARB Vice Chair AJ invited the applicant to comment on the additional information provided.

MK clarified prior COA approvals exist for the property dating from 11/2020 and 12/2021 showing the rear ell wall as solid without fenestration. The applicant is seeking to add two windows as shown on the submitted drawn elevation.

AJ stated this application is missing information on the proposed materials, MK stated the prior approval granted in 11/2020 provided materials, applicant confirmed the materials approved in 2020 will be used.

The 11/2020 COA approved replacement vinyl windows for the original portion of the house, AJ questioned if approving vinyl windows for the rear ell, for which this application is being presented, is appropriate, referencing the Guidelines.

Discussion between HARB members determined the ell is an addition to the original house and appears to have been expanded and modified over time, supporting the argument for approving vinyl windows in the rear ell in keeping with the vinyl windows in the main volume of the house since the ell is linked to the original by an internal space, the result will be consistent.

Action:

HARB member Glenn Lichtenwalner made a motion to approve the application presented on 09/12/2022 for the reconstruction of the rear ell at 811 W. Gordon Street as submitted with vinyl windows based on prior COA approval for the main volume, establishing a precedent for approval and finds that the application is in compliance with the following sections of the Guidelines for Historic Districts: Chapter 3, Section 3.2 Wood Siding & Trim, Section 3.5 Windows, Section 3.15 Demolition, and finds that the circumstances unique to the property are the addition is part of a larger whole. HARB member Phillip Hart seconded the motion, which passed unanimously.

HDC-2022-00049**Address: 948 North Street****District: Old Allentown Historic District****Applicant: Bolivar Pena, Owner****Proposal: Demolish garage****Building Description:**

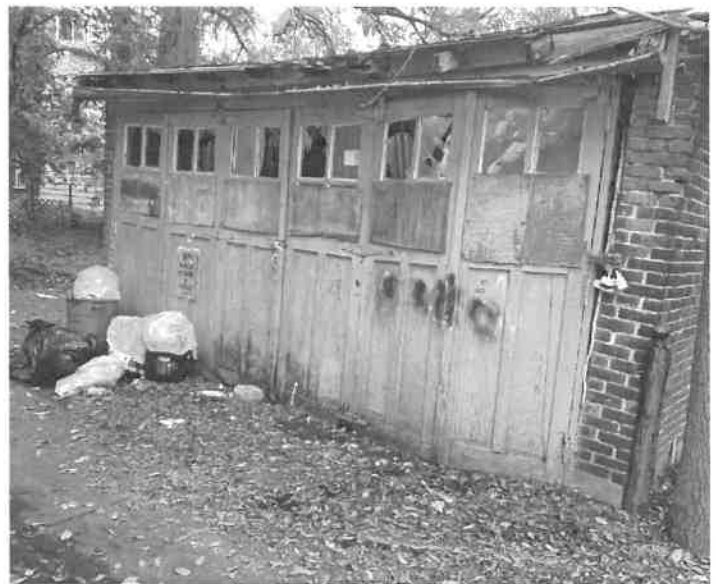
This property is a two-story row house, ca. 1892, Half Street Vernacular in style. It has been altered and is in fair condition. The roof is gable with asphalt shingles. It has a single chimney with drip ledges. The windows are 2/2 sash and there is a basement window grille. The house has three entries. The main entry is a single glazed door with transom, and it has an aluminum awning over it. The exterior walls are covered with asbestos shingles. There is a garage in the rear, also a two-story addition has been added to the rear of the house.

Project Description:

This application proposes to demolish the one-story brick garage of 948 North Street. The garage is located at the rear of the property, at the intersection of Palm and Brush Streets, with frontage on Palm Street. The roof collapsed at some point in the past, leaving the garage susceptible to the elements and causing further deterioration. On August 22, 2022, a city inspector from the Department of Building Standards and Safety designated the garage as an unsafe structure and ordered that it be razed or repaired within 30 days to abate a public safety concern. Owing to the extent of the damage, the owner is seeking to demolish rather than repair the structure.



The main structure of 948 North Street in 2019.
(Google StreetView)



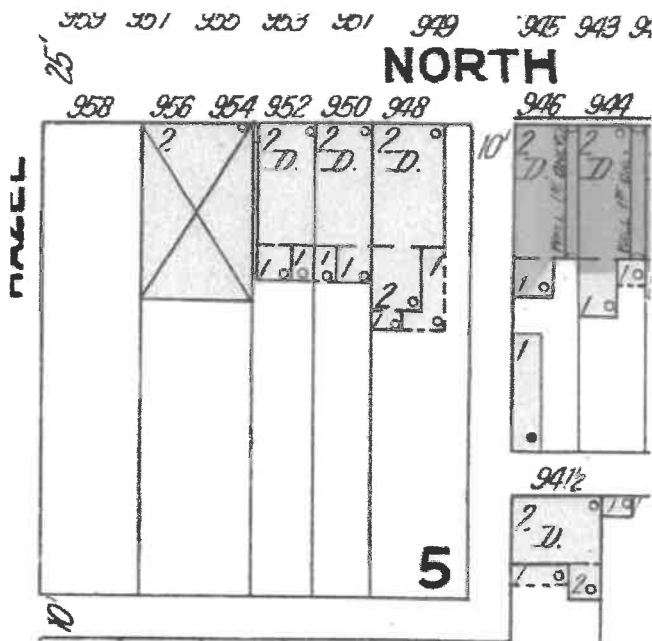
Rear garage of 948 North Street. (Applicant)



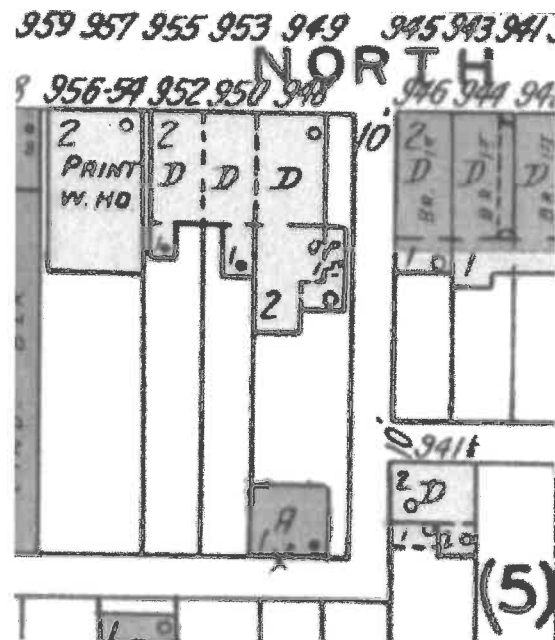
Interior of the garage at 948 North Street.
(Applicant)



Interior of the garage at 948 North Street. (Applicant)



1911 Sanborn Map showing that the garage at 948 North Street was not yet constructed. (PSU)



1932 Sanborn Map showing that the garage at 948 North Street was constructed between 1911 and 1932. (PSU)

Applicable Guidelines:

3.15 – Demolition

3.15.3 Determine if the building retains historic integrity. Evaluate the cumulative impact of past alterations. Buildings that have been altered to such an extent that they no longer convey their significance or contribute to the historic district may have more flexibility in review.

3.15.4 Evaluate the impacts of the proposed demolition on the historic district. Evaluate the impacts to the adjacent buildings, the immediate surroundings, and the historic district as a whole.

3.15.8 If demolition is proposed because the City's Building Inspector has declared a clear and present danger, provide official documentation with the application. The Building Inspector may determine that a building is in a state of collapse or has deteriorated to such a point that it is a public safety concern. This finding should be supported by documentation from a licensed structural engineer.

3.15.11 For accessory structures, determine if the structure contributes to the historic character of the building or block. Consider the relationship and historical connection of the accessory structure to the primary building. Demolition of existing accessory structures can be considered appropriate for non-historic structures that do not contribute to the historic character of the building or district or that detract from this historic character. Non-historic or non-contributing status must be determined by Staff or the HARB.

3.15.12 For accessory structures, consider the structure's spatial relationship to primary streets, secondary streets, and alleys, and its overall visibility within the district. Structures located on primary streets will have greater visibility within the district. Demolition of structures located only on secondary streets and alleys may be appropriate because of its reduced visual impact, but must also be evaluated for contributing character.

Observations & Comments:

The garage was constructed between 1911 and 1932, several decades after the main building and does not reflect the same architectural character or materials as the house. The garage is located at the intersection of two service alleys and is minimally visible from North Street. Palm and Brush Streets consist largely of rears of buildings with several non-contributing, one-story garages. One residential building is located across the intersection.

The staff finds that the garage may have once contributed to the historic district but that the structure has lost its integrity from the damage and deterioration caused by the roof collapse. The building's compromised structural integrity has been documented by the Department of Building Standards and Safety as a public safety concern. The staff finds that the demolition is necessary to abate a dangerous condition and that the demolition will not have a negative impact on the district, because the garage is not visible from a primary street.

If the wood garage doors can be salvaged despite their severely deteriorated condition, salvage is recommended for potential repair and reuse at another building. If remaining wood window frames and/or sashes can be salvaged, this is also recommended.

Staff Recommendation:

Approval, pursuant to Chapter 3, Section 3.15 Demolition.

HARB Discussion:

Vice Chair AJ believes the garage is important as an accessory structure, however the garage is not visible from the street and therefore may be considered for demolition.

PH agrees this structure contributes spatially to the context of the neighborhood; however, it is not visible from the public right of way and therefore not under the purview of the HARB.

GL stated the structure contributes to the fabric of the neighborhood, and agrees it is not visible and therefore outside of the HARB's review.

BH stated the structure has been identified by the City as hazardous and should come down, and feels the cost to stabilize and repair are prohibitive.

Action:

HARB member Phillip Hart made a motion to approve the application presented on *09/12/2022* for the demolition of the rear garage at *948 North Street* as submitted and finds that the application is in compliance with the following sections of the Guidelines for Historic Districts: Chapter 3, Section 3.15 Demolition, and finds that there are no circumstances unique to the property. HARB member Glenn Lichtenwalner seconded the motion, which passed unanimously.