



CITY OF ALLENTOWN

30391

RESOLUTION

R33 – 2022

Introduced by the Administration on March 2, 2022

Certificates of Appropriateness for work in the Historic Districts: 304 N. 15th Street, 1011 W. Linden Street, 1502 Chew Street, 106 N. 17th Street, 942 W. Liberty Street, and 405 N. 8th Street

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:

- 304 N. 15th Street
Richard & Diane Peckham (Owners)
- 1011 W. Linden Street
Richard Thatcher (Owner)
- 1502 Chew Street
Matthew Bevilcava (Owner)
- 106 N. 17th Street
Allentown School Dist. (Owner)
- 942 W. Liberty Street
Jeffrey Druckenmiller (Owner)
- 405 N. 8th Street
Madeline Velez Phillips (Owner)

WHEREAS, on February 4, 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. 30391 was adopted by the City Council of Allentown on the 2nd day of March, 2022, and is on file in the City Clerk's Office.



 City Clerk

**HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN, PENNSYLVANIA
February 7, 2022**

FINAL REVIEW

Item #4a- HDC-2021-00034
Address: 304 N. 15th St.
Proposed Alteration: Installation of new vinyl window sign
Historic District: West Park
Property Owner/Applicant: Yahaira Galarza

Building description, period, style defining features:

This 3-story end of row brick building with a corner tower, constructed, ca 1902 in a porch style at the corner of Chew and N 15th. There are multiple residential uses as well as basement level alk-in commercial use. The roof is flat with dentilated cornice and brick corbelling. The windows are 1/1 sash with brick lintels.



Applicable Guidelines:

Section 11-Signs: Signs located in designated historic districts must be compatible with and appropriate for the style and character of the historic buildings. The material and style used for a sign should be compatible with the building's historic character. When mounting signs on masonry walls, anchors should be placed in mortar joints instead of in brick, stone or other historic masonry.

- ✓ Window lettering, wall signs, hanging or projecting signs, window awnings and portable signs are acceptable options for signage.
- ✓ Commercial storefronts with long horizontally proportioned signs above are appropriate.
- ✓ Residential structures should use smaller signs placed beside entry doors.
- ✓ Lighting for signs should be external white light from projecting lamps at the top of the sign and all wiring should be discrete and concealed. Gooseneck style lights are historically appropriate.

- Internally illuminated LED or neon “OPEN” signs are appropriate if there are no illuminated borders (straight or arched), they do not blink or flash and they have a black or clear background. “OPEN” signs require staff approval.
- Signs should not cover or conceal architectural features or ornament and signs should be mounted in a way that does not damage historic materials.
- All signs must also comply with the City’s zoning ordinance, which regulates, among other things, the size of the sign.

Observations & Recommendations:

The proposed sign meets the Guidelines. It has a high degree of transparency and is a “long horizontally proportioned” sign for a commercial property. As an applied window sign, the proposed alteration is reversible and does not conceal architectural features or damage historic materials. The proposed sign is recommended for approval.

Recommendation(s):

The proposed sign meets the Guidelines. It has a high degree of transparency and is a “long horizontally proportioned” sign for a commercial property. As an applied window sign, the proposed alteration is reversible and does not conceal architectural features or damage historic materials. The proposed sign is recommended for approval.

Action

HARB member Glenn Lichtenwalner made a motion to approve the application dated 12/14/21 for proposed Signage at 304 N 15th as submitted and finds the application to be in compliance with Section 11 Signs of the Historic District Design Guidelines and find that there are no circumstances unique to the property.

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

**HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN, PENNSYLVANIA
February 7, 2022**

FINAL REVIEW

Item #4b- HDC-2022-00001
Address: 1101 W. Linden St.
Proposed Alteration: Installation of new window mullions on existing storefront
Historic District: Old Allentown
Property Owner/Applicant: Richard Thatcher

Building description, period, style defining features:

This structure is a 3-story attached brick dwelling with a mansard roof, dormers, projecting bracketed cornice, and first floor storefront. At the side façade, there are two entrances towards the rear of the property, one with a segmental brick arch and the other with a flat brick lintel. One of the doors appears to be original; it is wood with a half-light (now boarded over) over two panels. The building dates from c. 1887 and is Queen Anne in style.



Applicable Guidelines:

Section 8-Storefronts: Existing historic storefronts should be preserved and repaired. Historic storefronts are typically made of wood and glass or metal and glass. Alterations to historic storefronts should be based on historic research and should be compatible with existing historic storefronts in the designated historic district. In historic districts where there are no historic precedents for storefronts, the design of the new storefront should be appropriate for the building's architectural character and compatible with the architectural style of the designated historic district.

Recommendation(s):

The proposed work to repair the existing storefront meets the Guidelines. The proposed use of wood complies with the Guidelines and is consistent with the storefront's existing materials. Divided storefront windows are consistent with the storefront's existing appearance. Discussion of the proposed profile (flat or molded) for the mullions is recommended. A molded profile to match the frame at the upper transom windows is recommended. Proposed paint colors are not subject to review by the HARB.

Action

HARB member Glenn Lichtenwalner made a motion to approve the application dated 01/10/2022 for installation of new window mullions on existing storefront at 1101 W. Linden St. as submitted

and finds the application to be in compliance with Section 8 Storefronts of the Historic District Design Guidelines and find that there are no circumstances unique to the property.

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

**HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN, PENNSYLVANIA
February 7, 2022**

FINAL REVIEW

Item #4c- HDC-2022-00002
Address: 1502 Chew St..
Proposed Alteration: Installation of new vinyl window sign
Historic District: West Park
Property Owner/Applicant: Matthew Bevilacqua & Alyssa Buczynski

Building description, period, style defining features:

This 3-story brick end of row commercial and multiple dwelling units, ca 1902 is a Victorian style. The gambrel roof has projecting cornice and two dormers; one is a double dormer with gable roof and the 2nd



dormer has a barrel roof. The windows are 1/1 sash with bay window on 2nd floor and a single window to the right, the 1st floor has large commercial windows, a double 1/2-glass door on façade and three side doors, one is 1/2 glass, one is a wood panel, and one is a steel panel. The side of building has a steel fire escape, basement window grilles and a bay window, 1st floor porch and multiple adjoining garages with an Allentown shed roof. Most of the wood has been covered with aluminum on the house.

Project Description: Installation of two new vinyl window sign 36” high and 24” wide.

Applicable Guidelines:

Section 11-Signs: Signs located in designated historic districts must be compatible with and appropriate for the style and character of the historic buildings. The material and style used for a sign should be compatible with the building’s historic character. When mounting signs on masonry walls, anchors should be placed in mortar joints instead of in brick, stone or other historic masonry.

- ✓ Window lettering, wall signs, hanging or projecting signs, window awnings and portable signs are acceptable options for signage.
- ✓ Commercial storefronts with long horizontally proportioned signs above are appropriate.

- ✓ Residential structures should use smaller signs placed beside entry doors.
- ✓ Lighting for signs should be external white light from projecting lamps at the top of the sign and all wiring should be discrete and concealed. Gooseneck style lights are historically appropriate.
- Internally illuminated LED or neon “OPEN” signs are appropriate if there are no illuminated borders (straight or arched), they do not blink or flash and they have a black or clear background. “OPEN” signs require staff approval.
- Signs should not cover or conceal architectural features or ornament and signs should be mounted in a way that does not damage historic materials.
- All signs must also comply with the City’s zoning ordinance, which regulates, among other things, the size of the sign.

Recommendation(s):

The proposed sign meets the Guidelines as an acceptable option. The overall size of the sign maintains the existing level of transparency at each window. Although not “long horizontally proportioned,” the sign appears proportional to the window size. As an applied window sign, the proposed alteration is reversible and does not conceal architectural features or damage historic materials. The proposed sign is recommended for approval.

Action

HARB member AJ Jordan made a motion to approve the application dated *01/27/2022* for installation of new window sign at *1502 Chew Street* as submitted and finds the application to be in compliance with Section 8 Storefronts 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 Glenn Lichtenwalner. Motion carried with unanimous support.

**HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN, PENNSYLVANIA
February 7, 2022**

FINAL REVIEW

Item #4d- HDC-2022-00003
Address: 106 N. 17th St.
Proposed Alteration: Remove existing deteriorated metal spandrel panels and install new Fypon fabricated spandrel panels to match existing dimensions and details.
Historic District: West Park
Property Owner/Applicant: Allentown School District c/o Tom Smith, ASD Director of Facilities

Building description, period, style defining features:

This four-story neoclassical high school was built circa 1916 of tan brick with limestone accents. The front entrance has two blue steel doors, with a light above and wall lights to each side. There is a four-step stone stoop leading to the doors.



Project Description:

The typical metal spandrel consists of an assembly of flat steel plates, angles and cast-iron moldings and trim. The panel contains 15 individual plates and molding pieces with applied decorative cast iron trim. The decorative trim pieces are fastened to the steel plate or cast iron with flat-head bolts which are visible on the exterior surface. The metal panels and cast-iron pieces have all deteriorated, are loose, falling and past their useful life. The proposed work includes removal of the deteriorated applied cast iron trim and install new fypon panels fabricated to matching existing details.

Applicable Guidelines:

Section4-Walls, Siding and Trim

Trim and Detailing: The terms trim and detailing refer to corner boards, window and door surrounds, brackets, moldings, and other decorative features. Wood trim and detailing should be repaired or replaced to match the historic appearance.

- ✓ It is highly encouraged to remove existing vinyl or aluminum capping or pieces covering historic trim and to repair or recreate historic trim and detailing.
- Capping or covering trim and detailing with vinyl or aluminum is not acceptable. Capping can trap moisture and lead to deterioration and decay of historic features

Unique Features: There are instances where historic buildings may contain features that are original to the structure but unique to the designated historic district. It is highly encouraged to retain these unique historic features. The replication of features through historical evidence or photographs and replacement of missing unique features is encouraged and only requires staff approval



Recommendation(s):

The proposed Fypon product is a polyurethane material. Polyurethane is not generally a recommended alternative material due to its short lifespan. The Guidelines state that repair and retention of existing historic features is encouraged and appropriate. The preferred preservation treatment would be to clean, repair and repaint the intact panel components and to replicate the deteriorated cast iron or steel pieces and replace them in-kind. Refer also to the Secretary of the Interior's Standards, and NPS Preservation Brief #27 The Maintenance and Repair of Architectural Cast Iron. Replacement with new steel to match the existing appearance would also be appropriate to maintain the continuity of materials.

Use of metal is recommended over polyurethane for replacement materials.

Action

HARB member AJ Jordan made a motion to approve w/conditions the application dated 01/10/2022 for the replacement of the 18 existing metal panels below the windows at 106 N 17th Street with the following conditions agreed to by the applicant: replace the detail and profile to

match the existing in an alternative metal material formed into a panel to become part of a watertight assembly with a life expectancy of not less than 20 years, following the structural diagrams and drawings submitted in the application; and finds the application to be in compliance with the following sections of the Historic District Design Guidelines: Section 4 Wall, Siding and Trim and find that there are circumstances unique to the property: In that this is a unique structure with similarly designed buildings adjacent.

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

**HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN, PENNSYLVANIA
February 7, 2022**

FINAL REVIEW

Item #4e- HDC-2022-00004
Address: 942 W. Liberty Street
Proposed Alteration: Replacement of deteriorated front porch elements including beam and ceiling as well as replacement of missing cornice details. Remove existing vertical siding, window frames and deteriorated posts from enclosed rear porch and replace with new vinyl railing and similarly profiled vinyl posts.

Historic District: Old Allentown
Property Owner/Applicant: Brad Boltz

Building description, period, style defining features:

This 3-story brick end of row house ca 1900 is a Queen Anne porch house. The mansard roof is slate, and there is a tower at the west corner, with an arched window at the 3rd floor. The tower currently has a flat roof, and the single dormer has a gable roof with carving above the window. There is a pedimented dormer on the east half of the 3rd floor facade. The windows have arched brick lintels. The 1st floor windows are paired, the front door is ¾-glazed door with a transom. The front porch is wood with round columns, railings and visible basement windows. The basement entry is covered with a lid and surrounded by pipe railings.



Applicable Guidelines:

Section 7-Porches Stoops and Steps: The character defining features, materials, configurations, details and dimensions of porches and stoops should be preserved and repaired. “Allentown” porch roofs, such as the one shown above, should be preserved, and repaired. The removal of an “Allentown” porch roof in some circumstances may be acceptable and will be reviewed on a case-by-case basis. If features of porches and stoops require replacement, the component used for replacement should replicate the historic material, configuration, dimension, detail and design. Deteriorated tongue and groove or bead board decking should be replaced in-kind. New construction of porches and stoops should be of an appropriate style and configuration consistent with the building’s character and designated historic district.

- Use of vinyl railing systems and unpainted pressure treated lumber is typically not appropriate.
- Covering wood porch floor decking with ceramic tile is not historically appropriate.
- Covering wood porch floor decking with carpet is not historically appropriate and will lead to further damage and rotting of wood.
- Installing ceiling fans on porch ceilings is inappropriate and not recommended

Trim and Detailing: The terms trim and detailing refer to corner boards, window and door surrounds, brackets, moldings, and other decorative features. Wood trim and detailing should be repaired or replaced to match the historic appearance.

- ✓ It is highly encouraged to remove existing vinyl or aluminum capping or pieces covering historic trim and to repair or recreate historic trim and detailing.
- Capping or covering trim and detailing with vinyl or aluminum is not acceptable. Capping can trap moisture and lead to deterioration and decay of historic features

Recommendation(s):

The proposed work at the front porch meets the Guidelines with in-kind replacement of deteriorated wood features to match existing features and limiting replacement to missing or deteriorated components. The application notes that replacement of the porch roof may be required and EPDM black rubber roofing is proposed; if more deterioration is uncovered during repair work and roof replacement becomes necessary, the Applicant should contact Staff about the proposed work and materials. Note that EPDM roofing is generally not recommended (Guidelines, page 15).

At the rear porch, the proposed removal of non-historic siding is appropriate. The use of vinyl railings does not meet the Guidelines. If the two existing wood posts are deteriorated beyond repair, in-kind replacement with new wood turned posts to match the existing is the preferred preservation treatment.

Action

HARB member Glenn Lichtenwalner made a motion to approve with conditions the application dated 01/18/2022 for replacement of deteriorated porch elements including beams and ceilings as well as replacement of existing vertical siding, window frames and deteriorated posts from an enclosed rear porch with vinyl railings and similarly profiled vinyl posts; the front façade scope of

work includes replacement trim, brackets, moldings and related sections for roofing in kind to match the existing profile and dimension. The conditions presented and agreed to by the applicant include removing the scope of work related to the rear porch from this application to be resubmitted as a separate application when complete and approve the scope of work presented for the front façade and porch as submitted.

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

**HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN, PENNSYLVANIA
February 7, 2022**

FINAL REVIEW

Item #5a- HDC-2021-00024
Address: 405 N 8th Street
Proposed Alteration: Replacement of Front Entry Door
Historic District: Old Allentown
Property Owner/Applicant: Madeline Velez Phillips & Benjamin Phillips

Building description, period, style defining features:

This 3-story brick twin house, ca 1877, has Italianate styling. The roof is gable with projecting eaves and a single chimney. The 2nd and 3rd floors have 2/2 sash windows, and the 1st floor has 1/1 sash windows with Italianate lintels. There is a single glazed door with a half-round transom and projecting moldings. The front has a stoop with an aluminum awning over it. The exterior walls are Allentown brick. There are two basement window grilles visible. There is a small addition between 403 and 405 N 8th Street, it has 2/2 windows on both floors with a 2nd floor door leading on to the fire escape, the stairs go up to a 3rd floor level with a railing across to the steps.



Project Description: Installation of new front entry door

Applicable Guidelines:

Section 6-Doors:

A replacement door refers to the installation of a custom sized new wood door utilizing the existing door frame. The replacement of a door is only appropriate for doors with irreparable damage or deterioration. If a door requires replacement, the new door should match the historic unit in design, dimension, and glazing configuration. A replacement door must match the existing opening exactly and must match or be of an appropriate style and panel or light configuration for the door to be replaced. Typical configurations appropriate in designated historic districts include 6 panel doors, 4 panel doors, 3/4 light doors and 1/2 light doors depending on the architectural style of the building.

- ✓ Restoring a door opening to the historic door opening dimensions is encouraged.

- ✓ The replacement of an existing prehung door with a new prehung door is permitted, but replacement with an historic wood door hung in the historic wood door jamb is encouraged.
- Fiberglass doors may be acceptable as a substitute material for the replacement of a non-historic wood door. Specifications of the proposed door must be provided for staff approval.
- Removing, covering, or concealing an existing transom is not appropriate.
- New installation of prehung doors is typically not acceptable on primary facades because dimensions of prehung doors are not exact matches for historic openings.
- The replacement of a door for the purpose of improving thermal performance is not recommended. The thermal performance of an existing historic wood door can be improved with proper weather stripping and caulking. (See energy efficiency section.)

Hardware: Replace in kind when possible. Otherwise, period hardware should be used as appropriate. Combination locks type hardware are not appropriate and should be reviewed by HARB.

HARB Discussion

Owner provided a letter from Courtney Wood Products stating the door cannot be salvaged due to decay, the frame can be reused.

Owner restated that she is not able to afford a custom door and if she cannot use the proposed recycled older door, she will retain the existing in its current state of deterioration.

GL proposed the HARB entertain the replacement of the door with the proposed door presented by the applicant, the applicant has complied with past HARB requests on due diligence.

Recommendation(s):

The Applicant has provided professional assessments as requested for repair of the existing door, which state that door cannot be repaired. The existing wood frame was determined to be useable for a new door and should be retained. The Guidelines indicate that the new door should match the historic in design, dimension, and glazing configuration. Fabrication of a new door to match the existing door would meet the Guidelines. However, the use of salvaged materials is a sustainable practice and generally appropriate as a preservation practice. As such the HARB may wish to consider the proposed use of a salvaged door as a unique circumstance.

Action

HARB member Glenn Lichtenwalner made a motion to approve the application dated *10/01/21* for the replacement of the front door with a salvaged door at *405 N 8th St* as submitted and finds compliance with the following sections of the Historic District Design Guidelines: Section 6 Doors and find that there are circumstances unique to the property: in that the existing door is non-repairable due to deterioration and the proposed salvaged door is acceptable.

Motion to approve made by HARB member Glenn Lichtenwalner, motion was seconded by HARB member AJ Jordan, HARB chair Dave Huber voted against approval, remaining HARB members voted in favor. Motion carried.