



CITY OF ALLENTOWN

30362

RESOLUTION

R4 – 2022

Introduced by the Administration on January 19, 2022

Certificates of Appropriateness for work in the Historic Districts:

- 31 N. 9th St.
- 809-811 W. Gordon
- 443 N 9th
- 1116 W. Linden

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:

- 31 N. 9th St.
- 809-811 W. Gordon
- 443 N 9th
- 1116 W. Linden

WHEREAS, on December 6, 2021, 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.30362 was adopted by the City Council of Allentown on the 19th day of January, 2022, and is on file in the City Clerk's Office.



City Clerk

**HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN
December 15, 2021
FINAL REVIEW**

Property located at: 31 N 12th St.

Agenda Item: #3.c.

Historic District: Old Allentown

Case: HDC-2021-00026

Meeting date: November 1, 2021/ December 6, 2021

Property Owner/Applicant: Maria M. Batista

Building description, period, style defining features:

This 3-story brick row house, ca 1916. The flat roof has two chimneys and a wide projecting eave and extensive dentilated brick cornice. The 1/1 sash windows are set into curved stenciled frames and topped by segmental arch brick lintels. The 1st floor has a large, fixed pane window topped by an elliptical arch transom with fan light tracery. This window has a full arch brick lintel. The main entry is a glazed double door. There is a concrete porch with a wrought iron railing covered with a canvas awning. A basement window grille is visible.



Proposed alterations:

1. Installation of a new window sign.

Staff Approvals: None

Violations:

2008: Satellite dish

Prior COA(s):

2008: Satellite dish (denied)

Secretary of Interior Standards:

Rehabilitation Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Design 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.

Evaluation of Proposed Project:

The proposed installation of one window sign will not negatively impact the historic building. No new information has been submitted. Prior to the November meeting, Staff corresponded with the applicant and confirmed that the applicant revised the submitted COA applicant from two signs to one sign. The proposed window sign will be split between the two window sashes and appears to have a high amount of transparency. The location of the window sign was not specified. Based on photographs of the property, it is presumed at the proposed location is the basement level window at the commercial space that is partially below the sidewalk level. This location will have little visual impact to the historic character of the building. Applied window signs are considered a reversible change and will not damage historic materials.

Historic District Impact:

The proposed sign will not have a negative impact the surrounding historic district. The overall transparency of the proposed sign will lessen the visual impact of the sign. The proposed location at the basement level will not impact the overall historic character of the street.

HARB Discussion

No description if vinyl or painted, color is undetermined, not enough information presented
KP pointed out the guidelines state signage must be appropriate to the building, arguably the guidelines are vague in nature.

Recommendation(s)

The proposed sign appears to be appropriate. It is recommended that the applicant confirm the location of the proposed window sign for the record prior to approval or that the motion specify which window location is approved.

Action

A motion to approve the application as presented with the condition the window sign is vinyl and no wall sign is permitted was 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
December 15, 2021
FINAL REVIEW**

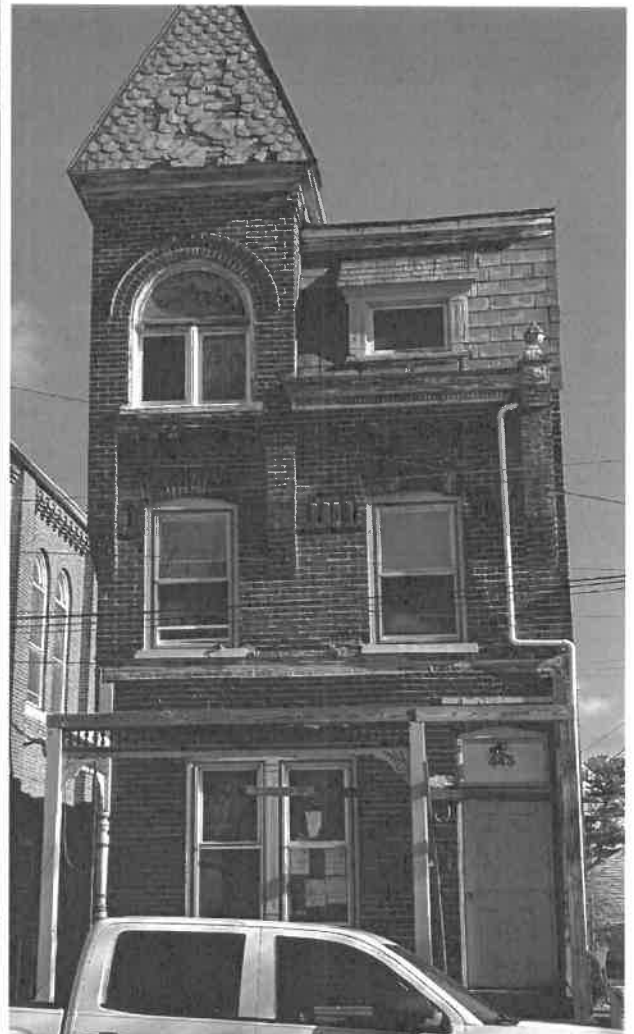
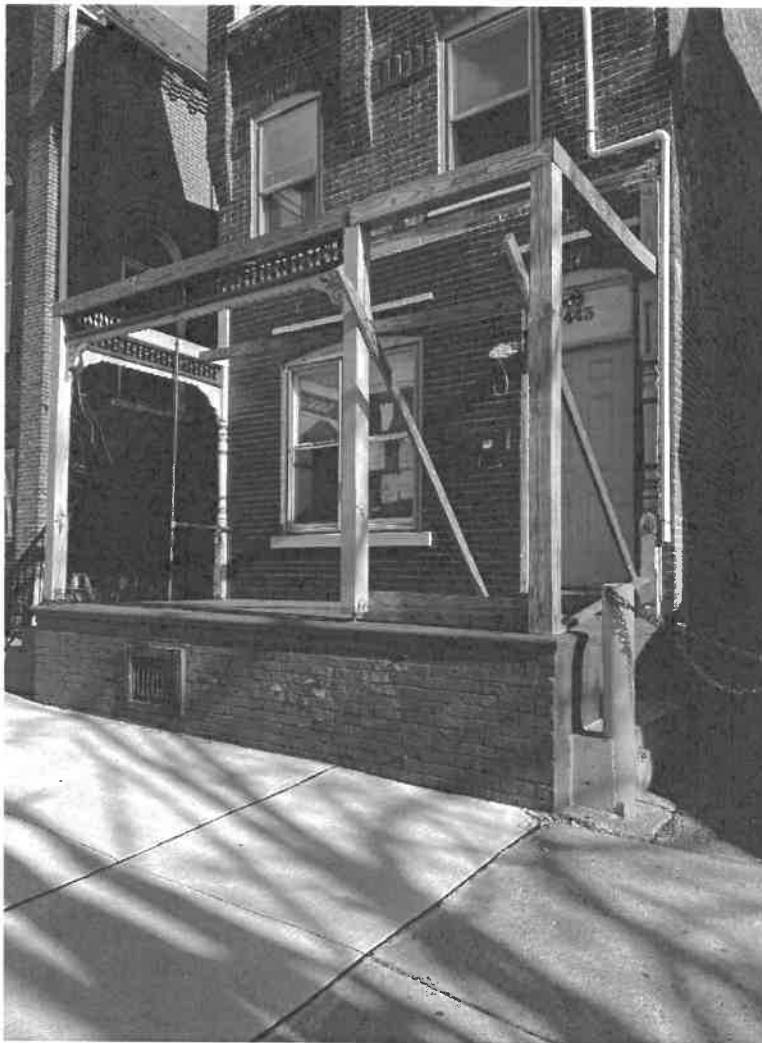
Property located at: 443 N 9th St.
Agenda Item: #2.a
Historic District: Old Allentown
Case: HDC-2021-00033
Meeting date: December 6, 2021

Property Owner/Applicant: Tito Cardona

Building description, period, style defining features:

This 3-story brick single house, ca 1888, is a Queen Anne/Victorian house with Eastlake influences. The mansard roof is slate shingles, a double chimney, a hooded dormer and a turret enhances the 3rd floor. The turret has a slate pyramidal roof topped with a finial. An unusual window is shown on two sides of the turret, it has two small windows with a large arched glass transom with a full brick arched lintel. The corbelled brick panels edge the turret and the edge of the building with a pommel. The brick dentilated cornice runs across the façade between the 2nd and 3rd floor levels.

The windows are 1/1 sash set into arched Eastlake frames topped by brick segmental arch lintels. A brick string course ties the 2nd floor windows together. The main entry is a single glazed door. There is a concrete porch



with turned wooden columns and wooden balustrades, with a wrought iron rail on the steps (*removed*). The decorative fan brackets extend from the columns and a spindled frieze runs across the porch just under the roofline. The front of the foundation is brick and shows a basement window grille.

Proposed alterations:

1. Amendment to HDC-2020-00021 (violation) to permit the use of Ecostar Majestic Slate, beveled edge in the color grey for the turret and mansard section of the roof and three-tab shingles for the new porch roof (to be constructed) in lieu of architectural grade scalloped shingles.

Staff Approvals: None

Violations:

2020: Front Porch Removal

Prior COA(s):

1991: Parking lot, replacement of front porch railing, replacement of 1/1 sash windows like for like and approval of existing 6-panel front door.

1997: Installation of new satellite dish antenna behind the turret.

2010: Installation of replacement 1/1 vinyl sash windows on the northern elevation (not including windows on the northwest corner of the third floor) and replacement of the rear door with a six-panel door in the same style as the front entry door.

Secretary of Interior Standards:

Rehabilitation Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Rehabilitation Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Design Guidelines, Section 3-Roofing:

Slate Shingle: The most cost effective and appropriate way to preserve a slate roof is through regular maintenance. After each winter season a slate roof should be inspected and cracked, broken, or missing slates be replaced. This is generally a relatively inexpensive project to undertake if done on a yearly basis.

- ✓ Replacement of deteriorated slate shingles with new slate shingles through regular maintenance is recommended.
- ✓ Preservation, reuse or in-kind replacement of rolled ridge caps and finish is strongly recommended (see features in images below.)
- Replacing slate shingles with asphalt shingles on a gable or hipped roof is not recommended but may be acceptable on a case-by-case basis when the slate or fasteners have reached the end of their serviceable life. A pre-application review is recommended when considering replacing slate roofing with alternate materials (See alternate material section on pg 14).
- Replacement of slate shingles with asphalt shingles on a mansard roof is typically not necessary. The steep slope of a Mansard roof helps to preserve the roofing material and prolong the life span of the slate.

Alternate Roofing Materials: There are instances where historic materials may become deteriorated beyond repair and in-kind replacement may be infeasible or not possible. The lack of availability or the excessive cost associated with in-kind replacement may make the use of alternate materials acceptable.

- ✓ Alternate materials should closely replicate the historic roofing.
- ✓ Fiber reinforced cement shingles and rubber simulated slate shingles are generally acceptable substitutions for replacing natural slate shingles.

- ✓ Replacement of existing asphalt or fiberglass shingles with shingles that resemble the existing roofing material is acceptable.
- Replacement of natural slate shingles with asphalt/fiberglass 3-tab shingles that match existing/ historic shingle size, shape and color is also typically acceptable and requires staff level approval.
- Architectural shingles that recall the appearance of wood or cedar shake roofing typically are not appropriate

Evaluation of Proposed Project:

The proposed substitute material of synthetic slate (EcoStar Majestic Slate with bevel edge) is appropriate. Use of “rubber simulated slate shingles” is allowed by the Guidelines. The proposed product will be consistent with the existing turret roof slate shingles in size, dimension, profile, shape, configuration, thickness, and appearance. The mansard roof shingles are rectangular in shape and profile; rectangular synthetic slate would be a more appropriate replacement. However, it is generally historically appropriate for slate shingles to match across a building’s different roof slopes and replacement of this roof was previously approved.

The proposed substitute of 3-tab shingles for the porch roof will result in minimal visual impact to the building. The proposed product is a dark color and rectangular in shape. Architectural shingles with even exposures and rectangular cuts are generally recommended over 3-tab shingles as a higher quality material; however, the applicant has demonstrated that the approved shingle product is not currently available due to material shortages and manufacturing interruptions.

Historic District Impact:

The proposed material substitutions will not negatively impact the surrounding historic district. The use of synthetic slate will honor the original appearance of the building in the district as well or better than the previously approved architectural asphalt shingles. The proposed 3-tab shingles will have a minimal visual impact compared to the previously proposed material.

Recommendation(s)

The proposed materials appear to be appropriate substitutes. It is recommended that the HARB discuss with the applicant the shape of the mansard roof shingles. For the 3-tab shingles substitute for architectural shingles, it is recommended that the HARB consider citing that due to ongoing supply chain issues and material shortages caused by the ongoing Covid-19 pandemic, there is a lack of normally acceptable alternative materials, and that they make the approval without creating precedent.

HARB Discussion

HARB members agree that the change to EcoStar material is an improvement and that the asphalt shingle was likely on the porch prior to its removal and is therefore a like-for-like replacement and therefore appropriate.

Action

A motion to approve the application as presented with the condition that this proposal and subsequent approval does not impact the previous COA was made by HARB member Glenn Lichtenwalner, motion was seconded by HARB chair David Huber. Motion carried with unanimous support.

**HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN
December 15, 2021
FINAL REVIEW**

Property located at: 809 -811 W. Gordon St.

Agenda Item: #2.a

Historic District: Old Allentown

Case: HDC-2021-00031/32

Meeting date: December 6, 2021

Property Owner (809 W. Gordon): Kim Hood

Property Owner (811 W. Gordon): Tim Driscoll

Building description, period, style defining features:

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.



Description	809 W. Gordon	811 W. Gordon
Proposed Alterations	<ul style="list-style-type: none"> • Clean, repair, and paint existing wood siding to match 811 W. Gordon. Based on the submitted photograph, the existing siding is wood clapboard with scalloped wood shingle below the roof gable. Non-original aluminum siding (previously approved by HARB) has already been removed. Any additional siding needed to complete the repairs will match the original wood in dimension and style. • Exterior repair will include removal of a non-function rear door and infilling the opening with new plywood substrate and clapboards to match existing. • Provide new custom window and door trim to match the trim proposed at 811 W. Gordon. Paint to match new surrounds at 811 W. Gordon St. • Install new wall sconce. The number of fixtures is not specified, so it is assumed that one (1) fixture will replaced the one (1) existing at the front door. • Demolition of the existing concrete steps and iron railing. Construct a new tandem stair (shared landing) with 811 W. Gordon. New stair to be concrete with bullnose treads and new wrought iron railing with straight balusters. • Install new transom window above front door in the existing opening. 	<ul style="list-style-type: none"> • Clean, repair, and paint existing wood siding to match 809 W. Gordon. Based on the submitted photograph for 809 W. Gordon, the existing siding is wood clapboard with scalloped wood shingle below the roof gable. Non-original aluminum siding (previously approved by HARB) has already been removed. 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. The number of fixtures is not specified, so it is assumed that one (1) fixture will replaced the one (1) existing at the front door. • 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 and new wrought iron railing with straight balusters. • 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.
Staff Approvals	None	None
Prior COA(s)	<p>1985: Installation of plain wrought iron railing.</p> <p>2011: Removal of aluminum siding, restoration of wood siding, addition of decorative wood details if evidence of previous exits, replacement of front steps with brick and bluestone stoop, to be shared with 811.</p>	<p>1983: Installation of smooth double 4” siding to replace asbestos shingles, installation of new gutters, downspout and overhangs.</p> <p>2010: Construction of wooden steps with wood railing consisting of top and bottom rails with 2” square stock spindles and turned post for porch roof support.</p>

	2019 (Denied): Solar panel installation	<p>2011: Removal of aluminum siding, restoration of wood siding, addition of decorative wood details if evidence of previous exits, replacement of front steps with brick and bluestone stoop, to be shared with 811.</p> <p>2020: The existing aluminum siding on the entire house will be replaced smooth wood or smooth fiber-cement siding with a 4” reveal. 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. 4. The existing vinyl windows will be replaced with new vinyl windows that fit the size of the existing openings. They will be 1 over 1 in configuration. 5. The windows will have 3” casing and added sills. 6. The existing side basement window will be infilled. 7. The front porch and roof will be removed and replaced with a new set of steps similar to the attached house coming straight out from the house. 8. New steps in brick with bluestone treads or new concrete steps with bullnose treads will be installed. 9. New wrought-iron railings will be installed. The railings will have shaped top rails, lamb’s tongue terminations, and square balusters. 10. New gutters on the rear attachment will be half-round with round downspouts.</p>
Violation(s)	07: Satellite Dish	09: Satellite Dish

Secretary of Interior Standards:

Rehabilitation Standard 5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Rehabilitation Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Design Guidelines, Section 4-Walls, Siding and Trim:

Siding: Although the majority of the buildings found in Allentown’s Historic districts are masonry, wood siding is found on some buildings. It is also very common on additions constructed at the rear of all styles of buildings.

- ✓ In-kind replacement of deteriorated wood siding is acceptable and is the preferred treatment. The material selected for in-kind replacement of wood siding should be of a similar dimension, profile and appearance as the historic wood siding. Whenever possible the same species of wood should be used.

- ✓ Removal of aluminum or vinyl siding to expose historic brick or wood siding is acceptable and only requires staff approval.
 - Fiber cement siding (smooth, with no grain texture) as a substitute material in the replacement of wood siding requires staff approval.
 - Replacement of existing aluminum siding with fiber cement siding is acceptable and requires staff approval.
 - Replacement of existing aluminum siding with vinyl siding on primary facades must be reviewed by the HARB.
 - Vinyl or aluminum siding as a substitute material on a secondary facade is not recommended but may be acceptable.
 - Vinyl or aluminum siding as a substitute material on a primary facade is not typically approved.
 - Covering bay windows with vinyl or aluminum siding is historically inappropriate.

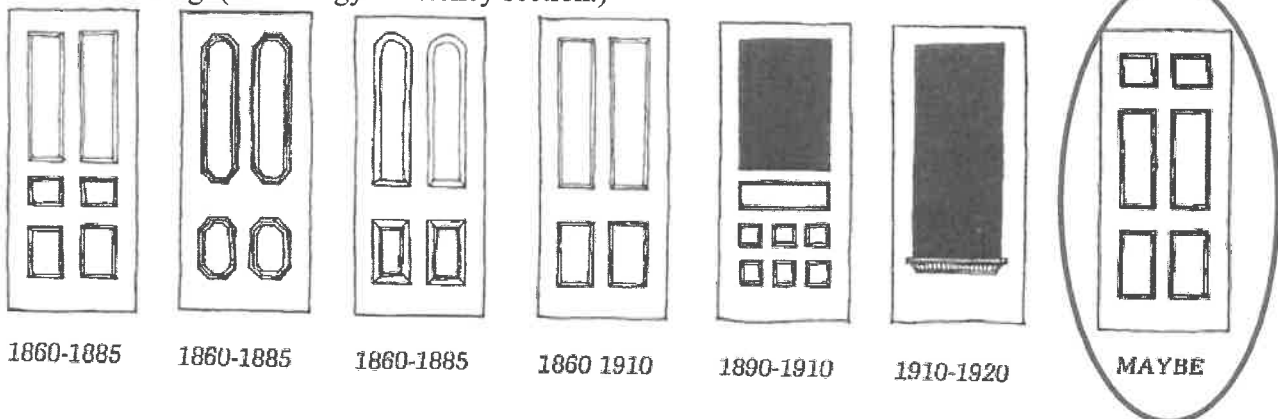
Trim and Detailing: The terms trim and detailing refer to corner boards, window and door surrounds, brackets, moldings and other decorative features. Wood trim and detailing should be repaired or replaced to match the historic appearance.

- ✓ 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

Design 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 are 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.)



Design 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

Design Guidelines, Section 12-Lighting:

If historic lighting fixtures remain, they should be preserved. Fixtures selected for replacement or addition of lighting fixtures to a historic structure should be simple in style, appropriate in scale and compatible with the character of the building. Conduit should be concealed or painted to minimize visual impact.

- Floodlights and spotlights on primary facades are not appropriate

Evaluation of Proposed Project:

The work proposed under this application will repair and restore existing historic materials. The proposed restoration of the existing wood siding is appropriate and encouraged. The new window and door surrounds are based on physical evidence on the building and are an appropriate reconstruction of missing features. The two attached buildings will be restored to a more united exterior appearance, which is appropriate as they were constructed as a pair. The proposed light fixtures (one at each entrance) are historically appropriate wall sconce lantern types. Restoration of the transom windows above each door is appropriate; no lite or configuration description was submitted, so single-lite transoms are appropriate based on the existing openings and lack of other documentation. The replacement of the entry stairs with a new tandem stair appears to be an appropriate alteration; the existing wood and concrete stairs do not appear to be historic materials and are not character-defining features of the property. At 811 W. Gordon, the proposed replacement of a non-original front door with a new wood front door with 6-panel configuration to match the existing historically appropriate door at 809 W. Gordon is appropriate.

Historic District Impact:

The proposed project will have a positive impact on the surrounding historic district. It will restore the historic character of the two attached buildings and will restore historic wood materials that have been covered. The proposed work will restore the historic united appearance of the facade and restore historic materials at a corner lot with multiple visible facades. Tandem stairs are common for attached historic buildings and concrete stairs with wrought iron railings are present on the surrounding blocks. The new construction appears to be "consistent with the building's character and designated historic district."

Recommendation(s):

Overall, the proposed project appears to be appropriate. It is recommended by the HARB to include adding weepholes to the porch construction, confirm the concrete porch will have a brick veneer, the design of the new handrail should match the existing gate not the extant railing, the new door, transom and trim for #809 should match the same on #811.

HARB Discussion

AJ-asked why secondary door was being removed. Owner confirmed it a non-functioning door not on a primary façade and the infill would be preferred by the owner.

Front Door of #811 to match the 6 panel Colonial door and custom make the transom with the numbers in the transom above at #809.

AJ asked for clarification on how stair would be rebuilt., Owner referenced another property (814 W Gordon) as a precedent example with brick veneer on the stoop. Concrete with bullnose treads.

AJ noted the proposed railing is inappropriate to this building, GL agreed, noted the extant wrought iron gate is more appropriate to use as a precedent for the new railing design. GL suggested the new railing meet code and it is preferred if the spacing and shape were more similar to the gate versus the extant railing there now.

Windows: replaced with white, vinyl

Action

A motion to approve the application as presented with conditions including incorporate weepholes into the porch, concrete shall be faced with brick, railing details to be round or square with closer spacing, new door to match 809, new light fixture presented will be used at both 809 & 811 addresses was made by HARB Chair David Huber, motion was seconded by HARB member AJ Jordan. Motion carried with unanimous support.

**HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN
December 15, 2021
FINAL REVIEW**

Property located at: 1116 Linden St.

Agenda Item: #3.a.

Historic District: Old Allentown

Case: HDC-2021-00028

Meeting date: November 1, 2021/ December 6, 2021

Property Owner/Applicant: Tim Driscoll

Building description, period, style defining features (1116&1118):

This 3-story Eastlake style twin home was built ca 1885. The roof is mansards style with scalloped slate shingles and double dormers. The cornice is corbeled with elaborate detailing. The windows are 1/1 sash with Queen Anne-stained glass in the top sashes. The windows have incised floral designs in the window and door trim and have their original shutters, paneled on the 1st floor, louvered on the 2nd floor. The main entry is double ¾-glazed doors with glass transoms. There are grilles on the basement windows. The porches is concrete with a missing railing (previously metal pipe)



Proposed alterations:

1. Installation of new front stoop handrail.

Staff Approvals: None

Violations:

1996: Failure to maintain woodwork from deterioration

Prior COA(s):

1985: Installation of new exterior doors and windows, removal/relocation of fire escape, removal of chimney, addition of new fence, new lighting, brickote repair, change of door to window on second floor, new gutters and downspouts.

2003: Replacement of grocer's alley doors

Secretary of Interior Standards:

Rehabilitation Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Design 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

Evaluation of Proposed Project:

The applicant provided some of the additional information requested at the previous meeting; the applicant provided a written description and two annotated photographs of the stoop confirming that the railing will be installed on the top of the wall. Although the intent of the application is generally clear, the submitted information still conflicts with the project description about the railing's height. The submitted railing elevation drawing shows a railing height of 23-1/4" and overall height of 38-1/4"; the project description states the railing height will be 42". The drawing indicates a flat "porch floor" behind the wall, not the existing stairs.

The proposed railing is appropriate in its wrought iron material, simple square pickets, and painted black finish, and in appearance will match the existing handrail attached to the facade. The stoop has already been altered with a rough textured stucco. Overall, at the submitted lower height, the proposed railing does not appear to negatively impact the historic building.

Historic District Impact:

Based on the design of the proposed railing and interpretation of the railing's height, the proposed project does not appear to negatively impact the surrounding historic district. The proposed railing (at 23-1/4" in height) appears to be close to the railing height of the attached twin building to the east. The attached twin building has a pipe railing. For the attached building to the west, the proposed railing will be similar in appearance to this building's railing, although taller because of the existing height of the stoop wall. There is a variety of stoop and railing appearances on the block.

Recommendation(s):

The proposed railing appears appropriate in its materials and design. If the application is therefore recommended for approval despite the conflicting information, it is recommended that the motion specify that

the railing height is approved at a maximum of 23-1/4" above the top of the wall as shown in the submitted drawing.

HARB Discussion

Railing height: AJ questioned HARB review of the railing height, stating it is a zoning matter and not one for HARB. SO brought the railing height discrepancy from the drawing and the written proposal to the attention of HARB.

Action

A motion to approve the application as presented was made by HARB Member Alex Encelewski; motion was seconded by HARB chair David Huber Motion carried with one nay by HARB member AJ Jordan who cited the ambiguity of the railing height not specified in the application.