



CITY OF ALLENTOWN

No. 30845

RESOLUTION

R69 - 2024

Introduced by the Administration on April 17, 2024

Denial of a Certificate of Appropriateness – 107 N. 11th Street

Resolved by the Council of the City of Allentown, That

WHEREAS a Certificate of Appropriateness is required under the provisions of the Act of the General Assembly of the Commonwealth of Pennsylvania No.167, June 13, 1961 (P.L.282) known as the Pennsylvania Historic District Act; and City of Allentown has adopted a Historic District Ordinance, Article 1391, under the provisions allowed in the Pennsylvania Historic District Act; and

WHEREAS the owner, Daisy Reyes, applied to the Historical Architectural Review Board (HARB) for a Certificate of Appropriateness to legalize the work done on her rear yard which essentially created a new load-bearing structure without the proper permissions, as described in the attached final report; and

WHEREAS the HARB held a meeting on said matter on April 1, 2024, where Mrs. Reyes, assisted by Ivon Reyes as the former's interpreter, were in attendance; and

WHEREAS based on the statements and evidence presented at said meeting, the HARB made the following findings of fact, as detailed in the attached final report:

1. The current work created a 2nd floor deck structure beyond the original footprint of the house, and stairs to grade level without the required certificate of appropriateness, as well as zoning and building permits (the latter two are violations of the city zoning and building codes, which are under the purview of the city's Zoning and Building Standards and Safety). In addition:
 - a. The four double hung windows were replaced with a single door opening to the new porch and a vinyl slider window.
 - b. The vertical siding was replaced with a fiber cement horizontal lap siding.
 - c. The sliding vinyl window is not of appropriate configuration or material that would be acceptable per the design guidelines.
 - d. The replacement door is not historically appropriate, neither is the fiber cement siding material per the guidelines.
2. The work being proposed for legalization is inconsistent with the following provisions of the Allentown Guidelines for Historic Districts: Section 3.2 (Wood Siding & Trim); Section 3.5 (Windows); Section 3.6 (Doors).
3. Although the deck is not on the primary façade, the detailing of the finished porch, however, does not reflect the historic character or detail of the historic building (Section 4.1.21).
4. Moreover, as regards deck, there are definitely concerns beyond HARB's purview that is was recommended for the applicant work with city building and zoning staff on all code/permit-related items.

WHEREAS, based on the above findings of fact, the HARB agreed on the motion not to allow the legalization of the work done on the rear yard porch, and recommended to City Council the denial of a Certificate of Appropriateness for the work as detailed in the attached final report.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Allentown that a Certificate of Appropriateness is hereby denied for the above referenced exterior alteration.

	Yea	Nay
Candida Affa	X	
Ce-Ce Gerlach	X	
Daryl Hendricks	X	
Santo Napoli	X	
Natalie Santos	X	
Ed Zucal	X	
Cynthia Y. Mota, President	X	
TOTAL	7	0

THIS IS TO CERTIFY, That the above copy of Resolution No. 30845 was adopted by the City Council of Allentown on the 1st day of May, 2024, and is on file in the City Clerk's Office.



City Clerk

Allentown Historical Architectural Review Board
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HDC-2024-00020

Address: 107 N 11th Street

District: Old Allentown Historic District

Owner: Daisy Reyes

Applicant: Daisy Reyes

Proposal: Legalize the replacement of doors, windows, and siding

Building Description: This 3-story Queen Anne Porch row house, ca. 1892, with Eastlake influences. The mansard roof displays fishscale slate shingles. There is a projecting dormer with a spire topped by a finial. Below the cornice between the 2nd and 3rd stories is corbelled brickwork. There are brick panels between the buildings. Wooden brackets and pommels are seen at the edges of the cornice and at the roof edge. There are canvas awnings on the 2nd and 3rd floor windows and across the front of the porch roof.

The porch has turned wooden columns and a wooden balustrade, with Eastlake influences around the inside cornice and the wooden brackets on the roof corners. The front steps have a wrought iron railing. All the windows are 1/1 wood sash with brick segmental arches over the windows and the front door. The door is a single, glazed door with transom.

Project Description:

This application proposes to legalize the replacement of rotted windows and doors with new windows and doors, as well as replace the exterior siding at the rear of the house.



Existing back elevation (Applicant)



Current back elevation (Applicant)

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Rotted wood replaced (Applicant)



Rotted wood replaced (Applicant)



Process Photograph (Applicant)



Process Photograph (Applicant)

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New Siding (Applicant)



New window (Applicant)



New Door Location (Applicant)

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Applicable Guidelines:

Section 3.2 – Wood Siding & Trim

3.2.4 Repair and restore wood siding, cladding, and trim whenever possible. Preserve wood features such as cornices, brackets, window and door moldings, and bay windows. Trim work is an essential part of a building's architectural character. Unique features of a building should be preserved. Repair historic wood features by patching, piecing-in or Dutchman repairs, consolidating or otherwise reinforcing the wood using recognized preservation methods. Repair may also include limited replacement in-kind of extensively deteriorated or missing parts of wood features.

3.2.5 Replace deteriorated materials in-kind if repair is infeasible. New materials should replicate the original as closely as possible in material composition, size, profile, shape, pattern, and appearance. If historic wood siding or trim was an identifiable or visually distinctive species, it is recommended that the same species be used for the replacement.

3.2.6 Avoid installation of aluminum, vinyl, or synthetic materials that were unavailable when a building was constructed. Aluminum, vinyl, fiber-cement, or other synthetic cladding are not appropriate for historic properties because of their visual impact and because their installation can cause other deterioration problems. It is not appropriate to cap or cover existing wood with these types of materials. It is not appropriate to remove original wood cladding or trim features and replace them with aluminum, vinyl, fiber-cement, or synthetic materials.

3.2.7 Consider removal of existing aluminum, vinyl, or synthetic cladding over building features. Historic materials sometimes remain intact below this type of cladding and can be restored. In-kind replacement of existing non-historic siding that was in place before the historic district was designated may be allowed in some cases. Consult with Staff and HARB during early project planning stages. Provide photographs or documentation of existing conditions and wall materials below non-historic siding to help determine the appropriate treatment.

3.2.8 Inspect painted wood thoroughly to determine whether repainting is necessary or if cleaning is all that is required.

3.2.9 Remove peeling, flaking, or failing paint to the next sound layer of paint using the gentlest methods possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include hand-scraping and hand-sanding, and when necessary, mild chemical strippers or gentle micro-abrasion methods. Sand blasting, high pressure power washing, and mechanical grinders should not be used to remove paint from any surface. Evaluate the condition of the wood surface (also referred to as the substrate) and address any moisture infiltration and deterioration issues before priming and repainting.

3.2.10 Paint once the surface is clean and dry. Use a paint type that will adhere properly to the wood surface, such as oil-based paint. Marine grade paints are also recommended because they perform well over longer periods of time in wet climates.

3.2.11 Recommendation Only: Repaint with the existing colors, appropriate to the building's period of significance, and compatible with the historic character of the district. Paint color is not reviewed by HARB but it is recommended to select colors sensitive to the historic surroundings.

Section 3.5 – Windows

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

3.5.2 Keep historic wood windows in good condition by maintaining sound layers of paint at exterior and interior surfaces. Where wood has been exposed by paint failure, clean with the gentle methods possible and using lead-safe practices prior to repainting. Scrape peeling or flaking paint using hand tools down to the next sound layer of paint and ensure that the surface is clear of dirt and debris before priming and repainting.

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3.5.3 Maintain operable windows, which have inherent energy-efficient advantages for air circulation. Remove paint that has sealed a window closed from the exterior and/or interior.

3.5.4 Inspect and test hardware. Ensure sash locks bring sashes together tightly to keep windows watertight.

3.5.5 Consider weatherization improvements that have minimal impact to historic fabric including sealing or recaulking around exterior and interior trim, installing weatherstripping, and installing storm windows (either exterior or interior) to improve energy efficiency.

3.5.6 Install storm windows customized to fit each window frame properly. Wood and aluminum materials are appropriate. The horizontal rails should align with window sashes. Window finishes should match the window trim or blend with the color scheme of the building. Interior storm windows may be recommended for windows with distinctive lites, artistic glazing, or irregular shapes to preserve the exterior appearance.

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 nonoriginal 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.

3.5.11 Retain the historic pattern of window openings (fenestration pattern), especially on primary facades. Avoid inserting new windows into a facade or infilling existing windows. The position, number, and arrangement of windows defines the rhythm of a facade and can be a character-defining feature of an architectural style or a type of building use. If creating new openings or infilling existing ones is necessary for a project such as an adaptive reuse, locate openings on side or rear facades.

3.5.12 If replacing a single window on a facade, replicate the existing windows of that facade.

3.5.13 Replace single-pane glazing in-kind whenever possible. Install double-glazed windows with simulated divided lights only upon consultation with Staff/HARB. Replicate the dimensions, details, and appearance of the original window. Simulated divided light muntins should be attached to the window exterior, not sandwiched between the panes of glass.

3.5.14 Avoid reflective glazing in restored or new windows. Reflective glazing makes a window's lites and muntins difficult to see and alters the visual impact from the street. This change makes alterations in the historic district more conspicuous. Clear (non-tinted) and non-reflective glazing and low-e coatings are appropriate.

3.5.15 Replace deteriorated window trim or decorative elements only as necessary to match the size, profile, and material of the original elements. For window lintels or hoods that project from the facade plane and are vulnerable to water

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collection, consider installing of metal drip edges to shed water away from windows. Copper is recommended and should be left to weather naturally; aluminum is acceptable and should be painted to match surrounding materials. Avoid encasing wood sills with metal or vinyl, as this will trap moisture and may cause more damage.

Section 3.6 – 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.

3.6.7 Repair, restore, and reuse hardware whenever possible. Replace hardware in-kind if necessary. New hardware should match the original hardware as closely as possible if the original hardware remains. If not, hardware that is compatible with the era of construction and style of the building is recommended. Avoid replacing historic hardware with digital locks, combination locks, keypads, or similar technology.

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 façade.

3.6.11 Consider replacement of a previously altered door with a historically appropriate wood door.

3.6.12 Avoid replacing of a historic door solely for the purpose of improving thermal performance. This intervention is not appropriate for historic material. Install weatherproofing or a storm door prior to replacement.

3.6.13 Avoid creating new door openings on the primary façade. 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 façade. This type of work will also require a Building Permit.

Section 4.1 – Additions to Existing Buildings

4.1.8 Avoid adding new porches on primary facades. However, this type of project may be appropriate as a restoration if it replicates an original feature, enhances the patterns of the district, and does not create a false sense of history. The appropriateness of the addition will be evaluated in the context of the specific building and its surroundings.

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.

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Observations & Comments: The application is lacking appropriate detail to review comprehensively. It is unclear what the original and replacement materials are or where the rotting wood was located; the application description does not provide this information. Based on the video submitted by the applicant, it appears that the work is located in the rear of the house and that the windows, doors, and siding can be seen along Linden Street. It does appear that the historically/originally open porch at the rear of the house had previously been infilled and the current work created an additional 2nd floor deck structure beyond the original footprint of the house, as well as stairs to grade. In addition, the four double hung windows were replaced with a single door opening to the new porch and a vinyl slider window. The vertical siding was replaced with a fiber cement horizontal lap siding. The sliding vinyl window is not of appropriate configuration or material that would be acceptable per the design guidelines. The replacement door is not historically appropriate, neither is the fiber cement siding material per the guidelines. Since the deck is not on the primary façade, there may be less objection to it, since it generally follows the guidelines in Section 4.1 Additions to Existing Buildings. Although, the detailing does not reflect the historic character or detail of the historic building (Section 4.1.21).

Staff Recommendation: It is recommended to deny.

Presenters:

- Jessica Stuck presented the application.
- Ivan Reyes & Daisy Reyes represented the application.

Discussion: It was noted that this is not a violation correction, but just an initial application. Additional information is required, including plans and material selections, to have a better understanding of the work. It was also noted that there may be issues beyond HARB's purview and it is recommended that the applicant work with city staff on all code/permit related items.

Action: Mr. Jordan made a motion to deny the application presented on April 1, 2024 for the replacement of doors, windows, and siding at 107 N 11th Street because it did not comply with the Guidelines for Historic Districts: Chapter 3, Section 3.2 – Wood Siding & Trim, Section 3.5 – Windows, Section 3.6 – Doors, and Chapter 4, Section 4.1 – Additions to Existing Buildings and there were no known unique circumstances that would apply.

Mr. Encelewski seconded the motion, which carried with unanimous support.