CITY OF ALLENTOWN

31048 *RESOLUTION* *R55 – 2025*

Introduced by the Administration on May 07, 2025

Certificate of Appropriateness for work in the Historic Districts:

- 1528 Linden St.
- 625 Liberty St.
- 519 Allen Street
- 627 Liberty St.
- 412 N 8th St.
- 424 N 11 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:

- 1528 Linden St. (Robert B. Kehm, Applicant) – Installation of vertical platform lift with landing infill and railings.
- 627 Liberty St. (Peter Lewnes, Applicant) – Window replacement, front door replacement, installation of rear dormer, parking pad, and fence.
- 424 N 11th St. (Ryan Gorman, Applicant) – Proposed new apartment building and proposed addition and exterior modifications to existing building
- 625 Liberty St. (Peter Lewnes, Applicant) – Replace rooftop railing, install deck and door and lighting at existing signage.
- 412 N 8th St. (Edward Justiniano, Applicant) –Installation of front porch concrete steps.
- 519 Allen Street (Johanna Tavarez Faria, Applicant) – Replace rear window, legalize door installation, and install siding at rear.

WHEREAS, on April 07, 2025, 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	
Cynthia Y. Mota	X	
Santo Napoli	X	
Natalie Santos	X	
Ed Zucal	X	
Daryl Hendricks, President	X	
TOTAL	7	0

THIS IS TO CERTIFY, That the above copy of Resolution No. 31048 was adopted by the City Council of Allentown on the 7th day of May, 2025, and is on file in the City Clerk's Office.

Michael P. Hecht

City Clerk

Historical Architectural Review Board
COA Preliminary Review Sheet

HDC-2025-00008
Address: 1528 Linden Street
District: West Park Historic District
Owner: Allentown Masonic Temple Association
Applicant: Robert B. Kehm
Proposal: Violation correction - Vertical platform lift installation with landing infill and railings.

Building Description: This five-story structure is made of limestone and was erected on a reinforced concrete foundation, designed in the Neoclassical style. The structure is ninety-seven feet, six inches wide and one hundred fifty feet deep, featuring elaborate stone and terra cotta trim, and four large imposing fluted columns at its main entrance. It was added to the National Register of Historic Places in 2004.

Project Description:

The project included the installation of an accessible lift at the front of the building, a new sidewalk, and top landing and railings at the west side of the front entry.

Original Front Elevation (Applicant)

Original Top Landing Area (Applicant)

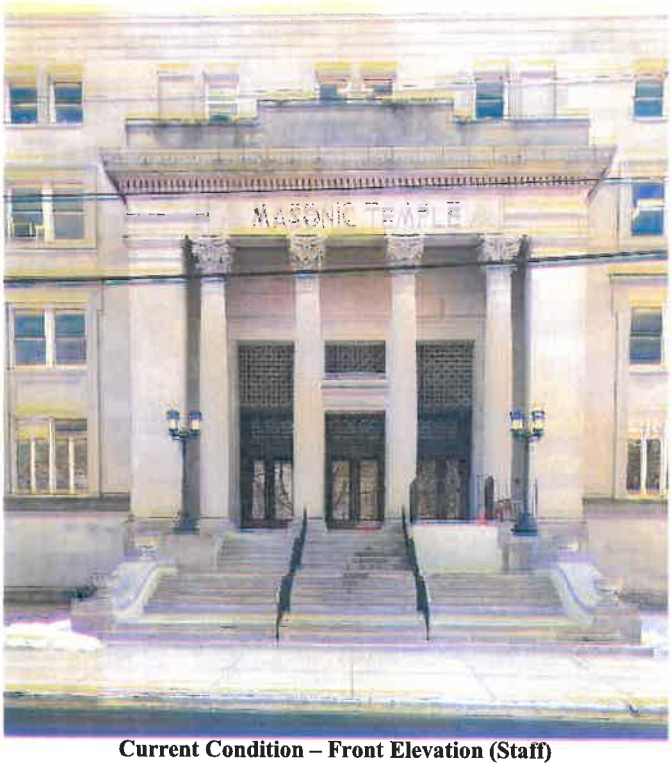
Top Landing (Applicant)

Entry Landing (Applicant)

Historical Architectural Review Board
COA Preliminary Review Sheet

New Sidewalk (Applicant)

Proposed Lift (Applicant)



Current Condition – Front Elevation (Staff)

Current Condition – Railing/Top Landing (Staff)

Historical Architectural Review Board
COA Preliminary Review Sheet

Applicable Guidelines:

Section 3.7 – Porches & Steps

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

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

3.7.5 Retain and repair original handrails or railings. Replace in-kind if repair is not feasible. Replacement handrails should match the existing in material, size, and appearance as closely as possible. Installation of handrails where they did not previously exist is generally not recommended due to the visual and physical impact on historic fabric; however, installation of a simple, compatible design may be acceptable for the purpose of safety and ease of access.

3.7.6 Consider restoration of previously altered porches with historically appropriate elements. Consult historic photographs to identify the original appearance. If the building is part of a pair or an attached row that was designed together, consult nearby buildings for examples.

3.7.7 Replace porches only if repair and select replacement is not feasible. A full demolition and rebuild is rarely necessary except in cases of severe deterioration and life safety concerns. Replicate the original design as closely as possible, allowing for structural and code requirements. Install flashing and waterproofing at all connections between the porch and main building.

3.7.8 If in-kind replacement is not feasible, replace with appropriate alternate materials that respect the original appearance and are durable. Composite wood decking is an appropriate alternate for tongue-and-groove wood floors if boards are similar to the original dimensions. Ceramic tile, carpet, or cementitious coatings over wood are not appropriate floor materials. Steel, iron, and aluminum railings are acceptable replacements. Vinyl railings and trim are not appropriate alternate materials for wood elements. Use of dimensional lumber for visible parts of a porch is not appropriate.

3.7.9 Avoid enclosing historically open porches on primary and highly visible facades. Enclosure with glass or screens at rear or non-visible features may be acceptable. Enclosure with walls or opaque materials is not recommended. Avoid removing, altering, or covering historic details.

3.7.10 Avoid removing a historic porch roof or full porch. Removal will negatively impact the building's historic character. Consult with Planning Staff and HARB about the reason for removal (i.e. cause of deterioration). A porch that was added after the original construction of a building may have gained significance in its own right. Porches can be appropriate for the building as a reflection of its development over time and as an expression of a later architectural style.

Observations & Comments:

The completed work to date includes a new at-grade sidewalk, a formed concrete landing over the top of existing stairs, metal railings at this new landing, and concrete fill over existing tiles at the existing entry door.

While providing an accessible entry at the main entry is desirable, the top landing does affect the composition of the front elevation and the original historic entry. Given that the first floor is quite elevated above grade and there are limited access points to the building, providing an accessibly entry would be challenging. More information from the applicant would be helpful to understand the process for coming to this solution and if other options were explored, such as a ramp, and if there were dimensional requirements that resulted in the top landing extending past the lamppost.

The Guidelines recommend considering provisions for reversibility so that modifications can be easily removed without damaging historic fabric in the future. It appears in the photos that concrete was built up over the existing stairs and tiled entryway. Any future removal of this concrete may compromise the integrity of the historic materials.

The new railings at the top landing are similar to the existing stair railings in materiality and finish but appear to have a different profile.

Information has been submitted regarding the configuration of the lift. The metal components in the sample image appears to be a buff color. A color that complements the existing surrounding stone would be appropriate. It would be helpful for the applicant to confirm the intended finish color of the lift.

Staff Recommendation: Staff recommend denying the application.

Presenters:

- Ms. Baade presented the application.
- Bob Kehm represented the application.

Discussion:

Mr. Kehm presented a printed document that addressed several staff comments, including conditions and configurations of other access points to the building. He explained the process and reasoning for a lift located at the front, and the new top landing. Mr. Kehm stated that other options were not feasible, due to physical constraints of the building and/or cost.

There was a discussion among the HARB and with the applicant regarding the configuration, location, massing, and strategies of construction for the accessible entry provisions. While providing an accessible entry at the front of the building was seen as a merit, the following points summarize the challenges:

- The Guidelines recommend including provisions for reversibility of modifications. Existing steps were removed and concrete poured in their place, and concrete was poured directly on existing tile at the front entry, compromising the integrity of the existing historic materials.
- The massing of the new landing disrupts the overall symmetry of the front entry.
- The finishes of the new landing areas should balance blending in and being complementary of the existing building finishes, without creating a "false history," that is, to not replicate the original building so much as to make it look original when it was not.

Mr. Jordan noted the applicant's willingness to correct the violation. Mr. Hart noted that the mission of the modification, to provide accessible entry, may be more important than preserving the symmetry of the façade, and that further modifying the front to maintain the symmetry may not be the most appropriate approach. The HARB suggested the applicant develop options to minimally visually impact the modification, and recommended consulting an architect, and that these options could be reviewed at the next HARB meeting.

Actions:

Mr. Hart moved to table the application for one month to the April meeting to allow the applicant to develop options for the finishing, treatment, or design of the new accessible entry that respond to discussion comments.

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

Historical Architectural Review Board
COA Preliminary Review Sheet

HDC-2025-00012
Address: 625 Liberty Street
District: Old Fairgrounds Historic District
Owner: Lewnesruch LLC
Applicant: Peter Lewnes
Proposal: Replace rooftop railing, install deck and door and lighting at existing signage.

Building Description: 625 Liberty Street is a two-story structure built in 1880 and has had extensive exterior modifications. The exterior is stucco, the windows both corner elevations are covered over. The first floor features a modern commercial entry.

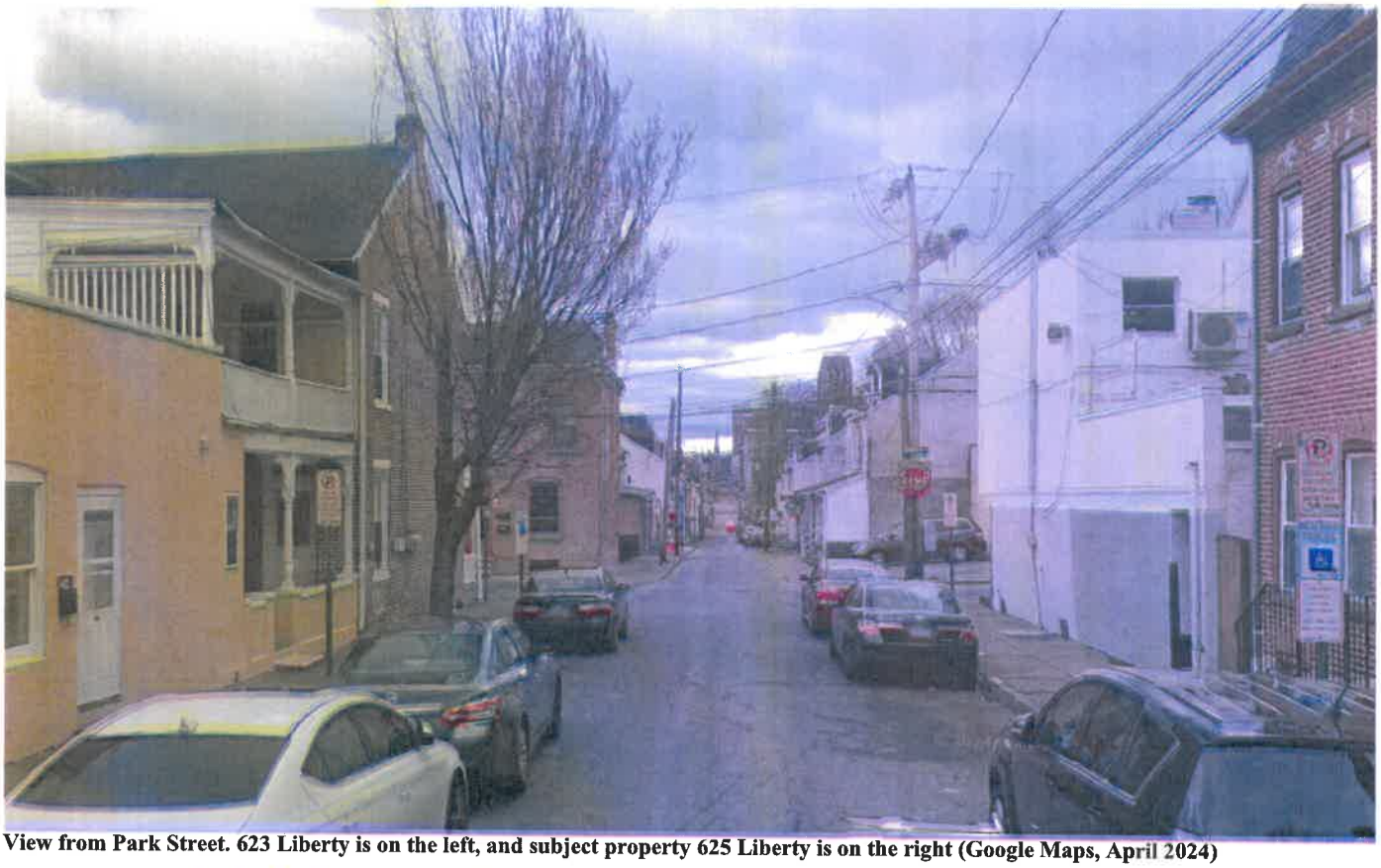
Project Description:

The proposed work relates to existing signage and the rear roof area as follows:

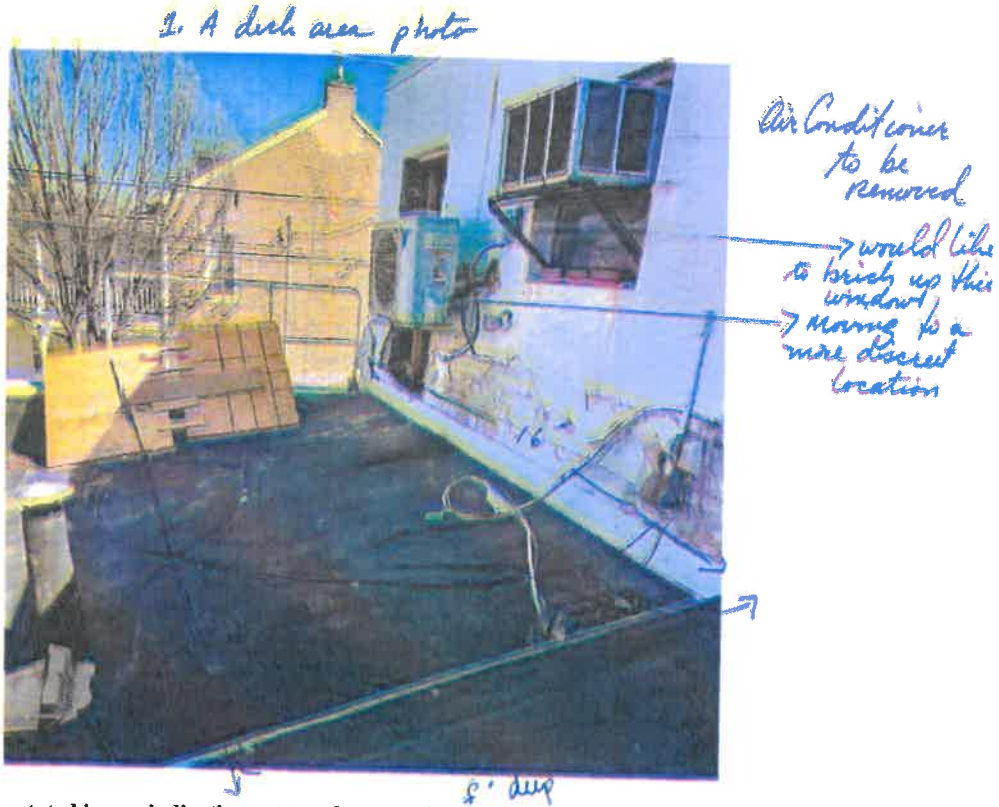
- There is an existing metal pipe guardrail at the rear roof. A new all-wood railing is proposed to be located on the parapet wall, replacing (or installed adjacent) to the existing metal code-required railing.
- A proposed roof deck at the rear is intended to be 8'x16', where it will be the full width of the building (16') and 8' deep from the existing rear wall, stopping before an existing vent stack.
- While there were two windows at the rear of the second floor, the applicant uncovered an old door that accessed the roof. The intent is to re-establish the door opening for roof access in the same size as the uncovered opening. The proposed door is a full view fiberglass door and a full view storm door.
- The second window at the rear is also rotted; since the area will be a closed utility closet, this window opening is proposed to be infilled.
- The existing sign at the front of the building is intended to remain. It was originally interior-illuminated. The proposed work is to provide a spot-style light on each side mounted from above to provide illumination.

Front corner elevation (Google Maps, April 2024)

Building rear along Park Street (Google Maps, April 2024)



View from Park Street. 623 Liberty is on the left, and subject property 625 Liberty is on the right (Google Maps, April 2024)



Annotated image indicating extent of proposed roof deck, uncovered door opening (left), and proposed infill for window (right) (Applicant)

1.B - wood deck rail style

Example of proposed wood railing at roof deck. (Applicant)

1.C
Door opening (w/ frame) found - proposed new door for rear deck - the rotted window fell out during demo which initiated all this additional work

Historical Architectural Review Board
COA Preliminary Review Sheet

36 in. x 80 in. Right-Hand Inswing Full-Lite Low-E Glass Black Finished Fiberglass Prehung Front Door

by MP Doors >

- High-performance fiberglass flush glaze door for easy maintenance
- Full composite frame system, will never rot
- Lifetime warranty

Door Handing: Right-Hand/Inswing

Right-Hand/Inswing

1. C Rear door style - will not be one lung - we will frame full entry way re-establishing the void and put a full-view storm door.

Applicable Guidelines:

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.

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 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.

Observations & Comments: 625 Liberty had been heavily altered in its commercial use and has low integrity. Its remaining integrity lies in its keeping of its overall massing; while exterior finishes and fenestration have been removed/covered, the structure retains its contextual height, width, and depth.

- **Rear Railing:** If approved, it would be preferred for the existing metal pipe railing to be removed and replaced with the wood railing; having both may be redundant. Installing a wood rail would create balance on the streetscape, as on the other side of Park Street, 623 Liberty has a rear second floor porch with wood railing. More information would be helpful to understand the proposed extent of the proposed railing – would it go the length of the deck, or the whole length of the exterior wall? It would be appropriate/preferred for the railing to extend the length of the deck.
- **Roof Deck:** The extent of the proposed deck (8' from the rear wall) is in proportion with other typical historic rear balconies and porches.
- **Proposed Door:** A full view fiberglass door in a previous doorway is appropriate per the guidelines. A full-light storm door is also appropriate.
- **Proposed Window Infill:** The second window at the rear is a replacement window in an opening that had been previously reduced from its original size. Given the extent of exterior modifications and alterations on the entire structure, infilling this window would not have a negative effect on the streetscape.
- **Sign Lighting:** It would be helpful to understand the intended light fixture. From the application description, spot lights mounted on each side of the existing sign to illuminate the sign would be generally appropriate. Light fixtures should be simple, and directed only to the sign, avoiding excessive illumination of areas outside the sign. Uplighting is not appropriate.

Historical Architectural Review Board
COA Preliminary Review Sheet

Staff Recommendation: Staff recommend approval with the following conditions:

- The wood railing replaces the existing pipe railing (as allowable by code official), and extends the length of the deck.
- The second floor window infill is finished in such a way as to match the finish of the exterior wall around it.
- Sign light fixture is a simple fixture directed only at the sign, avoiding excessive illumination of areas outside the sign, and fixture information is submitted to staff for approval.

Presenters:

- Ms. Baade presented the application.
- Peter Lunes represented the application.

Discussion: Mr. Lunes provided some clarification to the application. The deck railing would only be the length of the deck, not the full length of the roof. The front sign light would provide simple illumination. The window air conditioner would be removed, and a new mini split would be out of view. Where the rear window is removed, the infill will be applied with stucco and finished to match the exterior wall around it. The full view door will allow for more light into the interior living room behind, and the wood railing is intended to be painted. Mr. Huber noted that the application as a whole seems to be in accordance with the Guidelines, and Mr. Encelewski agreed.

Actions: Ms. Westerman moved to approve the application as presented on April 7, 2025, for the rear roof and second floor modifications and sign light fixture installation at 625 Liberty Stret, following sections of the Guidelines for Historic Districts: Chapter 3, 3.5-Windows, 3.6-Doors, 3.13.27-30 Lighting Guidelines, 4.1- Additions to Existing Buildings and found no circumstances unique to the property. Mr. Encelewski seconded the motion, which carried with unanimous support and no abstentions.

Historical Architectural Review Board
COA Preliminary Review Sheet

HDC-2025-00020
Address: 519 Allen Street
District: Old Fairgrounds Historic District
Owner: Johanna Tavarez Faria
Applicant: Owner
Proposal: Replace rear window, legalize door installation, and install siding at rear.

Building Description: 519 Allen Street is a three story brick Eastlake and porch-style row house constructed in 1894. The primary façade includes ornamental terra cotta banding and a dentilated cornice with detailed woodwork.

Project Description: The proposed work is located at the rear of the property, to replace a window, legalize a door installation, and install wood or fiber cement siding.


Front Elevation (Google Maps, July 2024)


Previous Condition at Rear (Google Maps, April 2024)

Current Condition at Rear (City of Allentown)

Reeb Report

84 LBR CO #0204-ALLENTOWN
4732 CHAPMANS ROAD
ALLENTOWN PA 18104
610-395-2048

Project Information (ID #9002696 Revision #13376163)

Project Name: Quick Quote
Customer:
Contact Name:
Phone (Main):
Phone (Cell):
Customer Type:
Terms:

Quote Date: 02/24/2025
Submitted Date:
PO#: QQ000

Sales Rep Name: John Metri

Delivery Information

Shipping Contact:
Shipping Address:
City:
State:
Zip:

Comments:

Unit Detail

Item: 0008: Ext 36" x 80" CCA1158-DDBF3 LHI 6 9/16" Fir — Location: OPTION 1 — Quantity: 1

Classic-Craft American (Fir) 36"x80" Single Door — 3,498.65

EXTERIOR
Left Hand Inswing

Configuration Options

Ext Classic-Craft American (Fir) Single Door 36" x 80" CCA1158-DDBF3 , 6 9/16" Fir, Fir Standard Brickmould, Left Hand Inswing, Oil Rubbed Bronze Ball Bearing Hinges, 7/4 Oak Wood Sill, Bronze Compression Weatherstripping, No Bore

Rough Opening: 38 1/2" x 82 1/2"
Total Unit: 40 1/4" x 83 3/8" (Includes Exterior Casing)

Item Total: $ 3,498.65
Item Quantity Total: $ 3,498.65

Item: 0012: Ext 34" x 80" FC60 LHI 6 9/16" FrameSaver — Location: OPTION 2 — Quantity: 1

Fiber-Classic Oak 34"x80" Single Door 1,153.76

Configuration Options Hide

Ext Fiber-Classic Oak Single Door 34" x 80" FC60 , 6 9/16" FrameSaver, Oak Standard Brickmould, Left Hand Inswing, Oil Rubbed Bronze Radius x Square (Self Aligning) Hinges, 7/4 Oak Wood Sill, Bronze Compression Weatherstripping, No Bore

Rough Opening: 36 1/2" x 82 1/2"
Total Unit: 38 1/4" x 83 3/8"(includes Exterior Casing)

Item Total: $ 1,153.76
Item Quantity Total: $ 1,153.76

Item: 0013: Ext 32" x 80" F77282GRE LHI 6 9/16" Fir **Location: OPTION 3** **Quantity: 1**

Fir 32"x80" Single Door 4,297.15

Configuration Options Hide

Ext Fir Single Door 32" x 80" F77282GRE , 6 9/16" Fir, Fir Standard Brickmould, Left Hand Inswing, US10B Oil Rubbed Bronze Radius Corner Ball Bearing Hinges, 7/4 Oak Wood Sill, Bronze Compression Weatherstripping, No Bore

Rough Opening: 34 1/2" x 83"
Total Unit: 36 1/4" x 83 7/8"(includes Exterior Casing)

Item Total: $ 4,297.15
Item Quantity Total: $ 4,297.15

Unit Summary

Hide

Item	Location	Description	Quantity	Unit Price	Total Price
0008	OPTION 1	Ext 36" x 80" CCA1158-DDBF3 LHI 6 9/16" Fir	1	$ 3,498.65	$ 3,498.65
0012	OPTION 2	Ext 34" x 80" FC60 LHI 6 9/16" FrameSaver	1	$ 1,153.76	$ 1,153.76
0013	OPTION 3	Ext 32" x 80" F77282GRE LHI 6 9/16" Fir	1	$ 4,297.15	$ 4,297.15

ANDERSEN WINDOWS & DOORS

SOLD BY:
84 Lumber Company #020a Allentown
AP Dept Bldg #3
1019 Route 519
Eighty Four, PA 15330-2813
Fax: 610-395-6678

SOLD TO:

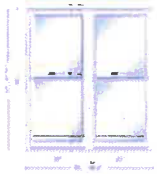
CREATED DATE	LATEST UPDATE	OWNER
2/24/2025	2/24/2025	John Metz

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
ALEX	ALEX	7118360		

ORDER NOTES:

DELIVERY NOTES:



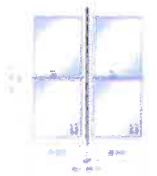
Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Fixed/Active-Fixed/Active	OPTION 1	$2,558.59	$2,558.59

RO Size: 60 1/2" x 68 1/2" **Unit Size: 60" x 68"**

Mull: Job Site Mulled, Field Ribbon Mull
TCLDH 2' 6"X5' 8"-TCLDH 2' 6"X5' 8", Unit, E-Series Single-Hung, Equal Sash, 4 9/16" Frame Depth, No Flange, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Fixed/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, White, 2604, Full, Fiberglass Wrapping: 6 9/16" Interior Extension Jamb Pine / Unfinished Standard Perimeter Complete Unit Extension Jambs, Job Site Applied

Insect Screen 1: E-Series Single-Hung, TCLDH 30 x 68 Full Fiberglass White 2604
Insect Screen 1: E-Series Single-Hung, TCLDH 30 x 68 Full Fiberglass White 2604
Extension Jamb 1: TCLDH 60 x 68 Interior Extension Jamb Standard Pine Unfinished 6 9/16" Complete Unit Extension Jambs Job Site Applied
12IN. INSTALL STRAP KIT WITH SCREWS QTY 16 PN:9198582
Job Site Join Mull Material: E-Series TCLDH2660, Vertical, Field, Job Site Mulled, Zero Mull Non-Reinforced, 0" thick, 68" length, White / Pine Unfinished

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.3	NC	A1	25.6875	27.7500	4.95020
B1	0.31	0.3		B1	25.6875	27.7500	4.95020



Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	AA-AA	OPTION 2	$2,613.83	$2,613.83

RO Size: 60 3/4" x 68 3/4" **Unit Size: 60" x 68"**

Mull: Factory Mulled, Nonreinforced Join : Factory Assembled Ribbon Mull, 3/4 Non Reinforced Material
ADH 2' 5 5/8"X5' 8"-ADH 2' 5 5/8"X5' 8", Unit, 8 Degrees : Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, No Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Traditional, 2 Sash Locks White, White, Full Screen, Aluminum Wrapping: 6 9/16" Interior Extension Jamb Pine / Unfinished Standard Perimeter Complete Unit Extension Jambs, Job Site Applied

Insect Screen 1: A Series Double-Hung, ADH 29.625 x 68 8 Degrees : Moderate Full Screen Aluminum White
Insect Screen 1: A Series Double-Hung, ADH 29.625 x 68 8 Degrees : Moderate Full Screen Aluminum White
Extension Jamb 1: ADH 60 x 68 Interior Extension Jamb Standard Pine Unfinished 6 9/16" Complete Unit Extension Jambs Job Site Applied

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.3	NC	A1	25.5690	29.3540	5.21220
B1	0.29	0.3		B1	25.5690	29.3540	5.21220

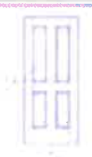
Item	Qty	Operation	Location	Unit Price	Ext. Price
300	1	AA-AA	OPTION 3	$2,972.82	$2,972.82

RO Size: 60 5/8" x 68" **Unit Size: 60 1/8" x 68"**

Mull: Job Site Mulled, Field Ribbon Mull, 1/8 Non Reinforced Material
WDH 2' 6"X5' 8"-WDH 2' 6"X5' 8", Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/Gray Jamb Liner, White, Full Screen, Aluminum Wrapping, 3 1/2" Flat Sill Nose White 1 3/4" Pre-cut Trim Kit Exterior Trim, 6 9/16" Interior Extension Jamb Pine / Unfinished Standard Perimeter Complete Unit Extension Jambs, Job Site Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH 30 x 66 Full Screen Aluminum White
Insect Screen 1: 400 Series Woodwright Double-Hung, WDH 30 x 66 Full Screen Aluminum White
Exterior Trim: WDH 60.125 x 68 3 1/2" Flat Sill Nose White 1 3/4" Pre-cut Trim Kit
Extension Jamb 1: WDH 60.125 x 68 Interior Extension Jamb Standard Pine Unfinished 6 9/16" Head and Sill Job Site Applied PN 1636239
Extension Jamb 2: WDH 60.125 x 68 Interior Extension Jamb Standard Pine Unfinished 6 9/16" Sides Job Site Applied PN 1636226
Join Mull Material: 400 Series Woodwright WDH, 68.875, Vertical 1/8 Non Reinforced White, Pine, Unfinished, PN 1612909
Mull Casing: WDH, 68.875, Vertical, 1/8 Non Reinforced, Pine, Unfinished, In Situ, PN 1611556

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.31	NO	A1	26.2660	29.6855	5.41476
B1	0.29	0.31		B1	26.2660	29.6855	5.41476



Item	Qty	Operation	Location	Unit Price	Ext. Price
400	1	Left	ENTRY DOOR	$5,708.26	$5,708.26

RO Size: 34 5/8" x 80 1/2" **Unit Size: 34" x 80"**

AEHID 2' 10"X6' 8", Unit, Architectural Entry Doors, 1 Panel Residential Inswing, 150 Panel, Standard Panel Layout, 6 9/16" Frame Depth, Bronze - Painted On-Floor Drainage Sill, 5 3/8" Stile Width, 6 3/8" Top Rail Height, 9 5/8" Bottom Rail Height, Pine w/Unfinished Exterior Frame, Pine w/Unfinished Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Left, Black
Wrapping, 3 1/2" Flat 3-Sided Pine / Unfinished Factory Applied Exterior Trim, 6 7/8" Interior Extension Jamb Pine / Unfinished Standard Complete Unit Extension Jambs, Factory Applied

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening Unit #	Width	Height	Area (Sq. Ft)
A1	--	--	NO	A1	29.1360	77.0660	15.5930

SUBTOTAL	$14,553.56
FREIGHT	$0.00
LABOR	$0.00
TAX	$331.41
TOTAL	$14,884.97

CUSTOMER SIGNATURE ______________________________ DATE ____________

* All graphics are viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

Applicable Guidelines:

Section 3.2 Wood Siding and Trim

3.2.1 Clean exterior surfaces periodically using the gentlest methods possible. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing. Conduct cleaning tests in a small, non-visible area of the building to determine the most appropriate method.

3.2.2 Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in decorative features. Inspecting a building after rain is an easy way to detect standing water or drainage blocks.

3.2.3 Keep wood surfaces well-painted. Paint layers help protect wood from moisture, biological growth, and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.

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 will perform well over long 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.

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 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.

Observations & Comments: More information would be helpful to understand the proposed siding- the application description indicates wood or fiber cement siding, and the included work description indicates fiber cement siding. Product information including material, color, and dimensions will be helpful to review the siding.

From Google Maps imagery, it appears that the original door may have been a 4-panel door, but this is unclear. The proposed door options are all appropriate replacement options in configuration and material.

The original windows were a pair of out swinging 2/2 casement wood windows. The proposed window options include paired 1/1 aluminum clad wood single hung and double hung windows. Replacement windows should match the original as closely as possible in type, size, operation, profile, appearance, and configuration of lites and muntins. Aluminum clad wood is an appropriate replacement material. The proposed window options do not match the original in operation and muntin configuration; it would be appropriate for the replacement windows to be out swinging casement with 2/2 lites.

Staff Recommendation: More information is required to review the proposed siding. Staff recommend approval of any of the proposed door options, and recommend approval of the proposed windows with the conditions that the muntin pattern matches the original windows, and that the windows operate as casement windows.

Presenters:

- Ms. Baade presented the application.
- Alex Santos represented the application.

Discussion: The applicant purchased the house in January 2025, not realizing the requirements for historic districts. The applicant seeks to correct the violation and perform the renovation work appropriately. Mr. Santos stated that the rear was in disrepair. Mr. Huber noted that the fiber cement siding is appropriate but should not be textured; it should have a smooth finish. Mr. Huber indicated the trim around the windows and door on the photo of the previous installation as elements to be replicated, and Mr. Santos agreed. Mr. Huber explained the configuration of the windows, casement versus double hung, and the 2/2 configuration versus 1/1. Mr. Santos agreed to install replacement windows to match the original configuration and operation. The HARB and Mr. Santos discussed each of the elements for replacement, and Mr. Santos was amenable to replacing the door to match as closely as possible to the original and may consider a full-lite storm door.
Actions: Ms. Westerman moved to approve the application presented on April 7, 2025, for the window, door, and siding work at the rear of 519 Allen Street, following sections of the Guidelines for Historic Districts: Chapter 3, Section 3.2-Wood Siding and Trim, Section 3.5-Windows, and Section 3.6- Doors, and find no circumstances unique to the property:

- Windows to be out swinging 2-over-2 casement windows, wood or aluminum clad wood
- Paneled wood door to be in a configuration as close to the original as possible
- Window and door trims to match the original as much as possible
- Siding to be smooth fiber cement

Historical Architectural Review Board
COA Preliminary Review Sheet

HDC-2025-00017
Address: 627 Liberty Street
District: Old Fairgrounds Historic District
Owner: Lewnesruch LLC
Applicant: Peter Lewnes
Proposal: Window replacement, front door replacement, installation of rear dormer, parking pad, and fence.

Building Description: 627 Liberty is a two story brick row home built in 1880, featuring a symmetrical façade, 2/2 windows with flat lintels and trim, and a transom over the doorway. There is a dentilated cornice and gable roof with a single pedimented central dormer.

Project Description:

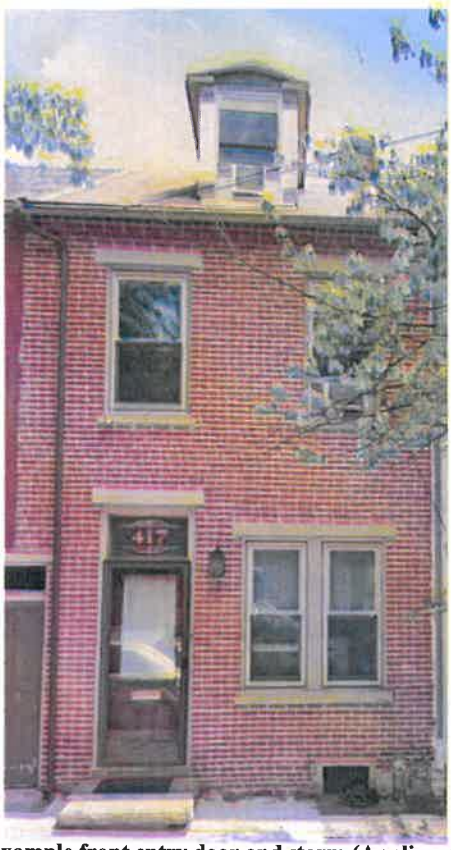
The proposed work includes work on the primary and secondary façade as follows:

- **Front Door:** Replacement of the previously replaced front door with a salvaged ½ to ¾ lite historic wood door, with no change to the configuration of the entrance, and the addition of a full view bronze storm door (see example photo)
- **Front Elevation Masonry:** Remove paint in a historically appropriate manner and repoint where necessary with historically appropriate mortar.
- **Four Front Window Replacement:** Replace four existing windows with Lansing Majesty 1/1 aluminum clad wood windows, tan or bronze in color. The windows are at the end of their life expectancy and are falling apart structurally.
- **Rear Windows:** Remove rear second floor bathroom window and infill with brick, due to interior modifications. Replace other rear second floor window in a new configuration due to interior modifications, reducing the height of the window opening.
- **New Rear Dormer:** Install a new rear dormer; a shed dormer to extend the full length of the roofline, held 10" from either side, and clad in cement board siding or cedar shake. 2 to 4 aluminum clad wood 1/1 windows are proposed for the dormer. Due to the location of stairs at the interior, a narrower dormer is infeasible. Half round galvanized gutters and downspouts are proposed.
- **New Wood Fence and Parking Pad:** Proposed rear parking pad with a new wood stockade fence.

Existing Front Elevation (Applicant)

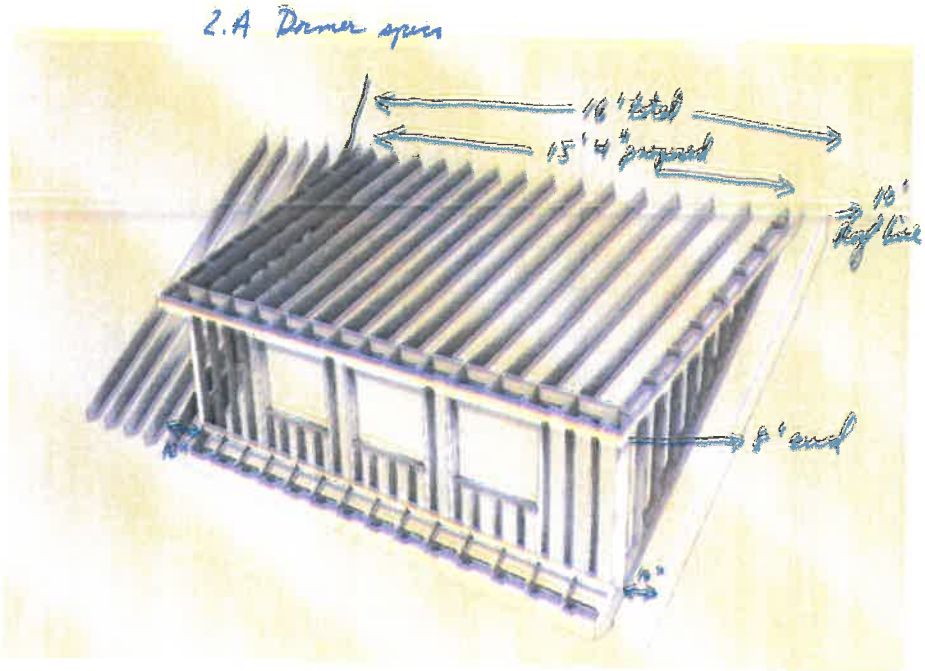
Rear of Property (Google Maps, October 2014)

Historical Architectural Review Board
COA Preliminary Review Sheet



Example front entry door and storm (Applicant)

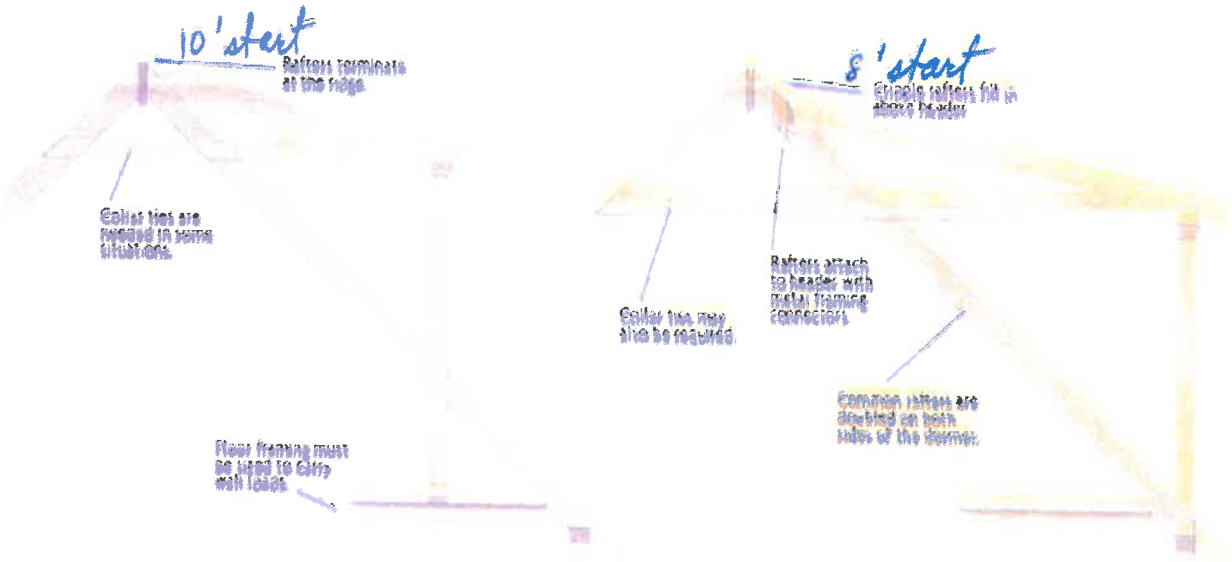
Rear of Property, Fence (Google Maps, October 2014)



Proposed rear shed dormer (Applicant)

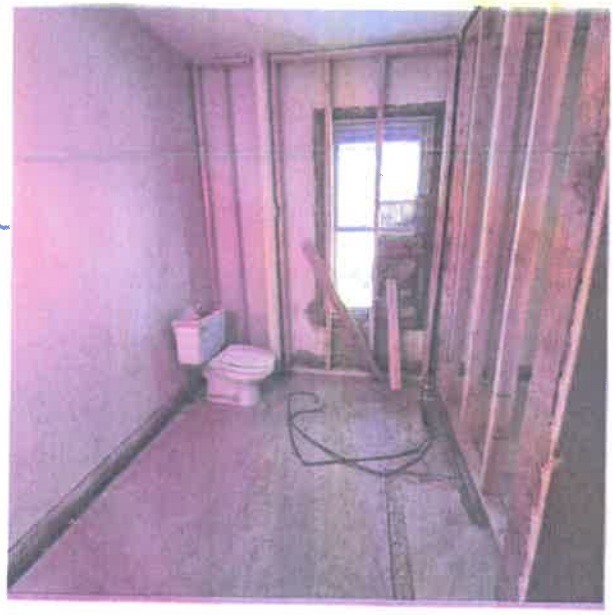
Example of similar intended shed dormers (Applicant)

2. A framing for roof heights and starting points



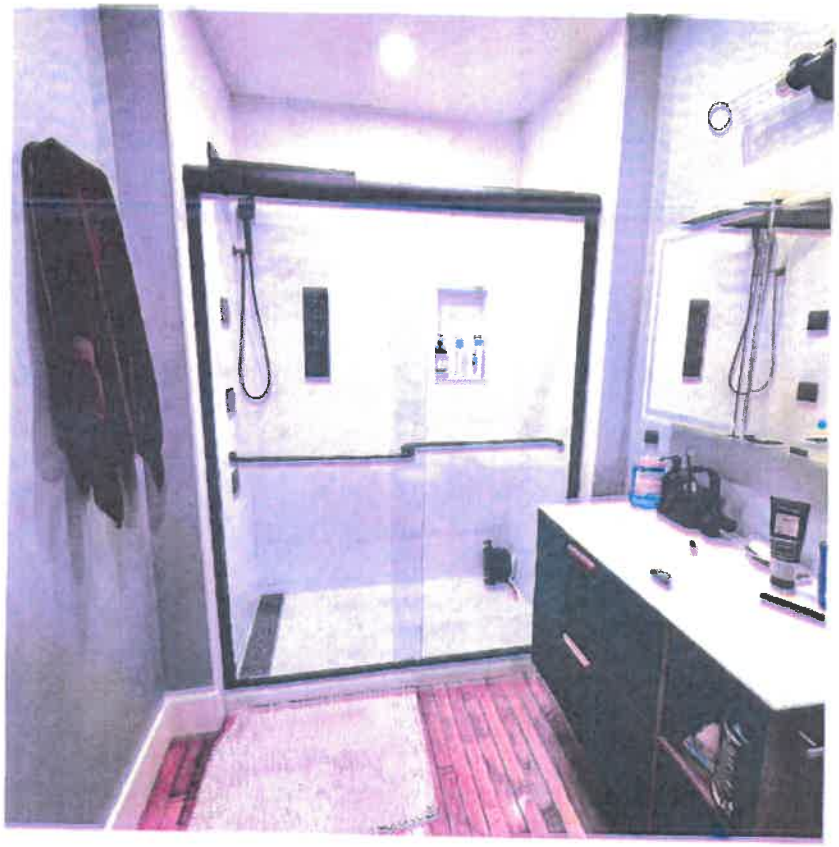
Example dormer framing heights (Applicant)

2.C
Existing Bathroom



Existing bathroom configuration (Applicant)

2.C
proposed
(shower)



Proposed bathroom configuration, with infill window (Applicant)

2.C Kitchen Window Example

Example kitchen window configuration (Applicant)

Applicable Guidelines:

Section 3.3 - Masonry
Section 3.5 – Windows
Section 3.6 – Doors
Section 3.12 – Fences and Streetscape Features
Section 4.1 – Additions to Existing Buildings

Observations & Comments:

- **Front Door:** Replacement of the previously replaced front door with a salvaged ½ to ¾ lite historic wood door, with no change to the configuration of the entrance, and the addition of a full view bronze storm door is appropriate per the guidelines.
- **Front Elevation Masonry:** Removing non-historic coatings would reinstate a more historic condition. It may be unknown what type of coating, how many layers there are, and the condition of the brick underneath. Performing a test area first to confirm the appropriate approach for removal, and testing verify the brick is sound after removal of coating(s) would be an appropriate first step before undertaking removal across the full façade. Depending on the results of that test, the brick may be in a good condition to remove all the coating, or it there is deterioration or instability caused by the removal, the existing coating may remain. It is recommended to use the gentlest means possible (water cleaning methods), avoiding high pressure cleaning and acid-based cleaners. Alkaline paint removers and organic solvent paint removers can assist in removing paint. For more information, the applicant can refer to the National Parks Service Preservation Briefs, indicated on Pg. 55 of the Guidelines.
- **Four Front Window Replacement:** While aluminum clad wood is an appropriate material for replacement windows, it would be helpful to review evidence that the current windows require replacement and cannot be repaired. From available imagery it appears that the windows may be original and are in a two-over-two

configuration. If windows are to be replaced and not repaired, replacement windows are to match the original as closely as possible in material, size, type, operation, profile, and appearance.

- **Rear Windows:** From available imagery, the rear windows appear to be original, with original intact lintels and sills. Per 3.5.11, "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." While these windows are located on a secondary façade, given the high degree of integrity of the rear second floor, it would be helpful to understand if options were explored to retain the windows while created the desired interior environment. To both infill and reconfigure existing historic windows would create adverse effects on the historic integrity of the building.
- **New Rear Dormer:** Staff reference 4.1.9, "dormer additions should not overwhelm the historic roof and should be scaled to preserve the predominance of the original roof form. New dormers are inappropriately large if they span from end to end of the original roof or if they reach from eave to ridge, or if they occupy the majority of the roof slope's area. New dormers on primary façade are rarely appropriate" and 4.1.26 "Design new dormers to be compatible with the existing architectural style and window pattern of the main building. Locate new dormers on rear or side roof slopes to reduce visibility."
    - A dormer addition at the rear of the building is an appropriate location. There would be some visibility from Park Street, and from Pratt Street at the rear, but may not be highly visible.
    - The proposed dormer does occupy a majority of the rear roof. It would be helpful to understand if it is possible to further reduce the overall width of the dormer, understanding that an existing interior stair is a limiting factor.
    - The proposal indicates 2-4 windows in the dormer. In keeping with the rhythm of the building, it would be appropriate to retain one or two windows.
    - The proposed half round gutters and downspouts are appropriate. Per 3.1.42, paint gutters and downspouts to blend in with the building exterior.
- Install a new rear dormer; a shed dormer to extend the full length of the roofline, held 10" from either side, and clad in cement board siding or cedar shake. 2 to 4 aluminum clad wood 1/1 windows are proposed for the dormer. Due to the location of stairs at the interior, a narrower dormer is infeasible. Half round galvanized gutters and downspouts are proposed.
- **New Wood Fence and Parking Pad:** More information would be helpful to understand the style and height of the proposed fence. In general, a wood fence is appropriate. Product information and/or example images would be helpful.

Staff Recommendation: Items regarding work at the rear of the building warrant further discussion with the applicant.

- **Front Door:** Proposal is appropriate per the Guidelines.
- **Front Elevation Masonry:** Removing non-historic paints and coating from brick is appropriate. Staff recommend applicant tests a select area for paint/coating removal and test the condition of brick masonry prior to undertaking paint/coating removal from the full surface of the façade. The test area should use the gentlest means possible to remove the coatings. If the resulting condition of the brick cannot support removal of the existing coating, it is appropriate for the existing coating to remain in place.
- **Four Front Window Replacement:** More information regarding the existing condition of the windows would be helpful to understand if the windows are beyond repair.
- **Rear Windows:** To both infill and reconfigure existing historic windows would create adverse effects on the historic integrity of the building; it would be helpful to understand if other options that retain the windows have been explored.
- **New Rear Dormer:** As proposed, the dormer occupies a majority of the rear roof. It would be helpful to understand if the scale of the dormer can be reduced. That discussion will help inform the appropriate approach to fenestration.
- **New Wood Fence and Parking Pad:** More information would be helpful to understand the extent, style, and height of fence.

Historical Architectural Review Board
COA Preliminary Review Sheet

Presenters:

- Ms. Baade presented the application.
- Peter Lunes represented the application.

Discussion: Mr. Lunes noted that the two rear window openings that he had proposed to be removed/reconfigured will remain, and he will adjust the interior layout to accommodate their locations. He noted that all of the windows will need to be replaced, and that he photographed their condition. The window in the front dormer was previously replaced. The fence at the rear would match the existing wood fence, which Mr. Huber said is appropriate.
The dormer will be further designed by a design professional, but Mr. Lunes wanted to confirm that the intent and approach to the design is appropriate before proceeding. A staircase is in the middle of the room in the attic is a constraint on the configuration of the dormer, but the proposed rear dormer would provide more functionality to the layout of the building. Mr. Lunes noted that the windows on the dormer would be 1/1 aluminum clad wood, which Mr. Huber noted that that would be appropriate, and that replacement windows on the rest of the building should be 2/2 aluminum clad wood to match the original in configuration. Applicant to provide more information on condition of windows proposed to be replaced.
Mr. Lunes clarified that the existing front roof slope if asphalt and the existing dormer is slate, and both are to be retained. The current rear roof slope is asphalt shingle. Mr. Lunes offered to use cedar shake, fiber cement, or wood clapboard for the sides of the proposed rear dormer. Mr. Huber suggested that fiber cement would be the most appropriate, since the other materials do not appear to have been used on the building historically. Mr. Huber alson noted that GAF Slateline or 3-tab shingles would be appropriate for the dormer roof. The HARB discussed the overall size of the proposed dormer; while it is wider than typical dormers, its location on a rear façade and limited visibility from major rights-of-way does not create a negative impact on the streetscape.

Actions: Mr. Encelewski moved to approve the application presented on April 7, 2025, for the proposed rear dormer and window modifications at 627 Liberty Street with the following conditions agreed to by the applicant following sections of the Guidelines for historic Districts: Chapter 3, 3.3-Masonry, 3.5-Windows, 3.6-Doors, 3.12-Fences and Streetscape Features, and 4.1-Additions to Existing Buildings and find no circumstances unique to the property:

- Wood railings are painted
- Replacement windows are 2/2 double hung windows at original window locations

Mr. Hart seconded the motion, which carried with unanimous support and no abstentions.

April 7, 2025
Historical Architectural Review Board
Certificate of Appropriateness
Preliminary Review Sheet

File Number: HDC-2025-00021
Address: 412 N 8th Street
District: Old Allentown
Applicant/Owner: Edward Justiniano

Building Description:

This 2½-story brick row house, ca 1875, is Eastlake in style as typified by the incised wooden window and door lintels. The gable roof has slate shingles, dormer, projecting bracketed eaves, a cornice of zinc plate and a single chimney with drip ledges. Other Eastlake influenced architectural features include the incised door frame and the gingerbread trim on the dormer and clam shell shutter dogs. The 1st floor windows have 1/1 sashes with paneled shutters while the 2nd floor window have 2/2 sashes with louvered shutters. The main door is a glazed period door with a rectangular transom. The grocer's alley door is a wooden period door which has a transom as well. The foundation is faced with stone and displays two basement window grilles. Some of the changes from 1910's were the glazed front door, removal of the center munitions in the windows on the 1st floor making them 1/1 sashes, and the addition of the cement porch. In the 1940's a rear addition was slightly enlarged and a story was added to it. In the 1980's the cement front porch was removed.

Project Description: Applicant proposes to legalize the installation of concrete steps and two black handrails along the 8th street elevation at 412 8th Street after receiving a letter from the insurance company requiring attention concerning the repair the porch steps and to installation of a handrail.

Property History:

- **May 8, 1979**-COA issued for the installation of paneled shutters on the first-floor story in the rear and louvered shutters on the second story windows and dormer windows also in the rear.
- **October 21, 1981**-COA issued for the installation of wooden steps along the 8th street elevation.

Violations: January 3, 2025-Concrete steps and 2 metal handrails installed without Certificate of Appropriateness (COA).

April 7, 2025
Historical Architectural Review Board
Certificate of Appropriateness
Preliminary Review Sheet

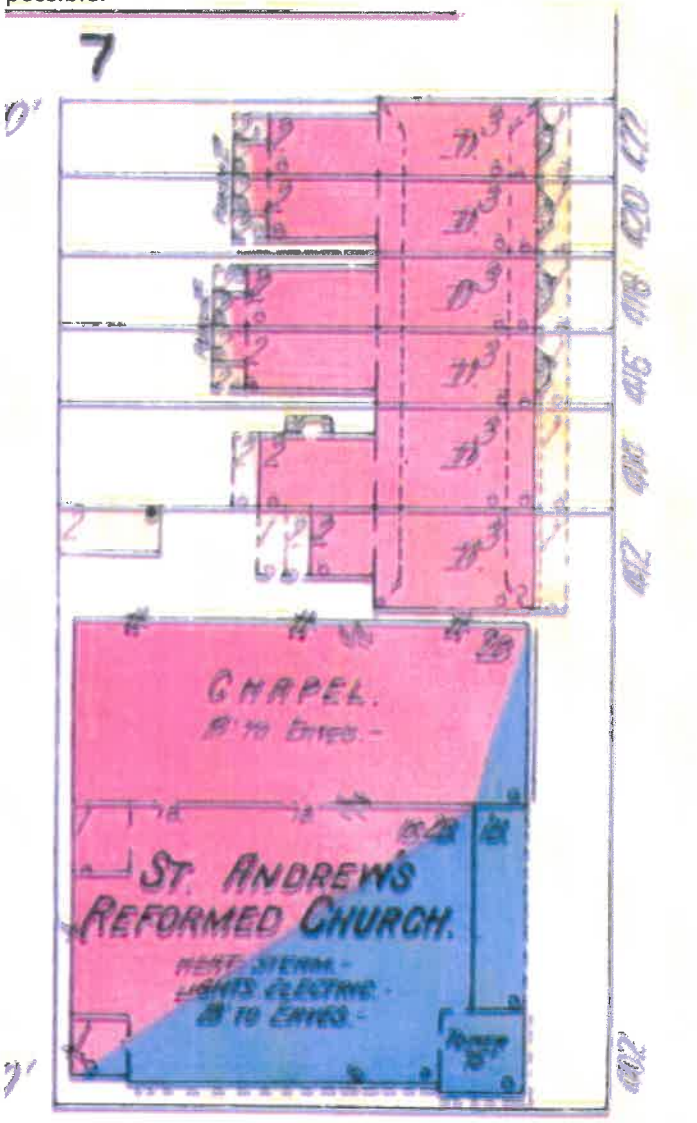
ORIGINAL STEP CONDITION (GOOGLE IMAGE 2023)

CURRENT CONDITION (APPLICANT IMAGE)

April 7, 2025
Historical Architectural Review Board
Certificate of Appropriateness
Preliminary Review Sheet

Porches 3.7

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



3.7.5 Retain and repair original handrails or railings. Replace in-kind if repair is not feasible. Replacement handrails should match the existing in material, size, and appearance as closely as possible. Installation of handrails where they did not previously exist is generally not recommended due to the visual and physical impact on historic fabric; however, installation of a simple, compatible design may be acceptable for the purpose of safety and ease of access.

3.7.6 Consider restoration of previously altered porches with historically appropriate elements. Consult historic photographs to identify the original appearance. If the building is part of a pair or an attached row that was designed together, consult nearby buildings for examples.

Observations & Comments:

Staff was notified that wooden steps that had been installed at 412 N 8th Street had been removed and replaced with concrete steps. In addition to the installation of concrete steps the owner also installed two black metal hand railings leading to the main entrance.

April 7, 2025
Historical Architectural Review Board
Certificate of Appropriateness
Preliminary Review Sheet

This property is part of a row of Eastlake styled homes constructed in the late 18th century along the 400 block of 8th street in the Old Allentown Historic District. During a site visit staff observed various styles of porch steps along the western side of 8th Street ranging from concrete, brick, and stone slab, all of which had metal handrails installed apart from 434 N 8th. The installation of the wooden steps was proposed and approved by City Council in 1981 after the previous concrete steps began to deteriorate. With this approval, 412 N 8th became the only property on the 400 block of 8th Street to have wooden steps leading to the main entrance. It is unsure why the previous property owner selected wood as the materials to construct the steps.

Front porches and entry steps are distinctive characteristics of Allentown's historic architecture and streetscapes and should be retained and preserved.

In reference the Historic Design Guidelines wood, masonry, and concrete are the typical historic materials for porches. Common historic materials for entry steps include concrete, granite, brick with bluestone landings, and marble. Many porches in the historic districts have already undergone one or several alterations. Although these materials are existing and may have been intact for many decades, it

is not desirable to replace them in-kind. From a historic preservation perspective, restoration of the original materials or appearance is preferred.

The instalment of concrete steps and handrailing's at 412 N 8th Street fronting 8th street does not negatively impact the architectural integrity of the block but staff would encourage integrating a bullnose design to the preexisting steps, if possible, to more closely match existing concrete steps.

Staff Recommendations:
Approval, pursuant to Chapter 3, Section 7 Porches and Steps.

Presenters:

- Mr. Jones presented the application.
- Edward Justiniano represented the application.

Discussion: Mr. Justiniano stated that his insurance company required the replacement of steps and installation of the railings. Mr. Huber noted that the step material and railings are appropriate per the Guidelines, but that the steps should have a bullnose to be consistent with the historic style. Mr. Huber noted that the bullnose is something that cannot be added afterwards; it is poured with the rest of the steps. The HARB discussed if concrete steps without a bullnose is appropriate, with respect to the Guidelines, and other examples of steps along the street.

Actions: Ms. Westerman moved to approve the application as presented on April 7, 2025, for the legalization of concrete entry steps and railings at 612 N 8th Street, following sections of the Guidelines for Historic Districts: Chapter 3, 3.7-Porches and Steps and find no circumstances unique to the property. Mr. Hart seconded the motion, which carried with unanimous support and no abstentions.

Historical Architectural Review Board
COA Preliminary Review Sheet

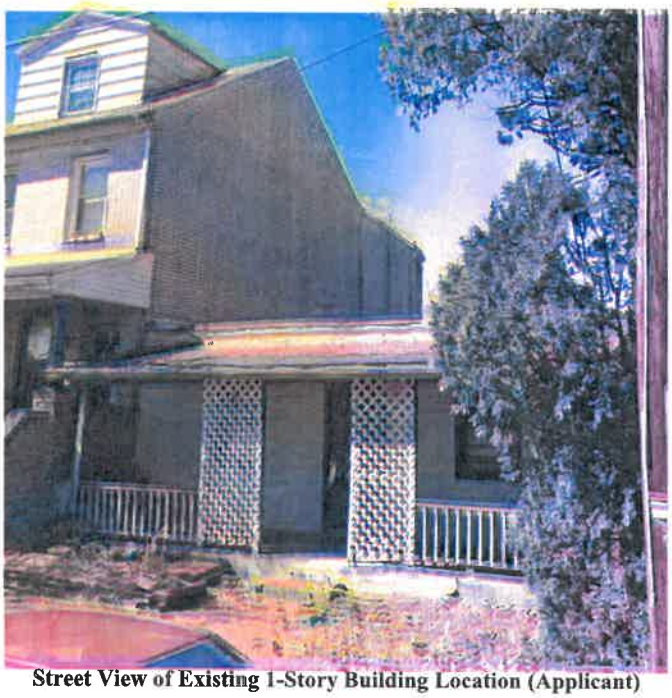
HDC-2025-00016
Address: 424-434 N 11th Street
District: Old Allentown Historic District
Owner: Ideal Management LLC
Applicant: Ryan Gorman
Proposal: Proposed addition and exterior modifications.

Building Description: The existing buildings at the parcel containing 424-434 N 11th Street include a 2 1/2-story brick Queen Anne style attached house with a square tower and porch with turned columns. The second structure is a one-story concrete masonry unit structure with front porch and simple 1/1 windows.

Project Description:

The proposed project is to construct an addition and conduct exterior modifications to the existing 1-story structure. A new construction apartment building is proposed on the same parcel, and is described in HDC-2025-00015. No modifications are proposed to the existing 2 ½ story structure.

Parcel Configuration (Lehigh County)



Street View of Existing 1-Story Building Location (Applicant)

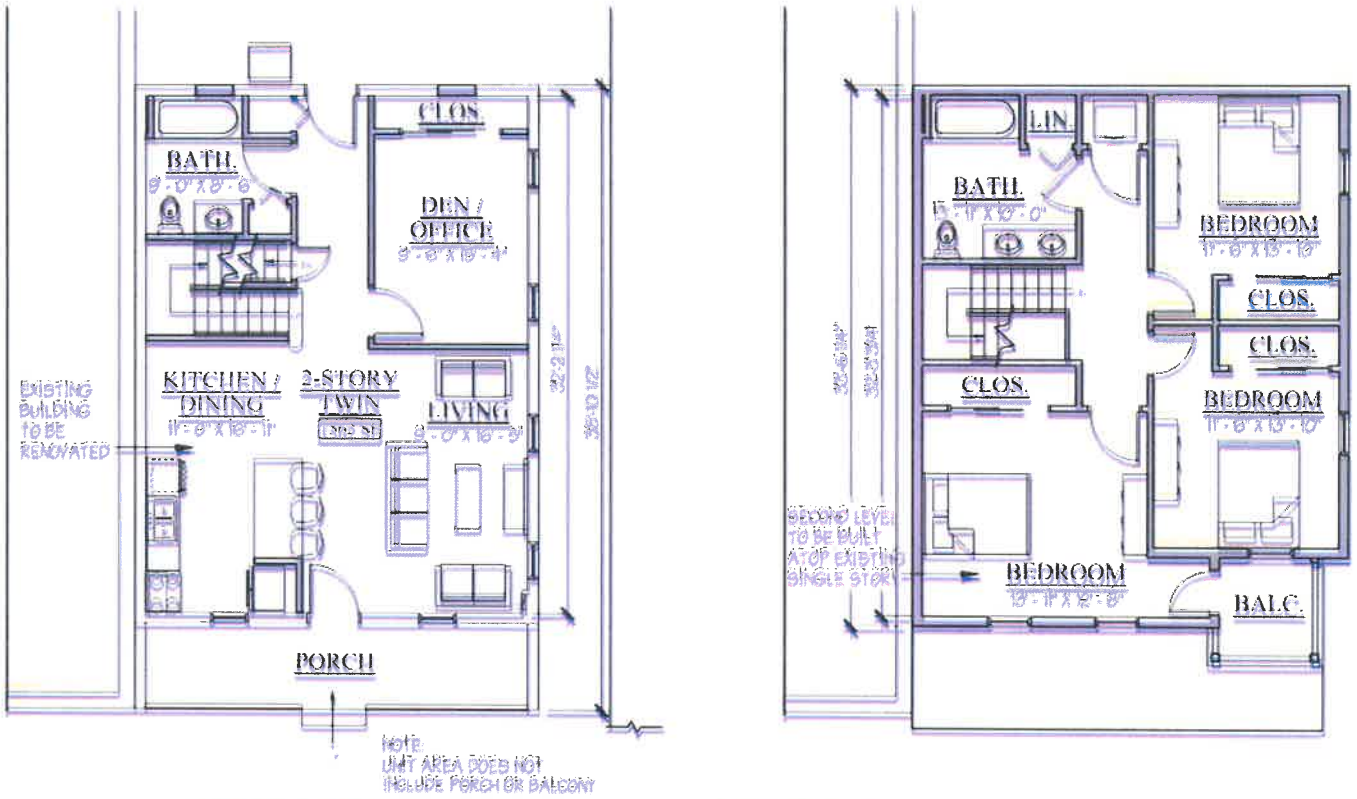
Rendering of proposed work, view from northeast. Existing building with proposed addition/exterior work indicated by yellow star. (Applicant)

Rendering of proposed work, view from southeast. Existing building with proposed addition/exterior work indicated by yellow star. (Applicant)

Historical Architectural Review Board
COA Preliminary Review Sheet

Rendering of proposed work, view from east. Existing building with proposed addition/exterior work indicated by yellow star. (Applicant)

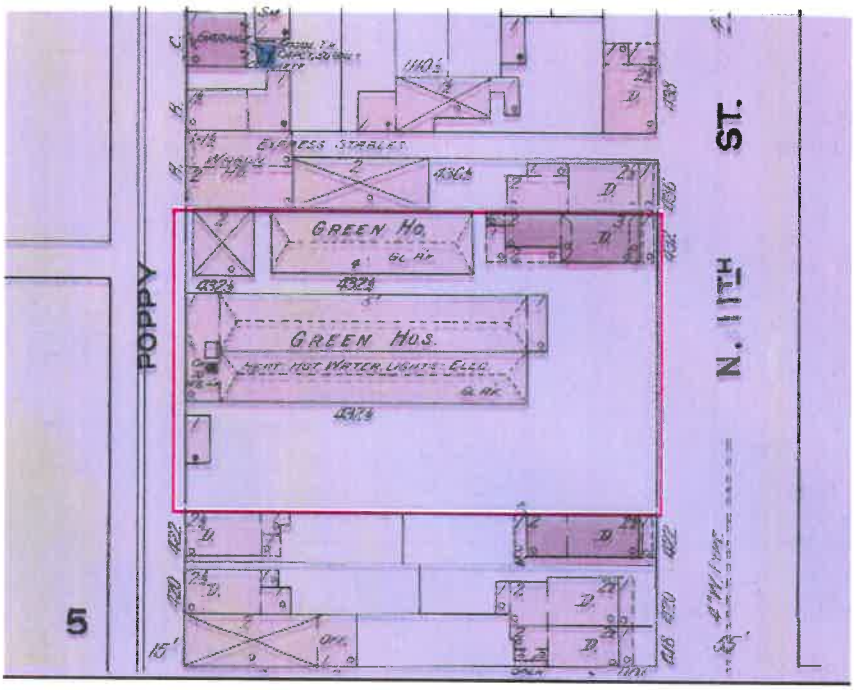
Elevation of proposed work. Existing building with proposed addition/exterior work indicated by yellow star. (Applicant)



FIRST FLOOR SECOND FLOOR

LOT 3: SINGLE FAMILY TWIN HOUSE

SCALE: 1/8"=1'-0"



1911 Sanborn Map (Library of Congress)

Historical Architectural Review Board
COA Preliminary Review Sheet

Applicable Guidelines:

Section 5.1 – New Buildings

5.1.1 Match the overall height of the new building to the surrounding buildings. The height of the roofline(s) should be consistent with the height of the nearby buildings. Most blocks in the historic district are made up of rowhouses with a consistent height.

5.1.2 For blocks with buildings of different heights, identify the overall pattern and average height to blend the new building into the rhythm of the block.

5.1.3 Design the height of the primary façade(s) and the height of interior floors to be consistent with the surrounding buildings.

5.1.4 Match the height of new building features with the features of surrounding buildings. For example, the height of front porches and front doors should be consistent.

5.1.5 Consider simple rectangular volumes rather than elaborate building forms to be consistent with the historic district's massing and character.

5.1.6 If a building is taller than the predominant two-, three- and four-story height in historic districts, step back any floors that are taller than the average height of historic buildings, so that upper floors are partially concealed when viewed from the street. Taller buildings are not recommended within the districts but may be allowed "as of right" by zoning regulations. Balance building elements to produce an appropriately-scaled building. Divide a large building mass by using setbacks and smaller façade modules to reduce perceived mass and height.

5.1.7 Honor the scale of surrounding buildings. Avoid scaling new construction to be larger than the neighboring buildings and immediate block context.

5.1.8 Consider how the new building relates to the adjacent buildings and the buildings across the street. Maintain the overall size and scale of the block, especially when viewed as a pedestrian.

5.1.9 Arrange main entrances to face the street to respect the general historic rhythm of the historic district. Additional entrances may be located on the secondary or rear facades.

5.1.10 For corner lots or buildings with high visibility from multiple public rights-of-way, treat all facades with equal consideration of design, rhythm, and relationship to the streetscape. Generally, the primary façade should face the main (largest) street and orient the entrance to match the dominant pattern of the block. A corner entrance may also be appropriate.

5.1.11 Respect established setbacks and spacing between the buildings already in the historic district. Locate new buildings in-plane with the existing streetwall.

5.1.12 Respect the overall proportions of surrounding historic buildings in the design of the new façade. Examine the surrounding buildings for horizontal and vertical patterns – such as consistent cornice lines, windows, entrances, roofs, or façades rhythm.

5.1.13 Match the proportion of building features, such as windows or cornices, to surrounding buildings and use consistent proportions across the new building's facades.

5.1.14 Reference the materials appropriate for the surrounding neighborhood's historic character to maintain compatibility. Colors that are part of the material (inherent), such as the color of the brick, and textures of nearby historic materials can inform the choice of materials for the new building.

5.1.15 Incorporate local materials and materials that are dominant in the surrounding neighborhood to enhance the overall quality of the streetscape. It is highly encouraged to use sustainable material options.

5.1.16 Avoid vinyl materials, plastics, non-durable materials and materials that are not considered appropriate alternatives for historic materials within these Guidelines.

5.1.17 Respect historic architectural influences already found in historic districts in the design of new buildings. Employ design strategies that differentiate new development from historic buildings to avoid creating a false sense of history. Simplified details or interpretations of historic features are appropriate design approaches. Avoid directly copying details from an existing building.

5.1.18 Include sustainable construction features such as solar collectors in the design of any new construction to integrate them as seamlessly as possible with the building. Thoughtful planning at the early stages of a design project can help ensure that a historically sensitive design and energy efficiency goals are achieved.

5.1.19 Design new construction to take advantage of energy saving and generating opportunities. This can be accomplished by designing windows to maximize daylighting and using shading that is appropriate in scale, design, and materials, while maintaining compatibility with surrounding properties.

5.1.20 Conceal mechanical and utility equipment from view from the public street(s). If full concealment is not possible, set back equipment and adjust heights to be minimally visible.

5.1.21 Resect the solid-to-void ratio of surrounding historic buildings in the new building. This ratio refers to the amount of exterior wall surface (solid) compared to the size of window and odor openings (voids).

5.1.22 Avoid oversized windows and doors that are out of character with the building and the openings in neighboring buildings. Scale windows and doors to be consistent with historic sizes and the pedestrian-oriented scale of the historic districts.

5.1.23 Respect the window and door details of the surrounding buildings and be consistent with their style and their surrounding context. Use the nearby buildings as references for sills, lintels, and trim.

Observations & Comments: The existing 1-story concrete block structure does not contribute to the historic district; its height, massing, and materiality are not consistent with other structures in the district. The proposed addition utilizes the footprint of the existing building while adding a second floor. The materiality of the exterior is in keeping with the Guidelines, and the façade composition follows cues from other historic structures. The design draws inspiration from historic styles while not creating a false history; the proposed work is compatible with the district.

While Sanborn maps indicate that the parcel was historically large and underdeveloped compared to other blocks, and at times housed greenhouses, the typical lot widths of historic neighborhoods would suggest about 6-7 rowhomes would fit in the same width of the current parcel. The overall width of the existing one story building is almost double what a typical house would be. A consideration for the treatment of the front façade would be to explore differentiating materials to break up the façade to emulate the typical rhythm of the visual streetscape (without changing the footprint or physical massing of the structure/design).

Staff Recommendation: Staff recommend approval.

Presenters:

- Ms. Baade presented the application.
- David Drake represented the application.

Discussion: Mr. Huber noted that 1/1 windows are appropriate and asked the applicant about the intended window material. The applicant noted that the windows are intended to be aluminum clad wood. Mr. Encelewski noted that the

applicant could consider studying the transition of materials between brick and vertical siding. Overall, appropriate influence/inspiration taken from the Queen Anne building on the parcel. The applicant is also proposing off-street parking at the rear of the property.

Actions: Mr. Hart moved to approve the application as presented on April 7, 2025, for the addition and exterior modifications at 424 N 11th Street, following sections of the Guidelines for Historic Districts: Chapter 4, 4.1-Additions, and found no circumstances unique to the property. Ms. Westerman seconded the motion, which carried with unanimous support and no abstentions.

Historical Architectural Review Board
COA Preliminary Review Sheet

HDC-2025-00015
Address: 424-434 N 11th Street
District: Old Allentown Historic District
Owner: Ideal Management LLC
Applicant: Ryan Gorman
Proposal: Proposed new apartment building.

Building Description: The existing buildings at the parcel containing 424-434 N 11th Street include a 2 1/2-story brick Queen Anne style attached house with a square tower and porch with turned columns. The second structure is a one-story concrete masonry unit structure with front porch and simple 1/1 windows.

Project Description:

The proposed project is to construct a new apartment building in an open portion of the parcel. An addition to the 1-story structure is described in HDC-2025-00016. No modifications are proposed to the existing 2 ½ story structure.

Parcel Configuration (Lehigh County)

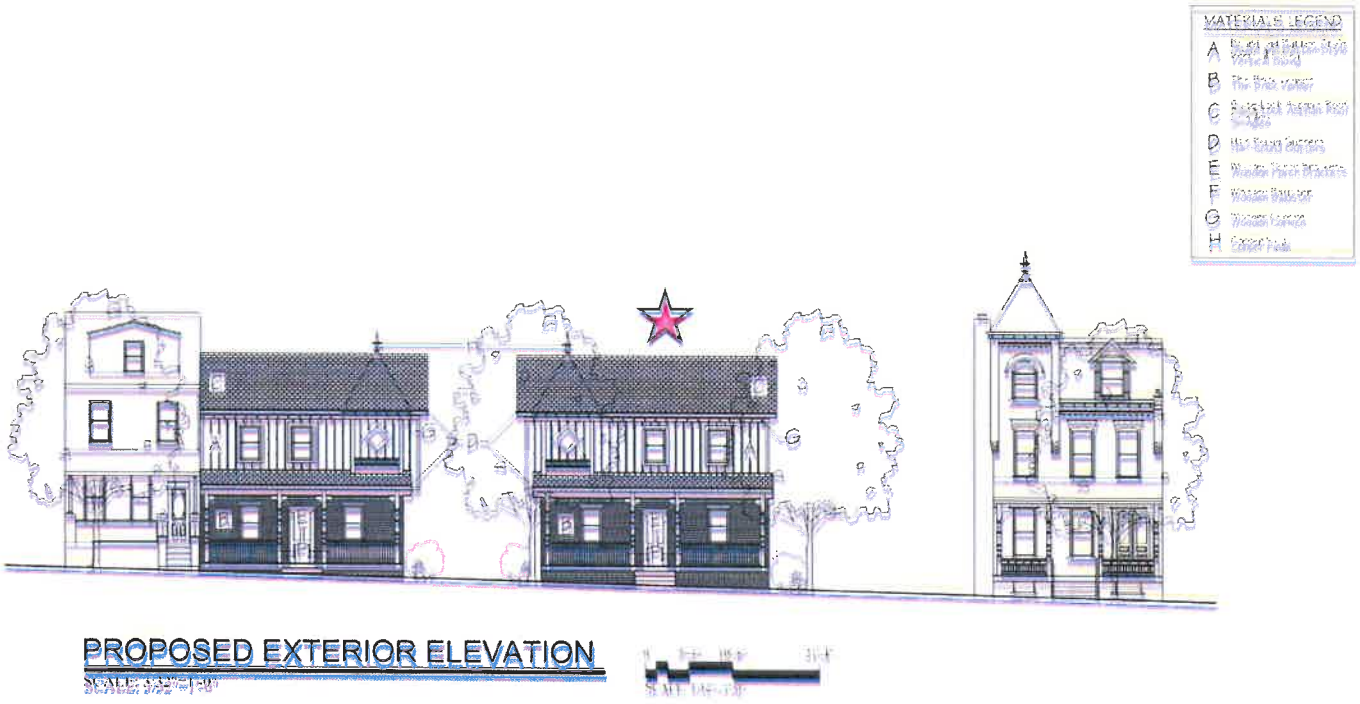
Street View of Proposed Building Location (Applicant)

Rendering of proposed work, view from northeast. Proposed new building indicated by red star. (Applicant)

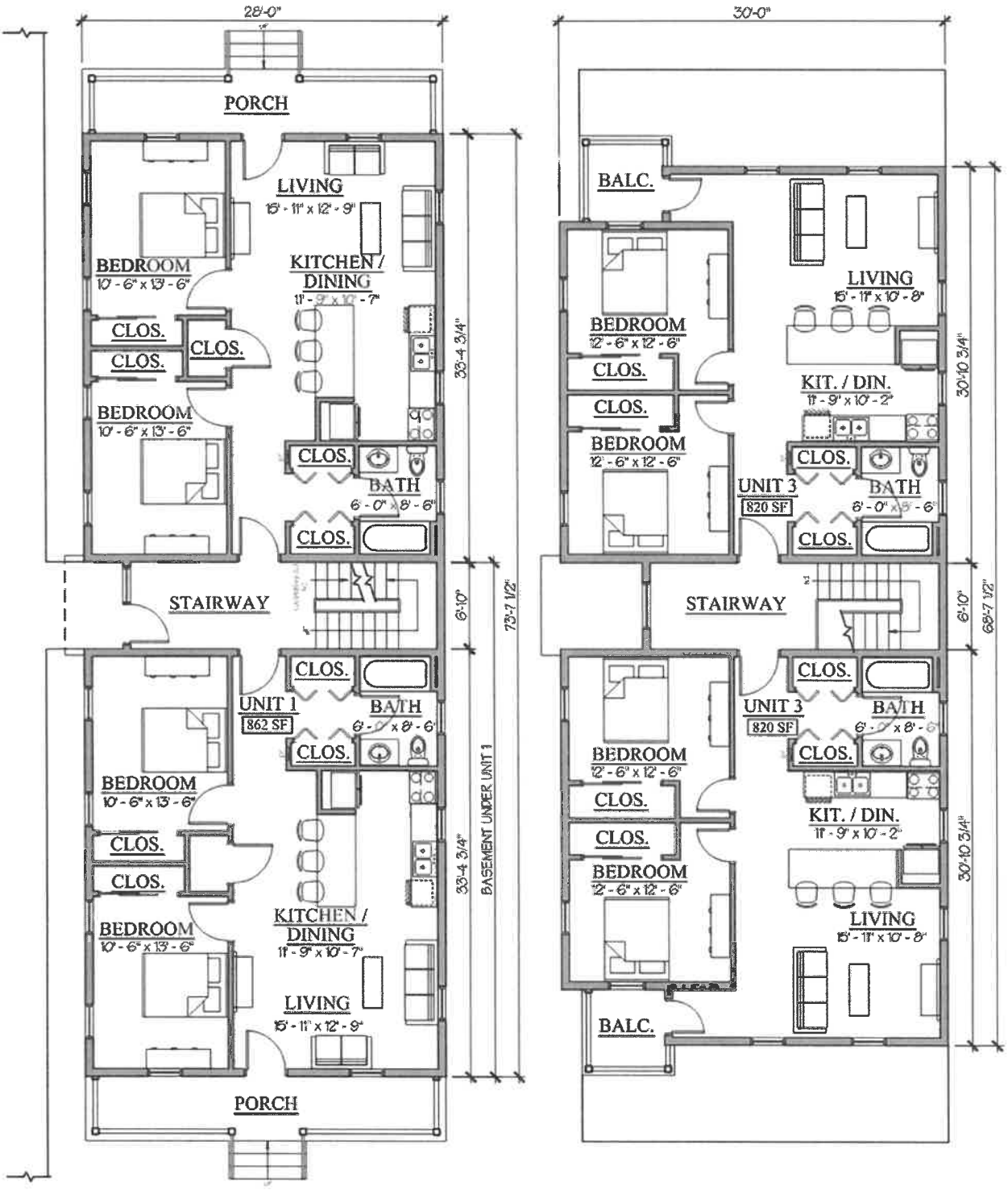
Rendering of proposed work, view from southeast. Proposed new building indicated by red star. (Applicant)

Historical Architectural Review Board
COA Preliminary Review Sheet

Rendering of proposed work, view from east. Proposed new building indicated by red star. (Applicant)



Elevation of proposed work. Proposed new building indicated by red star. (Applicant)



FIRST FLOOR

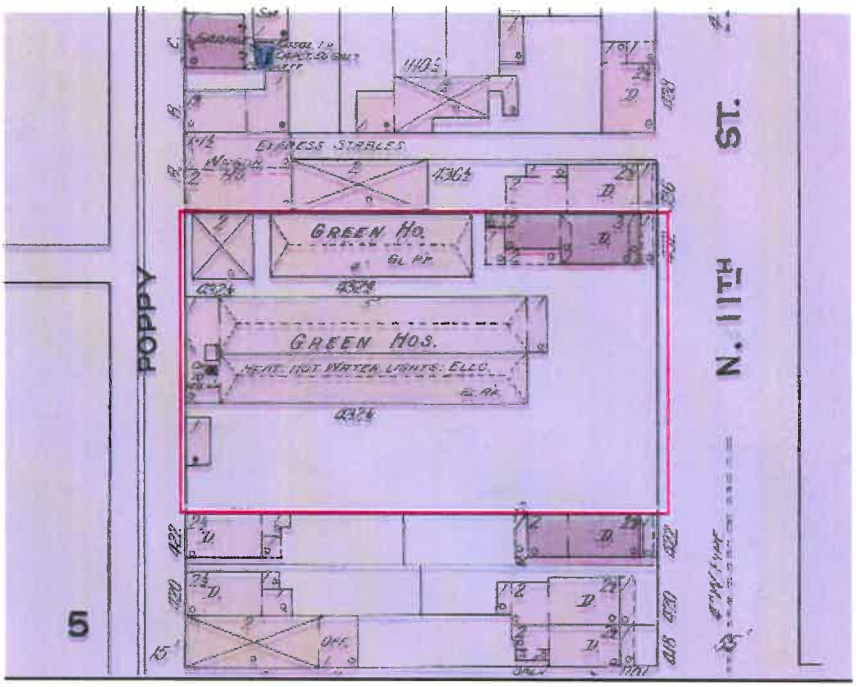
SECOND FLOOR

LOT 2: 4 UNIT MULTI-FAMILY APARTMENT BUILDING

SCALE: 1/8"=1'-0"

0 4' 8' 16'

SCALE: 1/8"=1'-0"



1911 Sanborn Map (Library of Congress)

Applicable Guidelines:

Section 5.1 – New Buildings

5.1.1 Match the overall height of the new building to the surrounding buildings. The height of the roofline(s) should be consistent with the height of the nearby buildings. Most blocks in the historic district are made up of rowhouses with a consistent height.

5.1.2 For blocks with buildings of different heights, identify the overall pattern and average height to blend the new building into the rhythm of the block.

5.1.3 Design the height of the primary façade(s) and the height of interior floors to be consistent with the surrounding buildings.

5.1.4 Match the height of new building features with the features of surrounding buildings. For example, the height of front porches and front doors should be consistent.

5.1.5 Consider simple rectangular volumes rather than elaborate building forms to be consistent with the historic district's massing and character.

5.1.6 If a building is taller than the predominant two-, three- and four-story height in historic districts, step back any floors that are taller than the average height of historic buildings, so that upper floors are partially concealed when viewed from the street. Taller buildings are not recommended within the districts but may be allowed "as of right" by zoning regulations. Balance building elements to produce an appropriately-scaled building. Divide a large building mass by using setbacks and smaller façade modules to reduce perceived mass and height.

5.1.7 Honor the scale of surrounding buildings. Avoid scaling new construction to be larger than the neighboring buildings and immediate block context.

5.1.8 Consider how the new building relates to the adjacent buildings and the buildings across the street. Maintain the overall size and scale of the block, especially when viewed as a pedestrian.

5.1.9 Arrange main entrances to face the street to respect the general historic rhythm of the historic district. Additional entrances may be located on the secondary or rear facades.

5.1.10 For corner lots or buildings with high visibility from multiple public rights-of-way, treat all facades with equal consideration of design, rhythm, and relationship to the streetscape. Generally, the primary façade should face the main (largest) street and orient the entrance to match the dominant pattern of the block. A corner entrance may also be appropriate.

5.1.11 Respect established setbacks and spacing between the buildings already in the historic district. Locate new buildings in-plane with the existing streetwall.

5.1.12 Respect the overall proportions of surrounding historic buildings in the design of the new façade. Examine the surrounding buildings for horizontal and vertical patterns – such as consistent cornice lines, windows, entrances, roofs, or façades rhythm.

5.1.13 Match the proportion of building features, such as windows or cornices, to surrounding buildings and use consistent proportions across the new building's facades.

5.1.14 Reference the materials appropriate for the surrounding neighborhood's historic character to maintain compatibility. Colors that are part of the material (inherent), such as the color of the brick, and textures of nearby historic materials can inform the choice of materials for the new building.

5.1.15 Incorporate local materials and materials that are dominant in the surrounding neighborhood to enhance the overall quality of the streetscape. It is highly encouraged to use sustainable material options.

5.1.16 Avoid vinyl materials, plastics, non-durable materials and materials that are not considered appropriate alternatives for historic materials within these Guidelines.

5.1.17 Respect historic architectural influences already found in historic districts in the design of new buildings. Employ design strategies that differentiate new development from historic buildings to avoid creating a false sense of history. Simplified details or interpretations of historic features are appropriate design approaches. Avoid directly copying details from an existing building.

5.1.18 Include sustainable construction features such as solar collectors in the design of any new construction to integrate them as seamlessly as possible with the building. Thoughtful planning at the early stages of a design project can help ensure that a historically sensitive design and energy efficiency goals are achieved.

5.1.19 Design new construction to take advantage of energy saving and generating opportunities. This can be accomplished by designing windows to maximize daylighting and using shading that is appropriate in scale, design, and materials, while maintaining compatibility with surrounding properties.

5.1.20 Conceal mechanical and utility equipment from view from the public street(s). If full concealment is not possible, set back equipment and adjust heights to be minimally visible.

5.1.21 Resect the solid-to-void ratio of surrounding historic buildings in the new building. This ratio refers to the amount of exterior wall surface (solid) compared to the size of window and odor openings (voids).

5.1.22 Avoid oversized windows and doors that are out of character with the building and the openings in neighboring buildings. Scale windows and doors to be consistent with historic sizes and the pedestrian-oriented scale of the historic districts.

5.1.23 Respect the window and door details of the surrounding buildings and be consistent with their style and their surrounding context. Use the nearby buildings as references for sills, lintels, and trim.

Observations & Comments: New buildings are evaluated for compatibility with the historic district according to eight design factors: height, massing, size and scale, setback, proportion, materials, detailing, and fenestration. The proposed design draws inspiration from historic elements and styles without creating a false history, and is of an appropriate height. The materiality of the exterior is in keeping with the Guidelines, and the façade composition follows cues from other historic structures. The proposed building form complements the width of the adjacent existing 1-story building (in related application HDC-2025-00016). Overall, the proposed work is compatible with the district.

While Sanborn maps indicate that the parcel was historically large and underdeveloped compared to other blocks, and at times housed greenhouses, the typical lot widths of historic neighborhoods would suggest about 6-7 rowhomes would fit in the same width of the current parcel. The overall width, while consistent with the existing 1-story building on the parcel, is almost double what a typical house would be. A consideration for the treatment of the front façade would be to explore differentiating materials to break up the façade to emulate the typical rhythm of the visual streetscape (without changing the footprint or physical massing of the structure/design).

Staff Recommendation: Staff recommend approval.

Presenters:

- Ms. Baade presented the application.
- David Drake represented the application.

Discussion: Given the similarity in form, materiality, massing, and placement of the proposed structure to the proposed work discussed in previous application HDC-2025-00015, discussion was limited. The HARB was in agreement that the proposed new construction was consistent with the previously discussed application, and that the overall project is in accordance with the Guidelines.
Actions: Mr. Hart moved to approve the application as presented on April 7, 2025, for the new construction apartment building at 424 N. 11th Street, following section of the Guidelines for Historic Districts: Chapter 5, 5.1-New Buildings and find no circumstances unique to the property. Ms. Westerman seconded the motion, which carried with unanimous support and no abstentions.