

**MINUTES OF THE
HISTORICAL ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN, PENNSYLVANIA**

Monday, June 3, 2024

1. Call to Order

The monthly meeting of the HARB was held on Monday, June 3, 2024, in a hybrid format combining an in-person meeting with a Microsoft Teams virtual meeting. The meeting was called to order at 6:05 p.m. by Mr. AJ Jordon, Chair. Note: The virtual meeting recording was started at 6:05 p.m.

HARB Members present: Alex Encelewski, Old Fairgrounds Resident
Phillip Hart, West Park Resident
David Huber, Vice Chair, Allentown Resident
AJ Jordan, Chair, Old Allentown Resident
Joseph Franzone, Building and Construction Supervisor, City of Allentown

HARB Members absent: Vacant, Real Estate Broker
Vacant, Architect

Staff present: Jean Brossman, CED Office Manager, City of Allentown
Brandon Jones, Planner, City of Allentown
Jessica Stuck, Landmarks SGA, LLC
Amy Ahn Baade, Landmarks SGA, LLC
Jennifer Gomez, Planning & Zoning Supervisor

Visitors present: Jose Rivas, Contractor, 620 N 6th Street
Kijo Lee, Resident, 337 N. 9th Street
Ryan Hadeed, Contractor, 627 Park Street
Yakaira I., Resident, 929 W. Hamilton Street
Amarilis Ortiz, Resident, 1716 E. Cambridge Street

2. Approval of Minutes

Mr. Hart moved to approve the minutes of the April 1, 2024 meeting. Mr. Encelewski seconded the motion, which passed with one abstention from Mr. Huber.

Mr. Huber noted an error with the minutes of May 6, 2024 relating to 240 N. 11th Street; Mr. Hart is noted to have motioned and seconded the motion. Staff will review notes and recording from the May 6 meeting and revise the notes. Mr. Huber moved to approve the minutes of the May 6, 2024 once amended by Staff to make the correction. Mr. Hart seconded the motion, which passed with one abstention from Mr. Jordan.

3. Old Business

HDC-2024-00021

Address: 240 N 11th Street

District: Old Allentown Historic

District Applicant: Michael Cavanaugh, Gabriel Clemmer, Michael Johnson

Proposal: Replace windows

Building Description:

This 3-story brick row house, ca 1893, is a Eastlake style. The mansard roof has asphalt shingles, a double dormer and shared chimney. All the windows are 1/1 sash with flat lintels in the Eastlake style. There is a basement window grille visible, a single main door with a transom. A concrete stoop leading to the door. The exterior wall has gray brickwork on it and some of the details are covered.

Project Description:

This application proposes to replace all of the failing or broken windows with vinyl clad with wood interior, painted to replicate the original.

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.

Observations & Comments:

It is unclear the extent of number of windows and which windows are being replaced. Replacement with the proposed vinyl clad product is not appropriate. A more appropriate replacement window would be aluminum clad, composite wood, or fiberglass 1 over 1 double hung windows to match the existing. Further information is required to determine if repair is feasible; because if so, retaining and repairing the windows is recommended before replacement.

Staff Recommendation:

It is recommended to retain the windows if at all possible. If replacement is necessary, it is recommended to approve, with conditions, suggesting a more historically appropriate replacement window product.

Presenters:

- Ms. Baade presented the application to HARB
- The applicant was not present.

Discussion: Mr. Brandon Jones noted he spoke with the applicant who mentioned they would be in compliance with the recommendations made by HARB at the May meeting. Brandon noted the applicant plans to move forward with repair. It was noted that if replacements are needed, they should be replaced in-kind if beyond deterioration. If the applicant repairs or replaces in-kind, it would only need to be a staff approval, as long as the applicant provides evidence that

replacement is necessary. There was discussion about the best course of action to move this forward; whether to table or to have the applicant rescind the application. It was decided to table the application for one more month to allow for staff approval or for the applicant to provide more information.

Action: Mr. Jordan moved to table the application to the July meeting to allow staff to review.

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

4. New Business

HDC-2024-00046

Address: 620 N 6th Street

District: Old Fairgrounds Historic

District Applicant: Jose Rivas

Proposal: Replacement of three aluminum windows. (Violation Correction)

Building Description:

This 3-story brick end of row house, ca 1880 is a porch house. The mansard roof has shingles, a large triple dormer with a gable roof, projecting decorative cornice, the center window has a curved upper sash with decorative muntins and the small side windows are Queen Anne windows. There is a decorative muntin window with a shed roof to the left of the dormer. The 2nd floor has a two-sided bay with 1/1 sash windows, decorative wood cornice, with brick corbels and decorative wooden tops. There is a window to the left of the bay with a curved upper sash. The main entry is a double glazed door with transom, there are two windows with transoms and carved lintel on the 1st floor. The concrete porch has wrought iron columns and railings.

Project Description:

This application presents the replacement of two first-floor and one third-floor windows with aluminum windows

Applicable Guidelines:

Section 3.5 – Windows

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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.

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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.

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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.

Observations & Comments:

The installed replacement windows do not reflect the historic detailing and material and are therefore not appropriate. It would be helpful if the owner/applicant can provide photos of the windows beforehand, or evidence that they needed to be replaced rather than repaired. It appears that the upper story window did have special detailing that was not replicated and should have been. The first-floor windows appeared to be fixed windows with a transom above and

exterior storm windows, and the installed replacements are 1/1 sash windows with no transoms. Staff request clarification on the material of the window construction. The application indicates the windows were replaced with “aluminum.” Unlike aluminum clad wood, aluminum-only is not acceptable, as aluminum-only windows cannot replicate the detailing of muntins and trim.

Staff Recommendation:

It is recommended to deny the application.

Presenters:

- Ms. Baade presented the application to HARB
- Jose Rivas represented the applicant

Discussion: The applicant noted he tried to repair the windows, but they were in such bad condition, they required replacement. The applicant noted the inspector should have told him to repair the window rather than replace; the inspector visited and opened the window, which caused the window to break. The applicant further noted that the windows were broken and boarded up when he purchased the house. The windows were rotted and glass broken when he tried to open the window. The applicant noted he did not save or take photographs of the windows when they were removed because he did not know what was needed.

Mr. Jordan noted the HARB needs evidence of previous windows to be able to determine if replacement was necessary, or else the application will require denial. Replacement windows cannot be approved without understanding the condition or knowing what was previously present. Mr. Jordan asked if the homeowner was amenable to replacing the windows with an appropriate material. The applicant noted that the windows are aluminum, but the sides are removable. It was noted that the applicant also should provide the make/model of the windows that were installed. Mr. Huber noted that along with the material, the configuration of the window is also a concern. Mr. Jordan directed the applicant to review Section 3.5 of the design guidelines and to provide evidence of the need for repair for next month’s meeting.

Action: Mr. Jordan moved to table the application to the July meeting to allow the applicant to read the guidelines and provide additional information.

Mr. Franzone seconded the motion, which was approved unanimously.

HDC-2023-00038

Address: 627 Park Street

District: Old Fairgrounds Historic District

Applicant: Souha Hadeed, owner

Proposal: Repair brick, mortar, and infill window openings on rear of building.

Building Description:

This 3-story brick row house, ca 1890 with concrete steps and a below ground grocer’s alley.

Project Description:

This application proposes to infill with brick one fully boarded window and one partially boarded window opening at the rear side of the property.

Applicable Guidelines:

Section 3.5 – Windows

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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.

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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.

Observations & Comments:

Section 3.5.11 states that "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." Given the existing kitchen is at the rear of the building, and that the windows are not easily seen from the alley, infilling the existing window openings with brick would be appropriate, as long as the infill follows the guidelines. Infill should match the existing bonding pattern of the adjacent wall, and the preplacement units should match the color, profile, dimension, surface texture, and composition of the existing bricks. The mortar should be compatible with the brick units and match the original in composition, strength, hardness, color, and texture, and should be tooled with the same profile as the original.

Staff Recommendation:

It is recommended to approve this application with conditions:

- The brick infill utilizes existing bonding patterns of the adjacent existing wall.
- The replacement brick masonry units match the existing in color, profile, dimension, surface texture, composition, and physical properties.
- Mortar used for repointing matches the original in composition, strength, hardness, and color. It should be tooled with the same profile as the original.

Presenters:

- Ms. Baade presented the application to HARB
- Souha Hadeed represent the applicant

Discussion: The applicant noted he was concerned about which mortar exactly to use; Mr. Jordan noted that if the applicant has questions, he can reach out to staff. Mr. Huber suggested that shutters could be installed in the existing window frame, if the frame still exists. Mr. Jordan noted if the applicant wished to go this direction, he should reach out to staff prior. Once the applicant has the materials from the contractor, he can e-mail staff.

Actions: Mr. Encelewski moved to approve the application, with conditions, the application presented on June 3, 2024, for the masonry repair and infill at 627 Park Street with the following conditions agreed to by the applicant following sections of the Guidelines for Historic Districts: Chapter 3, Section 3.5 – Windows and Section 3.3 – Masonry and find that there are no circumstances unique to the property:

- The brick infill utilizes existing bonding patterns of the adjacent existing wall.
- The replacement brick masonry units match the existing in color, profile, dimension, surface texture, composition, and physical properties.

- Mortar used for repointing matches the original in composition, strength, hardness, and color. It should be tooled with the same profile as the original.

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

HDC-2023-00043

Address: 337 N 9th Street

District: Old Allentown Historic District

Applicant: Ricardo Reyes

Proposal: Replace windows on second and third floor

Building Description:

This 2½-story painted brick row home, ca 1880, has been altered from its original Federal/Victorian style. The asphalt shingle gable roof shows a shed dormer that was extended for its single size. The windows in this dormer are 6/1 sash. Between the 2nd and 3rd stories is a dentilated cornice that show modillion blocks.

The 2nd floor windows are 2/2 sash. The window openings are topped by incised Eastlake lintels. The 1st floor has a nine pane fixed window. The main entry is a single door. There is a concrete porch with a pipe railing covered with an cyma-curve Allentown awning, which covered the full width of the house and stands alone. The roof ends are decorative (see survey for picture), the wood brackets are decorative and the rafters have scroll-sawn ends with asphalt shingles.

Project Description:

This application proposes to replace the second and third floor windows with Anderson vinyl windows.

Applicable Guidelines:

Section 3.5 – Windows

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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.

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Observations & Comments:

Replacement with the proposed vinyl clad product is not appropriate. A more appropriate replacement window would be aluminum clad, composite wood, or fiberglass 1 over 1 double hung windows to match the existing. Further information is required to determine if repair is feasible; because if so, retaining and repairing the windows is recommended before replacement.

Staff Recommendation:

It is recommended to retain the windows if at all possible. If replacement is necessary, it is recommended to approve, with conditions, suggesting a more historically appropriate replacement window product.

Presenters:

- Ms. Baade presented the application to HARB
- Mr. Reyes represented applicant

Discussion: The applicant noted they do not have evidence that the original windows are not salvageable. It was noted that the applicant should provide evidence that the windows are beyond repair; and if so, the replacement should follow the design guidelines. The applicant noted he intended to do additional work beyond the windows; paint the brick and replace the gutters as well. It was noted that a more complete application would be required as well as further review of the guidelines. Mr. Jordan suggested this may require tabling for one month to give the applicant an opportunity to review the guidelines. It was noted that the applicant should discuss potential changes with staff and amend the application if needed.

Actions: Mr. Jordan moved to table the application to the July meeting to allow the applicant to read the guidelines and amend the application, if required.

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

HDC-2023-00045

Address: 1028 W. Chew Street

District: Old Allentown Historic District

Applicant: Jallou Ali, owner

Proposal: Install new main entrance door, shingles, and window glass.

Building Description:

This 2½-story painted brick row house, ca 1883 is Eastlake in style. The gable roof has a dormer, dentilated cornice, slate shingles and snow catchers with a single chimney. The dormer window is a 2/2 sash. All the other windows are 1/1 sash with Eastlake lintels. The 2nd floor windows have louvered shutters and the 1st floor have panel shutters. The main entry is a single modern door with a transom. There is a concrete stoop, the two basement window grilles are visible and there is a paneled grocer's alley door with a transom.

Building Description:

This application proposes to replace the front door of the residence with a 6-panel fiberglass door, install 3-tab shingles, and reinstall glass on five windows, at the first and second floor.

Applicable Guidelines:**Section 3.1 – Roofs**

3.1.3 Repair and restore original and historic roofing materials whenever possible. Evaluate the condition and cost of repair of original materials before removing and replacing them. Targeted areas of repair or localized in-kind replacement may be the most effective and low-cost solution.

3.1.4 Repair and replace deteriorated flashing or fasteners with materials that are compatible with the roofing material. Roof problems are often caused by failure of these components rather than the historic roofing material.

3.1.5 Preserve architectural features that give the roof its unique and building-specific character—such as dormers, turrets, chimneys, cornices, rolled ridge flashing, cresting, and finials. Repair and restore features; replace in-kind only when necessary.

3.1.6 Replace historic roofing materials in-kind whenever possible if severe deterioration makes a full replacement necessary. Replacement material should match the original in material, dimension, shape, profile, color, pattern, exposure, and overall appearance.

3.1.7 If in-kind replacement is not feasible, replace historic roofing materials with alternate materials that resemble the original as closely as possible. Roof replacement should be sensitive to the original appearance. Replacement materials should match roof slopes or shape.

3.1.8 Replace non-historic roofing materials in-kind or with recommended alternates. If the original material is documented, restoration of the original material is also an appropriate option but is not required. Original roofs may have been replaced long ago, yet asphalt shingles and similar alterations are still considered impacts to the overall appearance. Replacement materials should match the existing in color, pattern, shape, and profile. Greater flexibility is possible with non-historic roofing and using durable high-quality replacements is recommended.

3.1.9 Consider roof ventilation alternatives carefully. Ventilation options are approved on a case by case basis and can include ridge vents, louvered vents, or soffit vents. Proper ventilation may extend the life of a roofing system, but in some cases it can lead to condensation problems with long-term effects on the roofing materials and structural components. Refer to Chapter 3.8 Mechanical and Utility Equipment for related guidelines about roof vents.

3.1.36 Repair and restore gutters whenever possible. Types of repairs include repainting wood or metal surface, installing new fasteners, sealing or soldering cracks and open seams, and relining built-in box gutters with new copper sheet metal.

3.1.37 Replace existing gutters in-kind when replacement is necessary due to severe deterioration. Replicate the original construction method of a historic gutter if feasible.

3.1.38 Replace existing downspouts, scuppers, collection boxes, and other drainage elements in-kind. Appropriate alternates to in-kind replacement are round or rectangular downspouts. Smooth surfaces are encouraged over corrugated metal. In the case of decorative scuppers, replicate the profile and details as closely as possible.

3.1.39 Consider alternate materials for gutters in locations that are difficult to access for maintenance or where original materials have demonstrated a pattern of deterioration over time. A fiberglass gutter is an acceptable replacement material for a wood built-in box gutter if it matches the original in profile, size, appearance, and finish.

3.1.40 Avoid vinyl gutters due to poor durability and non-historic appearance.

3.1.41 Install new downspouts in locations that are sensitive to the architecture and will be minimally visible. Run downspouts at secondary facades and along building or porch corners when possible.

3.1.42 Paint gutters and downspouts to blend in with the building exterior. Matching the existing building trim is usually the most appropriate color selection. Copper and terne-coated stainless steel systems should be left unpainted because they weather naturally and develop a protective patina.

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:

In reviewing Google imagery, the previous front door appears to be a modern door with three small stepped panes of glass with a transom above. The transom appears to have been infilled with wood, and it is not clear if the original transom remains behind the infill. Fiberglass is an acceptable replacement as long as the number and profile of the panels are the same, and the door is the same size as the original. The trim should match the profile and size for the frames/jambs. Missing window headers should be replaced to match existing. The glass replacement will be in the existing window sashes and all other window trim and frames will be repaired/painted. The proposed architectural shingle is not appropriate. The owner/applicant should confirm the roof material that exists under the tarp. If it is still slate, as recorded in the description, the roof should be replaced with slate, or a replacement material that resembles slate in color, texture, profile, overlap, and pattern. (GAF Slateline Shingle or similar would be historically appropriate).

Staff Recommendation:

It is recommended to approve this application with conditions:

- The front door can be replaced either in-kind, with the same material and small stepped panes of glass, and retain the transom above, or, can be replaced with a more historically-appropriate wood paneled door, with transom above.
- The missing window headers should be replaced in kind to match existing.
- The glass replacement will be in the existing window sashes, and all other window trim and frames will be repaired/painted.
- The replacement roof should be of appropriate material. If it is confirmed that the existing roof under the tarp is slate, the replacement should be slate, or a replacement material that resembles slate in color, texture, profile, overlap, and pattern. (GAF Slateline Shingle, or similar would be historically appropriate.)

Presenters:

- Ms. Baade presented the application to HARB
- The applicant was not present.

Discussion: Mr. Jones noted that he spoke with the homeowner, who intended to be at the meeting to discuss.

Actions: Mr. Jordan moved to table the application to the July meeting to allow input from the owner.

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

HDC-2023-00048

Address: 617 ½ N. 5th Street

District: Old Fairgrounds Historic District

Applicant: Ortiz General Contracting, LLC

Proposal: Remove shingles and install EPDM rubber roofing on front porch roof.

Building Description:

This 3-story brick row house, ca 1908 is a porch house with Edwardian influences. The mansard roof has been covered with aluminum, a double dormer with gable roof and a dentilated cornice. The windows are 1/1 sash with a bay window on the 2nd floor, the 1st floor has a picture window with stained glass transom and brick lintel. The main entry is a single glazed door with transom on a concrete porch with wrought iron railing. The grocer's alley door is below street level and there is a basement window.

Project Description:

This application proposes to remove the existing shingles on the front porch roof and install EPDM rubber roofing.

Applicable Guidelines:

Section 3.1 – Roofs

3.1.3 Repair and restore original and historic roofing materials whenever possible. Evaluate the condition and cost of repair of original materials before removing and replacing them. Targeted areas of repair or localized in-kind replacement may be the most effective and low-cost solution.

3.1.4 Repair and replace deteriorated flashing or fasteners with materials that are compatible with the roofing material. Roof problems are often caused by failure of these components rather than the historic roofing material.

3.1.5 Preserve architectural features that give the roof its unique and building-specific character—such as dormers, turrets, chimneys, cornices, rolled ridge flashing, cresting, and finials. Repair and restore features; replace in-kind only when necessary.

3.1.6 Replace historic roofing materials in-kind whenever possible if severe deterioration makes a full replacement necessary. Replacement material should match the original in material, dimension, shape, profile, color, pattern, exposure, and overall appearance.

3.1.7 If in-kind replacement is not feasible, replace historic roofing materials with alternate materials that resemble the original as closely as possible. Roof replacement should be sensitive to the original appearance. Replacement materials should match roof slopes or shape.

3.1.8 Replace non-historic roofing materials in-kind or with recommended alternates. If the original material is documented, restoration of the original material is also an appropriate option but is not required. Original roofs may have been replaced long ago, yet asphalt shingles and similar alterations are still considered impacts to the overall appearance. Replacement materials should match the existing in color, pattern, shape, and profile. Greater flexibility is possible with non-historic roofing and using durable high-quality replacements is recommended.

3.1.9 Consider roof ventilation alternatives carefully. Ventilation options are approved on a case by case basis and can include ridge vents, louvered vents, or soffit vents. Proper ventilation may extend the life of a roofing system, but in some cases it can lead to condensation problems with long-term effects on the roofing materials and structural components. Refer to Chapter 3.8 Mechanical and Utility Equipment for related guidelines about roof vents.

3.1.36 Repair and restore gutters whenever possible. Types of repairs include repainting wood or metal surface, installing new fasteners, sealing or soldering cracks and open seams, and relining built-in box gutters with new copper sheet metal.

3.1.37 Replace existing gutters in-kind when replacement is necessary due to severe deterioration. Replicate the original construction method of a historic gutter if feasible.

3.1.38 Replace existing downspouts, scuppers, collection boxes, and other drainage elements in-kind. Appropriate alternates to in-kind replacement are round or rectangular downspouts. Smooth surfaces are encouraged over corrugated metal. In the case of decorative scuppers, replicate the profile and details as closely as possible.

3.1.39 Consider alternate materials for gutters in locations that are difficult to access for maintenance or where original materials have demonstrated a pattern of deterioration over time. A fiberglass gutter is an acceptable replacement material for a wood built-in box gutter if it matches the original in profile, size, appearance, and finish.

3.1.40 Avoid vinyl gutters due to poor durability and non-historic appearance.

3.1.41 Install new downspouts in locations that are sensitive to the architecture and will be minimally visible. Run downspouts at secondary facades and along building or porch corners when possible.

3.1.42 Paint gutters and downspouts to blend in with the building exterior. Matching the existing building trim is usually the most appropriate color selection. Copper and terne-coated stainless steel systems should be left unpainted because they weather naturally and develop a protective patina.

Observations & Comments:

It appears that the porch roof is somewhat visible from the street. From Google imagery, the existing porch roof material appears to be a rubber roll product, and the applicant/owner should confirm this existing material. If it is an existing rubber roll product, the proposed EPDM rubber roof replacement would be appropriate as an in-kind replacement. If the existing material is 3-tab asphalt shingles, the replacement should be 3-tab asphalt shingles of a similar color, material, dimension, shape, profile, exposure, and overall appearance of the existing. Another alternative would be to replace the roofing with a more historically accurate flat seam metal.

Staff Recommendation:

Once the existing material is confirmed, it is recommended to approve if it is an in-kind replacement that matches the existing in color, material, dimension, shape, profile, exposure, and overall appearance, or approve with conditions if a more historically appropriate flat seam metal replacement material is chosen.

Presenters:

- Ms. Baade presented the application to HARB
- Mr. Ortiz represented the applicant

Discussion: The applicant noted that the existing roofing was roll down roofing and they are replacing with EPDM, which would be considered in-kind. The applicant noted the box gutter currently has rubber roofing lining in it and this will also be replaced.

Action: Mr. Jordan moved to approve the application, with conditions, the application presented on June 3, 2024, for the roof replacement at 617 ½ N. 5th Street with the following conditions agreed to by the applicant following sections of the Guidelines for Historic Districts: Chapter 3, Section 3.1 – Roofs and find that there are no circumstances unique to the property:

- The roof replacement is done in-kind or with a more historically appropriate flat seam metal replacement.

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

HDC-2023-00049

Address: 25 N 11th Street

District: Old Allentown Historic District

Applicant: Ortiz General Contracting, LLC

Proposal: Install new roof at front and back of house with black architectural shingles. Install EPDM rubber roofing on top.

Building Description:

This residential porch house is among a row of similar houses all of which are being restored presently. It has many interesting and noteworthy details, including: a mansard roof with asphalt shingles on the façade, two projecting dormers, each with a gable roof, exterior walls of brick – 1st has Philadelphia brick, Allentown brick on 2nd & 3rd. Eastlake lintels are above the windows, topped with a decorative brick arch above that. A decorative wood lintel is above the 2nd floor double window. The front entry is a glazed double door with transom. There is a decorative wood cornice between

2nd and 3rd floor, with stone work in middle of 2nd floor façade, scalloped molding at roof line, and decorative brick work across middle of 1st floor. A triple window on the 1st floor features round wooden columns between windows. There are decorative balustrades on front porch railing. There is a grocer's alley door with an arched transom and full arch lintel, and two basement windows are visible.

Project Description:

This application proposes to replace the roof at the front and back of the house with black architectural shingles and install EPDM rubber roofing.

Applicable Guidelines:

Section 3.1 – Roofs

3.1.3 Repair and restore original and historic roofing materials whenever possible. Evaluate the condition and cost of repair of original materials before removing and replacing them. Targeted areas of repair or localized in-kind replacement may be the most effective and low-cost solution.

3.1.4 Repair and replace deteriorated flashing or fasteners with materials that are compatible with the roofing material. Roof problems are often caused by failure of these components rather than the historic roofing material.

3.1.5 Preserve architectural features that give the roof its unique and building-specific character—such as dormers, turrets, chimneys, cornices, rolled ridge flashing, cresting, and finials. Repair and restore features; replace in-kind only when necessary.

3.1.6 Replace historic roofing materials in-kind whenever possible if severe deterioration makes a full replacement necessary. Replacement material should match the original in material, dimension, shape, profile, color, pattern, exposure, and overall appearance.

3.1.7 If in-kind replacement is not feasible, replace historic roofing materials with alternate materials that resemble the original as closely as possible. Roof replacement should be sensitive to the original appearance. Replacement materials should match roof slopes or shape.

3.1.8 Replace non-historic roofing materials in-kind or with recommended alternates. If the original material is documented, restoration of the original material is also an appropriate option but is not required. Original roofs may have been replaced long ago, yet asphalt shingles and similar alterations are still considered impacts to the overall appearance. Replacement materials should match the existing in color, pattern, shape, and profile. Greater flexibility is possible with non-historic roofing and using durable high-quality replacements is recommended.

3.1.9 Consider roof ventilation alternatives carefully. Ventilation options are approved on a case by case basis and can include ridge vents, louvered vents, or soffit vents. Proper ventilation may extend the life of a roofing system, but in some cases it can lead to condensation problems with long-term effects on the roofing materials and structural components. Refer to Chapter 3.8 Mechanical and Utility Equipment for related guidelines about roof vents.

3.1.36 Repair and restore gutters whenever possible. Types of repairs include repainting wood or metal surface, installing new fasteners, sealing or soldering cracks and open seams, and relining built-in box gutters with new copper sheet metal.

3.1.37 Replace existing gutters in-kind when replacement is necessary due to severe deterioration. Replicate the original construction method of a historic gutter if feasible.

3.1.38 Replace existing downspouts, scuppers, collection boxes, and other drainage elements in-kind. Appropriate alternates to in-kind replacement are round or rectangular downspouts. Smooth surfaces are encouraged over corrugated metal. In the case of decorative scuppers, replicate the profile and details as closely as possible.

3.1.39 Consider alternate materials for gutters in locations that are difficult to access for maintenance or where original materials have demonstrated a pattern of deterioration over time. A fiberglass gutter is an acceptable replacement material for a wood built-in box gutter if it matches the original in profile, size, appearance, and finish.

3.1.40 Avoid vinyl gutters due to poor durability and non-historic appearance.

3.1.41 Install new downspouts in locations that are sensitive to the architecture and will be minimally visible. Run downspouts at secondary facades and along building or porch corners when possible.

3.1.42 Paint gutters and downspouts to blend in with the building exterior. Matching the existing building trim is usually the most appropriate color selection. Copper and terne-coated stainless steel systems should be left unpainted because they weather naturally and develop a protective patina.

Observations & Comments:

This application requires clarifications on where the replacement shingles and EPDM roofing is proposed to be located. The existing porch and roof appear to be non-historic 3-tab asphalt shingles, and it is uncertain what roofing material is currently on the rear roofs of the property.

Staff Recommendation:

After receiving clarifications on the existing materials and their locations, recommend approval with the following conditions:

- Existing materials are replaced in-kind. A more appropriate replacement, if not replacing in-kind, would be a replacement material to that is historically appropriate and adhering to the guidelines. If not an in-kind replacement, architectural shingles are not appropriate per the guidelines.
- EPDM is appropriate if located on low-slope roofs that are not visible from a public right-of-way.

Discussion: The applicant noted that the 2nd floor roof in the rear of the property is not visible from the public right-of-way and plans to use an EPDM rubber roofing. The application proposes shingles on the lower slope roof in the rear of the property, as well as the mansard roof in the rear of the property. On the front of the house, the mansard roof, side of dormers, and the front porch roof will also be replaced with shingles. The applicant is open to replacing with a 3-Tab shingles in a similar color. The applicant understands that the architectural shingles are not appropriate and will not be used.

Action: Mr. Jordan moved to approve the application, with conditions, the application presented on June 3, 2024, for the roof replacement at 25 N 11th Street with the following conditions agreed to by the applicant following sections of the Guidelines for Historic Districts: Chapter 3, Section 3.1 – Roofs and find that there are circumstances unique to the property:

- Rear second story roof be replaced in-kind with EPDM material (there are circumstances unique to this roof, as that it is not visible or in HARB purview.)
- All other roofs will be replaced with asphalt 3-tab shingles in keeping with historic guidelines. The proposed shake timberline shingle in the application will not be utilized.

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

5. Staff Approvals

- a. 917 W. Chew Street-Chimney repair

- b. 216 W. Chew Street-in-kind roof repair

6. Violations

- a. 1513 Chew St-Illegal porch alteration
- b. 1118 W. Chew St-Illegal shingles installed
- c. 1111 Turner St-Illegal shingles installed

7. Staff Reports & Other Business

HBDO

Address: 929 Hamilton Street

Proposal: Demolish storefront; replace with new design. HARB review per requirement of Zoning Hearing Board.

Project Description:

This application proposes to demolish the existing first floor storefront and upper level access door at 929 West Hamilton Street. This selective demolition would be replaced with a new storefront and relocated residential entry to expand the interior retail footprint and provide a new residential entry door location.

The property is located in the Historic Building Demolition Overlay District (HBDO). As part of the review process, Section 660-52 of the Zoning Code states: "The City Historical Architectural Review Board shall be provided with an opportunity to provide comments to the Zoning Hearing Board concerning the historical and architectural significance of the building proposed to be demolished and on the effect of the proposed demolition on the historic character of the streetscape or surrounding neighborhood."

While the HARB's authority is limited to review and comment on the demolition and historical significance of the existing building, as part of its review of the application the HARB may also provide comment on the proposed new construction at the request of the Zoning Hearing Board, Planning Commission, or applicant. However, it should be noted that the HARB has no regulatory authority over new construction in any of the city's overlay districts, including the Historic Building Demolition Overlay District (HBDO), the Hamilton Street Overlay District (HSO), or the Traditional Neighborhood Development Overlay District (TNDO).

This application should be reviewed for the following:

1. The historical and architectural significance of the existing building, as stipulated in the Zoning Code.
2. The effect of the proposed demolition on the historic character of the streetscape, as stipulated in the Zoning Code.

Staff Evaluation:

The architectural features at 929 Hamilton Street supports the building as an extant example of a dwelling converted for commercial use in the early 20th century. The second and third floor features facing Hamilton Street, including brick masonry, decorative window lintels, and wood cornice and brackets are in good condition and represent the building historically. It is unclear how the first floor storefront was originally configured, but it appears to have been altered over time, given the use of materials and manner of construction. The proposed design of the new storefront has historical precedent, in that there was a variety of storefront configurations along Hamilton Street, including storefront constructed flush with the exterior face of the building, with separate first floor and upper floor entries. Maintaining the sign board and gooseneck light fixtures is appropriate and aids in maintaining the historic character. The mullions of the proposed design are reflective of historical transoms, which are also appropriate.

Staff Comment:*Historical and Architectural Significance:*

The property holds historical significance for its association with George Leh, son of Henry Leh of H. Leh and Co. Like several residential buildings on this block, it was converted into commercial use. The structure as a whole does not appear to have subsequent exterior additions since the 1930s. Alterations to the building after the 1930s had included the capping of window lintels, and the addition of white siding, and alterations to the 1910s storefront. In the 2010s, these exterior coverings were removed, the brick cleaned, and the architectural elements painted. These reversible measures enabled the building to display its historical features on the second and third floors. The frontage of this building maintains historical and architectural value to the 900 block of Hamilton Street.

Effect of Demolition on the Historic Character of the Streetscape and Surrounding Neighborhood

Staff finds that the construction of a replacement storefront in the configuration proposed would create a positive impact. The existing deeply recessed entry utilizes a security grille when the commercial space is closed to protect the exterior glass displays. The proposed configuration eliminates the need for such measures, which improves the pedestrian experience along Hamilton Street when the commercial space is closed. The proposed design of the storefront incorporates elements of historic storefronts, including transoms, sign boards, and separated entrances for first floor commercial and upper floor residential.

Discussion: Mr. Hart noted that they are appreciative of the design of the proposed storefront and thoroughness of the review. Mr. Jordan noted that the existing storefront is very deep, and recommended that everything should be documented before the demolition. Mr. Jordan recommended opening the security gate to take photographs to capture how deep the storefront extends.

The applicant noted that the windows were designed for a pawn shop, but are excited to learn more about the history of the property. They noted that the revised storefront creates a better economic and pedestrian experience.

Planning Department presentation on ZONE Allentown.

Discussion: Ms. Gomez requested that the HARB review the rewrite of the zoning code and provide comments by mid-July

8. Adjournment

NEXT MEETING: Monday, July 1, 2024

Please Note:

Minutes of the Allentown Historical Architectural Review Board are presented in action format. Additional information is available in the video recording for this meeting. The recording, application materials, and staff reviews are available at the Bureau of Planning & Zoning office, 4th floor of City Hall, or by contacting historic@allentownpa.gov.