

**Historical Architectural Review Board
COA Preliminary Review Sheet**

HDC-2024-00085

Address: 953 Turner Street

District: Old Allentown Historic District

Owner: Nick Spade

Applicant: Owner

Proposal: Remove deteriorating fence and shed and grade-level deck and create 2-car parking pad with apron.

Building Description: This 2½-story brick end of row house, ca 1874 is Italianate in style. The gable roof has a dentilated cornice, slate shingles and two chimneys. There is an iron fence in the back. The windows are 2/2 sash with a 3-panel bay window on the 1st floor with Italianate lintels and beveled leaded glass transoms. The main entry is a single beveled door with projecting moldings. The concrete porch has a pipe railing and an Allentown porch roof with rolled roofing.

Project Description:

The proposed work is to remove deteriorated fencing, shed, and at-grade deck in the rear of the yard and adding an asphalt parking pad for two cars and concrete apron.



Fenceline to be partially removed (Applicant)



Existing Fence along Property Rear (Applicant)

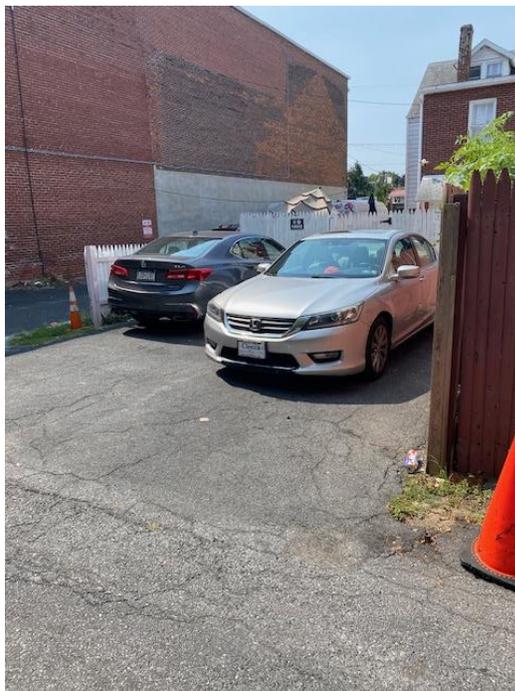
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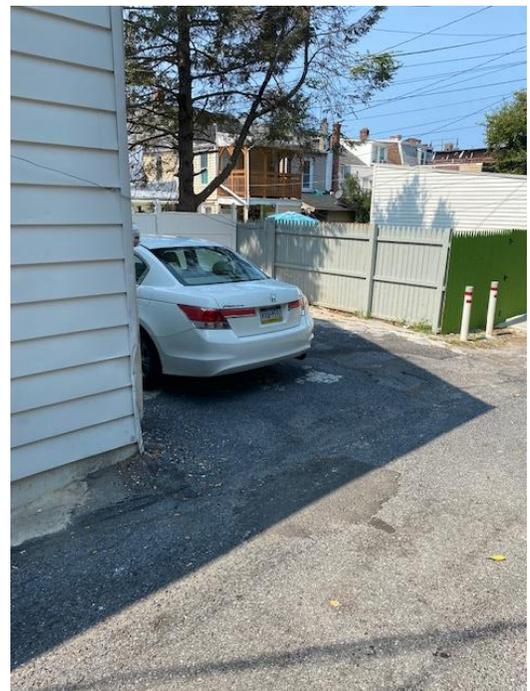
Shed to be Removed (Applicant)



Shed to be Removed (Applicant)



Nearby parking pad, similar to intent (Applicant)



Nearby parking pad, similar to intent (Applicant)

Applicable Guidelines:

3.11 Accessory Structures

3.11.1 Preserve and retain accessory structures in their original location, materials, scale, design, and materials. Conduct periodic inspections of roofs, drainage systems, and exterior envelopes as would be done for a main building.

3.11.2 Repair and restore existing materials and building features. Attempt to repair and reuse existing materials before considering removal and replacement. Notable features include original doors (in their appearance, type of operation, and materials), roof shape, and exterior envelope materials.

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3.11.3 Replace deteriorated materials or features in-kind, if repair is not feasible. Replacements should match the original in material, profile, size, dimension, texture, and appearance.

3.11.4 If in-kind replacement is not feasible, alternate materials may be appropriate if the replacements match the original in size, profile, dimension, texture, and appearance as closely as possible.

3.11.5 Consider restoration of original features or reversal of inappropriate past changes at historic accessory structures. Restoration should be based on historic documentation or physical evidence of the original.

3.11.6 Preserve the original function and use of accessory structures whenever possible. Rehabilitation or conversion for a new use may be appropriate in some cases, if the conversion does not result in visible or substantial changes. Such projects must also comply with all zoning requirements and municipal codes.

3.11.7 Retain existing height and massing of the structure. Avoid altering the overall proportions of the building. Minimize any enlargement of, or addition to, accessory structures. Accessory structures should remain subordinate to the main building. Minimize visibility of the addition from the street. Enlargements and additions should be compatible with the existing in massing, scale, proportion, rhythm, and materials.

3.11.8 Avoid adding features or details that never existed on structures. It is not appropriate to alter an accessory structure just to match the main building if it did not historically match; this action may convey a false sense of the property's historical development.

3.11.9 Avoid moving or relocating historic accessory structures to new areas of a property. Avoid altering a structure's spatial relationship to the main building, other site features, or the street.

3.11.10 Where existing accessory structures are not original to the property, are not considered an addition that has gained significance in its own right, or have been altered to such a degree that they no longer retain historic integrity, more flexibility in alteration design and material may be appropriate. Alterations should respect the main building in architectural style, proportions, and appearance.

3.11.11 Avoid demolition of accessory structures. Demolition of existing accessory structures should only be considered for non-historic structures that do not contribute to the historic character of the building or district, or that detract from this historic character. Non-historic status and appropriateness of demolition must be determined by the HARB during the application process.

Observations & Comments: The existing shed and fencing proposed to be demolished are not historic and not contributing to the historic district. The application does not indicate if any fencing is to be installed after the proposed work. Staff note that if a fence is to be installed in the future, the applicant should submit the design and material of the fence to be reviewed by staff.

Staff Recommendation: Recommend approval with the following condition:

- If a replacement fence is to be installed, refer to Guidelines Section 3.12 and submit design and material of replacement fence.

Presenters:

- Ms. Baade presented the application to HARB
- Mr. Spade represented the application.

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Discussion:

The applicant noted that only the 6' tall portion of stockade fence is to be removed. There is an existing 3' fence, approximately 10' long, from the house to a utility pole that will remain. Mr. Huber asked for the applicant to clarify the location of the deck to be removed. The applicant stated that the deck is at grade, adjacent to the shed. Since the deck is not visible from the public right-of-way, it is not in HARB's purview. Mr. Jordan expressed concern about the sightlines and affect to the form massing of the removal of the fence and the change to the historic streetscape. The visual sight from standard height on the street would be affected by the removal of the fence. Nothing was shown on historic maps or shown in imagery that indicated a historic fence.

Mr. Jordan asked the applicant if there was consideration for replacement fence or shed. The applicant stated that there is much deterioration to those elements, and that he has issues with people throwing trash into the yard. Mr. Huber noted that not all of the fencing will be removed. Mr. Huber asked if the fence would extend parallel to the parking area to enclose the yard. The applicant stated that he will see how the yard looks as the work progresses before determining if any replacement fence will be installed.

Mr. Jordan summarized that the deck is outside HARB purview. The shed is not historic, and no board members raised concern about its removal. Discussion continued for the demolition request for the fence. There was no evidence in the application materials or Sanborn Maps that the proposed fence line to be demolished is a historic street wall. Mr. Jordan acknowledged that half and quarter streets play an important role in an historic district's urban integrity. Mr. Encelewski stated that if any future property owner does not desire a parking pad, they would be likely to install a replacement fence to enclose the yard. Mr. Franzone noted that the demolition of the fence should be allowed, given the absence of proof of a historic street wall.

Action:

Mr. Jordan made a motion to approve, with conditions, the application presented on October 7, 2024, for the removal of non-historic, non-contributing fence and shed at 953 W. Turner Street with the following condition agreed to by the applicant: that should a replacement fence be installed, applicant will refer to Guidelines Section 3.12 and submit design and material of replacement fence. Compliance was found with the Guidelines for Historic Districts: Chapter 3, Section 3.11.11 demolition of accessory structures, and there were no circumstances unique to the property.

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