



CITY OF ALLENTOWN

29628

RESOLUTION

R48 – 2018

Introduced by the Administration on March 21, 2018

**Certificates of Appropriateness for work in the Historic Districts:
620 Park Street, 946 North Street**

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 owner and/or applicant propose exterior alterations of the listed properties as indicated on the attached Case Reports:

620 Park Street
Ambioris Apolinarion

946 North Street
Wayne Schaeffer

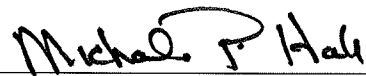
WHEREAS, on March 5, 2018, the Allentown Historical Architectural Review Board recommended approval of the above application or offered modifications, which were subsequently accepted by the property owner, to City Council; and

WHEREAS, after reviewing the above-mentioned HARB Case Report, 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 Certificate of Appropriateness is hereby granted for the above referenced work.

	Yea	Nay
Candida Affa	X	
Julio A. Guridy	X	
Daryl Hendricks	X	
Cynthia Mota	X	
Courtney Robinson	X	
Ed Zucal	X	
Roger MacLean, Pres.	X	
TOTAL	7	0

THIS IS TO CERTIFY, That the above copy of Resolution No. 29628 was adopted by the City Council of Allentown on the 4th day of April, 2018, and is on file in the City Clerk's Office.



City Clerk

**CITY OF ALLENTOWN
HISTORIC ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
March 5, 2018**

Case # HDC-2018-00011 – Proposal to continue the installation of ceramic tile over wood porch boards.

Property located at: 620 Park St.

Agenda # 5

Historic District: Fairgrounds

Case # HDC-2018-00011

Meeting date: March 5, 2018

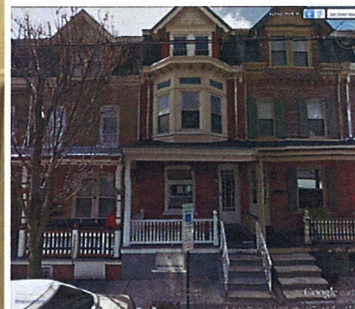
Property Owner: Ambioris Apolinarion

Owners Address: 620 Park St., Allentown, PA 18102

Applicant: same

Applicant's Address: same

Building description, period, style, defining features: This structure is a 3 story attached brick dwelling with Mansard roof, front dormer with gable and paired 1 over 1 windows, a second floor bay window, and full front porch. The porch floor was historically tongue and groove wood, and the concrete steps have bull-nose treatment. The house dates from the early 20th century and is Queen Anne in style.



Proposed alterations: It is proposed to continue the installation of ceramic tile over wood porch boards.

Staff Approvals: n/a

Background: n/a

Violations: n/a

Guideline Citation: **SIS 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **Allentown Guidelines for Historic Districts: Allentown Guidelines for Historic Districts:** 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 7. Porches and Stoops.

Evaluation, effect on historic district, recommendations: The current work in progress is not historically appropriate and does not follow guidelines for appropriate material substitution or replacement. The original porch floor was wood and should have been repaired in-kind, or,

replaced with new tongue and groove wood flooring which is not expensive. Proper finishing, either stain or paint with sealant, and regular upkeep would allow a wood floor to last years since it is a covered porch. The existing tile should be removed and the wood porch decking be repaired or replaced to match the original.

Discussion: The HARB explained why adding tile to the historic wood porch decking was not historically or functionally appropriate. Mr. Brobst told the applicant that the mortar joints were not water tight and water infiltration would rot the porch floor quickly. The applicant asked how long they had to remove the tile from the porch and how to fix the wood deck. It was explained that the existing historic porch decking might be able to be repaired, but if not it would need to be replaced to match the old. It was concluded that Mr. Kimmerly should inspect the porch decking after the tile was removed to give the applicant direction or repair or replacement of the decking.

Motion: The HARB upon motion by Mr. Brobst and seconded by Ms. Jackson adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

1. The proposal to continue the installation of ceramic tile over wood porch boards at 620 Park Street was presented by Claudia Fernandez.
2. The ceramic tiles installed on the porch must be removed.
3. The applicant has 4 months, until June 30, 2018, to complete the work.
4. After the tile is removed, the applicant must contact Mr. Kimmerly to determine the conditions and give direction on the repair or replacement of the wood porch floor decking.

The proposal to recommend a COA was unanimously approved. (6-0; motion carried; Brobst, Huber, Jackson, Olson, Roberts, Sell)

**CITY OF ALLENTOWN
HISTORIC ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
March 5, 2018**

Case # HDC-2018-00010 – Proposal to fill in four out of five windows on the side and back of the shed addition

Property located at: 946 North St.

Agenda # 4

Historic District: Old Allentown

Case # HDC-2018-00010

Meeting date: March 5, 2018

Property Owner: Wayne Schaeffer

Owners Address: 3075 Weidasville Road,
Orefield, PA 18068

Applicant: same

Applicant's Address: same

Building description, period, style, defining features: This structure is a 2 1/2 story, 2 bay, brick, end of row house with a gable roof covered with slates shingles on the front and asphalt shingles on the back slope, single front and rear roof dormers, and one over one double hung vinyl replacement sash in segmental arched openings with fillers. There is a rear shed addition with vinyl (or aluminum) siding, rear entry, and five 1/1 wood windows. The house dates from the late 19th or early 20th century and is a simple Queen Anne influenced vernacular style. The house is part of remarkably intact row homes on either side of the narrow street.



Proposed alterations: It is proposed to fill in four out of five windows on the side and back of the shed addition. The existing siding and capping will be removed and openings filled in and covered with plywood. New 4" traditional vinyl siding and new aluminum capping are to be installed.

Staff Approvals: N/A

Background: N/A

Violations: N/A

Guideline Citation: SIS 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **Allentown Guidelines for Historic Districts: Allentown Guidelines for Historic Districts: 5.** Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials.

Evaluation, effect on historic district, recommendations: The proposed work is not historically appropriate. Though perhaps not original, the closed-in porch is fairly old and appears to retain historic wood windows. The motivation to close in the windows comes from fears for security after a shooting. The problem isn't windows, in the end, and having fewer windows doesn't make the neighborhood or property any safer. Enclosing the rear of the house makes the property less appealing visually, and the more unappealing a neighborhood looks, the more likely criminal activity will take place. Installing exterior lighting and/or security cameras would be a better way to deter criminal activity and reduce risk of property damage.

Discussion: There was a discussion of the safety concerns voiced by the applicant. Mr. Brobst said from his experience as an architect, when a community closes up it becomes less safe. He said lighting is the key to safe properties. It was suggested that lighting operated by motion detectors be installed at the rear of the house. Placement at the rear and possibly side on the building (if not directed into a neighbor's home) was recommended.

Closing the side windows was considered due to the narrowness of the alley and the vulnerability of the windows which are low to the ground. Instead of removing the windows, infilling the opening, and residing the exterior wall, it was suggested that he purchase paneled shutters and install them over the existing windows. Timberlane, Inc. was recommended as a source for historically appropriate paneled shutters.

Motion: The HARB upon motion by Mr. Huber and seconded by Mr. Brobst adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

1. The proposal to fill in four out of five windows on the side and back of the shed addition at 946 North Street was presented by Wayne Schaeffer.
2. The existing side windows will be covered with wood paneled shutters to provide privacy and protection from the alley. Timberlane, Inc. or equivalent panel shutters were recommended.
3. New lighting operated with a motion detector will be added to the rear and side of house.
4. All three rear windows will be maintained and not infilled.

The proposal to recommend a COA was unanimously approved. (6-0; motion carried; Brobst, Huber, Jackson, Olson, Roberts, Sell)