

Historical Architectural Review Board
COA Preliminary Review Sheet

HDC-2023-00092

Address: 1146 W. Turner Street

District: Old Allentown Historic District

Applicant: Francis Matos

Proposal: Legalize the current main door & storm door on front porch

Building Description:

This 3-story brick row house, ca 1890 is Eastlake in style. The mansard roof has fish scaled slate shingles, a dentilated cornice, one dormer with wood fish scaling shingles, small windows next to the dormer which has a stained-glass window. The window lintels are Eastlake with a patterned brick over lintels and two basement window grilles are visible. The main entry is a single glazed door with transom. There is a concrete porch with an Allentown Porch roof. The roof profile is concave, decorative beaded balusters in the roof ends, wood brackets, rafters have scroll-sawn ends and asphalt shingles.

Project Description:

This application is seeking to legalize the front storm door and main entry door at 1146 W. Turner Street.



**1146 W. Turner Street, 2023.
(Applicant Image-Storm Door)**



**1146 W. Turner Street 2023.
(Applicant Image-Front Entry Door)**

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Applicable Guidelines:

Chapter 3.6 – Doors

3.6.2 Maintain historic doors by keeping hardware in good operation. Damaged or deteriorated hardware can cause doors to become out of plumb with the opening and not operate properly. Individual repairs or in-kind replacement helps maintain historic doors.

3.6.3 Consider weatherization improvements that have minimal impact to historic fabric before considering door replacement. Improvements include installing weatherstripping and installing storm doors. Weatherization and repairs should be attempted first and their performance monitored.

3.6.4 Install exterior storm door with a full-light (full view) appearance to keep the visibility of the original historic door. Storm doors should be finished or painted to blend in with the door trim. DESIGN GUIDELINES

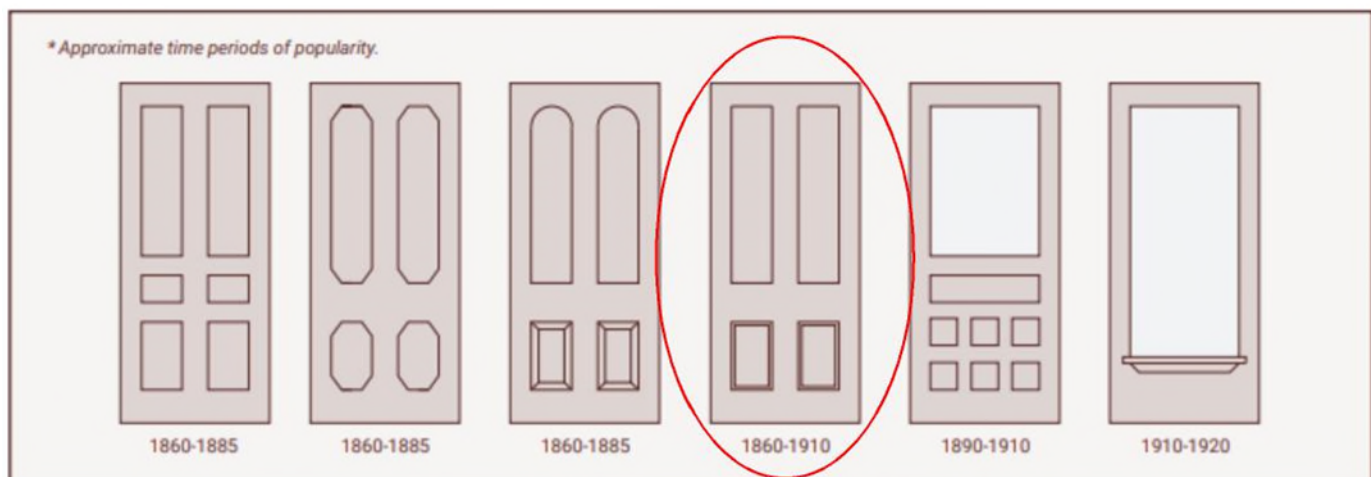
3.6.5 Repair and restore historic doors whenever possible rather than replace them. Historic doors include front doors, rear doors, and grocer's alley doors. Original materials should not be discarded. If repair and reuse is not possible, salvage may be an option and the existing feature used as a template 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.

COMMON DOOR STYLES



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

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(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 facade.

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.

Staff Recommendation:

Approval, pursuant to Chapter 3, Section 3.6 Doors and the unique circumstances concerning the property.

Discussion: It was clarified that both the storm door and the main door to the house were being reviewed. The applicant said the similar doors were already there when he purchased the home, and he replaced them to match them. While the discussion ensued, Google Streetview was consulted, and it was found that a similar storm door had been on the building since before 2008. Sympathetically, Mr. Huber pointed out the problem the homeowners faced when illegal changes were done before they bought a home. Mr. Jordan confirmed this was a very recent “in-kind” change. Technically the owner should have come to the HARB for review of a new set of doors. The applicant said he didn’t understand why he had to come to the HARB every time he did any changes to the exterior of the house. Mr. Huber said it was part of owning a home in an historic district. The HARB struggled with how to handle the violation. Mr. Jordan thought there were extenuating circumstances with this case and that it could be considered an in-kind replacement.

The homeowner asked about other changes he might want to do to his home such as windows. There was a discussion of what was meant by in-kind replacement. Mr. Huber pointed out the windows would need to be in deteriorated condition before replacement could be considered. Replacing windows for thermal reasons was not historically appropriate. Historic wood windows can be repaired, and weather stripped to be thermally efficient. There was also a brief discussion of painting. The HARB explained that he could paint anything that has already been painted and that color was not regulated.

Action: It was decided this was a replacement in-kind. Mr. Alex Encelewski moved to accept the change pursuant to sections of the Guidelines for Historic Districts: Chapter 3, Section 3.6 Doors, and found that there were circumstances unique to the property: The unique circumstances were the door and storm door were already changed to non-conforming before the current owner purchased the home.

The motion was seconded by Mr. Jordan and passed unanimously.