



**CITY OF ALLENTOWN**

**30790**

**RESOLUTION**

**R19 – 2024**

***Introduced by the Administration on February 7, 2024***

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**Certificate of Appropriateness for work in the Historic Districts:**

- 327 N. Nagle St.
- 515 Park St.
- 1146 W. Turner St.

***Resolved by the Council of the City of Allentown, That***

**WHEREAS**, Certificates of Appropriateness are required under the provisions of the Act of the General Assembly of the Commonwealth of Pennsylvania No. 167, June 13, 1961 (P.L. 282) and City of Allentown Ordinance No. 12314; and

**WHEREAS**, the following properties whose respective owners applied for and were granted approval by the Allentown Historic Architectural Review Board (HARB) to undertake specific exterior alterations on said properties as indicated in the attached Final Review Reports, which form part of this resolution:

- 327 N. Nagle St. (Paresh Patel, Owners) – Legalize reconstruction of rear addition
- 515 Park St. (Tanya Allyson, Owners) – Remove slate shingles; install asphalt shingles
- 1146 W. Turner St. (Francis Matos, Owners) – Legalize the current main door & storm door on front porch

**WHEREAS**, on January 8, 2024, the Allentown HARB recommended approval of the above applications, or offered modifications which were subsequently accepted by the property owners, to City Council; and

**WHEREAS**, after reviewing the attached final review reports, it is the opinion of City Council that the proposed work is appropriate.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Allentown that Certificates of Appropriateness are hereby granted for the above referenced work.

	Yea	Nay
Candida Affa	X	
Ce-Ce Gerlach	X	
Daryl Hendricks	X	
Santo Napoli	X	
Natalie Santos	X	
Ed Zucal	X	
Cynthia Y. Mota, President		
TOTAL	6	0

***THIS IS TO CERTIFY, That the above copy of Resolution No. 30790 was adopted by the City Council of Allentown on the 7<sup>th</sup> day of February, 2024, and is on file in the City Clerk's Office.***

*Michelle Pider*  
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City Clerk

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

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**HDC-2023-00082**

**Address: 515 N. Park Street**

**District: Old Fairgrounds Historic District**

**Applicant: Tanya Allyson, City of Allentown**

**Proposal: Remove slate shingles; install asphalt shingles**

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**Building Description:**

This 2½-story brick row house, c. 1891, has been lad with stonecote. The gable roof has slate shingles, a large dormer with projecting eaves, and a single chimney. The windows are 1/1 double hung sash. The second floor has two windows. The first floor has a single window with an unadorned main entry door. There are concrete bull-nosed steps leading to the front door, a single basement window with an iron grille, and a shared grocer's alley door.

**Project Description:**

This application proposes to replace the historic roofing at the property at 515 N. Park Street. The property retains slate at the gable roof and dormer cheek walls. The applicant proposes to install GAF Slateline asphalt shingles.



**Front façade of 515 N. Park Street, 2019.  
(Google StreetView)**



**Detail of roof, 2019.  
(Google StreetView)**

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

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**Rear view of 515 N. Park Street, 2023.  
(Google StreetView)**



**GAF Slateline.  
(www.lowes.com)**

**Applicable Guidelines:**

**Chapter 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.

**3.1.6** 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.

**Observations & Comments:**

The applicant contends that the existing slate roof is failing and in poor condition. The current roof contains typical rectangular slate singles in a gray color. The application proposes to install GAF Slateline shingles, which are an appropriate alternate that generally match the existing rectangular slate in dimension, shape, profile, color, exposure, and overall appearance. Staff finds that the proposed shingle complies with the guidelines in Section 3.1 Roofs.

**Staff Recommendation:**

Approval, pursuant to Chapter 3, Section 3.1 Roofs.

**Discussion:** The Discussion of the proposed work focused on the scope of work, the condition of the existing slate roof, and the color of the proposed GAF Slateline singles. The applicant asked to amend the application to include the cheek walls and roof of the dormer. Mr. Huber asked about the condition of the slate and the applicant said several roofers inspected the roof and said it was not repairable. She said the roofs adjacent to the attached home had been replaced. It was also pointed out that staff had determined the roof replacement with GAF Slateline shingles appropriate. The

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

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applicant was asked what color shingle she proposed. She was not sure which color but intended it match the color of the slate roof.

**Action:**

Mr. AJ Jordan moved to approve the amended application presented on 1/8/2023 for the removal of slate shingles, including the cheek walls and roof of the dormer, and installation of GAF Slateline shingles at 515 N. Park Street pursuant to Chapter 3, Section 3.1 Roofs, with the following conditions:

- the replacement GF slate line shingles will match the existing slate in dimension, shape, profile, color exposure, and overall appearance.

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

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

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**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**

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**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)**

## Historical Architectural Review Board COA Preliminary Review Sheet

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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**

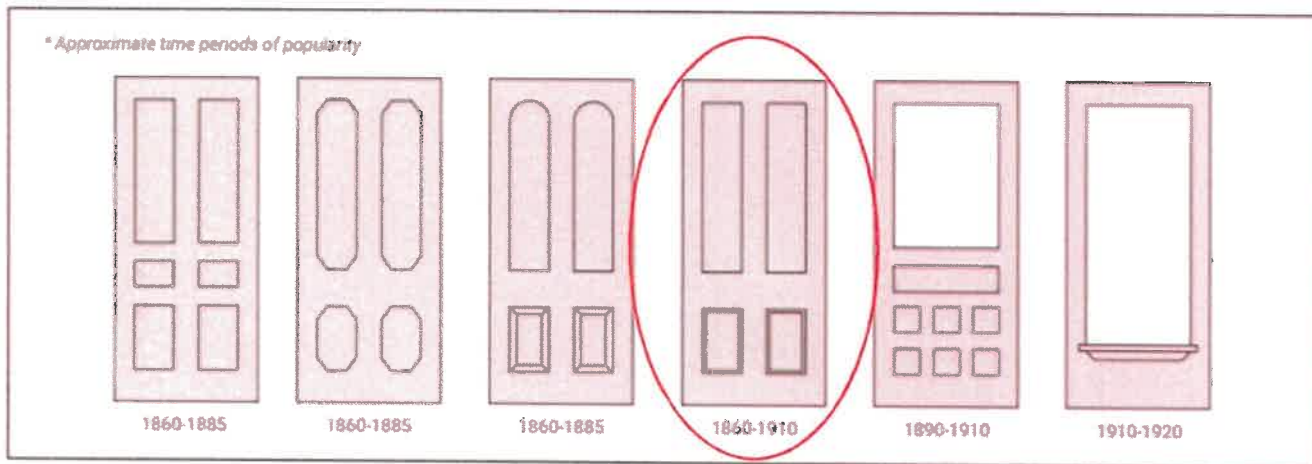
**3.6.5** Repair and restore historic doors whenever possible rather than replace them. Historic doors include front doors, rear doors, and grocer's alley doors. Original materials should not be discarded. If repair and reuse is not possible, salvage may be an option and the existing feature used as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

## Historical Architectural Review Board

### COA Preliminary Review Sheet

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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.

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**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.



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

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**HDC-2023-00093**

**Address: 327 N. Nagle Street**

**District: Old Allentown Historic District**

**Applicant: Paresh Patel, owner**

**Proposal: Legalize reconstruction of rear addition (violation correction)**

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**Building Description:**

This 2-story brick end-of-row house, c. 1910, is a ½ Street Vernacular house, has a flat roof with a single chimney. The windows are 1/1 sash with segmental arches in brick. The main entry is a single 6-panel solid door with an aluminum awning over it. There is a long concrete stoop in front of the house.

**Project Description:**

This application is the second seeking to legalize the reconstruction of a rear addition without permits. On May 25, 2023, the property owner submitted an application for a certificate of appropriateness to restucco the rear addition of the building at 327 N. Nagle Street. Staff approved the application since the work would have been an in-kind replacement. Staff was later notified by Building Standards and Safety that the work exceeded the approved scope and that Building Standards had issued a stop work order and tagged the building as unsafe. According to the inspector, the removal of the stucco showed that the addition was in extremely poor condition and in danger of collapse. Because the owner worked outside the approved scope, staff issued a notice of violation and revoked the original certificate of appropriateness. The owner proceeded to work to address the unsafe violation prior to permits being issued and rebuilt the addition. The addition has been reframed, enclosed, and stuccoed. At least one door was relocated to a new façade. This application includes plans stamped by an engineer and requests legalization of the addition.

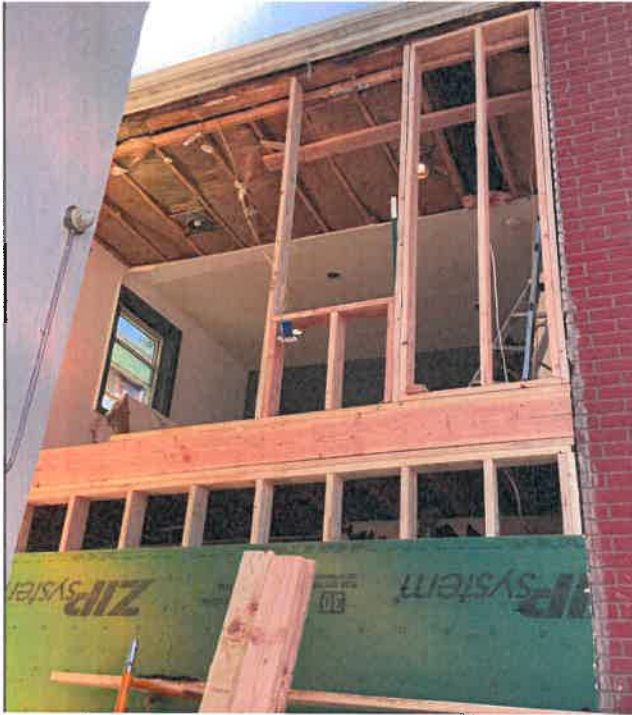


**Front and side façades of 327 N. Nagle Street, 2019.  
(Google StreetView)**



**Photo showing the wall condition following stucco removal.  
(City of Allentown)**

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



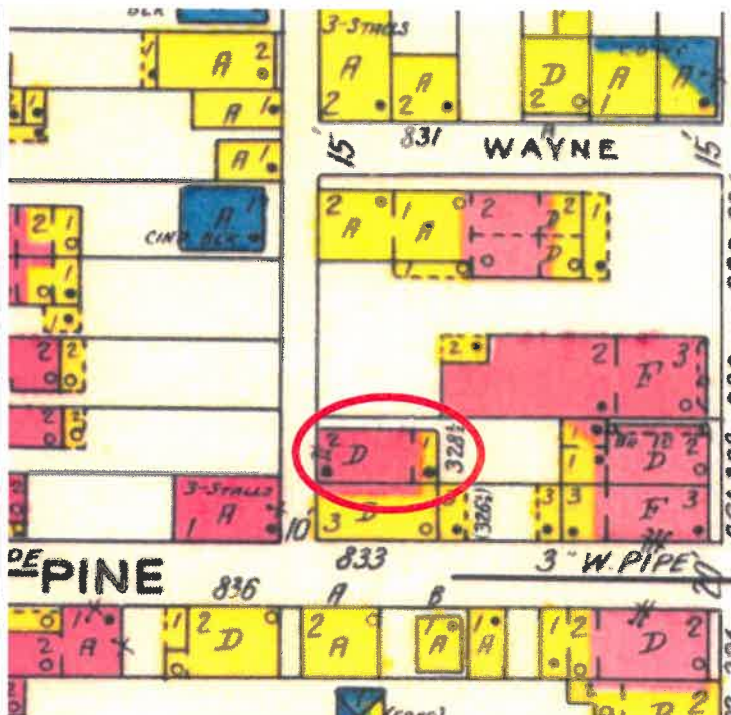
Side façade with walls removed and reframed.  
(City of Allentown)



Rear of the rebuilt addition visible from Pine Street.  
(City of Allentown)



Photo showing rebuilt wall with door moved.  
(City of Allentown)



1932 Sanborn map showing that a small one-story frame addition existed.  
(Pennsylvania State University Libraries)

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

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### **Applicable Guidelines:**

#### **Chapter 3.15 – Demolition**

**3.15.2** Evaluate the significance of the building and its contribution to the historic district. Determine if the building has individual architectural, cultural, or social significance or is associated with significant people or events. It is recommended to reference the National Register of Historic Places' criteria for significance. Determine its contribution to the historic district. Buildings that are eligible or listed in the National Register and/or are significant features of the historic district should be preserved.

**3.15.3** Determine if the building retains historic integrity. Evaluate the cumulative impact of past alterations. Buildings that have been altered to such an extent that they no longer convey their significance or contribute to the historic district may have more flexibility in review.

**3.15.4** Provide documentation that the feasibility of rehabilitation has been sufficiently investigated and alternatives to demolition have been explored. Documentation may include feasibility studies, professional conditions assessments, structural report by a licensed engineer, cost estimates, or similar due diligence. Documentation can be provided in written descriptions, photographs, drawings, and financial data.

**3.15.8** If demolition is proposed because the City's Building Inspector has declared a clear and present danger, provide official documentation with the application. The Building Inspector may determine that a building is in a state of collapse or has deteriorated to such a point that it is a public safety concern. This finding should be supported by documentation from a licensed structural engineer.

**3.15.9** Avoid demolition by neglect through regular maintenance, repair, and restoration. Severe deterioration and poor condition that is the result of neglect can be considered a self-created hardship and is not an appropriate justification for demolition.

**3.15.10** Consider the factor of compatibility within the historic district. Buildings constructed after the district's period of significance or are intrusive to historic patterns of material, design, scale, proportion, and massing may be reviewed with greater flexibility.

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### **Observations & Comments:**

Staff finds that the addition held no architectural or historical significance and was constructed after 1932, though the exact date was not determined. The addition consisted of frame construction and contained no architecturally significant details or features. The north elevation included one second-story window and one entry door at the east end. The rear elevation had one window at each story, and the south elevation contained no openings and was partially visible from Pine Street.

At the HARB's September 2023 review, the board found that the application was incomplete and recommended denial, with the comment that the application would need to include plans stamped by an engineer to satisfy both the HARB and Building Standards. The current application includes stamped plans with a note that the existing EIFS will need to be removed and a new stucco or EIFS system properly installed with proper flashing and sealant. Previously, the applicant had stated that the windows and doors in the addition were reused from the previous openings.

Staff finds that if the applicant satisfies the requirements to properly restucco the addition, the work will comply with the design guidelines since no historic material was lost and the reconstruction will largely be completed in-kind.

### **Staff Recommendation:**

Approval, pursuant to Chapter 3, Section 3.15 Demolition.

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

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**Discussion:** The discussion focused on the past history and details of the project, the type and color of exterior finish, and the changes from the original rear addition. The provided photos made it difficult to understand the changes from the original rear addition to the new addition. The main change was the location of a door that was on the north elevation to the east elevation. Otherwise the addition matched the original addition. The original addition had been covered with an EIFS stucco. The new addition will have a similar EIFS stucco. Mr. Huber thought the original might have been painted. The applicant said it was not painted.

Mr. Jordan questioned whether the project needed a COA if it was reconstructed in kind. Mr. Huber pointed out the change in door location and it was decided a COA was needed.

### **Actions:**

Mr. AJ Jordan moved to approve, with conditions, the application presented on January 8th, 2024, for legalizing the reconstruction of the rear addition of 327 N Nagle, pursuant to Chapter 3, section 3.15 demolition, and found that there were circumstances unique to the property, and that this application was largely a replacement in kind, except for the changed door location. The following conditions were agreed to by the applicant:

- The addition must be approved through code

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