



CITY OF ALLENTOWN

30332

RESOLUTION

R183 – 2021

*Introduced by the Administration on October 20, 2021*

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Denial of a Certificate of Appropriateness –1503 W Chew Street

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

**WHEREAS** a Certificate of Appropriateness is required under the provisions of the Act of the General Assembly of the Commonwealth of Pennsylvania No.167, June 13, 1961 (P.L.282) known as the Pennsylvania Historic District Act; and City of Allentown has adopted a Historic District Ordinance, Article 1391, under the provisions allowed in the Pennsylvania Historic District Act; and

**WHEREAS**, the owner, Daniel Vasquez Jr. applied to the Historical Architectural Review Board (HARB) for a Certificate of Appropriateness to install new vinyl windows on primary façade, replace existing storm door with full light storm door and replace existing entry door with original door found within the house, and

**WHEREAS** the HARB held a meeting on said matter on August 2, 2021, in the absence of the applicant, and due tabled to allow the applicant an additional opportunity to represent the application to timing constraints made a recommendation regarding the application; and

**WHEREAS** the HARB held a meeting on said matter on October 4, 2021, in the absence of the applicant, and due to timing constraints made a recommendation regarding the application; and

**WHEREAS**, based on the evidence presented, the HARB made the following findings of fact, as detailed in the attached Case Report:

1. The application lacked the information to approve the alteration.
2. The applicant, after multiple attempts to communicate was not present to represent the application.

**WHEREAS** on October 4, 2021, based on the above findings of fact, the HARB recommended to City Council denial of a Certificate of Appropriateness as detailed in the attached Case Report.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Allentown that a Certificate of Appropriateness is hereby denied for the above referenced alteration.

	Yea	Nay
Candida Affa	X	
Ce-Ce Gerlach	X	
Daryl Hendricks	X	
Cynthia Mota	X	
Joshua Siegel	X	
Ed Zucal	X	
Julio A. Guridy, President	X	
TOTAL	7	0

***THIS IS TO CERTIFY, That the above copy of Resolution No. 30322 was adopted by the City Council of Allentown on the 3<sup>rd</sup> day of November, 2021, and is on file in the City Clerk's Office.***

  
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 City Clerk

**HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ALLENTOWN, PENNSYLVANIA  
October 4, 2021  
FINAL REVIEW**

**Property Location:** 1503 Chew St.

**Agenda Item:** 3.b.

**Case:** HDC-2021-00018

**Meeting Date:** October 4, 2021

**Property Owner/Applicant:** Daniel Vasquez Jr.

**Building description, period, style defining features:**

This 3-story brick row house, ca 1902 is a porch house. The flat roof has spires and a denticulated cornice. The windows are 1/1 sash with brick lintels, a bay window and basement window grille. The main entry is a single door with transom on a stoop with iron rail.



**Proposed alterations:**

1. Installation of new vinyl windows on primary façade. (Note: applicant has been informed of the replacement window requirements and is seeking approval from the HARB for an alternate).
2. Replacing existing storm door with full light storm door.
3. Replacing existing entry door with original door found within the house. New laminated glass with be inserted where missing glass is located, and nickel hardware will be installed.

**Evaluation of Proposed Project:**

The proposed project will have a negative impact on the historic building because of the removal of original historic material. Restoration of wood windows is always the preferred treatment. However, the wood windows appear to be in deteriorated condition and repair of all seven windows on the primary facade could be infeasible due to cost and labor.

In the application materials the applicant describes pursuing both aluminum-clad wood windows and vinyl windows for replacement. Aluminum-clad wood windows are an appropriate material and are consistent with the Guidelines. Vinyl windows are not appropriate for use on a primary facade and are generally not recommended for use on any facade. The available pre-fabricated aluminum-clad wood windows are smaller than the existing opening and would require reducing the overall opening. This is not an appropriate or desirable change. The proposed treatment of the existing wood frames is unclear. Leaving the restored wood frames intact for a new sash insert may reduce the appearance of the overall opening.

The proposed restoration and reuse of the original salvaged wood door is appropriate and encouraged. No glazing remains intact in the existing door and the use of laminated glass is appropriate. New nickel hardware should match the original when possible. The proposed replacement of the existing half-paneled storm door with a new full-light aluminum storm door is recommended and consistent with the Guidelines.

**Historic District Impact:**

The proposed project will have a negative impact on the surrounding historic district. The adjacent buildings have replaced their original wood windows with vinyl. The full replacement of wood windows will contribute to the overall erosion of the streetscape's material integrity caused by window replacement. The proposed door restoration and storm door replacement will be positive alterations to the surrounding street.

**HARB Discussion**

The applicant has not responded to requests for information from KP nor have they submitted a revised application or alternative window. Procedurally, because a revised application has not been submitted, a new Preliminary Review has not been created.

Vinyl windows at the primary facade are not appropriate and are not recommended for approval. It is also not appropriate to reduce the size of an original window opening, as noted in the original application. Aluminum-clad wood windows are recommended and should be custom fabricated to fit the existing size of the windows. Repair and restoration of the existing wood windows is the preferred treatment above replacement.

KP asked the HARB what the protocol for expiration of a COA term was, PJ and DH instructed KP to contact the solicitor regarding this matter.

**Recommendation(s):**

Repair and restoration of the existing wood windows is the preferred treatment above replacement. Vinyl windows at the primary facade are not appropriate and are not recommended for approval. It is also not appropriate to reduce the size of an original window opening to fit prefabricated window units. Aluminum-clad wood windows are the recommended material and should be custom fabricated to fit the existing size of the windows.

The proposed door work is appropriate and is recommended for approval.

**Action**

Motion to deny the application based on the lack of new material being presented and the lack of communication on the part of the applicant was made by HARB member Patricia Jackson, motion was seconded by HARB member AJ Jordan.