

**CITY OF ALLENTOWN
HISTORICAL ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
JUNE 6, 2016**

Case # HDC-2016-00005 - Proposal to install a small, sliding window to the existing store front display window, and cut away the existing concrete porch floor to permit a wheel chair to roll up to the proposed window.

Property located at: 502 W. Tilghman St
Historic District: Fairgrounds
Case #HDC-2016-00005
Meeting date: June 6, 2016

Property Owner: Catalina Rodriguez
Address: 506 W. Tilghman Street,
Allentown, PA 18102
Applicant: Mykesh Patel
Applicant's Address: 502 W. Tilghman
Street, Allentown, PA 18102

Building description, period, style, defining features: This structure is a 3 story, 3 bay detached brick dwelling with square corner turret, gambrel roof, corbelled brick cornice, segmentally arched window openings, 1 over 1 double hung windows, and a first floor storefront. The existing storefront has a deep porch roof supported on 4 thin wrought iron columns, raised and sloped concrete porch floor, and a step at the entry recess. The storefront has two display windows flanking a centered full light door with angle returns. The storefront is clad in vertical boards or T-111 siding. The building dates from c. 1920 and is Queen Anne in style.



Proposed alterations: It is proposed to install a small, sliding window to the existing store front display window, and cut away the existing concrete porch floor to permit a wheel chair to roll up to the proposed window. The owner is striving for ADA accessibility for lottery transactions at the window. The new window will be located at 34" above the new grade level with a 12" deep transaction shelf at the same height. The transaction shelf will have at least 27" aff of clear area underneath.

Staff Approvals: n/a

Background: HARB Case #HDC-2013-22; Approved at meeting of April 1, 2013

1. The proposal to install new signage for the existing grocery/deli store at 502 W Tilghman Street was presented by Marcos Troncoso. 2. The proposed sign will be a temporary installation and will hang in the same location as the existing sign. 3. The sign will be 3' x 1.5' in size to match the existing sign. 4. The sign will be all lime green in color. "Troncoso Grocery

Deli" will be in white lettering, "American & Spanish" in black, and a white pin stripe border will be added at the perimeter of the sign. 5. The telephone number will be eliminated from the sign. 6. A new, larger permanent sign is recommended if Zoning approval can be secured. 7. The new sign must be reviewed by HARB, but is recommended to be located at the center of the façade between the center columns.

8. The proposal to recommend a COA was unanimously approved.

Violations:

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. **SIS 6.** Deteriorated features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. **Allentown Guidelines for Historic Districts:** Chapter 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternate Materials; 5. Windows; 7 Porches and Stoops

Evaluation, effect on historic district, recommendations: The proposed small transaction window is not historically appropriate or ideal. It may be possible to construct a ramp in two sections to permit ADA access into the store so the lottery transactions can occur inside. See sketch. If an accessible ramp does not fit the available space, the proposed window might be found acceptable however additional information is needed. That information includes a scale elevation drawing showing the transaction counter and the proposed transaction window and how it interfaces with the existing display window and window specifications. Is the window frame aluminum?

Although the storefront is not original, further altering it just adds to the fact that it stands out in what was an otherwise interesting and fairly intact historic townhouse and row of attached houses. Keeping the storefront looking as historically appropriate as possible would mean the flanking display windows should look the same; a sliding transaction window with counter would certainly change the symmetry.

From May 2016 meeting-Discussion: *There was a lengthy discussion of whether a ramp could be installed for access to the store instead of installing the transaction window. The Historic Consultant circulated a sketch of a possible ramp configuration. The applicant, however, informed the HARB that there was 20" of rise to be accommodated, and his architects couldn't work out a ramp. The Historic Consultant said there were some steeper slopes that might be acceptable to the Accessibility Board since the building was historic. Several options were contemplated, and the Historic Consultant said she would get in contact with the applicant's architect to discuss. The HARB asked that applicant about the size of the window and appearance of the transaction counter. The size of the window was to be 24" x 18", and the applicant originally planned a vinyl window. A metal window was recommended instead and the HARB said specifications for the window and transaction counter, elevation drawings showing the appearance of both, and specifications would be needed.*

The applicant said he is a new owner of the building and business and that he would be addressing the excessive signage.

Motion: *The HARB upon motion by Mr. Berner and seconded by Ms. Jackson tabled the project for additional information on counter, window and possible ramp options.*

Discussion: The applicants explained alternate ideas that they had looked at to provide a ramp for access to the building instead of cutting away part of the existing porch. Mr. Santee said the most viable approach to get to the porch level was a 6/1 curb-type ramp at the center of the porch, but that this would not provide access to the store. The applicants explained that the storefront window was almost exactly 34" above the porch level. They thought the existing display window could be replaced with 2 double hung windows. The HARB did not agree that that would be historically appropriate. Mr. Kimmerly suggested a hopper style window at the bottom of the existing glass and replicating the horizontal mullion in the other display window for symmetry. Because of the cross slope in the exiting porch, there was discussion of providing a railing around the porch. The HARB said that if a railing is installed it should be a wrought iron style railing with square posts and shaped top rail. A pipe railing would not be approved. There was also a discussion of the material that would be used for the transaction window. The

existing display windows are framed in wood. The HARB explained that vinyl windows would not be appropriate nor approved and gave the Mr. Kimmerly the authority to work with the applicants to choose an appropriate wood window. Mr. Brobst recommended that the applicant check with the lottery organization to be sure the HARB approved approach would meet Lottery requirements.

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

1. The proposal to install a small, sliding window to the existing store front display window, and cut away the existing concrete porch floor to permit a wheel chair to roll up to the proposed window at 502 W Tilghman Street was presented by Curt Santee and Mike Patel.
2. An 6 to 1 sloped access ramp will be constructed at the center of the storefront porch to provide access to the porch.
3. The right side window will be modified to receive a single or two hopper style windows side by side.
4. The left side display window will be modified with a horizontal mullion at the same height as the right side hopper windows to create a symmetrical appearance.
5. The new transaction window will be located at 34" above the porch level and have a 12" deep transaction shelf at the same height.
6. A metal railing may be installed at the perimeter of the porch if needed for safety. The railing will have square posts and traditionally shaped top rail.
7. Mr. Kimmerly and the Historic Consultant were given the authority to work out the details of the window installation and the details of the railing if installed.
8. The proposal to recommend a COA was unanimously approved. (7-0; motion carried; *Berner, Brobst, Fillman, Huber, Jackson, Roberts, Sell*)