



CITY OF ALLENTOWN

196

RESOLUTION

R – 2021

Introduced by the Administration on November 17, 2021

Denial of a Certificate of Appropriateness –231 N 8th St

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, Home Investments, LLC c/o Jamil Mandawi applied to the Historical Architectural Review Board (HARB) for a Certificate of Appropriateness to replace and existing stained-glass windows with new one over one aluminum clad wood windows, and

WHEREAS due to time constraints the HARB held a special meeting on said matter on November 12, 2021, to review the proposed application with the owner, and

WHEREAS the HARB provided recommendations for the applicant's consideration that would satisfy the Guidelines for Historic Districts including

1. Provide more detailed evidence that each of the windows has been evaluated and found to be irreparably damaged from a stained-glass professional including written documentation that each of the windows were individually evaluated with a recommendation for repair or replacement.
2. If the windows are determined to be irreparably damaged by a stained-glass professional the windows shall be replaced in-kind with new stained-glass windows that replicate the size, design, and operation of the existing windows, and

WHEREAS the applicant did not wish to pursue the recommendations of the HARB and instead wished to pursue the work as presented in the original application due to time constraints, and

WHEREAS based on the evidence presented and the requirements of the Guidelines for Historic Districts the HARB made the following findings of fact, as detailed in the attached Case Report:

1. The existing stained-glass windows are distinct architectural features of the building.
2. The applicant presented evidence from a stained-glass professional that at least one of the windows would need to be replaced but no documentation of what information was provided to the stained glass professional and for which windows.
3. Evidence provided in the application is insufficient to make a determination that all the existing stained-glass windows require replacement and cannot be repaired.
4. That second opinion from a stained-glass professional would be appropriate or documentation that the original stained-glass professional reviewed each of the windows and made individual determinations.
5. The application proposes inappropriate replacement windows, and if the windows need replacement, they should be replaced in-kind to replicate the size, design and operation of the existing windows, and

WHEREAS on November 12, 2021, based on the above findings of fact, the HARB indicated what changes in plans and specifications would enable a recommendation for approval.

WHEREAS the applicant decided not to make the recommended changes, and

WHEREAS based on the findings of fact, application materials and requirements of the Guidelines for Historic the HARB recommends disapproval 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.