MINUTES OF THE
HISTORICAL ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN, PENNSYLVANIA

Monday, April 1, 2024

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1. Call to Order

The monthly meeting of the HARB was held on Monday, April 1, 2024, in a hybrid format combining an in-person meeting with a Microsoft Teams virtual meeting. The meeting was called to order at 6:07 p.m. by Mr. AJ Jordon, Chairman.

HARB Members present:
Alex Encelewski, Old Fairgrounds Resident
Phillip Hart, West Park Resident
David Huber, Vice Chair, Allentown Resident
AJ Jordan, Chair, Old Allentown Resident
Joseph Franzone, Building and Construction Supervisor, City of Allentown

HARB Members absent:
Vacant, Real Estate Broker
Vacant, Architect

Staff present:
Brandon Jones, Planner, City of Allentown
Jesus Sadiua, Chief Planner, City of Allentown
Jessica Stuck, Landmarks SGA, LLC

Visitors present:
Barry Cohen, Contractor, 534 N. 6th Street
Joseph Yenik, Contractor, 340 N. 8th Street
Eric Luckenbach, Contractor, 1525 W. Chew Street
Ivan Reyes & Daisy Reyes, Owners, 107 N. 11th Street
Joan Ferreras, Owner, 1111 W. Turner Street
Pratik Patel, Owner, 213 N. Popular
Bryne Heffner-Bair, Applicant, 1515 Linden Street

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2. Approval of Minutes

Mr. Hart moved to approve the minutes of the March 4, 2024, meeting. Mr. Huber seconded the motion, which passed unanimously.

3. Old Business

HDC-2024-00018
Address: 1515 Linden Street
District: West Park Historic District
Owner: City of Allentown
Applicant: Bryne Heffner-Bair
Proposal: Reconsider window replacement on bandshell at West Park

Building Description: This structure is the West Park Band Shell building. It is a 2 story detached structure with flat roof with semi-spherical roof over the stage, deep classical cornice, stucco front with pilasters and arched proscenium, wood siding on the remaining facades, 4 doors of various styles, 6 over 6 wood double hung windows on the sides and rear, The structure dates from the late 19th/early 20th century and is Classical in style.

Project Description: This application proposes to reconsider the approval, with conditions, of the application on March 4, 2024, which indicated that the wood windows would be retained. The condition of the windows requires replacement. The proposed window is aluminum clad with exterior applied 6 over 6 muntins.

Applicable Guidelines:

Section 3.5 – Windows

3.5.1 Retain and preserve historic windows and all associated components whenever possible, including window sash, frame, hardware, lintel, sill, trim, hood, shutters, and glazing (glass). Retain original windows in type, shape, size, operation, and material. Preserve existing glazing including stained glass as a distinctive feature of the window.

3.5.2 Keep historic wood windows in good condition by maintaining sound layers of paint at exterior and interior surfaces. Where wood has been exposed by paint failure, clean with the gentle methods possible and using lead-safe practices prior to repainting. Scrape peeling or flaking paint using hand tools down to the next sound layer of paint and ensure that the surface is clear of dirt and debris before priming and repainting.

3.5.3 Maintain operable windows, which have inherent energy-efficient advantages for air circulation. Remove paint that has sealed a window closed from the exterior and/or interior.

3.5.4 Inspect and test hardware. Ensure sash locks bring sashes together tightly to keep windows watertight. 3.5.5 Consider weatherization improvements that have minimal impact to historic fabric including sealing or recaulking around exterior and interior trim, installing weatherstripping, and installing storm windows (either exterior or interior) to improve energy efficiency.

3.5.6 Install storm windows customized to fit each window frame properly. Wood and aluminum materials are appropriate. The horizontal rails should align with window sashes. Window finishes should match the window trim or blend with the color scheme of the building. Interior storm windows may be recommended for windows with distinctive lites, artistic glazing, or irregular shapes to preserve the exterior appearance.

3.5.7 Repair, restore, and reuse original windows prior to replacing them. Where one component of a window is deteriorated or broken, repair or replace the individual piece rather than replace the entire window unit. Repair or selectively replace in-kind existing hardware to ensure window operability, including sash cords, weights, and pulleys. Repaired windows have been shown to achieve energy performance levels comparable to replacement windows.

3.5.8 Replace windows in-kind if original windows are deteriorated beyond feasible repair. Wood is the preferred material for most replacement windows. Replacement windows should match the original as closely as possible in material, size, type, operation, profile, and appearance. Replicate the existing dimensions of glazing, configuration of muntins, or unique decorative lites. Match sash and frame thickness and window depths. For existing nonoriginal windows, it is preferred to replace with wood windows rather than new alternate materials.

3.5.9 Replace windows with alternate materials if in-kind replacement is not feasible. Replacement windows must match the original as closely as possible in type, size, operation, profile, appearance, and configuration of lites and muntins. Aluminum-clad wood windows are an appropriate alternate because they can replicate the original appearance and material. Composite wood or fiberglass windows with paintable exterior surfaces can be appropriate alternates if they match the original appearance, but are not recommended from a sustainability perspective. Vinyl windows are not appropriate due to short lifespan, poor performance, and inability to match historic profiles.

3.5.10 Preserve the ratio of window openings to solid wall surfaces. Increasing or reducing openings can impact the proportions of a facade and can look out of place within the larger streetscape. Changing the size of openings will also require a Building Permit because it changes the amount of enclosed space on a facade.

3.5.11 Retain the historic pattern of window openings (fenestration pattern), especially on primary facades. Avoid inserting new windows into a facade or infilling existing windows. The position, number, and arrangement of windows defines the rhythm of a facade and can be a character-defining feature of an architectural style or a type of building use. If creating new openings or infilling existing ones is necessary for a project such as an adaptive reuse, locate openings on side or rear facades.

3.5.12 If replacing a single window on a facade, replicate the existing windows of that facade.

3.5.13 Replace single-pane glazing in-kind whenever possible. Install double-glazed windows with simulated divided lights only upon consultation with Staff/HARB. Replicate the dimensions, details, and appearance of the original window. Simulated divided light muntins should be attached to the window exterior, not sandwiched between the panes of glass.

3.5.14 Avoid reflective glazing in restored or new windows. Reflective glazing makes a window's lites and muntins difficult to see and alters the visual impact from the street. This change makes alterations in the historic district more conspicuous. Clear (non-tinted) and non-reflective glazing and low-e coatings are appropriate.

3.5.15 Replace deteriorated window trim or decorative elements only as necessary to match the size, profile, and material of the original elements. For window lintels or hoods that project from the facade plane and are vulnerable to water collection, consider installing of metal drip edges to shed water away from windows. Copper is recommended and should be left to weather naturally; aluminum is acceptable and should be painted to match surrounding materials. Avoid encasing wood sills with metal or vinyl, as this will trap moisture and may cause more damage.

Observations & Comments: Based on the review of the new photographs provided, it does not appear that the condition of most of the windows are beyond feasible repair – they range from potentially needing hardware replacement, wood repair, glazing putty replacement, and/or painting. That being said, given the request for reconsideration, there may be conditions not evident through photographs that warrant replacement over repair. As discussed in the March 4, 2024 meeting, replacement with the proposed aluminum clad windows with exterior applied muntins would be historically appropriate as long as the replacement windows do not reduce the daylight opening or sightlines of the original windows. Additionally, for increased durability and protection against vandalism, installing storm windows with either acrylic or polycarbonate on the exterior of the windows would be appropriate, as opposed to a metal mesh.

Staff Recommendation: As a compromise, since the applicant is willing to replace the windows with a historically appropriate replacement to match the original, it is recommended to approve.

Presenter:

- Jessica Stuck presented the application.
- Bryne Heffner-Bair represented the application.

Discussion: Generally, it was discussed that the applicant did not meet the burden of proof to show that the windows needed to be replaced. It was noted that based on the provided photographs, the windows looked as if they only needed routine maintenance and did not require full replacement. The applicant indicated that the photographs may not accurately document the conditions of the window, but the replacement is to protect the building from vandalism

and prevent further deterioration. Given that the proposed replacement is historically appropriate and the concern for vandalism, most agreed that the proposed replacement was appropriate.

Action: Mr. Jordan made a motion to amend the previously approved application from March 4, 2024 with restated conditions as of April 1, 2024 to replace the windows at 1515-1559 Linden Street with the following conditions agreed to by the applicant following sections of the Guidelines for Historic Districts: Chapter 3, Section 3.5 Windows and find that there are not circumstances unique to the property:

- The existing wood windows will be replaced with aluminum clad windows with exterior applied muntins to match the original window configuration.
- Polycarbonate or acrylic security panels will be installed over the windows with exterior stops screwed into the window frames.
- No wire mesh will be installed over the windows.

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

4. NEW BUSINESS

HDC-2024-00019
Address: 1111 W Turner Street
District: Old Allentown Historic District
Owner: Joan Acosta Ferreras
Applicant: Joan Acosta Ferreras
Proposal: Legalize roof repair work

Building Description:
This 3-story brick row house, ca 1890 is Eastlake style. The mansard roof has asphalt shingles, projecting cornice, double dormer and single chimney. The windows are 1/1 sash wood arched lintels and there is a basement window grille visible. The main entry is a single door with transom on a concrete porch with iron railing and Allentown Porch roof, which has cyma-curve profile, scroll roof ends, ornate metal brackets, with hidden rafters and shingle roofing. The porch roof is the 1st of three adjoining roofs. There is a grocer's alley door.

Project Description:
This application proposes to legalize the replacement of the roof on the front elevation due to a leak with shingles of the same type and color as existing.

Applicable Guidelines:
Section 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.

3.1.4 Repair and replace deteriorated flashing or fasteners with materials that are compatible with the roofing material. Roof problems are often caused by failure of these components rather than the historic roofing material.

3.1.5 Preserve architectural features that give the roof its unique and building-specific character—such as dormers, turrets, chimneys, cornices, rolled ridge flashing, cresting, and finials. Repair and restore features; replace in-kind only when necessary.

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.

3.1.8 Replace non-historic roofing materials in-kind or with recommended alternates. If the original material is documented, restoration of the original material is also an appropriate option but is not required. Original roofs may have been replaced long ago, yet asphalt shingles and similar alterations are still considered impacts to the overall appearance. Replacement materials should match the existing in color, pattern, shape, and profile. Greater flexibility is possible with non-historic roofing and using durable high-quality replacements is recommended.

3.1.9 Consider roof ventilation alternatives carefully. Ventilation options are approved on a case by case basis and can include ridge vents, louvered vents, or soffit vents. Proper ventilation may extend the life of a roofing system, but in some cases it can lead to condensation problems with long-term effects on the roofing materials and structural components. Refer to Chapter 3.8 Mechanical and Utility Equipment for related guidelines about roof vents.

Observations & Comments:

The roof replacement is not an in-kind replacement. From reviewing Google Street View images prior to the replacement, the original roofing was a 3-tab shingle; yet the replacement material is an architectural shingle with an exaggerated taper and overlap, which is not a suitable alternate for historic slate roofing. It does appear that an adjacent house has a similar architectural shingle, while the neighboring house in the other direction has slate roofing.

Staff Recommendation:
It is recommended to deny.

Presenters:

- Jessica Stuck presented the application.
- Joan Acosta Ferreras represented the application

Discussion: The homeowner indicated that he and a friend with experience with roofing did the work based on a leak in the roof. He noted he was not aware of the need to go to HARB for review. The discussion noted that the application stated that this is a like for like replacement, but based on the submitted information, it does not meet the guidelines for being an in-kind replacement.

Action: Mr. Franzone made a motion to deny the application presented on April 1, 2024 to legalize the roofing replacement at 1111 W Turner Street because it did not comply with the Guidelines for Historic Districts: Chapter 3, Section 3.1 – Roofs and there were no known unique circumstances that would apply.

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

HDC-2024-00020
Address: 107 N 11th Street
District: Old Allentown Historic District
Owner: Daisy Reyes
Applicant: Daisy Reyes
Proposal: Legalize the replacement of doors, windows, and siding

Building Description:

This 3-story Queen Anne Porch row house, ca. 1892, with Eastlake influences. The mansard roof displays fishscale slate shingles. There is a projecting dormer with a spire topped by a finial. Below the cornice between the 2nd and 3rd stories is corbelled brickwork. There are brick panels between the buildings. Wooden brackets and pommels are seen at the edges of the cornice and at the roof edge. There are canvas awnings on the 2nd and 3rd floor windows and across the front of the porch roof.

This 3-story Queen Anne Porch row house, ca. 1892, with Eastlake influences. The mansard roof displays fishscale slate shingles. There is a projecting dormer with a spire topped by a finial. Below the cornice between the 2nd and 3rd stories is corbelled brickwork. There are brick panels between the buildings. Wooden brackets and pommels are seen at the edges of the cornice and at the roof edge. There are canvas awnings on the 2nd and 3rd floor windows and across the front of the porch roof.

Project Description:

This application proposes to legalize the replacement of rotted windows and doors with new windows and doors, as well as replace the exterior siding at the rear of the house.

Applicable Guidelines:

Section 3.2 – Wood Siding & Trim

3.2.4 Repair and restore wood siding, cladding, and trim whenever possible. Preserve wood features such as cornices, brackets, window and door moldings, and bay windows. Trim work is an essential part of a building's architectural character. Unique features of a building should be preserved. Repair historic wood features by patching, piecing-in or Dutchman repairs, consolidating or otherwise reinforcing the wood using recognized preservation methods. Repair may also include limited replacement in-kind of extensively deteriorated or missing parts of wood features.

3.2.5 Replace deteriorated materials in-kind if repair is infeasible. New materials should replicate the original as closely as possible in material composition, size, profile, shape, pattern, and appearance. If historic wood siding or trim was an identifiable or visually distinctive species, it is recommended that the same species be used for the replacement.

3.2.6 Avoid installation of aluminum, vinyl, or synthetic materials that were unavailable when a building was constructed. Aluminum, vinyl, fiber-cement, or other synthetic cladding are not appropriate for historic properties because of their visual impact and because their installation can cause other deterioration problems. It is not appropriate to cap or cover existing wood with these types of materials. It is not appropriate to remove original wood cladding or trim features and replace them with aluminum, vinyl, fiber-cement, or synthetic materials.

3.2.7 Consider removal of existing aluminum, vinyl, or synthetic cladding over building features. Historic materials sometimes remain intact below this type of cladding and can be restored. In-kind replacement of existing non-historic siding that was in place before the historic district was designated may be allowed in some cases. Consult with Staff and HARB during early project planning stages. Provide photographs or documentation of existing conditions and wall materials below non-historic siding to help determine the appropriate treatment.

3.2.8 Inspect painted wood thoroughly to determine whether repainting is necessary or if cleaning is all that is required.

3.2.9 Remove peeling, flaking, or failing paint to the next sound layer of paint using the gentlest methods possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include hand-scraping and handsanding, and when necessary, mild chemical strippers or gentle micro-abrasion methods. Sand blasting, high

pressure power washing, and mechanical grinders should not be used to remove paint from any surface. Evaluate the condition of the wood surface (also referred to as the substrate) and address any moisture infiltration and deterioration issues before priming and repainting.

3.2.10 Paint once the surface is clean and dry. Use a paint type that will adhere properly to the wood surface, such as oilbased paint. Marine grade paints are also recommended because they perform well over longer periods of time in wet climates.

3.2.11 Recommendation Only: Repaint with the existing colors, appropriate to the building's period of significance, and compatible with the historic character of the district. Paint color is not reviewed by HARB but it is recommended to select colors sensitive to the historic surroundings.

Section 3.5 – Windows

3.5.1 Retain and preserve historic windows and all associated components whenever possible, including window sash, frame, hardware, lintel, sill, trim, hood, shutters, and glazing (glass). Retain original windows in type, shape, size, operation, and material. Preserve existing glazing including stained glass as a distinctive feature of the window.

3.5.2 Keep historic wood windows in good condition by maintaining sound layers of paint at exterior and interior surfaces. Where wood has been exposed by paint failure, clean with the gentle methods possible and using lead-safe practices prior to repainting. Scrape peeling or flaking paint using hand tools down to the next sound layer of paint and ensure that the surface is clear of dirt and debris before priming and repainting.

3.5.3 Maintain operable windows, which have inherent energy-efficient advantages for air circulation. Remove paint that has sealed a window closed from the exterior and/or interior.

3.5.4 Inspect and test hardware. Ensure sash locks bring sashes together tightly to keep windows watertight.

3.5.5 Consider weatherization improvements that have minimal impact to historic fabric including sealing or recaulking around exterior and interior trim, installing weatherstripping, and installing storm windows (either exterior or interior) to improve energy efficiency.

3.5.6 Install storm windows customized to fit each window frame properly. Wood and aluminum materials are appropriate. The horizontal rails should align with window sashes. Window finishes should match the window trim or blend with the color scheme of the building. Interior storm windows may be recommended for windows with distinctive lites, artistic glazing, or irregular shapes to preserve the exterior appearance.

3.5.7 Repair, restore, and reuse original windows prior to replacing them. Where one component of a window is deteriorated or broken, repair or replace the individual piece rather than replace the entire window unit. Repair or selectively replace in-kind existing hardware to ensure window operability, including sash cords, weights, and pulleys. Repaired windows have been shown to achieve energy performance levels comparable to replacement windows.

3.5.8 Replace windows in-kind if original windows are deteriorated beyond feasible repair. Wood is the preferred material for most replacement windows. Replacement windows should match the original as closely as possible in material, size, type, operation, profile, and appearance. Replicate the existing dimensions of glazing, configuration of muntins, or unique decorative lites. Match sash and frame thickness and window depths. For existing nonoriginal windows, it is preferred to replace with wood windows rather than new alternate materials.

3.5.9 Replace windows with alternate materials if in-kind replacement is not feasible. Replacement windows must match the original as closely as possible in type, size, operation, profile, appearance, and configuration of lites and muntins. Aluminum-clad wood windows are an appropriate alternate because they can replicate the original appearance and material. Composite wood or fiberglass windows with paintable exterior surfaces can be appropriate alternates if they match the original appearance, but are not recommended from a sustainability perspective. Vinyl windows are not appropriate due to short lifespan, poor performance, and inability to match historic profiles.

3.5.10 Preserve the ratio of window openings to solid wall surfaces. Increasing or reducing openings can impact the proportions of a facade and can look out of place within the larger streetscape. Changing the size of openings will also require a Building Permit because it changes the amount of enclosed space on a facade.

3.5.11 Retain the historic pattern of window openings (fenestration pattern), especially on primary facades. Avoid inserting new windows into a facade or infilling existing windows. The position, number, and arrangement of windows defines the rhythm of a facade and can be a character-defining feature of an architectural style or a type of building use. If creating new openings or infilling existing ones is necessary for a project such as an adaptive reuse, locate openings on side or rear facades.

3.5.12 If replacing a single window on a facade, replicate the existing windows of that facade.

3.5.13 Replace single-pane glazing in-kind whenever possible. Install double-glazed windows with simulated divided lights only upon consultation with Staff/HARB. Replicate the dimensions, details, and appearance of the original window. Simulated divided light muntins should be attached to the window exterior, not sandwiched between the panes of glass.

3.5.14 Avoid reflective glazing in restored or new windows. Reflective glazing makes a window's lites and muntins difficult to see and alters the visual impact from the street. This change makes alterations in the historic district more conspicuous. Clear (non-tinted) and non-reflective glazing and low-e coatings are appropriate.

3.5.15 Replace deteriorated window trim or decorative elements only as necessary to match the size, profile, and material of the original elements. For window lintels or hoods that project from the facade plane and are vulnerable to water collection, consider installing of metal drip edges to shed water away from windows. Copper is recommended and should be left to weather naturally; aluminum is acceptable and should be painted to match surrounding materials. Avoid encasing wood sills with metal or vinyl, as this will trap moisture and may cause more damage.

Section 3.6 – Doors

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.

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 (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 façade.

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.

3.6.13 Avoid creating new door openings on the primary façade. New side or rear doors should be minimally visible from the street. The size and location of new openings should be compatible with the rest of the façade. This type of work will also require a Building Permit.

Section 4.1 – Additions to Existing Buildings
4.1.8 Avoid adding new porches on primary facades. However, this type of project may be appropriate as a restoration if it replicates an original feature, enhances the patterns of the district, and does not create a false sense of history. The appropriateness of the addition will be evaluated in the context of the specific building and its surroundings.

4.1.21 Design new porches, stoops, decks, patios, or similar features to reflect the historic character, architectural detail, and materials of the main building. Traditional wood, brick, and concrete materials are appropriate.

Observations & Comments:

The application is lacking appropriate detail to review comprehensively. It is unclear what the original and replacement materials are or where the rotting wood was located; the application description does not provide this information. Based on the video submitted by the applicant, it appears that the work is located in the rear of the house and that the windows, doors, and siding can be seen along Linden Street. It does appear that the historically/originally open porch at the rear of the house had previously been infilled and the current work created an additional 2nd floor deck structure beyond the original footprint of the house, as well as stairs to grade. In addition, the four double hung windows were replaced with a single door opening to the new porch and a vinyl slider window. The vertical siding was replaced with a fiber cement horizontal lap siding. The sliding vinyl window is not of appropriate configuration or material that would be acceptable per the design guidelines. The replacement door is not historically appropriate, neither is the fiber cement

siding material per the guidelines. Since the deck is not on the primary façade, there may be less objection to it, since it generally follows the guidelines in Section 4.1 Additions to Existing Buildings. Although, the detailing does not reflect the historic character or detail of the historic building (Section 4.1.21).

Staff Recommendation:
It is recommended to deny.

Presenters:

- Jessica Stuck presented the application.
- Ivan Reyes & Daisy Reyes represented the application.

Discussion: It was noted that this is not a violation correction, but just an initial application. Additional information is required, including plans and material selections, to have a better understanding of the work. It was also noted that there may be issues beyond HARB's purview and it is recommended that the applicant work with city staff on all code/permit related items.

Action: Mr. Jordan made a motion to deny the application presented on April 1, 2024 for the replacement of doors, windows, and siding at 107 N 11th Street because it did not comply with the Guidelines for Historic Districts: Chapter 3, Section 3.2 – Wood Siding & Trim, Section 3.5 – Windows, Section 3.6 – Doors, and Chapter 4, Section 4.1 – Additions to Existing Buildings and there were no known unique circumstances that would apply.

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

HDC-2024-00021
Address: 240 N. 11th Street
District: Old Allentown Historic District
Owner: Michael Cavanaugh, Gabriel Clemmer, Michael Johnson
Applicant: Michael Cavanaugh, Gabriel Clemmer, Michael Johnson
Proposal: Replace windows

Building Description:
This 3-story brick row house, ca 1893, is a Eastlake style. The mansard roof has asphalt shingles, a double dormer and shared chimney. All the windows are 1/1 sash with flat lintels in the Eastlake style. There is a basement window grille visible, a single main door with a transom. A concrete stoop leading to the door. The exterior wall has gray brickote on it and some of the details are covered.

Project Description:
This application proposes to replace all of the failing or broken windows with vinyl clad with wood interior, painted to replicate the original.

Applicable Guidelines:

Section 3.5 – Windows
3.5.1 Retain and preserve historic windows and all associated components whenever possible, including window sash, frame, hardware, lintel, sill, trim, hood, shutters, and glazing (glass). Retain original windows in type, shape, size, operation, and material. Preserve existing glazing including stained glass as a distinctive feature of the window.

3.5.2 Keep historic wood windows in good condition by maintaining sound layers of paint at exterior and interior surfaces. Where wood has been exposed by paint failure, clean with the gentle methods possible and using lead-safe practices prior to repainting. Scrape peeling or flaking paint using hand tools down to the next sound layer of paint and ensure that the surface is clear of dirt and debris before priming and repainting.

3.5.3 Maintain operable windows, which have inherent energy-efficient advantages for air circulation. Remove paint that has sealed a window closed from the exterior and/or interior.

3.5.4 Inspect and test hardware. Ensure sash locks bring sashes together tightly to keep windows watertight.

3.5.5 Consider weatherization improvements that have minimal impact to historic fabric including sealing or recaulking around exterior and interior trim, installing weatherstripping, and installing storm windows (either exterior or interior) to improve energy efficiency.

3.5.6 Install storm windows customized to fit each window frame properly. Wood and aluminum materials are appropriate. The horizontal rails should align with window sashes. Window finishes should match the window trim or blend with the color scheme of the building. Interior storm windows may be recommended for windows with distinctive lites, artistic glazing, or irregular shapes to preserve the exterior appearance.

3.5.7 Repair, restore, and reuse original windows prior to replacing them. Where one component of a window is deteriorated or broken, repair or replace the individual piece rather than replace the entire window unit. Repair or selectively replace in-kind existing hardware to ensure window operability, including sash cords, weights, and pulleys. Repaired windows have been shown to achieve energy performance levels comparable to replacement windows.

3.5.8 Replace windows in-kind if original windows are deteriorated beyond feasible repair. Wood is the preferred material for most replacement windows. Replacement windows should match the original as closely as possible in material, size, type, operation, profile, and appearance. Replicate the existing dimensions of glazing, configuration of muntins, or unique decorative lites. Match sash and frame thickness and window depths. For existing nonoriginal windows, it is preferred to replace with wood windows rather than new alternate materials.

3.5.9 Replace windows with alternate materials if in-kind replacement is not feasible. Replacement windows must match the original as closely as possible in type, size, operation, profile, appearance, and configuration of lites and muntins. Aluminum-clad wood windows are an appropriate alternate because they can replicate the original appearance and material. Composite wood or fiberglass windows with paintable exterior surfaces can be appropriate alternates if they match the original appearance, but are not recommended from a sustainability perspective. Vinyl windows are not appropriate due to short lifespan, poor performance, and inability to match historic profiles.

3.5.10 Preserve the ratio of window openings to solid wall surfaces. Increasing or reducing openings can impact the proportions of a facade and can look out of place within the larger streetscape. Changing the size of openings will also require a Building Permit because it changes the amount of enclosed space on a facade.

3.5.11 Retain the historic pattern of window openings (fenestration pattern), especially on primary facades. Avoid inserting new windows into a facade or infilling existing windows. The position, number, and arrangement of windows defines the rhythm of a facade and can be a character-defining feature of an architectural style or a type of building use. If creating new openings or infilling existing ones is necessary for a project such as an adaptive reuse, locate openings on side or rear facades.

3.5.12 If replacing a single window on a facade, replicate the existing windows of that facade.

3.5.13 Replace single-pane glazing in-kind whenever possible. Install double-glazed windows with simulated divided lights only upon consultation with Staff/HARB. Replicate the dimensions, details, and appearance of the original window. Simulated divided light muntins should be attached to the window exterior, not sandwiched between the panes of glass.

3.5.14 Avoid reflective glazing in restored or new windows. Reflective glazing makes a window's lites and muntins difficult to see and alters the visual impact from the street. This change makes alterations in the historic district more conspicuous. Clear (non-tinted) and non-reflective glazing and low-e coatings are appropriate.

3.5.15 Replace deteriorated window trim or decorative elements only as necessary to match the size, profile, and material of the original elements. For window lintels or hoods that project from the facade plane and are vulnerable to water collection, consider installing of metal drip edges to shed water away from windows. Copper is recommended and should be left to weather naturally; aluminum is acceptable and should be painted to match surrounding materials. Avoid encasing wood sills with metal or vinyl, as this will trap moisture and may cause more damage.

Observations & Comments:
It is unclear the extent of number of windows and which windows are being replaced. Replacement with the proposed vinyl clad product is not appropriate. A more appropriate replacement window would be aluminum clad, composite wood, or fiberglass 1 over 1 double hung windows to match the existing. Further information is required to determine if repair is feasible; because if so, retaining and repairing the windows is recommended before replacement.

Staff Recommendation:
It is recommended to retain the windows if at all possible. If replacement is necessary, it is recommended to approve, with conditions, suggesting a more historically appropriate replacement window product.

Presenters:
- Applicant not present.

Discussion: No discussion.

Action: Table to the May 6th HARB Meeting

HDC-2024-00022
Address: 213 N Poplar Street
District: Old Allentown Historic District
Owner: LPR Homes, LLC (Pratik Patel)
Applicant: LPR Homes, LLC (Pratik Patel)
Proposal: Replace roof

Building Description:
This 2½-story frame house, ca 1898 is covered by aluminum siding and asbestos shingles. There is a gable roof. The windows are 2/2 sash and there is a visible basement window grille. The main entry is a single door on a wooden porch with wood columns and railing. This house has been completely modernized and all details are covered.

Project Description:

This application proposes to replace the gable shingle roofing, as well as the flat roofing, this will include the removal of the existing roof surfaces, replacing damaged plywood, the installation of a drip edge, ice & water shield at the eaves, roof boots, and flashing around the chimney.

Applicable Guidelines:

Section 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.

3.1.4 Repair and replace deteriorated flashing or fasteners with materials that are compatible with the roofing material. Roof problems are often caused by failure of these components rather than the historic roofing material.

3.1.5 Preserve architectural features that give the roof its unique and building-specific character—such as dormers, turrets, chimneys, cornices, rolled ridge flashing, cresting, and finials. Repair and restore features; replace in-kind only when necessary.

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.

3.1.8 Replace non-historic roofing materials in-kind or with recommended alternates. If the original material is documented, restoration of the original material is also an appropriate option but is not required. Original roofs may have been replaced long ago, yet asphalt shingles and similar alterations are still considered impacts to the overall appearance. Replacement materials should match the existing in color, pattern, shape, and profile. Greater flexibility is possible with non-historic roofing and using durable high-quality replacements is recommended.

3.1.9 Consider roof ventilation alternatives carefully. Ventilation options are approved on a case by case basis and can include ridge vents, louvered vents, or soffit vents. Proper ventilation may extend the life of a roofing system, but in some cases it can lead to condensation problems with long-term effects on the roofing materials and structural components. Refer to Chapter 3.8 Mechanical and Utility Equipment for related guidelines about roof vents.

Observations & Comments:
The current 3-tab asphalt shingles on the main gable roof are not historic and the proposed replacement material (GAF Timberline HDZ Shingles) are architectural shingles that have an exaggerated taper and overlap; it would be historically appropriate to either replace with 3-tab shingles to match the existing in style or color, or to replace with GAF slateline shingles, which would be more historically appropriate. The flat slope roof is not visible and therefore, the replacement with the SBS roofing is acceptable. The description did not include any work done to the gutters, but if any work is done, it is recommended to use half rounds, as opposed to the k-style that are currently installed.

Staff Recommendation:
It is recommended to approve, with conditions.

Presenters:

- Jessica Stuck presented the application.

- Patrik Patel represented the application.

Discussion: The applicant noted that there are no plans to replace the gutters. The applicant agreed to use a GAF Slateline or similar 3-Tab shingle to match the existing style and color of the current roofing instead of the architectural shingle proposed. No concerns were noted for the flat roofs, as the proposed replacement material was appropriate.

Action: Mr. Jordan made a motion to approve, with conditions, the application presented on April 1, 2024, for the replacement of roofing at 213 N Poplar Street with the following conditions agreed to by the application following sections of the Guidelines for Historic Districts: Chapter 3, Section 3.1 – Roofs and find that there are no circumstances unique to the property:

- A 3-tab shingle or a GAF Slateline or similar shingle to match the existing style and color is utilized for the replacement.

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

HDC-2024-00023
Address: 534 N. 6th Street
District: Old Fairgrounds Historic District
Owner: Jose Rosario
Applicant: Barry A Cohen, PE
Proposal: Replace windows, exterior wall material, and roofing related to fire damage

Building Description:
This 3-story brick row house, ca 1880 is a porch house. The mansard roof on left front has asphalt shingles, the side gable roof has slate shingles, the 3rd floor dormer has a balcony with gabled intricate wood detail and a single chimney. There is a wooden fence in front on the right side. The windows are 1/1 sash with wood lintels with 9/1 sash windows in rear. The basement side window has a grille. The main entry is a double glazed door with transom. The wood porch has fan brackets on the turned columns.

Project Description:
This application proposes to make various repairs due to fire damage, including: replacing windows with aluminum clad wood windows, repointing and cleaning/painting brick masonry, replacing damaged roof shingles with Owens Corning Berkshire shingle in the Canterbury Black color, paint all wood around windows with a color to match existing, repair the front porch, paint the metal handrail to match existing, replace all downspouts, and repairing box gutters to match existing.

Applicable Guidelines:

Section 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.

3.1.4 Repair and replace deteriorated flashing or fasteners with materials that are compatible with the roofing material. Roof problems are often caused by failure of these components rather than the historic roofing material.

3.1.5 Preserve architectural features that give the roof its unique and building-specific character—such as dormers, turrets, chimneys, cornices, rolled ridge flashing, cresting, and finials. Repair and restore features; replace in-kind only when necessary.

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.

3.1.8 Replace non-historic roofing materials in-kind or with recommended alternates. If the original material is documented, restoration of the original material is also an appropriate option but is not required. Original roofs may have been replaced long ago, yet asphalt shingles and similar alterations are still considered impacts to the overall appearance. Replacement materials should match the existing in color, pattern, shape, and profile. Greater flexibility is possible with non-historic roofing and using durable high-quality replacements is recommended.

3.1.9 Consider roof ventilation alternatives carefully. Ventilation options are approved on a case by case basis and can include ridge vents, louvered vents, or soffit vents. Proper ventilation may extend the life of a roofing system, but in some cases it can lead to condensation problems with long-term effects on the roofing materials and structural components. Refer to Chapter 3.8 Mechanical and Utility Equipment for related guidelines about roof vents.

3.1.36 Repair and restore gutters whenever possible. Types of repairs include repainting wood or metal surface, installing new fasteners, sealing or soldering cracks and open seams, and relining built-in box gutters with new copper sheet metal.

3.1.37 Replace existing gutters in-kind when replacement is necessary due to severe deterioration. Replicate the original construction method of a historic gutter if feasible.

3.1.38 Replace existing downspouts, scuppers, collection boxes, and other drainage elements in-kind. Appropriate alternates to in-kind replacement are round or rectangular downspouts. Smooth surfaces are encouraged over corrugated metal. In the case of decorative scuppers, replicate the profile and details as closely as possible.

3.1.39 Consider alternate materials for gutters in locations that are difficult to access for maintenance or where original materials have demonstrated a pattern of deterioration over time. A fiberglass gutter is an acceptable replacement material for a wood built-in box gutter if it matches the original in profile, size, appearance, and finish.

3.1.40 Avoid vinyl gutters due to poor durability and non-historic appearance.

3.1.41 Install new downspouts in locations that are sensitive to the architecture and will be minimally visible. Run downspouts at secondary facades and along building or porch corners when possible.

3.1.42 Paint gutters and downspouts to blend in with the building exterior. Matching the existing building trim is usually the most appropriate color selection. Copper and terne-coated stainless steel systems should be left unpainted because they weather naturally and develop a protective patina.

Section 3.2 – Wood Siding & Trim

3.2.4 Repair and restore wood siding, cladding, and trim whenever possible. Preserve wood features such as cornices, brackets, window and door moldings, and bay windows. Trim work is an essential part of a building's architectural character. Unique features of a building should be preserved. Repair historic wood features by patching, piecing-in or Dutchman repairs, consolidating or otherwise reinforcing the wood using recognized preservation methods. Repair may also include limited replacement in-kind of extensively deteriorated or missing parts of wood features.

3.2.5 Replace deteriorated materials in-kind if repair is infeasible. New materials should replicate the original as closely as possible in material composition, size, profile, shape, pattern, and appearance. If historic wood siding or trim was an identifiable or visually distinctive species, it is recommended that the same species be used for the replacement.

3.2.6 Avoid installation of aluminum, vinyl, or synthetic materials that were unavailable when a building was constructed. Aluminum, vinyl, fiber-cement, or other synthetic cladding are not appropriate for historic properties because of their visual impact and because their installation can cause other deterioration problems. It is not appropriate to cap or cover existing wood with these types of materials. It is not appropriate to remove original wood cladding or trim features and replace them with aluminum, vinyl, fiber-cement, or synthetic materials.

3.2.7 Consider removal of existing aluminum, vinyl, or synthetic cladding over building features. Historic materials sometimes remain intact below this type of cladding and can be restored. In-kind replacement of existing non-historic siding that was in place before the historic district was designated may be allowed in some cases. Consult with Staff and HARB during early project planning stages. Provide photographs or documentation of existing conditions and wall materials below non-historic siding to help determine the appropriate treatment.

3.2.8 Inspect painted wood thoroughly to determine whether repainting is necessary or if cleaning is all that is required.

3.2.9 Remove peeling, flaking, or failing paint to the next sound layer of paint using the gentlest methods possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include hand-scraping and handsanding, and when necessary, mild chemical strippers or gentle micro-abrasion methods. Sand blasting, high pressure power washing, and mechanical grinders should not be used to remove paint from any surface. Evaluate the condition of the wood surface (also referred to as the substrate) and address any moisture infiltration and deterioration issues before priming and repainting.

3.2.10 Paint once the surface is clean and dry. Use a paint type that will adhere properly to the wood surface, such as oilbased paint. Marine grade paints are also recommended because they perform well over longer periods of time in wet climates.

3.2.11 Recommendation Only: Repaint with the existing colors, appropriate to the building's period of significance, and compatible with the historic character of the district. Paint color is not reviewed by HARB but it is recommended to select colors sensitive to the historic surroundings.

Section 3.3 – Masonry

3.3.2 Repair and restore brick masonry whenever possible. Attempt to repair deteriorated or damaged areas prior to replacement. Appropriate repairs include repointing (repairing mortar joints), crack repair, brick stitching, and select area replacement. Avoid removing excess material or a larger area than is required to complete the repair. New bricks should match the existing in color, profile, dimension, surface texture, and composition and physical properties.

3.3.3 Repair and restore existing stone masonry. Attempt to repair deteriorated or damaged areas prior to replacement. Appropriate repairs include repointing, crack repair, Dutchman repairs (in-kind localized patching) , and patching with compatible compounds. New masonry unit should match the existing in type of stone, color, profile, dimensions, and surface texture.

3.3.4 Repoint brick and stone masonry with a compatible and historically appropriate mortar that matches the original in composition, strength, hardness, and texture. Match new mortar joints to surrounding areas in in width, tooling profile, and color. Cut back and repoint mortar joints using hand tools only; mechanical grinders and similar power tools are not recommended as they can lead to excessive damage.

3.3.5 Replace or rebuild exterior masonry walls or features with in-kind materials if repair is not feasible. Replacement masonry units should match the existing in color, profile, dimension, surface texture, and composition and physical properties. Replicate the existing brick bond (how the bricks are laid).

3.3.6 Preserve and restore decorative masonry elements that are important character-defining features, such as brick corbels and patterned brick courses. Avoid altering, concealing or covering, or removing decorative masonry.

3.3.7 Avoid painting, sealing, or coating historically unpainted brick masonry. Adding exterior coatings can trap moisture and cause deterioration of masonry walls. It also detracts from a building's architectural character.

3.3.8 For existing painted or coated exterior walls, maintain and repair the painted surface rather than attempt removal. Removal is not recommended due to the likelihood of damaging the masonry substrate. Avoid removing paint or coatings that are firmly adhered to the masonry. Consider removal of non-historic coatings only if they are demonstrated to be causing or exacerbating other types of deterioration.

Section 3.5 – Windows

3.5.1 Retain and preserve historic windows and all associated components whenever possible, including window sash, frame, hardware, lintel, sill, trim, hood, shutters, and glazing (glass). Retain original windows in type, shape, size, operation, and material. Preserve existing glazing including stained glass as a distinctive feature of the window.

3.5.2 Keep historic wood windows in good condition by maintaining sound layers of paint at exterior and interior surfaces. Where wood has been exposed by paint failure, clean with the gentle methods possible and using lead-safe practices prior to repainting. Scrape peeling or flaking paint using hand tools down to the next sound layer of paint and ensure that the surface is clear of dirt and debris before priming and repainting.

3.5.3 Maintain operable windows, which have inherent energy-efficient advantages for air circulation. Remove paint that has sealed a window closed from the exterior and/or interior.

3.5.4 Inspect and test hardware. Ensure sash locks bring sashes together tightly to keep windows watertight.

3.5.5 Consider weatherization improvements that have minimal impact to historic fabric including sealing or recaulking around exterior and interior trim, installing weatherstripping, and installing storm windows (either exterior or interior) to improve energy efficiency.
3.5.6 Install storm windows customized to fit each window frame properly. Wood and aluminum materials are appropriate. The horizontal rails should align with window sashes. Window finishes should match the window trim or blend with the color scheme of the building. Interior storm windows may be recommended for windows with distinctive lites, artistic glazing, or irregular shapes to preserve the exterior appearance.

3.5.7 Repair, restore, and reuse original windows prior to replacing them. Where one component of a window is deteriorated or broken, repair or replace the individual piece rather than replace the entire window unit. Repair or selectively replace in-kind existing hardware to ensure window operability, including sash cords, weights, and pulleys. Repaired windows have been shown to achieve energy performance levels comparable to replacement windows.

3.5.8 Replace windows in-kind if original windows are deteriorated beyond feasible repair. Wood is the preferred material for most replacement windows. Replacement windows should match the original as closely as possible in material, size, type, operation, profile, and appearance. Replicate the existing dimensions of glazing, configuration of muntins, or unique decorative lites. Match sash and frame thickness and window depths. For existing nonoriginal windows, it is preferred to replace with wood windows rather than new alternate materials.

3.5.9 Replace windows with alternate materials if in-kind replacement is not feasible. Replacement windows must match the original as closely as possible in type, size, operation, profile, appearance, and configuration of lites and muntins. Aluminum-clad wood windows are an appropriate alternate because they can replicate the original appearance and material. Composite wood or fiberglass windows with paintable exterior surfaces can be appropriate alternates if they

match the original appearance, but are not recommended from a sustainability perspective. Vinyl windows are not appropriate due to short lifespan, poor performance, and inability to match historic profiles.

3.5.10 Preserve the ratio of window openings to solid wall surfaces. Increasing or reducing openings can impact the proportions of a facade and can look out of place within the larger streetscape. Changing the size of openings will also require a Building Permit because it changes the amount of enclosed space on a facade.

3.5.11 Retain the historic pattern of window openings (fenestration pattern), especially on primary facades. Avoid inserting new windows into a facade or infilling existing windows. The position, number, and arrangement of windows defines the rhythm of a facade and can be a character-defining feature of an architectural style or a type of building use. If creating new openings or infilling existing ones is necessary for a project such as an adaptive reuse, locate openings on side or rear facades.

3.5.12 If replacing a single window on a facade, replicate the existing windows of that facade.

3.5.13 Replace single-pane glazing in-kind whenever possible. Install double-glazed windows with simulated divided lights only upon consultation with Staff/HARB. Replicate the dimensions, details, and appearance of the original window. Simulated divided light muntins should be attached to the window exterior, not sandwiched between the panes of glass.

3.5.14 Avoid reflective glazing in restored or new windows. Reflective glazing makes a window's lites and muntins difficult to see and alters the visual impact from the street. This change makes alterations in the historic district more conspicuous. Clear (non-tinted) and non-reflective glazing and low-e coatings are appropriate.

3.5.15 Replace deteriorated window trim or decorative elements only as necessary to match the size, profile, and material of the original elements. For window lintels or hoods that project from the facade plane and are vulnerable to water collection, consider installing of metal drip edges to shed water away from windows. Copper is recommended and should be left to weather naturally; aluminum is acceptable and should be painted to match surrounding materials. Avoid encasing wood sills with metal or vinyl, as this will trap moisture and may cause more damage.

Section 3.7 – Porches & Steps

3.7.3 Repair and restore existing porches and steps whenever possible. Salvage, repair, and reuse existing components including deck floor boards, railings, balusters, posts, and decorative trim. Repair and restore basement level windows or metal grates that are part of the porch base.

3.7.4 Replace individual deteriorated components in-kind with new materials matching the original in material, composition, size, shape, profile, dimension, appearance, and finish. Custom fabrication is encouraged and may be necessary to provide an exact match. Where an exact match of the historic element cannot be found or fabricated, the new element should match the original as closely as possible.

3.7.5 Retain and repair original handrails or railings. Replace in-kind if repair is not feasible. Replacement handrails should match the existing in material, size, and appearance as closely as possible. Installation of handrails where they did not previously exist is generally not recommended due to the visual and physical impact on historic fabric; however, installation of a simple, compatible design may be acceptable for the purpose of safety and ease of access.

3.7.6 Consider restoration of previously altered porches with historically appropriate elements. Consult historic photographs to identify the original appearance. If the building is part of a pair or an attached row that was designed together, consult nearby buildings for examples.

3.7.7 Replace porches only if repair and select replacement is not feasible. A full demolition and rebuild is rarely necessary except in cases of severe deterioration and life safety concerns. Replicate the original design as closely as

possible, allowing for structural and code requirements. Install flashing and waterproofing at all connections between the porch and main building.

3.7.8 If in-kind replacement is not feasible, replace with appropriate alternate materials that respect the original appearance and are durable. Composite wood decking is an appropriate alternate for tongue-and-groove wood floors if boards are similar to the original dimensions. Ceramic tile, carpet, or cementitious coatings over wood are not appropriate floor materials. Steel, iron, and aluminum railings are acceptable replacements. Vinyl railings and trim are not appropriate alternate materials for wood elements. Use of dimensional lumber for visible parts of a porch is not appropriate.

3.7.9 Avoid enclosing historically open porches on primary and highly visible facades. Enclosure with glass or screens at rear or non-visible features may be acceptable. Enclosure with walls or opaque materials is not recommended. Avoid removing, altering, or covering historic details.

3.7.10 Avoid removing a historic porch roof or full porch. Removal will negatively impact the building's historic character. Consult with Planning Staff and HARB about the reason for removal (i.e. cause of deterioration). A porch that was added after the original construction of a building may have gained significance in its own right. Porches can be appropriate for the building as a reflection of its development over time and as an expression of a later architectural style.

Observations & Comments:
The window replacement with aluminum clad wood windows is historically appropriate if they match the existing 1 over 1 double hung configuration. The proposed replacement roofing is a beveled asphalt shingle, but it is not clear from the provided images if this matches any existing slate roofing or is present on similar/adjacent buildings. Clarification may be required for this item. From the photographs and Google Street View, all that can be discerned is 3-tab shingles at the front roof and metal on the porch roof.

More information is needed on the replacement of the downspouts – will they be of the same material, size, and location as the existing?

Work related to repainting wood trim and repairing the box gutters is historically appropriate.

Work related to repointing the brick is appropriate – as long as the mortar used is compatible and matches the original in composition, strength, hardness, color, and texture and is tooled with the same profile as the original. Since the brick is already painted, touching up of the paint at the masonry is also appropriate.

The proposed work at the front porch and railings is also consistent with the design guidelines.

Staff Recommendation:
It is recommended to approve, with conditions – mostly relating to the windows, roof, and downspouts.

Presenters:
- Jessica Stuck presented the application.
- Barry Cohen represented the application.

Discussion: It was noted that photographs of the current condition of the property were not provided due to the fact that the property is boarded up as a result of fire damage. Mr. Huber asked for clarification about the replacement of materials; if they only plan to replace those items damaged by the fire or all materials. The applicant clarified that only items damaged by fire will be replaced.

Action: Mr. Jordan moved to approve, with conditions, the application presented on April 1, 2024 for the window replacement roof and downspout replacement, box gutter repairs, porch repairs, masonry repairs, and wood trim

painting at 534 N. 6th Street pursuant to the Guidelines for Historic Districts: Chapter 3, Section 3.1 – Roofs, Section 3.2 – Wood Siding & Trim, Section 3.3 – Masonry, Section 3.5 – Windows, and Section 3.7 – Porches & Steps and find that there are not circumstances unique to the property. The following conditions were agreed to by the applicant:

- Replacement aluminum clad wood windows will match the existing 1/1 configuration.
- Replacement shingles will match the existing slate in style, color, and shape.
- Replacement downspouts will be replaced in-kind.
- Mortar will match the original in composition, strength, hardness, color, and texture and is tooled with the same profile as the original.

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

HDC-2024-00024
Address: 1525 W Chew Street
District: West Park Historic District
Owner: DG Oak, LLC
Applicant: KPMM Allentown Division, LLC
Proposal: Legalize porch repair work

Building Description:
This 3-story brick row house, ca 1902 is a porch style. The flat roof has a spire, dentilated cornice and a single chimney. The windows are 1/1 sash with brick lintels, and basement window grille. The main entry is a single door with a transom on a stoop with a balustrade.

Project Description:
This application proposes to legalize the replacement of the porch roof header due to rotting. The work will include removing the existing 2" x 10" x 8' header. A new 5" header will be installed and recovered with 1"x material that is ¾" solid wood. The installation will be caulked and painted to look exactly the same as it was prior to the work being completed.

Applicable Guidelines:

Section 3.7 – Porches & Steps

3.7.3 Repair and restore existing porches and steps whenever possible. Salvage, repair, and reuse existing components including deck floor boards, railings, balusters, posts, and decorative trim. Repair and restore basement level windows or metal grates that are part of the porch base.

3.7.4 Replace individual deteriorated components in-kind with new materials matching the original in material, composition, size, shape, profile, dimension, appearance, and finish. Custom fabrication is encouraged and may be necessary to provide an exact match. Where an exact match of the historic element cannot be found or fabricated, the new element should match the original as closely as possible.

3.7.5 Retain and repair original handrails or railings. Replace in-kind if repair is not feasible. Replacement handrails should match the existing in material, size, and appearance as closely as possible. Installation of handrails where they did not previously exist is generally not recommended due to the visual and physical impact on historic fabric; however, installation of a simple, compatible design may be acceptable for the purpose of safety and ease of access.

3.7.6 Consider restoration of previously altered porches with historically appropriate elements. Consult historic photographs to identify the original appearance. If the building is part of a pair or an attached row that was designed together, consult nearby buildings for examples.

3.7.7 Replace porches only if repair and select replacement is not feasible. A full demolition and rebuild is rarely necessary except in cases of severe deterioration and life safety concerns. Replicate the original design as closely as possible, allowing for structural and code requirements. Install flashing and waterproofing at all connections between the porch and main building.

3.7.8 If in-kind replacement is not feasible, replace with appropriate alternate materials that respect the original appearance and are durable. Composite wood decking is an appropriate alternate for tongue-and-groove wood floors if boards are similar to the original dimensions. Ceramic tile, carpet, or cementitious coatings over wood are not appropriate floor materials. Steel, iron, and aluminum railings are acceptable replacements. Vinyl railings and trim are not appropriate alternate materials for wood elements. Use of dimensional lumber for visible parts of a porch is not appropriate.

3.7.9 Avoid enclosing historically open porches on primary and highly visible facades. Enclosure with glass or screens at rear or non-visible features may be acceptable. Enclosure with walls or opaque materials is not recommended. Avoid removing, altering, or covering historic details.

3.7.10 Avoid removing a historic porch roof or full porch. Removal will negatively impact the building's historic character. Consult with Planning Staff and HARB about the reason for removal (i.e. cause of deterioration). A porch that was added after the original construction of a building may have gained significance in its own right. Porches can be appropriate for the building as a reflection of its development over time and as an expression of a later architectural style.

Observations & Comments:
This is a relatively straightforward in-kind repair and appears to match the existing configuration well. Although no existing photographs were provided and it is not clear if there was any additional detailing at the header (similar to what is present at the adjacent porch header).

Staff Recommendation:
It is recommended to approve.

Presenters:
- Jessica Stuck presented the application.
- Eric Luckenbach represented the application.

Discussion: Mr. Huber asked if there were any drawings of what the proposed replacement will look like. Ms. Stuck noted that while comparing existing photographs pulled from the City's directory, it appears that the work done matches the historic configuration.

Action: Mr. Jordan moved to approve the application presented on April 1, 2024 for replacement of a porch header at 1525 W Chew Street as submitted pursuant to the Guidelines for Historic Districts: Chapter 3, Section 3.7 – Porches & Steps and find that there are not circumstances unique to the property.

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

HDC-2024-00025
Address: 222 N West Street
District: West Park Historic District
Owner: Jose Capellan Vicente

Applicant: Jose Capellan Vicente
Proposal: Replace front door

Building Description:
This 3-story brick house, ca 1905 is a porch house. The roof has a projecting cornice with brackets, a brick dentilated cornice, 1/1 sash windows and brick lintels. The 2nd floor has pilasters from the mid wall to the roof and the windows are 1/1 sash with brick lintels (arch top on the 3rd floor). The front door contains decorative moldings, including the address in the bottom panel, as well as a transom. The steps are concrete and the cornice has aluminum covering. There is a 2-story ell with 1/1 sash windows with brick lintels.

Project Description:
This application proposes to replace the front door of the residence, which is damaged and does not closed properly, with a smooth fiberglass surface door that is 36" x 80".

Applicable Guidelines:
Section 3.6 – Doors

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.

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 (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 façade.

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.

3.6.13 Avoid creating new door openings on the primary façade. New side or rear doors should be minimally visible from the street. The size and location of new openings should be compatible with the rest of the façade. This type of work will also require a Building Permit.

Observations & Comments:
If the door is beyond feasible repair, replacement with the proposed fiberglass door is not historically appropriate. Ideally, the wood door with original, character defining detailing would be retained and repaired. This door contains an immense amount of character defining features, including the house number detailing. From the photographs, it does not appear that the door material is in poor condition, so perhaps upgrades to the hardware and/or weatherization is more appropriate, instead of replacement. There also appears to be a transom above the door. Given the proposed replacement door dimensions are 36" x 80", one would assume they plan on either removing the transom or framing down to accommodate the size differential, which is also not historically appropriate.

Staff Recommendation:
It is recommended to retain the door if at all possible.

Presenters:
- Applicant not present.

Discussion: No discussion.

Action: Table to the May 6th HARB Meeting.

HDC-2024-00024
Address: 340 N 8th Street
District: Old Allentown Historic District
Owner: Richard A Reedy
Applicant: Holencik Exteriors, LLC
Proposal: Replace roof

Building Description:
This 3-story Allentown brick row house, ca. 1888, is Eastlake/Second Empire in style. There is a Mansard roof with dormers. It has Eastlake curved decorative cornice with small scalloped cornice below. Carved brackets support the cornice. The windows have 1/1 sashes. The main door is double with a transom. The grocer's alley door also has a transom. The front door is decorative with scalloped wood above the door below the transom. There is painted brick and asbestos shingles in the rear. There are Eastlake lintels over windows which are 1/1 sahs. There is a concrete porch with knee walls.

Project Description:
This application proposes to replace the existing flat roofs with EPDM rubber roofing.

Applicable Guidelines:

Section 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.

3.1.4 Repair and replace deteriorated flashing or fasteners with materials that are compatible with the roofing material. Roof problems are often caused by failure of these components rather than the historic roofing material.

3.1.5 Preserve architectural features that give the roof its unique and building-specific character—such as dormers, turrets, chimneys, cornices, rolled ridge flashing, cresting, and finials. Repair and restore features; replace in-kind only when necessary.

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.

3.1.8 Replace non-historic roofing materials in-kind or with recommended alternates. If the original material is documented, restoration of the original material is also an appropriate option but is not required. Original roofs may have been replaced long ago, yet asphalt shingles and similar alterations are still considered impacts to the overall appearance. Replacement materials should match the existing in color, pattern, shape, and profile. Greater flexibility is possible with non-historic roofing and using durable high-quality replacements is recommended.

3.1.9 Consider roof ventilation alternatives carefully. Ventilation options are approved on a case by case basis and can include ridge vents, louvered vents, or soffit vents. Proper ventilation may extend the life of a roofing system, but in some cases it can lead to condensation problems with long-term effects on the roofing materials and structural components. Refer to Chapter 3.8 Mechanical and Utility Equipment for related guidelines about roof vents.

3.1.36 Repair and restore gutters whenever possible. Types of repairs include repainting wood or metal surface, installing new fasteners, sealing or soldering cracks and open seams, and relining built-in box gutters with new copper sheet metal.

3.1.37 Replace existing gutters in-kind when replacement is necessary due to severe deterioration. Replicate the original construction method of a historic gutter if feasible.

3.1.38 Replace existing downspouts, scuppers, collection boxes, and other drainage elements in-kind. Appropriate alternates to in-kind replacement are round or rectangular downspouts. Smooth surfaces are encouraged over corrugated metal. In the case of decorative scuppers, replicate the profile and details as closely as possible.

3.1.39 Consider alternate materials for gutters in locations that are difficult to access for maintenance or where original materials have demonstrated a pattern of deterioration over time. A fiberglass gutter is an acceptable replacement material for a wood built-in box gutter if it matches the original in profile, size, appearance, and finish.

3.1.40 Avoid vinyl gutters due to poor durability and non-historic appearance.

3.1.41 Install new downspouts in locations that are sensitive to the architecture and will be minimally visible. Run downspouts at secondary facades and along building or porch corners when possible.

3.1.42 Paint gutters and downspouts to blend in with the building exterior. Matching the existing building trim is usually the most appropriate color selection. Copper and terne-coated stainless steel systems should be left unpainted because they weather naturally and develop a protective patina.

Observations & Comments:
The flat roofs are not visible from the public right-of-way. The only question I have after reviewing the material is if they plan to re-line the box gutter on the front elevation with EPDM rubber roofing. Based on the design guidelines, it would be recommended that they reline the box gutter with copper sheet metal rather than covering with EPDM.

Staff Recommendation:
It is recommended to approve, with conditions related to box gutter clarifications.

Presenters:
- Jessica Stuck presented the application.
- Joseph Yenik represented the application.

Discussion: Clarification is required with the current configuration of the box gutter, since no photographs were provided. The applicant noted the current box gutter is lined with black EPDM with a white 3-inch drip edge.

Action: Mr. Jordan moved to approve, with conditions, the application presented on April 1, 2024, for replacement of roofing a 340 N 8th Street, pursuant to the Guidelines for Historic Districts: Chapter 3, Section 3.1 – Roofs and find that there are no circumstances unique to the property. The following conditions were agreed to by the applicant:
- The box gutter is re-lined with black EPDM in-kind.

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

Staff Approvals

None for March 2024

5. **Violations (see spreadsheet)**
   a. 818 Liberty (replaced full siding of rear façade w/o permits)
   b. 1516 W Chew (Replaced porch floor w/o COA)
   c. 825 Gordon (Replaced door w/o COA)
   d. 233 N. 16th (Replaced porch columns and railings w/o permits)

6. **Staff Reports & Other Business**

7. **Adjournment**

NEXT MEETING: Monday, May 6, 2024

Please Note:
Minutes of the Allentown Historical Architectural Review Board are presented in action format. Additional information is available in the video recording for this meeting. The recording, application materials, and staff

reviews are available at the Bureau of Planning & Zoning office, 4th floor of City Hall, or by contacting historic@allentownpa.gov.