



## CITY OF ALLENTOWN

30441

**RESOLUTION**

**R82 – 2022**

*Introduced by the Administration on May 18, 2022*

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**Certificates of Appropriateness for work in the following addresses in Historic Districts:**

- 38 N. 15th Street
- 43 N. 17th Street
- 1446 W. Linden Street
- 1448 W. Linden Street
- 1118 W. Chew Street
- 430.5 N. 10th Street
- 318 N. 8th Street

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

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

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

- 38 N. 15th Street (Frank Bickel, Owner) – Replace slate roofing with alternative shingles.
- 43 N. 17th Street (Elsa Velez Owner) – Install wood fencing with conditions
- 1446 W. Linden Street (Joan Nyemscek Owner) -- Porch Repair
- 1448 W. Linden Street (David Back, Owner) – Porch Repair
- 1118 W. Chew Street (Amanda Edwards, Owner) – Repair the brick façade with conditions
- 430.5 N. 10th Street (Jason Reynolds, Owner) – Replace deteriorated lead-based windows with aluminum clad windows
- 318 N. 8th Street (Carolyn Althausser, Owner) – Install mini-split cooling system

**WHEREAS**, on May 2, 2022, the Allentown HARB recommended approval of the above applications, or offered modifications which were subsequently accepted by the property owners, to City Council; and

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

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

	Yea	Nay
Candida Affa	X	
Ce-Ce Gerlach	X	
Daryl Hendricks	X	
Natalie Santos	X	
Joshua Siegel	X	
Ed Zucal	X	
Cynthia Y. Mota, President	X	
TOTAL	7	0

***THIS IS TO CERTIFY, That the above copy of Resolution No. 30441 was adopted by the City Council of Allentown on the 18<sup>th</sup> day of May, 2022, and is on file in the City Clerk's Office.***

  
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City Clerk

**HDC-2022-00005**

**Address: 38 N. 15<sup>th</sup> Street**

**Applicant: Owner, Francis Bickel**

**HARB Meeting Date: May 2, 2022**

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**Building Description:**

This building is in the West Park Historic District. This 2½-story single stone/stucco house, ca 1905 is a Colonial Revival. The hip roof has slate shingles, dormers, spires and projecting eaves. The windows are 1/1 sash with stone lintels on the 1st floor and a visible basement window grille. The main entry is a ¾-beveled glass door with a transom. There is a stone porch and an enclosed 2nd floor porch.

**Project Description:**

Provided by Applicant: Remove existing slate roof and install new shingles. Repair or replace roof finials.

Summarized from Submitted Materials:

- Option 1: Install architectural asphalt shingles (GAF Slateline shingles in Weathered Slate color). Install new heavy-duty aluminum wall and valley flashing and new aluminum drip edge, in “dark bronze” color.
- Option 2: Install synthetic slate shingles (Eco-Star Lifetime Synthetic Slate). Install new heavy-duty aluminum wall and valley flashing and new aluminum drip edge (drip edge to be white).

**Primary Façade (Google Streetview)**



**Roof and Finial Detail (Applicant)**



**Applicable Guidelines:**

**Chapter 3.1 – Roofs**

**Roof shingles:**

**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.

**3.1.7** 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.

**Roof flashing and finials:**

**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.

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**Observations & Recommendations:**

The proposed shingle *types* are consistent with the Guidelines as acceptable alternate materials: an architectural shingle with rectangular cuts and even exposure; and a synthetic slate with similar thickness, size, and shape of natural slate. Repair and reuse of the existing slate, or in-kind replacement, are the most appropriate treatments but alternate materials can be appropriate on a case-by-case basis.

The proposed architectural shingle is a brown/grey color, which differs from the existing red slate. The submitted work summary for these Slateline shingles indicated that the garage roof will also be replaced; the Applicant should confirm if only the house shingles are proposed for replacement.

Color, size, and product line were not specified for the proposed synthetic slate. The most appropriate replacement would match the existing red slate color as closely as possible. The size and profile of the selected synthetic slate product line should match the original as closely as possible.

New flashing is appropriate to keep the roof watertight. Proposed metal would be an in-kind replacement and therefore appropriate. The most appropriate treatment of the historic roof features (finials and rolled ridge caps) is restoration and reuse, or replaced in-kind, to be consistent with Guideline 3.1.5.

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**HARB Discussion:**

Following the preliminary review presentation by SO, AJ asked owner if there was anything to add to the presentation, DF replied there is limited availability of the Slateline product and it is the preferred option by the applicant.

GL noted there are two different colors on the original roof. Applicant noted there are no red shingles currently available, therefore the closest color available is the weathered slate (gray) color.

SO noted that HARB has jurisdiction over color when integral to a product that is part of a permanent repair and that HARB has the ability to determine under unique circumstances, an approval of an alternate color may be warranted.

AJ asked the status of the finial replacement. Applicant noted the neighbor sourced replacement units which he will pursue.

GL asked applicant to clarify what replacement materials would be used at the metal gable hip and ridge flashings, DF replied they will be replaced in kind.

AJ prefers the Eco-Star, however both materials are appropriate according to the Guidelines.

Applicant requested HARB mention specific manufactures in Guidelines to make process clearer, AJ clarified that the HARB cannot advocate for specific brands of products.

**Action:**

HARB member Alex Encelewski made a motion to approve the application presented on 05/02/22 for replacement of slate roof shingles with an alternative shingle material at 38 N. 15th Street as submitted. The application is in compliance with the following sections of the Guidelines for Historic District: Chapter 3.1-Roofs; Roof Shingle Sections 3.1.3 and 3.1.7 along with the Roof Flashing and Finials Sections 3.1.4 and 3.1.5 and there are no circumstances unique to the property.

Motion to approve made by HARB member Alex Encelewski, motion was seconded by HARB member Glen Lichtenwalner. Motion carried with unanimous support.

Therefore, the Approved Alterations for the purpose of writing and issuing a Certificate of Appropriateness are:

1. Replacement of slate roof shingles with an alternative shingle material, as submitted. Approved replacement architectural asphalt shingles shall match those submitted to HARB.
2. Roof finials, gable hip and ridge flashings shall be replaced in kind.
3. Roof replacement shall include new heavy-duty aluminum wall and valley flashing and new aluminum drip edge as submitted.

**HDC-2022-00015**

**Address: 43 N. 17<sup>th</sup> Street**

**Applicant: Owner, Elsa Ysabel Velez**

**HARB Meeting Date: May 02, 2022**

**Building Description:**

This building is in the West Park Historic District. This 2½-story stucco single house, ca 1906 is a porch house. The gable roof has slate shingles, spires and turrets. The windows are a combination of twenty-four 1/1 sash, thirteen casements with beveled and stained-glass windows. There is a double door on a concrete stoop.

**Project Description:**

Revised Description from Submitted Materials and Applicant Correspondence: Install a wood perimeter fence with two different heights. The proposed fence is a wood picket fence. The proposed wood is pressure-treated pine. The front fence will be 3.5 feet high and the rear fence will be 6 feet high. The front fence will begin the side yard, run along N. 10<sup>th</sup> Street, and run along W. Linden Street and stop at the building, as shown on the submitted annotated photograph. The rear fence will enclose the rest of the property except the detached garage entrance on the rear property line.

**Primary facade and view toward rear yard from N. 17<sup>th</sup> St. (Applicant)**



**Side facade on Linden St., view toward rear yard. (Applicant)**



**Rear facade, view from Linden St. (Applicant)**



**Applicable Guidelines:**

**Chapter 3.12 - Fences & Streetscape Features**

**3.12.4** For new fences at primary or highly visible facades, select designs that complement the architectural style of the building. Appropriate fence types include picket, capped picket, and spindle. Spindle fences may be wood or metal (wrought iron is the most historically appropriate metal; steel or painted aluminum may be considered as well). Ornate metal balusters with twists, scrollwork, or cast iron details are only appropriate if such designs are original to the building. Simple and discreet designs are preferred when the original fence appearance is unknown.

**3.12.5** For new privacy fences or screening for mechanical equipment, select simple designs that respect the primacy of the historic building. Allow for transparency whenever possible and minimize the amount of opaque areas. Appropriate fence types include capped flat board, lattice, and flat board with lattice panels. Wood is the most appropriate material.

**3.12.7** Match the height of new fences to the height of nearby fences. Primary facade fences should be low and should not obscure the view of the building. Avoid excessive height that negatively impacts the pedestrian experience on the sidewalk and is out of proportion with the rest of the neighborhood.



**Observations & Recommendations:**

This application was tabled in the April HARB meeting, for the reason that the applicant was not present to respond to the HARB's questions. The HARB requested more information on the placement of the fence on the property.

A picket-type fence is consistent with Guideline 3.12.4 for primary and highly-visible facades. All wood should be painted because untreated wood is not consistent with the Guidelines and paint will protect the wood from deterioration.

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**HARB Discussion:**

Applicant would like to eliminate the fence from the front of the house, and instead approach the front with landscaping treatment to be more visually appealing.

HARB members were in support of this approach and AJ asked for confirmation to amend the application identifying placement of fencing on sides and rear of property be part of the formal approval in this presentation.

JS confirmed the amended placement can be approved and memorialized in the motion as a formal condition of approval.

**Action:**

HARB member Glen Lichtenwalner made a motion to approve with conditions the application presented on 05/02/22 for the installation of new perimeter fencing at 43 N. 17th Street with the following conditions agreed to by the applicant: placement of fencing along the sides and rear of the property only.

The application is in compliance with the following sections of the Guidelines for Historic Districts: Chapter 3.12-Fences & Streetscape Features; Sections 3.12.4, 3.12.5, 3.12.7 and there are no circumstances unique to the property; approved with the condition of excluding the fence installation along the front of the property.

Motion to approve with conditions was made by HARB member Glen Lichtenwalner, motion was seconded by HARB member Alex Encelewski. Motion carried with unanimous support.

Therefore, the Approved Alterations for the purpose of writing and issuing a Certificate of Appropriateness are:

1. Installation of new perimeter fencing. The proposed fencing shall be wood and picket-style, as submitted.
2. The proposed fence location shall retain the option not to build the front section of the fence, shown in submitted materials. Placement of fencing along the sides and rear of the property only is acceptable.

**HDC-2022-00019**

**Address: 1446 W. Linden Street**

**Applicant: Owner, Joan E. Nyemscek; Matthew Del Prado present at meeting**

**HARB Meeting Date: May 02, 2022**

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**Building Description:**

This building is in the West Park Historic District. This 3-story brick house, ca 1900 is a porch house. The mansard roof has fish scale shingles with parapet wall half the way up the roof and a projecting cornice. There is a triple dormer with a gable roof that has fish scale shingles and a finial. The 2<sup>nd</sup> floor has a triangle bay with two 1/1 sash windows with wood lintels and vignette over each window, the windows have ornate frames and there are smaller casement windows on either side with stone lintels. The 1<sup>st</sup> floor has a two 1/1 sash windows with brick lintels and a single glazed door with transom. The wooden porch has classic columns with turned wood balustrade and railing; there are concrete steps with wrought iron railings and a basement window. There is a fire escape on the side of the building.

**Project Description:**

As Provided by Applicant: Removal of soffit to expose header. Replacement of structural header. Install new wood (HB+G) column. Build new soffit with pine lumber to match HARB criteria.

Primary Façade (Applicant)



Existing Header (Applicant)



**Applicable Guidelines:**

**Chapter 3.7 - Porches & Steps**

**3.7.3** Repair and restore existing porches and steps whenever possible. Salvage, repair, and reuse existing components including deck floorboards, 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.

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**Observations & Recommendations:**

The header repair and new soffit is appropriate. The soffit and wood trim around the structural header should match the existing appearance. All wood elements should be painted to match the existing trim and to protect the wood material. The proposed use of a new wood column to replace the missing original material is appropriate. The proposed tapered wood column with new capital and base to match existing historic elements is appropriate in material, size, shape, and

profile. Staff has recommended that the Applicant and neighbor at 1444 W. Linden coordinate about their respective repair projects because the missing column is a common structural feature between the two porches.

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**HARB Discussion:**

MD asked, following the preliminary review of the application, to amend the application to propose using an alternative material to wood- permacast for the posts. No information was presented as part of the application packet to evaluate the substitution request.

SO added that the HARB approved a wood column for this property as part of a previous application.

JS clarified that the approval of this application and the neighboring property (next agenda item) should be consistent.

LE stated that Guidelines were written with consideration of alternative materials advocated with concern for sustainability. The permacast product is fiberglass and does not qualify as a sustainable material.

HARB members discussed the appropriateness of approving a fiberglass product as an acceptable alternative material. GL stated fiberglass is not a sustainable material and therefore not in line with the recommendations set forth in the Guidelines.

AJ stated the HARB can approve the application as presented with wood posts or HARB can table the application if the applicant would like to proceed with a substitution.

GL referenced page 21 of the Guidelines which identifies the information needed for the HARB to consider the alternative material.

JS noted the neighboring property at 1444 W. Linden St. last meeting was approved with wood.

**Action:**

HARB member Glenn Lichtenwalner made a motion to approve the application presented on 05/02/22 for removal and replacement of the structural header with new wood header, install new wood column and rebuild soffit in wood to match existing at *1446 W Linden Street* as submitted.

The application is in compliance with the following sections of the Guidelines for Historic Districts Chapter 3.7 Porches & Steps, Sections 3.7.3 and 3.7.4 and there are no circumstances unique to the property.

Motion to approve made by HARB member Glenn Lichtenwalner, motion was seconded by HARB member Alex Encelewski. Motion carried with unanimous support.

Therefore, the Approved Alterations for the purpose of writing and issuing a Certificate of Appropriateness are:

1. Removal and replacement of the structural header with new wood header, as submitted.
2. Install new wood column, as submitted. The new column shall match the historic in appearance, material, and profile.
3. Rebuild soffit with new wood to match existing soffit and trim, as submitted.



**HDC-2022-000XX (Temporary HDC-2022-00021)**  
**Address: 1448 W. Linden Street**  
**Applicant: Owners, David and Carmit Bach**  
**HARB Meeting Date: May 02, 2022**

**Building Description:**

This building is in the West Park Historic District. This 3-story brick end of row house, ca 1900 is a porch house with multiple units. The roof is flat with brick pilasters from the 2nd floor to the roof with flat tops. The 3rd floor has a half circle brick lintel, the center window is a 1/1 sash with ¼ circle windows on either side. The 2nd floor has a triangle bay with 1/1 sash windows and a vignette in the wood lintels; on either side are lancet windows with arched brick lintels. The bay has a projecting cornice with brackets. The 1st floor has a two 1/1 sash windows with brick lintels and a single glazed door with transom. The wooden porch has classic columns, a basement window, bull-nose steps with wrought iron railing, projecting cornice, turned wood balustrades and railings. There is a below ground grocer’s alley door and the end wall of the porch has closed with siding.

**Project Description:**

The proposed work at the front porch consists of:

- Replacement of structural porch header with new wood header.
- Replacement of two porch columns with new fiberglass columns (preferred) or wood columns.
- Replacement of porch floor decking with composite wood decking.

It is noted that the Applicant supplied a detailed description of work and proposed materials; all materials were supplied with this Preliminary Review to HARB members prior to the meeting per standard procedure.

**Primary Façade, view looking south  
(Applicant)**



**Porch Column and Header  
(Applicant)**



**Porch Floor Decking (Applicant)**



**Applicable Guidelines:**

**Chapter 3.7 - Porches & Steps**

**3.7.3** Repair and restore existing porches and steps whenever possible. Salvage, repair, and reuse existing components including deck floorboards, 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 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.

**3.7.8** 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.

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### **Observations & Recommendations:**

**Header:** Structural header replacement with new wood is consistent with the Guidelines. The header is encased in vinyl (or similar sheet material, as shown in the photographs); removal of the vinyl is appropriate and encouraged. Non-breathable materials like vinyl sheet traps moisture and can lead to wood deterioration. The most appropriate treatment for the new structural header would be to finish the exterior with wood. Flat wood trim would be appropriate or trim that matches the historic appearance (as an attached row house, neighboring properties may have existing original examples). All wood should be painted.

**Columns:** The Applicant described the column conditions as follows:

“Two white columns stand on either side of the porch entrance. (See attached photo). The cap and top of the column (on western side of stairs) are deteriorating and should be replaced. The other column (on eastern side of stairs) is also starting to show its age and will likely require replacing in the near future. As such, it makes sense to replace both columns under same project.” (Detailed Work Description, page 2)

It is observed that the west column shaft is wrapped in what appears to be sheet metal (or vinyl sheet). This conceals the current condition but the wood is likely in poor condition below because of trapped moisture; wood deterioration is visible at the capital and base. The base appears to have been previously replaced because it no longer has the round profile seen on other original columns.

In-kind replacement with wood is the most appropriate treatment and consistent with the Guidelines. Generally, fiberglass is not recommended from a sustainability perspective.

Retaining the east column is the most appropriate treatment rather than pre-emptive replacement. Small-scale repair treatments can treat conditions as needed and can keep the historic material intact.

**Floor:** Use of composite decking is consistent with the Guideline 3.7.8 as an alternate material. Either of the two submitted composite products would be appropriate from a material perspective. The dimension of the selected boards should be as similar to the existing dimensions as possible.

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### **HARB Discussion:**

Applicant presented additional information prepared in slide format to present the conditions of the porch in the scope of work area showing deterioration of wood header, soffit, columns, and decking and provided a succinct description of the existing wood materials and their condition. Identified intent to replace the header in-kind with wood, and composite decking material for the porch floorboards and replace the two porch columns with two alternative (fiberglass) materials.

Presented the column conditions in detail stating the column bases have already been replaced at least once and the shaft of the west column has been wrapped with a non-historic material. The east column is showing initial signs of deterioration, and acknowledged the east column can be repaired, he is seeking approval to replace the cap and base of the east column as part of this application.

He proceeded to present materials on two manufacturers for fiberglass replacement units, Permacast and Endura Stone Columns. If a wood column is required, he would like approval for the cedar column with the Tuscan specifications provided in the application materials.

AJ reiterated the basis for the Guidelines recommendations referencing the sustainability aspects of alternative materials. And stated he does not see the evidence to support fiberglass in this category.

LE referenced the applicants report, page 10 identifying fiberglass as an inappropriate alternative material in numerous historic districts across the country, in some locations it can be used on non-primary facades.

GL referenced page 21 of the Guidelines which identifies the information needed for the HARB to consider the alternative material.

AJ stated the application can be approved as submitted with the columns and header replaced with wood and the decking replaced with the composite material as presented.

AJ asked for clarification on the shape of the column cap and base, based on the material presented.

SO clarified the shape and profile of the column as presented is a round, smooth, Tuscan style column to match the existing. The base of the east column is in keeping with the original and existing on the neighboring buildings and is to be used as reference in size, profile and dimension for the new units.

The applicant confirmed that the new column base and cap will match the existing east column.

**Action:**

HARB member Glenn Lichtenwalner made a motion to approve the application presented on 05/02/22 for replacement of the structural porch header with wood, two columns with wood and replacement of porch floor decking with composite wood decking at 1448 W Linden St. as submitted.

The application is in compliance with the following sections of the Guidelines for Historic Districts: Chapter 3.7-Porches & Steps, Sections 3.7.3, 3.7.4, 3.7.8 and there are no circumstances unique to the property.

Motion to approve made by HARB member Glenn Lichtenwalner, motion was seconded by HARB member Alex Encelewski. Motion carried with unanimous support.

Therefore, the Approved Alterations for the purpose of writing and issuing a Certificate of Appropriateness are:

1. Replacement of the structural porch header with new wood header.
2. Replacement of two wood porch columns with new wood columns. The new columns shall match the existing east column.
3. Replacement of wood porch floor decking with composite wood decking.

**HDC-2022-000XX (Temporary HDC-2022-00022)**

**Address: 1118 W. Chew Street**

**Applicant: Amanda Edwards, Owner**

**HARB Meeting Date: May 02, 2022**

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**Building Description:**

This building is in the Old Allentown Historic District. This 2½-story brick row house, ca 1892 is Eastlake in style. The gable roof has a dormer with scalloped wood above the window, asphalt shingles and a single chimney. The windows are 1/1 sash with Eastlake lintels and a fan shape of bricks topping the lintels. The main entry is a single modern door. The front porch is wood on concrete with metal railing and shingle roof.

**Project Description:**

As Provided by Applicant: Replace exterior brick facade that fell down during the winter. A temporary support of wood was placed after the brick initially fell, ok'ed by Building Standards and Safety. Replacement of exterior brick facade at front, 2<sup>nd</sup> story between 2 windows.

**Damaged Primary Facade  
(Applicant)**



**Current Condition with Temporary Protection  
(Staff)**



**Primary Facade, 2019  
(Google Streetview)**



**Applicable Guidelines:**

**Chapter 3.3 - Masonry**

**3.3.4** Repoint brick and stone masonry with compatible and historically appropriate mortar that matches the original in composition, strength, hardness, and texture. Match the new mortar joints to surrounding areas 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.

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**Observations & Recommendations:**

Restoration of the damaged area with new bricks, matching the original bricks and overall appearance, is appropriate and consistent with the Guidelines. New face brick (the exterior “layer” or wythe) should match the existing bricks in color, profile, dimension (size), texture, and physical structural properties. They should be laid in running bond to match the rest of the facade. The most appropriate restoration is to replicate the original decorative brick course between the windows (seen in the 2019 photo above). The pattern can be copied from the existing courses on either side of the windows.

The size of the mortar joints, the tooling of the joint, and type and color of the mortar should match the rest of the facade. It is important that the new mortar’s strength and permeability is compatible with the surrounding mortar and historic bricks, so that moisture will evaporate properly and avoid future damage. The Applicant is encouraged to reference pages 54-55 of the Guidelines.

Proposed materials or samples were not submitted. It is recommended that the HARB consider conditions that material specifications and/or samples are submitted to Staff for confirmation.

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**HARB Discussion:**

AJ requested clarification why the application came before HARB, SO clarified this was the product of a stop work order to temporarily stabilize the façade and that when the application for repair was presented, it was sent to HARB to review for historic materials for repair. The application as presented as an in-kind replacement in keeping with the Guidelines.

GL raised concern over the cause of the condition, that it must be addressed properly as it is a structural repair.

JS noted there is a separate application filed with the City’s Building Standards & Safety for the structural repairs.

**Action:**

HARB member Alex Encelewski made a motion to approve with conditions the application presented on 05/02/22 for replacement and repointing in kind of the portion of brick façade at the second story between the front two windows at 1118 W Chew Street with the following conditions agreed to by the applicant: to replicate the decorative layout feature between the two 2<sup>nd</sup>-floor windows; that the cause of the deterioration will be properly addressed; and that subsequent structural repairs be carried out by a licensed professional engineer.

The application is in compliance with the following sections of the Guidelines for Historic Districts: Chapter 3.3-Masonry, Sections 3.3.4, 3.3.5 and 3.3.6 and there are no circumstances unique to the property.

Motion to approve was made by HARB member Alex Encelewski, motion was seconded by HARB member Glenn Lichtenwalner. Motion carried with unanimous support.

Therefore, the Approved Alterations for the purpose of writing and issuing a Certificate of Appropriateness are:

1. Replacement and repointing in kind of the portion of the brick facade at the second story between the front two windows, where brick is missing.
2. The replacement brick shall replicate the decorative layout feature between the two 2<sup>nd</sup>-floor windows.
3. The cause of the deterioration shall be properly addressed in the proposed work.
4. Subsequent structural repairs shall be carried out by a licensed professional engineer.

**HDC-2022-000XX (Temporary HDC-2022-2023)**  
**Address: 430.5 N. 10<sup>th</sup> Street**  
**Applicant: City of Allentown LHRP – Tanya Allison**  
**HARB Meeting Date: May 02, 2022**

**Building Description:**

The building is in the Old Allentown Historic District. This 3-story brick row house, ca 1890, is a Queen Anne porch with Eastlake influences. The mansard roof has asphalt shingles with a double dormer with a gable roof, dentilated cornice with extensive brick work is visible as well as corbelled brick panels between the houses. There is one pommel atop the cornice. The windows are 1/1 sash set into Eastlake frames. The window openings are topped with soldiered brick lintels. The main entry is a single glazed wooden door. A basement window is displayed in the brick covered foundation. The brick and concrete porch was enclosed to make an extra room. There are concrete steps with a wrought iron railing. There is a wood 4-paneled door between this house and 432 to close the open area between them (looks like a 2-story grocer’s alley).

**Project Description:**

Provided by Applicant: Replacement of eight (8) lead-based paint hazard deteriorated windows with new aluminum clad windows. (Two - 2<sup>nd</sup> floor front, two - 3<sup>rd</sup> floor front, one - 2<sup>nd</sup> floor side, one - 2<sup>nd</sup> floor rear, and two – 3<sup>rd</sup> floor rear).  
 Noted from Supplied Materials: The scope of work notes that new windows will be fit to existing openings and new screens will also be installed.

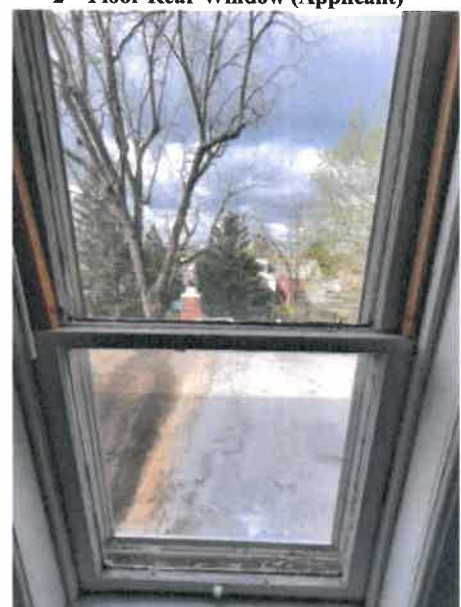
**Primary Facade (Applicant)**



**2<sup>nd</sup> Floor Front Window (Applicant)**



**2<sup>nd</sup> Floor Rear Window (Applicant)**



**Applicable Guidelines:**

**Chapter 3.5 - Windows**

**3.5.7** Repair, restore, and reuse original windows prior to replacing them. Where one component of a window is deteriorated or broke, 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 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 non-original 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.

**3.5.14** 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.

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#### **Observations & Recommendations:**

Repair and reuse of wood windows, or in-kind replacement, are the most appropriate treatments. Aluminum-clad wood windows are an acceptable alternate material per Guideline 3.5.9. The proposed replacements are 1/1 double-hung, which match the existing configuration and operation, and will be fit to the existing opening. These factors are consistent with the Guidelines.

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#### **HARB Discussion:**

TA stated the current condition of the windows in the scope of work are presenting a potentially hazardous condition at the level of deterioration they exhibit.

GL noted the existing windows elsewhere on the building do not meet the Guidelines as appropriate replacement units.

TA noted these windows are not in the scope of work, they belong to a separate unit.

#### **Action:**

HARB member Glenn Lichtenwalner made a motion to approve the application presented on 05/02/22 for window replacement of eight (8) lead-based paint hazard deteriorated windows with new aluminum-clad windows (two - 2<sup>nd</sup> floor front, two - 3<sup>rd</sup> floor front, one - 2<sup>nd</sup> floor side, one - 2<sup>nd</sup> floor rear, and two - 3<sup>rd</sup> floor rear) at 430.5 N 10<sup>th</sup> Street as submitted.

The application is in compliance with the following sections of the Guidelines for Historic Districts: Chapter 3.5-Windows, Sections 3.5.7-3.5.10 and 3.5.14 and there are no circumstances unique to the property.

Motion to approve was made by HARB member Glenn Lichtenwalner, motion was seconded by HARB member Alex Encelewski. Motion carried with unanimous support.

Therefore, the Approved Alterations for the purpose of writing and issuing a Certificate of Appropriateness are:

1. Replacement of eight (8) lead-based paint hazard deteriorated windows with new aluminum-clad wood windows, as submitted. Proposed windows shall be 1/1, double-hung windows and shall be fit to the existing openings.
2. As submitted, the windows to be replaced are located in the following locations:
  - a. Two - 2<sup>nd</sup> floor front
  - b. Two - 3<sup>rd</sup> floor front
  - c. One - 2<sup>nd</sup> floor side
  - d. One - 2<sup>nd</sup> floor rear
  - e. Two - 3<sup>rd</sup> floor rear

**HDC-2022-000XX (Temporary HDC-2022-2024)**

**Address: 318 N. 8<sup>th</sup> Street**

**Applicant: Carolyn Althausser and Ryan Niman, Owners; Chuck Althausser present at meeting**

**HARB Meeting Date: May 02, 2022**

**Building Description:**

The building is in the Old Allentown Historic District. This 3-story painted brick row house is a composite – 20th Century Vernacular and Italianate and Edwardian style, ca. 1876. The house has a flat roof with Edwardian 1/1 sash bay windows on the 2nd and 3rd floors with single 2/2 sash windows to the right of the bays, projecting eaves, and a dentilated cornice with saw tooth frieze board. This same type of cornice runs across the top of the bay windows. The house has corbelled brick panels at the edges of the 3rd floor, these panels are topped with pommels. The 1st floor windows are 6/6 sash with eyebrow lintels. The main entry is a single glazed door with transom and saw tooth trim between the door and the transom. There are projecting moldings on the door frame and a bracketed hood used as a lintel for the door. There is a grocer's alley doorway with transom that is paneled and slatted, it has a transom and an eyebrow lintel. The concrete stoop pipe railing.

**Project Description:**

Provided by Applicant: Installation of mini-splits [HVAC system] in the house. They will be run by one compressor at the back of the house by the enclosed porch. It will be blocked partially by barbeque and the rest by evergreen bushes so that it will not be visible from the alleyway.

Additional Information from Submitted Materials: Exterior refrigerant lines will penetrate the enclosed porch at the base of the wall near the unit, and at the second story will run along the base of the wall. Upper story lines will be covered from the point of origin to the outdoor unit.

**Rear Facade and Adjacent Properties (Applicant)**



**Detail of Proposed Work Location (Applicant)**



**Applicable Guidelines:**

**Chapter 3.8 – Mechanical & Utility Equipment**

**3.8.1** Limit the number of roof and wall penetrations when designing and installing new HVAC systems. Penetrations, whether located on a roof or exterior wall, increase the risk of water infiltration and damage to the building envelope. Properly flash and waterproof all penetrations

**3.8.4** For mini-split or wall-mounted systems, place wall-penetrating units on rear or non-visible facades. Place units at grade adjacent to rear or non-visible facades.

**3.8.5** Screen mechanical units at grade with landscaping features or historically appropriate fencing if units cannot be placed out of view from the street.



**Observations & Recommendations:**

The proposed location of the exterior unit at the rear of the property and the proposed screening are consistent with the Guidelines. The proposed refrigerant lines will be limited to the rear facade and the system appears to have a minimal number of penetrations, which is also consistent with the Guidelines.

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**HARB Discussion:**

CA explained the difficulties in locating the various condensing units having met with the contractors, noted the conduit will be run through a small 3" diameter protrusion through the back wall and the condenser will be placed in the rear yard and shielded by landscape elements.

AJ asked if there needed to be clarification on the location of the exterior penetration from the basement to above grade, HARB members agreed the representative for the applicant was clear in describing the location.

GL and AJ noted the care the applicant has taken to locate the units as well as the penetration.

**Action:**

HARB member Alex Encelewski made a motion to approve the application presented on 05/02/22 for installation of the mini split systems internal to the house with one compressor located at the rear of the house located in the corner, screened with plantings at 318 N 8<sup>th</sup> Street as submitted.

The application is in compliance with the following sections of the Guidelines for Historic Districts: Chapter 3.8-Mechanical & Utility Equipment, Sections 3.8.1, 3.8.4, 3.8.5 and there are no circumstances unique to the property.

Motion to approve made by HARB member Alex Encelewski, motion was seconded by HARB member Glenn Lichtenwalner. Motion carried with unanimous support.

Therefore, the Approved Alterations for the purpose of writing and issuing a Certificate of Appropriateness are:

1. Installation of mini-split HVAC system as submitted.
2. The proposed installation, as submitted, includes one outdoor compressor unit to be located at the rear of the house and screened with landscaping.