



CITY OF ALLENTOWN

29614

**RESOLUTION**

**R30 – 2018**

*Introduced by the Administration on February 21, 2018*

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**Certificates of Appropriateness for work in the Historic District: 204 N. 8<sup>th</sup> Street, 302 – 304 N. 9<sup>th</sup> Street, 329 N. 9<sup>th</sup> Street, 457 W. Allen Street, 531 W. Liberty Street, 1147 W. Turner 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 owner and/or applicant propose exterior alterations of the listed properties as indicated on the attached Case Reports:

204 N. 8<sup>th</sup> Street  
MK Barreto Real Estate Holding, LLC

457 W. Allen Street  
The Lehigh Conference of Churches

302-304 N. 9<sup>th</sup> Street  
220 N. 6<sup>th</sup> Street LLC

531 W. Liberty Street  
Housing Association & Development Corp.

329 N. 9<sup>th</sup> Street  
MK Barreto Real Estate Holding, LLC

1147 W. Turner Street  
Aspiring Investments, LLC – Frank Bickel

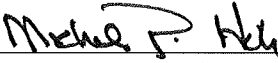
**WHEREAS**, on February 5, 2018, the Allentown Historical Architectural Review Board recommended approval of the above application or offered modifications, which were subsequently accepted by the property owner, to City Council; and

**WHEREAS**, after reviewing the above-mentioned HARB Case Report, 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 Certificate of Appropriateness is hereby granted for the above referenced work.

	Yea	Nay
Candida Affa	X	
Julio A. Guridy	X	
Daryl Hendricks	X	
Cynthia Mota	X	
Courtney Robinson	X	
Ed Zucal	X	
Roger MacLean, Pres.	X	
TOTAL	7	0

***THIS IS TO CERTIFY, That the above copy of Resolution No. 29614 was adopted by the City Council of Allentown on the 21<sup>st</sup> day of February, 2018, and is on file in the City Clerk's Office.***

  
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 City Clerk

**CITY OF ALLENTOWN  
HISTORIC ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
February 5, 2018**

**Case # HDC-2018-00003** Proposal to maintain the front door hardware and trim on façade.

**Property located at:** 204 N. 8<sup>th</sup> St.

**Agenda #** 5

**Historic District:** Old Allentown

**Case #** HDC-2018-00003

**Meeting date:** February 5, 2018

**Property Owner:** MK Barreto Real Estate Holding, LLC

**Owners Address:** 322 Grandview Blvd.,  
Bethlehem PA 18018

**Applicant:** same

**Applicant's Address:** same

**Building description, period, style, defining features:** This structure is a 3-story, brick, mixed-use attached house with low sloping roof, aluminum-capped cornice, 1/1 windows at the third floor, bay window at the second floor with 1/1 windows, and first floor entry with full-lite door and transom above and large window with partially infilled, segmental arched transom to the left of entry. A large, concrete stoop with metal pipe railings leads to the entry. The building retains historic integrity, dates from the mid 19<sup>th</sup> century, and has Italianate influences.



**Proposed alterations:** Maintain the front door hardware

**Staff Approvals:** n/a

**Background:** n/a

**Violations:** n/a

**Guideline Citation: SIS 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **Allentown Guidelines for Historic Districts: Allentown Guidelines for Historic Districts: 5.** Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 6. Doors.

**Evaluation, effect on historic district, recommendations:** The entry door lock set is not historically appropriate; it replaced a metal door knob. Historically, the hardware would have had a separate deadbolt lock above a knob. The need for ADA compliant hardware is understandable since this is now a multi-unit property; however keyless systems are not required or necessary and are not appropriate in style for the historic district. Ideally, the lockset should be a deadbolt above a lever, either with a single back plate, or separate. If a keyless deadbolt is a necessity, then a historically appropriate design should be utilized as described in above submission.

**Discussion:** The discussion on the keyless entry hardware for 329 N 9<sup>th</sup> St also covered the same hardware at 204 N. 8<sup>th</sup> St. The existing hardware will be replaced with new similar hardware in dark bronze color.

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

1. The proposal to maintain the front door hardware and trim on facade at 204 N 8th Street was presented by Kenneth Barreto.
2. The lock will be replaced with a dark bronze color keyless entry lock matching 329 N. 9<sup>th</sup> St. The new lock must have staff approval.

The proposal to recommend a COA was unanimously approved. (7-0; motion carried; Berner, Brobst, Huber, Jackson, Renaut, Roberts, Sell)



**CITY OF ALLENTOWN  
HISTORIC ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
February 5, 2018**

**Case # HDC-2017-00015** – Proposal to maintain the vinyl siding installed on primary front façade storefront.

**Property located at:** 302-304 N. 9th Street

**Agenda #2**

**Historic District:** Old Allentown

**Case #** HDC-2017-00015

**Meeting date:** February 5, 2018

**Property Owner:** 220 N 6<sup>th</sup> Street LLC

**Address:** PO Box 696, Alpine, NJ 07620

**Applicant:** same

**Applicant's Address:** same

**Building description, period, style, defining features:** This structure is a large 3 story 6 bay bricktoted masonry commercial and residential building with a gabled roof, projecting cornice with box gutter, and an altered storefront on the left half of the front façade. The building dates from c 1874 and is Federal Revival in style. The building is altered.

The storefront, prior to work done, had panels of tongue and grooved vertical boards framed with 1 x trim below the storefront windows, similar (but possibly flat) framed panels directly above the windows to the top of the door recess, and irregularly sized plywood or other material above the framed panels.



**Proposed alterations:** It is proposed to maintain the vinyl siding installed on primary front façade storefront. Vertical vinyl beaded board material has been installed over the wood panels and plywood areas of the storefront. The same material is used around the recessed entrance to the store.

**Staff Approvals:** n/a

**Background:** HARB Case #2012-13 – HARB approved –May 7, 2012; City Council approved – May 16, 2012

**Proposed alterations:** It is proposed to maintain new concrete stoop at store entrance and to install a new door on the 304 side.

**Approved alterations:**

1. The proposal to maintain the new concrete stoop at store entrance and to install a new door on the 304 side at 302-304 N 9<sup>th</sup> Street was presented by Bob Carroll.
2. A new concrete landing will be poured at the front entrance to the retail space at 302 N. 9<sup>th</sup> St.
3. The concrete landing will have a traditional bullnose edge detail. The bullnose will be approximately 1-1/2" to 2" in size and project about 1-1/4" from the riser.

4. A pair of salvaged historic wood doors will be installed in the original door frame of the door at 304 N. 9<sup>th</sup> St.
5. The existing pre-hung jamb will be removed to receive the new doors.
6. The new doors may be half-light with panels below or solid paneled doors.
7. The new doors must be reviewed by HARB staff prior to purchase and installation.
8. It is strongly encouraged that the plywood panel in the transom above the exterior door be removed and a new tempered clear glass panel be installed.

*HARB Case #2010-61* – HARB approved –Nov. 1, 2010; City Council approved –Nov. 17, 2010  
 Proposal: 1) Install door and wood trim. 2) Install handicap ramp to store entrance. 3) Install a black top parking lot.

Approved Alterations: 1) Install new  $\frac{3}{4}$ -glazed door, restore exterior wood molding to door frame and open the transom above the door, with the addition of “gold” numbers for the house number.

*HARB Case #2008-36* – HARB approved –Nov. 3, 2008; City Council approved –Nov. 19, 2008  
 Proposal: To replace the 1/1 wood sash windows with 1/1 white vinyl sash windows.

Approved alterations: Replacement of 52 1/1 wood sash windows with 1/1 white vinyl sash windows.

*HARB Case #2008-31* - HARB approved –Sept. 8, 2008; City Council approved-Sept. 17, 2008.  
 Proposed to replace 1/1 wood sash windows with 1/1 vinyl sash windows, install shutters on the upper windows, and replace the door at 304 North 9<sup>th</sup> Street.

Approved Alterations: Replacement of 45 1/1 wood sash window with 1/1 vinyl sash windows in beige or tan color, and replacement of the door at 304 North 9<sup>th</sup> Street and the fire escape door on the side of the building to match the other doors on the building.

*HARB Case #2007-4* - Application withdrawn

*HARB Case #98-11* – HARB approved – May 4, 1998; City Council approved – May 28, 1998  
 Proposed to replace existing wooden  $\frac{1}{2}$ -paneled door with new wooden  $\frac{1}{2}$ -light flat door.

NOTE: Alteration is complete, but not in compliance with plans approved per HARB Case No. 95-54. Alteration is temporary emergency measure; old door was damaged. AMENDMENT: Amended the proposal to include placement of wooden molding trim on the lower half of the wooden  $\frac{1}{2}$ -light door to replicate the appearance of the door that was previously in place.

Clarified the proposal to indicate that he will paint the storefront with the color scheme proposed per HARB Case No. 95-54. APPROVED ALTERATIONS: Replace existing wooden  $\frac{1}{2}$ -light paneled door with new wooden  $\frac{1}{2}$ -light flat door; to include the placement of wooden molding trim on the lower half of the door to replicate a raised panel appearance, dimensions to be similar to dimensions proposed for storefront panels per HARB case No. 95-54; STIPULATION: the storefront door shall be painted to coordinate with other wooden elements of the storefront to reduce the visual impact of the modern style door and the contrast of unpainted wood.

*HARB Case #95-54* - HARB approved –Sept. 11, 1995; City Council approved-Sept. 13, 1995.  
 Proposed to install new cornice with crown molding wood trim, wood dentils, and wood brackets (at fascia); install new recessed panels with applied trim above display windows and transom; install new transom above doorway and remove exhaust fan; install new wooden door with single  $\frac{3}{4}$  glass pane, centered; and replace lower window panels with new recessed panels with applied trim. Note: The above is being proposed as part of a larger project which will include painting all flat wooden surfaces, brackets, and dentils with Rockwood Dark Green and all wooden trim, door and window frames with Dawning Straw. Work will be limited to the first story storefront. Approved as submitted.

*HARB Case #89-53* – HARB approved –Oct. 2, 1989; City Council approved-Oct. 18, 1989  
 Proposed to demolish rear brick garage, remove foundation and level the area for parking.

Amended 10/2/89 – There was a fire in the garage earlier. The building is unsafe and sometimes people “hang out” there at night since there are no garage doors. The party wall will remain as brick. The area will be stoned for parking.

Rationale: The garage holds no architectural significance and does not contribute to the district. Approved as submitted.

**Violations:** 11/16/2017 - Painted masonry building, Vinyl siding installed on primary façade; Satellite dish installed on Chew St. side.

10/25/2017 - Painted masonry building. Replaced two sections of storefront windows with plywood

6/27/2012 - Front stoop of the entrance to 302 has been altered with a 3x5 concrete pad and the front door of 304 N. 9th has been removed.

**Guideline Citation: SIS 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **Allentown Guidelines for Historic Districts:** 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 4. Walls, Siding and Trim, 15. Mechanical, Electrical and Communications

**Evaluation, effect on historic district, recommendations:** The vinyl bead board installation does not meet the historic district design guidelines and is not historically appropriate. The vinyl material that covers the areas above and below the display windows should be removed and the framed panels revealed. The installation of a storefront cornice and frieze that would cover the irregular plywood above the framed panels would be appropriate and recommended. The storefront cornice could be a simple projecting element with crown molding supported with a series of simple brackets.

The installed vinyl creates a bland, flat appearance that is not architecturally compatible with the building. From the corner, the previous storefront related to woodwork at the bay windows; the vinyl now eliminates that relationship.

**Discussion:** The applicant informed the HARB that the storefront panels were not in good condition before he covered them with vinyl. The panels leaked. The applicant also explained that he had repaired the existing brickwork and painted it to improve the appearance of the building. (The painting of the brickwork was a violation that was addressed at an early meeting). The applicant bought the building in June 2017.

The reasons that the vinyl installation was not historically appropriate were discussed further. It was ultimately agreed that the vinyl siding and aluminum capping would be removed from the storefront and door recess, and the wood panel storefront would be repaired or replaced in kind. It was also agreed that glass would be installed in the door transoms (storefront and apartment entrances), and the applicant would investigate the possibility of installing a salvaged cornice at the top of the storefront. According to Ms. Golden the Allentown Preservation League warehouse had a salvaged cornice that might be suitable for the storefront. The HARB also agreed that changes to the storefront might be considered, and they could be approved at the staff level.

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

1. The proposal to maintain the vinyl siding installed on the primary front façade storefront at 302-304 N 9th Street was presented by a representative of the owner.
2. The vinyl and aluminum capping will be removed and the wood panel storefront will be repaired or replaced in kind.
3. Glass will be installed in the transoms of the storefront and the apartment entrance.
4. If possible, a salvaged cornice from the Allentown Preservation League will be installed. City staff will be consulted on the installation of the cornice.
5. Any changes to the storefront other than repair or replacement in kind must have staff approval.

The proposal to recommend a COA was unanimously approved. (7-0; motion carried; Berner, Brobst, Huber, Jackson, Renault, Roberts, Sell)



**CITY OF ALLENTOWN  
HISTORIC ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
February 5, 2018**

**Case # HDC-2018-00002** Proposal to maintain the front door hardware and trim on façade.

**Property located at:** 329 N. 9<sup>th</sup> St.

**Agenda #** 4

**Historic District:** Old Allentown

**Case #** HDC-2018-00002

**Meeting date:** February 5, 2018

**Property Owner:** MK Barreto Real Estate Holding, LLC

**Owners Address:** 322 Grandview Blvd., Bethlehem PA 18018

**Applicant:** same

**Applicant's Address:** same

**Building description, period, style, defining features:** This structure is a 3 story, 3 bay attached brick dwelling with a mansard roof covered with siding, a unique tower-roofed dormer with triple 1/1 windows, Eastlake carved lintels, stone foundation, non-original front door, and concrete steps (previously had a concrete porch with decorative panels). There is a grocer's alley of original design with a transom and an overhead light. The house dates from c. 1885 and is Eastlake Queen Anne in style.



**Proposed alterations:** Maintain the front door hardware and trim on facade

**Staff Approvals:** Staff Approval Per COA 2002-30:

1. Demolish existing front stoop back to existing structure
2. Install concrete steps and stoop with bull-nosed edging
3. Install black wrought iron handrails. Balusters to be square stock.
4. Repair brick behind demolished porch stoop. Separate Staff Approval required for stucco treatment if brick repair not feasible

**Background:**

HARB Case #HDC-2013-00031: Proposed to demolish front porch stoop and install brick and blue stone stoop. Also, restore wall and basement windows behind existing stoop. RESULT: Application withdrawn. Received a COA to replace the "Allentown" porch stoop w/a brick and blue stone stoop back in 2002 (#2002-30) Staff approval based on plans submitted for building permit.

HARB Case #2002-30 – Approved December 2, 2002; approved by City Council December 18, 2002

Approved Alterations: Remove Allentown porch roof; replace concrete porch with either bull nosed concrete steps or brick and slate steps; install plain black wrought iron railings to the

steps; remove the plastic grid from existing door or install a six-panel wood or metal door;  
replace the missing basement window grille to match the existing grille.

**Violations:** December 26, 2017 – Replaced door hardware and repaired hand rail.

**Guideline Citation: SIS 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **Allentown Guidelines for Historic Districts: Allentown**

**Guidelines for Historic Districts:** 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 6. Doors

**Evaluation, effect on historic district, recommendations:** The new door entry lock set is not historically appropriate; it replaced an inappropriate entry knob. The existing door was required to be either modified or replaced in 2002. The door should be replaced to be in compliance with a half light door with 2 panels or a solid 4 panel door. The need for ADA compliant hardware is understandable since this is now a multi-unit residential property; however keyless systems are not required or necessary and are not appropriate in style for the historic district. Ideally, a new, historically appropriate door and new entry set should be installed. A historically appropriate lockset would be a deadbolt above a lever, either with a single back plate, or separate. If a keyless deadbolt is a necessity, then a historically appropriate design should be utilized similar to below.

Regarding trim, it appears that new 2 x 4 blocking was installed at the metal handrails. If properly anchored into the concrete stairs, attachment to house shouldn't be needed as seen at neighboring property. The blocking should be removed and existing trim repaired and repainted. *Example: Schlage Touch Keyless Touchscreen Deadbolt with Camelot trim paired with Accent Lever with Camelot trim in Aged Bronze*



**Discussion:** The discussion focused on the type of hardware that would automatically lock. The option suggested by the Historic Consultant did not function that way. Ultimately it was agreed that the most problematic aspect of the lock installed without approval was the metal color. The applicant said he would look for a similar lock in a dark bronze color.

The door replacement required by the COA in 2002 was addressed. The applicant agreed to replace the existing inappropriate door with a smooth fiberglass 1/2 light door with 2 lower panels or a 6 panel door.

Lastly the 2 x 4 blocking and handrails were discussed. The HARB agreed that the 2 x 4s would have to be removed. It was noticed that the handrails installed did not match each other and did not have the appropriate configuration to mount into the concrete. The HARB requested new handrails be installed with straight balusters, traditional top rail, and posts mounted into the concrete stoop. The handrails could be powder coated steel or aluminum.

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

1. The proposal to maintain the front door hardware and trim on façade at 329 N 9th Street was presented by Kenneth Barreto.
2. New keyless entry hardware will be installed that is dark bronze in color. The new locks must have staff approval.
3. The existing door will be replaced with a new smooth fiberglass door with ½ light and 2 lower panels or 6 panels. The new door must have staff approval.
4. The 2x4 wood blocking must be removed.
5. New handrails with straight balusters, traditional top rail, and posts drilled and mounted into the concrete stoop. The railings can be powder coated aluminum or steel. The new handrails must have staff approval.

The proposal to recommend a COA was unanimously approved. (7-0; motion carried; Berner, Brobst, Huber, Jackson, Renaut, Roberts, Sell)



**CITY OF ALLENTOWN  
HISTORIC ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
February 5, 2018**

**Case # HDC-2018-00006** Proposal to move existing cell phone antennas and add cell phone antennas on steeple tower of church

**Property located at:** 457 W. Allen St.

**Agenda #** 8

**Historic District:** Fairgrounds

**Case #** HDC-2018-00006

**Meeting date:** February 5, 2018

**Property Owner:** The Lehigh Conference of Churches

**Owners Address:** 457 W. Allen St.

**Applicant:** Timothy Johnson, KGPCo., authorized Sprint representative

**Applicant's Address:** 428 Sutphen Court, Belle Mead, NJ 08502

**Building description, period, style, defining features:** Constructed in 1903, this brick church building reflects the Romanesque Revival style and is in excellent condition. This structure reflects the Victorian interest in exotic architectural styles by its Romanesque blind arch detail on the bell tower and above the entrance. The brick edifice is pierced on all sides by arched window and door openings characteristic of the Romanesque Revival style. The church interior features a wood-carved reredos executed by a Chicago artist as his last work. Stained glass windows were restored and depict biblical scenes and ecclesiastical symbols.



**Proposed alterations:** Replace existing cell phone antenna and add a cell phone antenna on steeple tower of church.

**Staff Approvals:** HDA-2015-00073: Change lettering on existing sign.

**Background:**

HARB Case #87-OF-9, Certificate of Appropriateness was issued to raze 3 homes on N. 5<sup>th</sup> St. to create a parking lot.

HARB Case #97-OF-12, Certificate of Appropriateness was issued to install 6' cedar shadowbox fences around the 3 air conditioning units on the 5<sup>th</sup> St. side

HARB Case #04-OF-04, Certificate of Appropriateness was issued to install two (2) cellular telephone antennas on the outside of the church steeple, to be painted to match the color of brick and mortar joint lines. The antennas are to be removed upon termination of the lease or whenever they may no longer be needed.

HARB Case #08-OF-1, Certificate of Appropriateness was issued to install a 1'-1" by 2'-1" stained glass wall sign with wood frame for a daycare facility, to be mounted to the right of the door on the 5<sup>th</sup> Street side of the church.

**Violations:** n/a

**Guideline Citation: SIS 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **Allentown Guidelines for Historic Districts:** 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 15. Mechanical, Electrical and Communications

**Evaluation, effect on historic district, recommendations:** The proposed work is appropriate with some clarification. The replacement of the donor antenna is appropriate (doesn't appear to change in size much and is located at the least visible side of the tower). The proposed new antenna appears to be located on the most prominent corner of the tower, at the southwest corner. It is unclear from the elevation whether there will be conduit running along the south elevation of the tower (at Allen St.) from the 5<sup>th</sup> floor equipment room...line may be running inside of tower- just not clear given drawing noted as an elevation. All efforts should be made to keep any equipment and power supply limited from view and off the prominent façades at the corner- if possible the new antenna should be located on the northwest or northeast corner, rather than southwest corner.

**Discussion:** The applicants explained why the proposed location was the best option for the new cell antenna. In the end the HARB agreed that it would be the least noticeable option. The applicants explained that the antenna panel would be painted to match the existing brick (similar to existing antenna) and that the small section of exposed wiring would be painted to match the materials it crossed over to reduce visibility.

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

1. The proposal to replace an existing cell phone antenna and add a cell phone antenna on steeple tower of church at 457 W Allen Street was presented by Joshua Simpson, Timothy Johnson and Tom Wiseman.
2. The size of the new antenna will match the existing at 51" x 14" x 5" deep.
3. The antenna will be located as proposed (symmetrically opposite the existing antenna) and will be painted to match the existing brick.
4. Wiring for the antenna will be interior to the building as much as possible. Any visible wiring will be painted to match its adjacent material.
5. The donor antennae will be replaced in kind in the same location. This antenna is 23" x 23" x 3.5" in size.

The proposal to recommend a COA was unanimously approved. (7-0; motion carried; Berner, Brobst, Huber, Jackson, Renaut, Roberts, Sell)

**CITY OF ALLENTOWN  
HISTORIC ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
February 5, 2018**

**Case #HDC-2017-00016** Proposal to rehab entire structure.

**Property located at:** 531 W. Liberty Street  
**Agenda #3**

**Historic District:** Fairgrounds

**Case #HDC-2017-00016**

**Meeting date:** February 5, 2018

**Property Owner:** Housing Association & Development Corp

**Owners Address:** 513-515 Chew Street,  
Allentown, PA 18102

**Applicant:** same

**Applicant's Address:** same

**Building description, period, style, defining features:** This structure is a 3 story attached brick dwelling with a Mansard roof, front wall dormer, corbelled brick cornice, and full front porch with original porch posts. The original decorative wood balustrade has been lost. The house dates from c. 1893 and is Queen Anne in style. Windows on the front façade are 1 over 1, and original porch posts still exist on the front.



**Proposed alterations:** Rehab entire structure:

1. replace all front windows with 1/1 aluminum-clad wood windows with SDLs (?); all other windows (?) sizes and configurations to match originals. Trim and casings to be repaired/repainted and/or replaced in kind where necessary
2. façade brick to be cleaned/paint removed; repoint brick; replace in-kind damaged brick
3. all wood and metal trim work to be repaired and repainted
4. restore existing front door
5. all pitched roofs to be replaced with GAF Slateline shingles; front porch roof and flat roofs(?) will receive red Duro-Last membrane
6. replace all gutters and downspouts with aluminum half and full rounds; rebuild and re-line box gutters
7. front porch to be restored; railings and columns to match 533 Liberty St; remove remains of underground alley entrance
8. front concrete steps to be repaired or replaced in kind
9. At rear, remove non-original one store frame addition (already done)
10. At rear, replace windows with 1/1 vinyl windows to match existing size/location



11. At rear, replace door with ½ lite over 2 panel, fiber glass Therma-Tru door or similar to match existing size/location
12. At rear, install new shadow-box fence; install macadam parking pad; install new concrete patio
13. Replace front and rear light fixtures with 10-12" high lantern style bronze wall sconces

**STAFF APPROVALS:** N/A

**BACKGROUND:**

**Guideline Citation: SIS 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **Allentown Guidelines for Historic Districts:** 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternate Materials

**Evaluation, effect on historic district, recommendations:** The proposed rehabilitation is mostly historically appropriate with some clarification/revisions. Additional drawings should be provided for clarity, including a site plan that shows the new parking and patio work, as well as elevations that clearly call out all proposed changes.

1. Replacement of windows with aluminum clad wood windows is appropriate. SDLs should not be needed as all windows should maintain existing 1/1 configurations (unless a multi-lite window is somewhere not shown in photos). Any replacement of woodwork should be done in-kind.
2. Cleaning and repointing of brick should be done according to the Secretary of the Interior's Standards, Preservation Brief # 2. Power washing should not exceed 400 PSI, and repointing should be done by a professional; the new mortar must match the historic mortar in color, texture and tooling and be as vapor permeable and as soft or softer (measured in compressive strength) than the historic mortar. All brick details should be restored and maintained (i.e. carved pieces, segmental arches, etc...)
3. Repair of existing wood and metal trim is appropriate.
4. Restoration of existing front door is appropriate
5. GAF Slateline shingles are historically appropriate; the red color of the Duro-Last has been approved in the past and recalls the early Tinner's Red paint used to paint terne roofs.
6. Gutter work is historically appropriate as proposed.
7. Details of the porch at 533 Liberty St should be supplied in order to confirm appropriateness. In provided photos, that porch has been entirely removed.
8. Repair or replacement of the front concrete steps is historically appropriate. It is important to maintain the bullnose tread detail.
9. Removal of the addition should have been done after HARB approval, however it is historically acceptable.
10. Vinyl windows are acceptable at the rear façade (per historic guidelines) and because of limited visibility. Alternative option would be Anderson 200 series windows. All windows must match existing sizes/locations
11. The proposed ½ lite over 2 panel, fiber glass door is appropriate.
12. Parking pad and patio at rear are appropriate in concept. Sizes and relationship should be discussed; shadow-box fencing is historically appropriate.
13. Spec sheet for lighting fixtures should be provided

**Discussion:** The discussion of the proposed worked was brief. The applicants responded to the consultants questions about the size of the parking pad and patio. They said the patio would be about the size of the former addition that was removed, and the parking pad would be just large enough for 2 cars to park. A photograph of the historic porch balustrade at 533 Liberty St was provided. The applicants said they would be matching it. The HARB agreed that the proposed work was appropriate as submitted.

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

1. The proposal to rehab the building at 531 W Liberty Street was presented by Dan Brudnak, Dave Evans and Eric Weiss.
  2. All front windows will be replaced with 1/1 aluminum-clad wood windows. All other window sizes and configurations will match originals. Vinyl windows will be installed on the rear. Trim and casings will be repaired and repainted or replaced in-kind where necessary and painted.
  3. Cleaning and repointing of brick will be done according to the Secretary of the Interior's Standards and Preservation Brief # 2. Power washing should not exceed 400 PSI. New mortar must match the historic mortar in color, texture and tooling and be as vapor permeable and as soft or softer (measured in compressive strength) than the historic mortar. All brick details will be restored and maintained (i.e. carved pieces, segmental arches, etc...)
  4. All wood and metal trim work will be repaired and repainted
  5. The existing front door will be restored.
  6. All pitched roofs to be replaced with GAF Slateline shingles in the Antique Slate color. The front porch roof and flat roofed areas will receive red Duro-Last membrane roofing.
  7. All gutters and downspouts will be replaced with aluminum half round gutters and full round down spouts. The box gutters will be rebuilt and re-lined.
  8. The front porch will be restored. The railings and columns will match 533 Liberty St. The remains of the underground alley entrance will be removed.
  9. The front concrete steps will be repaired or replaced in kind with bull nose.
  10. The rear, non-original, one-story frame addition will be removed (already done)
  11. The rear door will be replaced with ½ lite over 2 panel, fiber glass Therma-Tru door or similar to match existing size and location
  12. A new shadow-box fence and macadam parking pad will be installed at the rear. A new concrete patio will be constructed in place of the demolished one-story addition.
  13. Front and rear light fixtures will be replaced with 10-12" high lantern style bronze wall sconces. Staff approval is required for the new light fixtures.
- The proposal to recommend a COA was unanimously approved. (7-0; motion carried; Berner, Brobst, Huber, Jackson, Renaut, Roberts, Sell)

**CITY OF ALLENTOWN  
HISTORIC ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
February 5, 2018**

**Case # HDC-2018-00004** Proposal to maintain the aluminum first floor windows and aluminum wrapped wood. Remove brickote and expose original brick. Front door will be replaced to resemble original. Replace windows on second and third floor.

**Property located at:** 1147 W. Turner St.

**Agenda #** 6

**Historic District:** Old Allentown

**Case #** HDC-2018-00004

**Meeting date:** February 5, 2018

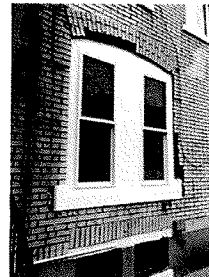
**Property Owner:** Aspiring Investments, LLC - Frank Bickel

**Owners Address:** 3583 Sand Spring Rd. Schneeksville, PA 18078

**Applicant:** Same

**Applicant's Address:** Same

**Building description, period, style, defining features:** This structure is a 3 story, 3 bay, bricktoted brick dwelling with a mansard roof with gabled roofed dormer, paired first floor windows joined with a segmental arch, a shed roof over the entry door, and an original grocer alley door. The house dates from c. 1870 and is Eastlake Queen Anne in style. All windows are 1/1 double hung. The original wood windows on the first floor have been replaced with new vinyl windows smaller than the original. The trim and brick between the windows have been covered with coil stock aluminum.



**Proposed alterations:** Maintain the aluminum first floor windows and aluminum wrapped wood. Remove brickote and expose original brick. Front door will be replaced to resemble original. Replace windows on second and third floor.

**Staff Approvals:** n/a

**Background:**

HARB Case #85-69; Applicant proposes to replace a door on his property (first floor, front façade). Further details to be supplied at meeting. – TABLED.  
WITHDRAWN 12/9/85.

**Violations:** December 15, 2017: Replaced two original wood first floor windows with vinyl windows. Capped windows with aluminum.

**Guideline Citation: SIS 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **Allentown Guidelines for Historic Districts:** 5. Guidelines for

Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 5. Windows

**Evaluation, effect on historic district, recommendations:** The vinyl windows and aluminum wrapping of woodwork do not meet the historic district design guidelines and are not historically appropriate. Aluminum-clad wood windows would be an acceptable replacement window and should be sized to more appropriately fit the opening. Though the brickoted dividing post was not original, it was historically appropriate and should be uncovered (most likely was one larger window with transom above). The sill should be left exposed; it should be repaired as needed, sanded and repainted. Any additional windows should be reviewed for restoration; if they cannot be salvaged, new wood windows or aluminum-clad wood double hung windows that fit the existing opening would be appropriate.

Removal of the brickote should be done carefully to limit damage to underlying brick. Upon removal, conditions should be inspected prior to any repair/repaint/re-pointing to determine the best restoration approach.

A new door would be appropriate since the existing is not historically appropriate; the door should be a wood door, ½ lite above multiple panels.

**Discussion:** The applicant explained what he had done, but was agreeable to redoing the work to be historically appropriate. Historically appropriate options were discussed with him. The Historic Consultant sketched an appropriate configuration for the living room window, and all agreed that would be the best. Trim details, width and materials, were reviewed with the applicant. It was agreed that a no-rot material such as Azek could be used instead of wood. The use of aluminum clad windows or smooth fiberglass windows was discussed. The second floor windows would also be replaced and the applicant agreed to return the center window to full size.

The applicant said he wanted to remove the inappropriate metal siding on the Mansard roof. The HARB was happy to hear this. The proposed shingle was appropriate. Other items reviewed were the replacement of the inappropriate front door, the repointing of the historic brick under the brickote, and the possible replacement of the existing front entry porch.

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

1. The proposal to maintain the aluminum first floor windows and undertake other renovations at 1147 W Turner Street was presented by Frank Bickel.
2. The living room vinyl windows will be replaced with larger aluminum clad wood or fiberglass windows per sketch. There will be a 6"-8" mullion between the new windows and the trim will be 2"-3" on either side. The trim may be a no-rot material such as Azek. No aluminum capping is permitted.
3. The second floor windows will be replaced with new aluminum clad wood or fiberglass windows to match the size of the existing. The center window will be returned to full size. No aluminum capping of the trim is permitted.
4. The existing Mansard roof siding material will be replaced with Certainteed Carriage House shingles in a slate gray color.
5. The existing modern style entry door will be replaced with a new wood or smooth fiberglass ½ light door with 2 lower panels, a 4 panel door, or an historic door.
6. The entry roof may be replaced to match the neighboring roof.
7. The existing failing brickote will be removed and the historic brick repointed according to Preservation Brief #2 guidelines. Soft lime-based mortar must be used.

The proposal to recommend a COA was unanimously approved. (7-0; motion carried; Berner, Brobst, Huber, Jackson, Renaut, Roberts, Sell)