



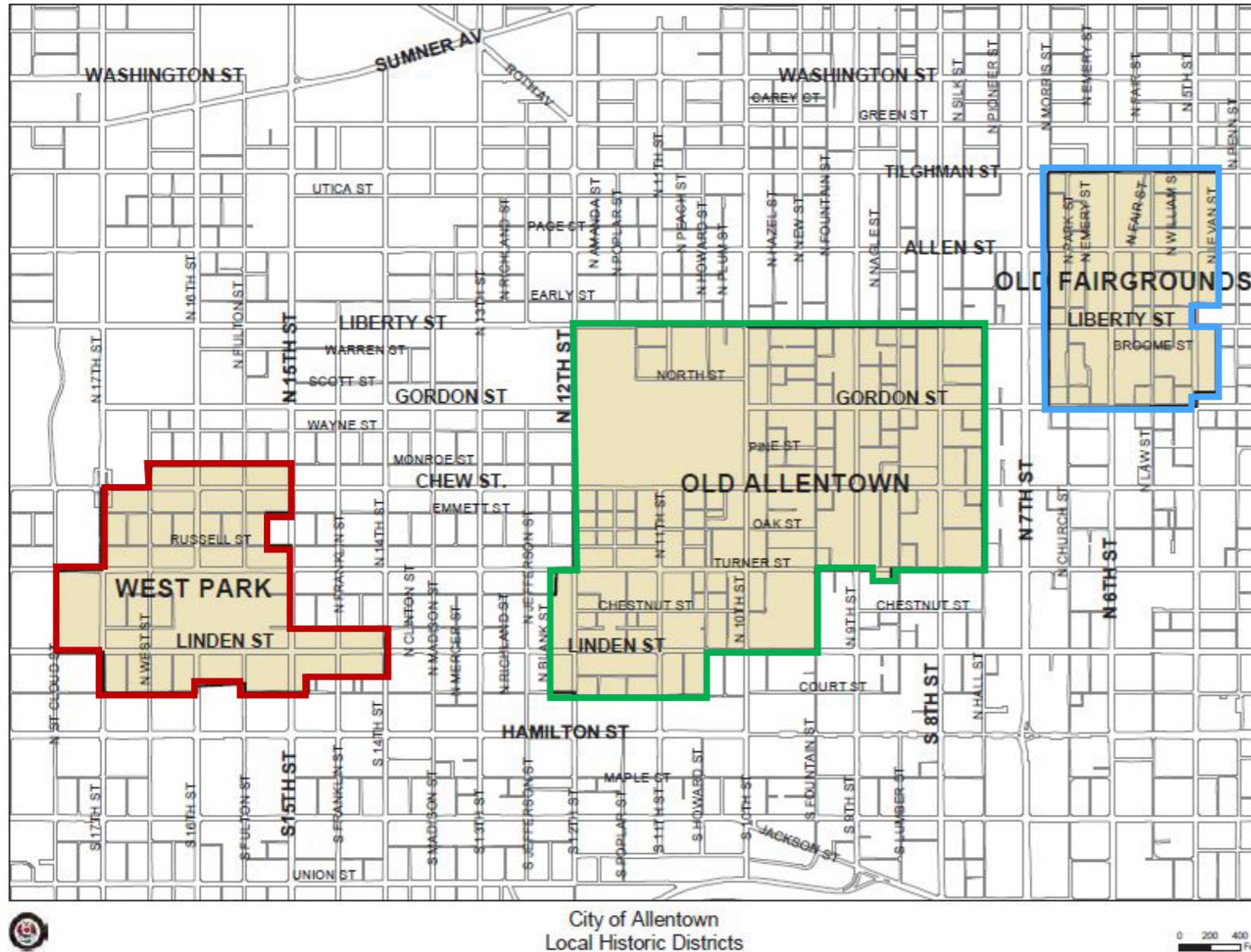
CITY OF ALLENTOWN GUIDELINES FOR HISTORIC DISTRICTS UPDATE

Allentown, Pennsylvania

PRESENTATION TO:
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
February 9, 2022

PROJECT OVERVIEW

THE GUIDELINES FOR HISTORIC DISTRICTS



- The *Guidelines for Historic Districts* are a tool for Allentown residents, property owners, Planning & Zoning Staff, the Historical Architectural Review Board (HARB), architects and contractors, and anyone who works with historic buildings.
- HARB uses the Guidelines to review proposed work in Allentown’s three historic districts:
 - Old Allentown
 - Old Fairgrounds
 - West Park
- The Guidelines encourage collective stewardship of Allentown’s architectural heritage through preservation and sensitive change.
- This purpose of this project was to update the current Guidelines, which were adopted in 2012.

PROJECT OVERVIEW

PURPOSE OF DESIGN GUIDELINES

The purpose of design guidelines is to:

- To share knowledge and best practices about the maintenance, preservation, and rehabilitation of historic buildings.
- To create consensus and predictability in the approval process for projects within historic districts.
- To guide projects that meet residents' needs while preserving the architectural heritage of Allentown.
- To support the city's Historic Preservation Plan and the Historic Preservation Ordinance.
- To be periodically updated to be responsive to local trends and goals. The National Park Service recommends that design guidelines are updated every 5 to 10 years.

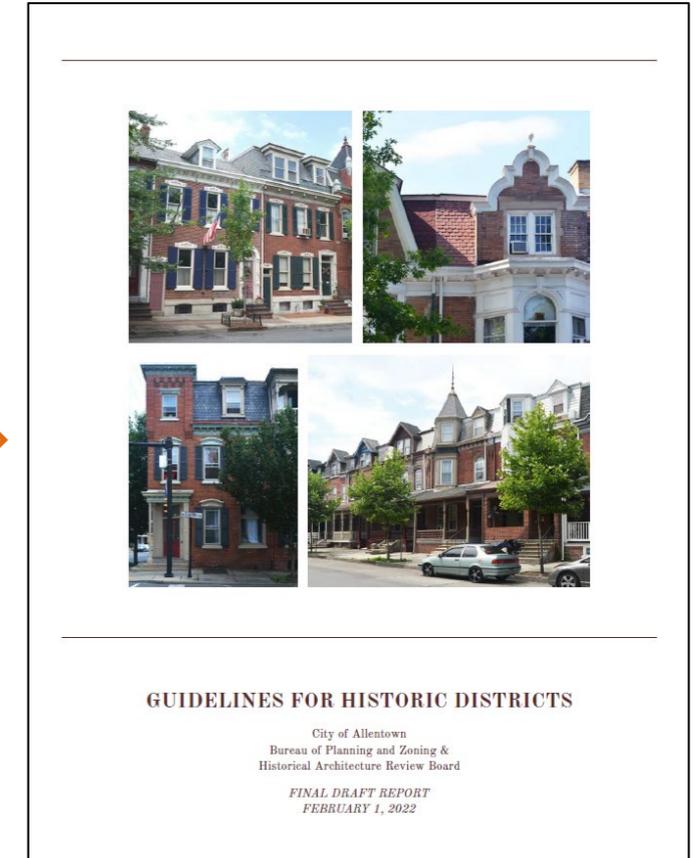
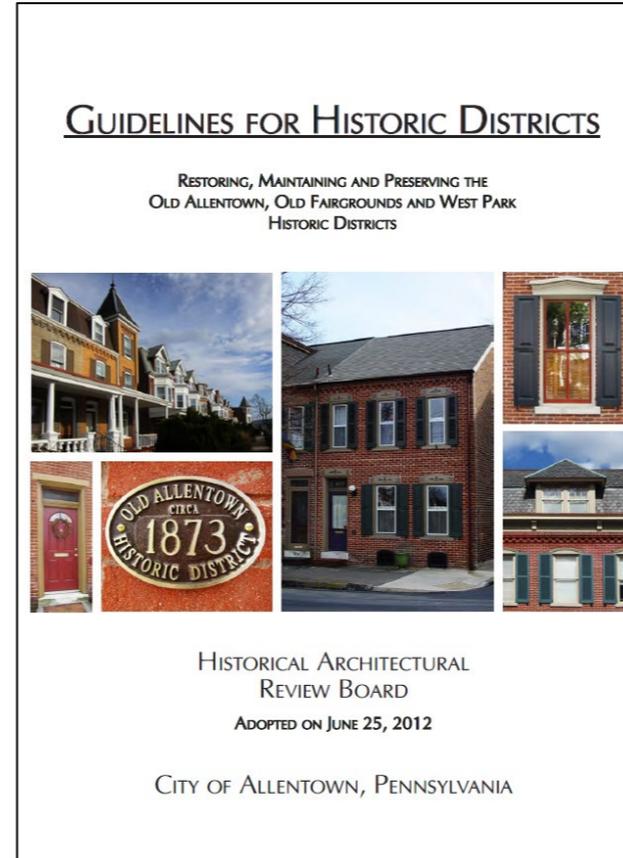


PROJECT GOALS

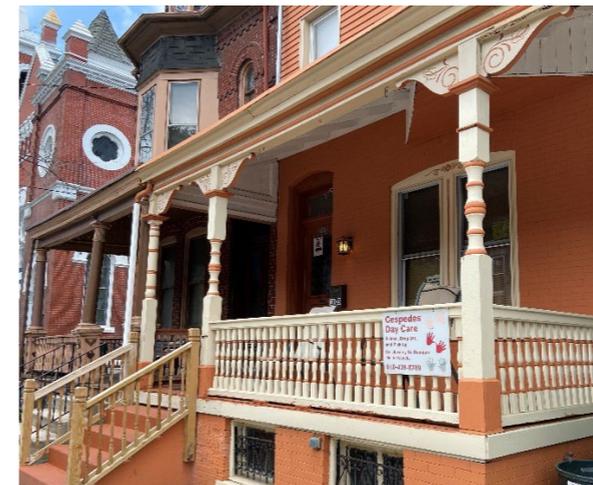
GUIDELINES UPDATE

Key goals of the Guidelines update project:

- Add, clarify, and expand the guidance in the current Guidelines for Historic Districts about appropriate materials and alterations in historic districts.
- Respond to trends in the types of projects occurring in Allentown since 2012, when the current Guidelines were adopted.
- Translate the Guidelines into Spanish.
- Encourage use of the Guidelines as an accessible and educational tool for the treatment of historic properties.



This project was funded by a Certified Local Government grant from Pennsylvania Historical and Museum Commission, which administers preservation funds from the National Park Service.



PROJECT GOALS

GUIDELINES UPDATE

Highlights of the updated Guidelines:

- New numbering system so that specific guidelines can be referenced easily. New chapter and section organization so relevant sections can be shared easily by Staff.
- Digital links to online preservation resources, especially National Park Service resources.
- Revised guidelines and supporting information about historic materials and treatments, including additional information about sustainable construction practices and alternative materials.
- Additional illustrations and diagrams.
- More information about the HARB application process, background preservation policies, and architectural styles.



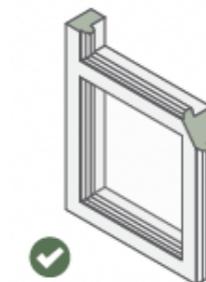
3.3 MASONRY

MAINTENANCE RECOMMENDATIONS

3.3.1 Maintain and preserve original exterior masonry walls and details. Clean using the gentlest methods possible to remove dirt, staining, and biological growth that might be obscuring other conditions. Avoid excessive use of water and saturation of masonry walls. Clean masonry only as necessary to inspect conditions or prepare for repair/restoration work. Sandblasting and high-pressure abrasive methods are never appropriate methods.

DESIGN GUIDELINES

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.



Authentic Divided Lite
Separate pieces of glass
glazed between muntin bars.



Simulated Divide Lite
An alternative to mimic the
look of authentic divided
lites with SDL bars that are
permanently adhered to both
sides of the glass.

PROJECT PROCESS

- Worked with Planning & Zoning Staff to develop the project goals, trends in historic districts, and key updates.
- **First Public Meeting** held in June 2021 to invite public comment and identify key goals and issues to address in the updated Guidelines.
- **Public Comment Period** for two weeks.
- Reviewed and incorporated public comments into the full Draft Guidelines.
- Issued a **Public Review Draft** of the updated Guidelines, advertised and available online.
- **Second Public Meeting** held in December 2021 to discuss the Public Review Draft.
- **Public Comment Period** for two weeks.
- Special Meeting with HARB for additional review.
- Incorporated public comments into the **Final Guidelines**.
- **Final Guidelines** submitted to HARB for review and approval.
- **Guidelines approved by HARB and recommended for adoption by City Council resolution.**
- Approved Guidelines will be translated into Spanish and will be available to the public on Planning & Zoning's website and at the Planning & Zoning office.

