

HDC-2022-00049**Address: 948 North Street****District: Old Allentown Historic District****Applicant: Bolivar Pena, Owner****Proposal: Demolish garage****Building Description:**

This property is a two-story row house, ca. 1892, Half Street Vernacular in style. It has been altered and is in fair condition. The roof is gable with asphalt shingles. It has a single chimney with drip ledges. The windows are 2/2 sash and there is a basement window grille. The house has three entries. The main entry is a single glazed door with transom, and it has an aluminum awning over it. The exterior walls are covered with asbestos shingles. There is a garage in the rear, also a two-story addition has been added to the rear of the house.

Project Description:

This application proposes to demolish the one-story brick garage of 948 North Street. The garage is located at the rear of the property, at the intersection of Palm and Brush Streets, with frontage on Palm Street. The roof collapsed at some point in the past, leaving the garage susceptible to the elements and causing further deterioration. On August 22, 2022, a city inspector from the Department of Building Standards and Safety designated the garage as an unsafe structure and ordered that it be razed or repaired within 30 days to abate a public safety concern. Owing to the extent of the damage, the owner is seeking to demolish rather than repair the structure.



The main structure of 948 North Street in 2019.
(Google StreetView)



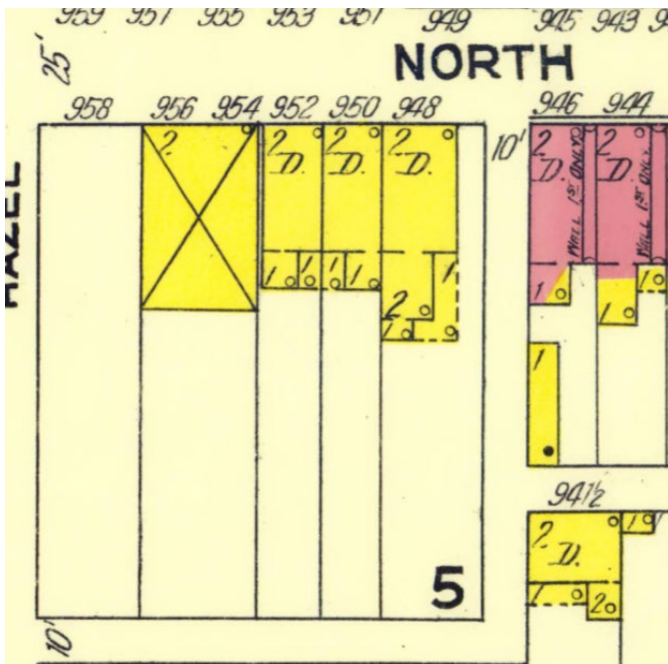
Rear garage of 948 North Street. (Applicant)



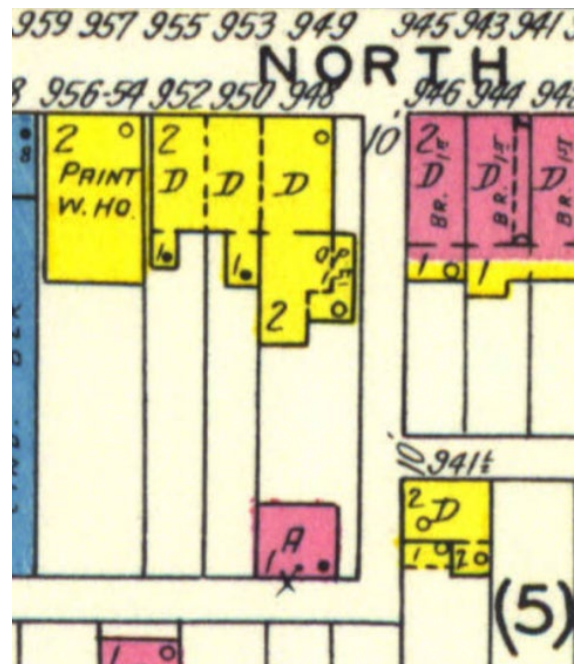
Interior of the garage at 948 North Street.
(Applicant)



Interior of the garage at 948 North Street. (Applicant)



1911 Sanborn Map showing that the garage at 948 North Street was not yet constructed. (PSU)



1932 Sanborn Map showing that the garage at 948 North Street was constructed between 1911 and 1932. (PSU)

Applicable Guidelines:

3.15 – Demolition

3.15.3 Determine if the building retains historic integrity. Evaluate the cumulative impact of past alterations. Buildings that have been altered to such an extent that they no longer convey their significance or contribute to the historic district may have more flexibility in review.

3.15.4 Evaluate the impacts of the proposed demolition on the historic district. Evaluate the impacts to the adjacent buildings, the immediate surroundings, and the historic district as a whole.

3.15.8 If demolition is proposed because the City's Building Inspector has declared a clear and present danger, provide official documentation with the application. The Building Inspector may determine that a building is in a state of collapse or has deteriorated to such a point that it is a public safety concern. This finding should be supported by documentation from a licensed structural engineer.

3.15.11 For accessory structures, determine if the structure contributes to the historic character of the building or block. Consider the relationship and historical connection of the accessory structure to the primary building. Demolition of existing accessory structures can be considered appropriate for non-historic structures that do not contribute to the historic character of the building or district or that detract from this historic character. Non-historic or non-contributing status must be determined by Staff or the HARB.

3.15.12 For accessory structures, consider the structure's spatial relationship to primary streets, secondary streets, and alleys, and its overall visibility within the district. Structures located on primary streets will have greater visibility within the district. Demolition of structures located only on secondary streets and alleys may be appropriate because of its reduced visual impact, but must also be evaluated for contributing character.

Observations & Comments:

The garage was constructed between 1911 and 1932, several decades after the main building and does not reflect the same architectural character or materials as the house. The garage is located at the intersection of two service alleys and is minimally visible from North Street. Palm and Brush Streets consist largely of rears of buildings with several non-contributing, one-story garages. One residential building is located across the intersection.

The staff finds that the garage may have once contributed to the historic district but that the structure has lost its integrity from the damage and deterioration caused by the roof collapse. The building's compromised structural integrity has been documented by the Department of Building Standards and Safety as a public safety concern. The staff finds that the demolition is necessary to abate a dangerous condition and that the demolition will not have a negative impact on the district, because the garage is not visible from a primary street.

If the wood garage doors can be salvaged despite their severely deteriorated condition, salvage is recommended for potential repair and reuse at another building. If remaining wood window frames and/or sashes can be salvaged, this is also recommended.

Staff Recommendation:

Approval, pursuant to 3.15 Demolition.

Draft Motions:

I move to [approve, approve w/conditions, or deny] the application presented on *09/12/2022* for the demolition of the rear garage at *948 North Street* [as submitted or with the following conditions agreed to by the applicant]:

I find [compliance or noncompliance] with the following sections of the Guidelines for Historic Districts: Chapter 3, Section 3.15 Demolition and find that there [are or are not] circumstances unique to the property: [unique features allowing decision].



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS ¹

-This form is ONLY for projects located within historic districts -

DIRECTIONS: Please **complete all form fields** to apply for exterior alterations to properties located within one of Allentown's Historic Districts. These include Old Allentown, Old Fairgrounds and West Park. Incomplete applications, including those submitted without the required fee, will not be considered. Please consult the checklist to ensure your application contains the required information and attach supplemental information as appropriate.

FEE SCHEDULE:

Application Fee: \$25

Violation Correction (received NOV): \$300

Return complete application with all required attachments and fee by mail, email or in person to:

Historic Preservation Planning Officer
City of Allentown, Bureau of Planning & Zoning
435 Hamilton Street, 4th Floor
Allentown, PA 18101

PROPERTY INFORMATION

Property Address: 948 NORTH STREET
Historic District: OLD ALLENTOWN
Current Use: SINGLE FAMILY END OF ROW

PROPERTY OWNER INFORMATION

Name: BOLIVAR PENA
Do you reside at the property? NO
Business Name (if applicable): BPENA 123 CORPORATION
Address: 1034 W ALLEN STREET
Phone: 646-737-6421 (SPANISH SPEAKING ONLY) Email: JULIOPLASENCIA01@YAHOO.COM

APPLICANT INFORMATION (If different than property owner)

Name SAME	
Relationship to property owner:	
Do you reside at the property?	
Business Name (if applicable):	
Address:	
Phone:	Email:

APPLICATION TYPE (check all that apply)

<input type="checkbox"/> New Construction /Addition	<input type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Demolition
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TYPE OF ALTERATION PROPOSED (check all that apply)

Exterior Wall Material	<input type="checkbox"/>	Trim/Decorative Features	<input type="checkbox"/>	Light fixtures	<input type="checkbox"/>
Roofing	<input type="checkbox"/>	Shutters	<input type="checkbox"/>	Windows	<input type="checkbox"/>

¹ Application last revised 05/25/2022

Porch/Stoop/Deck Railings		Signage		Exterior Doors	
Exterior Stairways		Satellite Dish		Fence	
Other:					

PROJECT DESCRIPTION

Is the proposed work on a side visible from the street? YES, ALLEY
Existing Materials: BRICK CONSTRUCTION WITH WOOD DOORS AND WINDOW COMPONENTS
Proposed Materials:
Dimensions (if applicable, i.e.: windows/doors):
Description of work (PLEASE PRINT LEGIBLY):
THIS GARAGE WAS TAGGED an UNSAFE STRUCTURE, "RAZE or REPAIR within 30 days," on 8/22/2022. THE DOORS AND ALL WOOD COMPONENTS WERE PREVIOUSLY IDENTIFIED AS LEAD HAZARDS BY THE ALLENTOWN HEALTH BUREAU. THE STRUCTURE IS BEYOND REPAIR AND IT IS A MATTER OF PUBLIC SAFETY THAT IT BE RAZED BEFORE ANYONE IS INJURED.

APPLICATION CHECKLIST

1. Current color photograph of overall building from street (ground to top of roof)	X
2. Current color photograph(s) of all sides impacted by proposed work	X
3. Detailed Photograph(s) of area proposed to be altered	X
4. Photographs of adjacent properties (left and right) if attached	X
5. Property Map (consult GIS City Historic District Map (arcgis.com))	X
6. Construction Drawing (scaled)	
7. Material Samples (roofing, siding)	
8. Specifications of new materials or features	
9. For New Additions Only- Site Plan with proposed setbacks and addition dimensions	
10. For demolition or replacement-Detailed photographs annotating damage	X
I have consulted a design or construction professional (circle one)	Yes No

☒ I certify to the best of my knowledge that all information provided in this application and attachments is correct.


Property Owner Signature


Applicant Signature

For assistance completing this application or any questions regarding what work requires HARB review please contact the City of Allentown Bureau of Planning and Zoning:
Phone: 610-437-7613. X 2865

Please be advised This application is for project review for compliance with the Historic District Ordinance only. The owner and applicant may also need other permits to complete the project. Other permits can be obtained on the 4th Floor, City Hall, 435 Hamilton St. 8 AM to 4:30 PM Monday through Friday.

If paying by check –

Pay to: City of Allentown (HARB)

Mail to: City of Allentown (ATTN: Planning Department – HARB)

435 Hamilton Street, Allentown, PA 18101

Allison, Tanya

From: Westerman, Heidi
Sent: Monday, August 22, 2022 10:41 AM
To: Allison, Tanya
Subject: FW: 948 North St. Raze or repair
Attachments: IMG_2700.jpg; IMG_2702.jpg; IMG_2710.jpg; IMG_2711.jpg

See North Street garage.



Heidi Westerman (She/Her/Hers)
Director
Building Standards and Safety | City of Allentown
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Allentown, PA, 18101
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📠 +1 (484) 553-3581
✉️ Heidi.Westerman@allentownpa.gov



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From: Khallouf, Ghani <Ghani.Khallouf@allentownpa.gov>
Sent: Monday, August 22, 2022 10:13 AM
To: Poche, Miriam <Miriam.Poche@allentownpa.gov>; Bogart, Paul <Paul.Bogart@allentownpa.gov>; Westerman, Heidi <Heidi.Westerman@allentownpa.gov>
Subject: 948 North St. Raze or repair

Raze or repair within 30 days, rear garage fire

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Ghani Khallouf
Plumbing/Mechanical Inspector
Building Standards and Safety | City of Allentown
435 Hamilton Street
Allentown, PA, 18101
📞 +1 (610) 437-7607 x2677

948 NORTH STREET, ALLENTOWN, PA









Location: 948 North St
610-437-7592

UNSAFE STRUCTURE

This Building is
deemed unsafe

8

MO.

22

DATE

2022

YEAR

RAZE or REPAIR

within 30 days
from date hereof.



Ghani K

BUILDING INSPECTOR/PLANS REVIEW OFFICER
CITY OF ALLENTOWN, PENNSYLVANIA









