

**CITY OF ALLENTOWN
HISTORIC ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
May 7, 2018**

ITEM #5 – Case #HDC-2018-00017 – Proposal to add 3rd story to existing 2 story building

Property located at: 1031 Linden St.

Agenda # 5

Historic District: Fairgrounds

Case # HDC-2018-00017

Meeting date: May 7, 2018

Property Owner: Downtown Metro LLC,
Joseph Colasuonno

Owners Address: 1739 W Turner St.,
Allentown, PA 18102

Applicant: Gouck Architects

Applicant's Address: 1304 Hamilton St,
Allentown, PA 18102

Building description, period, style, defining features: This 3-story industrial building, c.1920 has a flat roof and partially removed third floor due to fire damage. The main façade is art deco in style with patterned brick decoration. The company name "WINK MOTOR COMPANY" is along the top of the building in large raised letters, possibly made of concrete. The side of the building has been altered and has a stucco finish, ramp at the first floor, and single casement windows at the second floor. The entrance has been altered with a curved glass block wall infill.





Proposed alterations: It is proposed to add 3rd story to existing 2 story building. The previously demolished fire damaged 3rd story will be reconstructed. It is proposed to demolish the roof over the second story and replicate the existing 2nd story for the new floor above. All new façade material and window openings are to match the existing structure. The existing brick of the front façade will remain untouched and the existing openings will have windows installed in them to match the floor below. The proposal is to incorporate the existing remains of the third story into this new construction.

Staff Approvals: n/a

Background: 1980-17 The applicant proposes to block up the façade windows and cover with stucco. Upon a recommendation by HARB the project was approved by City Council by resolution April 2, 1980.

1982-18 The applicant proposes to remove the third floor to the sill line. It was severely damaged by fire. Upon a recommendation by HARB the project was approved by City Council by resolution May 19, 1982.

1982-26 The applicant proposes to remove the third floor to the sill line, with the provision that the applicant retain the front faced wall to include the third floor. It was severely damaged by fire. Upon a recommendation by HARB the project was approved by City Council by resolution May 19, 1982.

1982-94 The applicant proposes to stucco all of the walls except the main façade. Upon a recommendation by HARB the project was approved by City Council by resolution November 17, 1982.

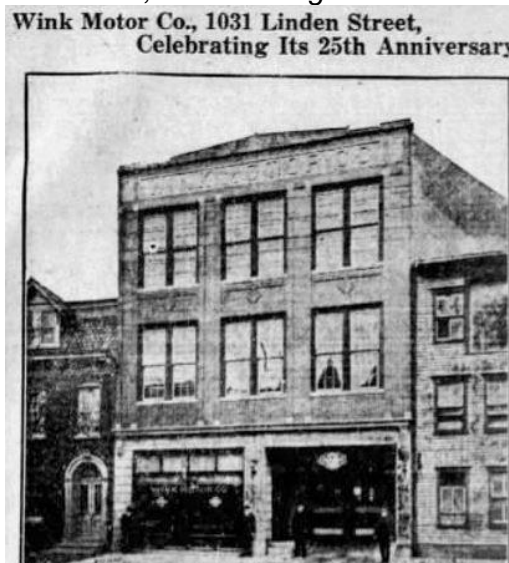
HDC 2013-66 The applicant proposes to install new sign to replace the existing sign. The sign to be a directory type sign, made of Alumilite, silver in color, with white background and with black lettering.

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, 7. Porches and Stoops.

Evaluation, effect on historic district, recommendations:

Circa 1934, The Morning Call:



The proposed addition is historically appropriate in concept. As seen in the historic image there were originally no windows on the side since it was a party wall abutting an adjacent building. This condition has changed and replicating the second floor windows and stucco on the side is historically appropriate.

The front windows need some discussion based on the historic image. The multi-light, 12 over 12 configuration of the historic windows may be a more appropriate direction for the third floor windows since there is photographic evidence for them. In the future, if funds do not presently exist for it, the second floor windows might be replaced with the same to recreate the

historic appearance. It is also recommended that the glass block be replaced in the future with something more closely resembling the historic storefront condition, if possible. Architectural drawings including elevations of both front and side with material specifications/call-outs should be provided in addition to the rendering.

Discussion: The applicant said he would be willing to install 12 over 12 double hung windows on the third floor in the front. He was not sure he would have the money to replace the existing 2nd floor windows at this time and asked not to be required to do so. The size of the mullion between the new 12 over 12 windows was studied and 6" recommended as historically correct. There was also a concern from the applicant that there were no companies that could provide such a big window. The Historic Consultant said they were available, but might need to be single hung windows. A manufacturer was suggested as one that had the larger sizes. The side windows were also studied. The existing windows are fixed or fixed with awnings. The applicant said they planned to use casements which it was agreed would look very similar to the existing. The extent of the work on the side and rear was verified. The HARB asked the applicant to provide typical 2D architectural drawings of the proposed work and new windows.

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

1. The proposal to add 3rd story to existing 2 story building at 1031 Linden Street was presented by Stewart Gouck and Joseph Colasuonno.
 2. The previously demolished fire damaged 3rd story will be reconstructed. The existing roof over the second story will be removed and existing 2nd story will be replicated on the reconstructed 3rd floor.
 3. The side façade material and window openings will match the existing structure.
 4. The existing brick of the front façade will remain untouched and new 12 over 12 single or double hung windows will be installed with a 6" mullion between them.
 5. Scaled architectural drawings of the new facades and windows must be provided.
- The proposal to recommend a COA was unanimously approved. (5-0; motion carried; Huber, Jackson, Renaut, Sell, Fillman)