



CITY OF ALLENTOWN

29657

RESOLUTION

R72 – 2018

Introduced by the Administration on May 16, 2018

**Certificates of Appropriateness for work in the Historic Districts:
1036 W. Tuner Street, 618 N. 6th Street, 429 N. 8th Street, 1031 Linden Street**

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:

1036 W. Turner Street
Alfonso & Abigail Martinez

429 N. 8th Street
Jerome Williams

618 N. 6th Street
Alexander Encelewski

1031 Linden Street
Downtown Metro LLC, - Joseph Colasuonno

WHEREAS, on May 7, 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. 29657 was adopted by the City Council of Allentown on the 16th day of May, 2018, and is on file in the City Clerk's Office.



City Clerk

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

Case #HDC-2018-00013 – Proposal to rehab/restore the facade

Property located at: 1036 W Turner St.
Agenda # 1

Historic District: Old Allentown

Case # HDC-2018-00013

Meeting date: May 7, 2018

Property Owner: Alfonso & Abigail
Martinez

Owners Address: 1036 W Turner St,
Allentown, PA 18102

Applicant: Peter Lewnes

Applicant's Address: CADCA 523-525 N
7th St. Allentown, PA 18102

Building description, period, style, defining features: This structure is a 3-story masonry, Queen Anne style residence and dates from the late 19th c. It has a large bay window on the main façade (2nd and 3rd floors) terminating with an 8 sided pointed turret that is covered with asphalt shingles and topped with a finial. It shares a Mansard roof with its neighbor to the left, though has asphalt instead of slate shingles. Most of the windows have 1/1 double hung sashes, and most trim has been covered with aluminum capping. The first floor of the main façade is covered with stone cote and there is a large picture window with a leaded glass transom above. There is a ¾ glass entrance door and a concrete stoop with an iron pipe railing. On the side of the building there is a porch, a picture window, and a ¾ glass entrance door with a full view storm door.



Proposed alterations: It is proposed to rehab/restore the facade.

- Remove all aluminum capping and siding from front and side
- Remove ground floor stonecote, repair brick where necessary, bring brick back to natural and repoint
- Paint windows
- Address lettering over transom or on front door
- Install full view storm door
- All woodwork will be repaired, restored, replaced or scraped smooth
- Assess side porch posts for what is historically appropriate
- Paint all woodwork, entry door, water table (if not marble), downspouts, windows and ironwork
- Install dusk to dawn porch light
- Restore stained glass if funds allow
- Replace shingles with slate roof if budget allows

Staff Approvals: n/a

Background: 1982-63 – Applicant proposes to re-cement the chimney; replace wood strips, like for like; repair light fixtures; replace tin box gutter, like for like; complete painting; and remove slate roof and add black shingles. No documentation of approval by City Council.

Appears to have been resolved by letter of approval by HARB secretary March 19, 1985.

2004-44 – Applicant proposes to install a chain link gate at the side of the property and to install a new wood stairway and railing at the second floor rear porch. Recommended for approval by HARB and approved by City Council by resolution October 20, 2004.

2011-11 – Applicant proposes to continue installed vinyl windows and to replace wood windows with vinyl. Install full view storm door on side entrance door. Replace aluminum capping around windows. Recommended for approval by HARB and approved by City Council by resolution on March 16, 2011.

2011-18 – Applicant proposes to replace existing wood front door with a steel door. Application withdrawn. Applicant agreed to replace the steel door with the original wood entrance door.

Withdrawn on August 1, 2011

Violations: 8/18/2004 Installed a chain link gate at the side of the property. (Became a HARB case see 2004-44.

2/10/2011 Numerous windows and door on side porch replaced. Windows replaced with vinyl and wood door replaced with a steel door. (Became a HARB case see 2011-11)

2/11/2011 Replaced wood front entrance door with steel door. (Became a HARB case see 2011-18)

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: 1. Cleaning Historic Structures 2. Historic Masonry 3. Roofing 4. Walls, Siding and Trim 6. Doors 7. Porches and Stoops 9. Color 12. Lighting

Evaluation, effect on historic district, recommendations: The proposed restoration work is historically appropriate with some notes on direction:

- Care should be taken when removing the stonecote- it could damage the brick underneath if not properly removed. The condition of the brick after removal should be assessed after removal. All brick repair and repointing must follow Preservation Brief #2.
- If a transom/space for transom above the door is revealed after removing the stonecote, it should receive the street numbers. If not, a spec for pin-mounted lettering along the side could be appropriate rather than numbers on the door.

- A full-view aluminum storm door is historically appropriate, if needed. If door fully weather stripped and caulked a storm door may not be necessary and the full beauty of the door more visible (see neighbor).
- Porch: The area seems to have several properties with turned posts and balustrades and the existing porch has turned posts, and thus a similar look would be appropriate. The side porch currently has iron pipe rails which aren't appropriate for the wood porch; they could be maintained at the front as a part of the 20th century concrete stoop. New turned balusters should be properly scaled and be in the range of 1 1/2" (min.) square at top and bottom.
- A spec should be provided for the new dusk to dawn light fixture
- Restoration of the stained glass and installing new slate shingles, if funding allows, are both appropriate.

Discussion: The discussion of this façade improvement project focused on the side porch railing, the Mansard roof, and the water table treatment. The existing pipe railing on the side porch and an appropriate replacement were addressed. Mr. Lewnes asked the HARB if replacing the asphalt shingles with new slate on the Mansard was more important than replacing the pipe railing on the side porch. The HARB said the Mansard roof replacement would be a higher priority and encouraged it if the budget allowed. Mr. Lewnes said if most of the trim was still existing under the aluminum capping on the bay window he expected to have enough money to install the slate roofing. If a lot of trim replacement on the bay was needed, he would not be able to do the slate, but would do the side railing instead if budget still allowed. It was conjectured that the water table was brick similar to the attached house, and if it was Peter said it would not be painted. The final item addressed was a specification on the proposed light fixture and the HARB said it could be reviewed and approved by staff.

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

1. The proposal to rehab/restore the facade at 1036 W Turner Street was presented by Peter Lewnes.
2. All aluminum capping and siding will be removed from the front and side of the building.
3. The ground floor stonecote will be removed, and the original red brick will be repaired and repointed as necessary. All brick repair and repointing must follow Preservation Brief #2. The water table will not be painted if found to be brick.
4. The existing windows, entry door, downspouts, and ironwork will be painted.
5. If a transom above the door is revealed after removing the stonecote, it will be restored and receive the street numbers. If not, pin-mounted numbers along the side may be installed with staff approval.
6. It is recommended to not install a storm door after the historic door is properly repaired, weather-stripped, and painted.
7. A new dusk to dawn porch light will be installed after approval by staff.
8. The asphalt shingles on the existing Mansard roof will be replaced with new slate roofing if funds allow
9. If the Mansard roof is not done the side porch pipe railing will be replaced with an appropriate wood handrail with heavy turned balusters if funds allow. The railing must be approved by staff before installation.

The proposal to recommend a COA was unanimously approved. (5-0; motion carried; Huber, Jackson, Renaut, Sell, Fillman)

**CITY OF ALLENTOWN
HISTORIC ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET**

May 7, 2018

Case #HDC-2018-00014 – Proposal to rehab/restore the facade

Property located at: 618 N 6th Street

Agenda #2

Historic District: Fairgrounds

Case # HDC-2018-00014

Meeting date: May 7, 2018

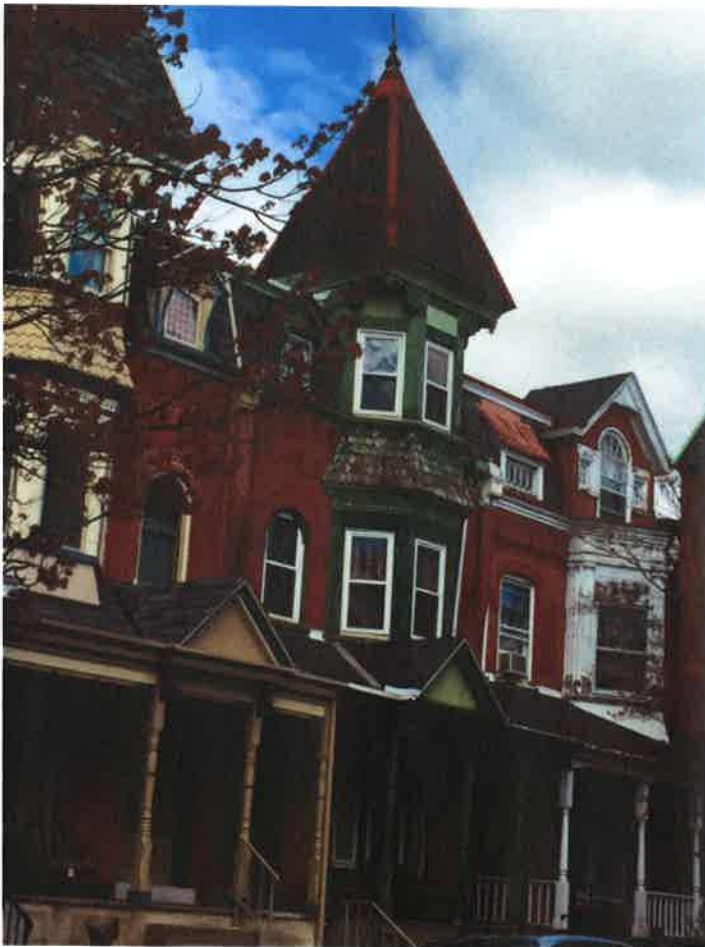
Property Owner: Alexander Encelewski

Address: 618 N 6th St, Allentown, PA
18102

Applicant: Peter Lewnes

Applicant's Address: CADCA 523-525 N
7th St. Allentown, PA 18102

Building description, period, style, defining features: This structure is a 3 story attached row house with Mansard roof with large tower roof over second and third floor bay window. The house has a high level of historic integrity and includes corbelled brick, terra cotta banding, round arched second floor window, wood shingled transition between second and third floor bay windows, and full front porch with turned posts and built-in gutter system. The house is Queen Anne in style and stylistically dates from the late 19th century (although notes from city records date it at c. 1925). The windows appear to have been mostly replaced.



Proposed alterations: It is proposed to rehab/restore the facade.

- Remove all aluminum siding, if still any in place
- All woodwork, including front porch, will be repaired, restored, replaced if necessary, and scraped and painted
- Original porch trim will be reinstalled and painted
- Repair windows and storms where possible
- 11 windows to be painted. If funds permit the left side arched window will be replaced with appropriate arched window. If the dormer multi-light window is original it will be retained.
- Determine if porch light is historically appropriate, if not replace
- Paint all trim (see woodwork above)
- Paint metal and finial on tower roof, and all slate will be inspected, repaired and replaced with like slate if necessary
- Any cedar shingles that need replacing will be replaced in-kind
- Spot point all brick if funds allow.

Staff Approvals: n/a

Background: n/a

Violations: June 13, 2002 – Install inappropriate wood porch rail. Abated July 30, 2002.

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: 1. Cleaning Historic Structures 2. Historic Masonry 3. Roofing 4. Walls, Siding and Trim 5. Windows 6. Doors 7. Porches and Stoops 9. Color 12. Lighting

Evaluation, effect on historic district, recommendations: The proposed restoration work is historically appropriate with some notes on direction:

- As much funding as possible should be directed towards window restoration and replacement where needed (especially the arched window). New windows should be wood, aluminum-clad wood, or appropriate fiberglass or composite per Design Guidelines. Any original wood windows should be scraped and painted. New storm windows should be considered for energy efficiency where needed but a color other than white recommended.
- Wood balustrades would be appropriate for the porch, and may be necessary for code/safety. Heavy square balusters might be historically appropriate if at least 2" square, although turned would be more historically appropriate.
- Specification for porch light should be submitted for staff approval if replaced.
- Slate and cedar shingle replacements, as well as any re-pointing, should be done carefully to blend appropriately with existing. Brickwork appears to be in good condition, and with such a fine mortar line, re-pointing should be limited and must follow Preservation Brief #2.

Discussion: The home owner brought pieces of the historic porch ornament that he found on site and proudly showed to the HARB. Reinstallation of these elements was applauded. The HARB said that the replacement of the arched window on the second floor was a high priority and urged the applicants to do this instead of installing a front porch railing. Mr. Lewnes said the other windows on the facade had been replaced and there was not enough money to replace them with more appropriate windows. They would be painted to blend with a new paint scheme to be provided by Ms. Rabinsky. Other discussion focused on miscellaneous details of the proposed work.

Motion: The HARB upon motion by Mr. Fillman 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 rehab/restore the facade at 618 N 6th Street was presented by Peter Lewnes.
2. Any aluminum capping and siding still existing will be removed.
3. Original porch trim discovered on site will be reinstalled and painted
4. All woodwork, including front porch, will be repaired or replaced in kind, as necessary, and painted
5. Arched window sashes will be reinstalled in the existing arched window on the second floor if budget allows. This is a high priority and should be done if at all possible.
6. Other replacement windows will be painted. If the dormer multi-light window is original it will be retained and painted.
7. A new dusk to dawn porch light (if needed) will be installed after approval by staff.
8. Metal caps and finial on tower roof will be painted, and all slate will be inspected, repaired and replaced with like slate if necessary
9. Any cedar shingles that need replacing will be replaced in-kind and painted.

The proposal to recommend a COA was unanimously approved. (5-0; motion carried; Huber, Jackson, Renaut, Sell, Fillman)

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

ITEM #3 – Case #HDC-2018-00015 – Proposal to rehab/restore the façade

Property located at: 429 N 8th Street

Agenda #3

Historic District: Old Allentown

Case #HDC-2018-00015

Meeting date: May 7, 2018

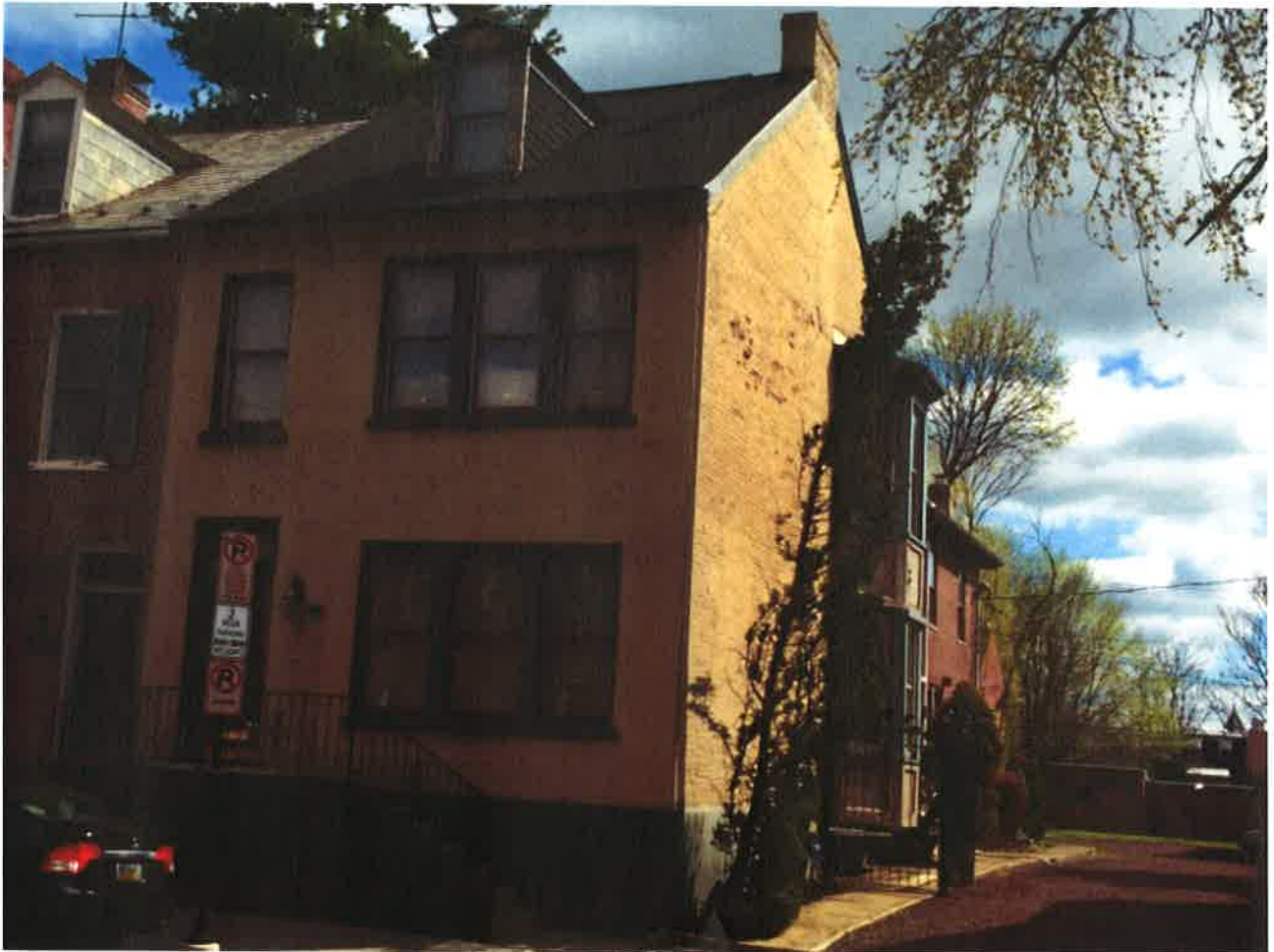
Property Owner: Jerome Williams

Owners Address: 429 N 8th St, Allentown,
PA 18102

Applicant: Peter Lewnes

Applicant's Address: CADCA 523-525 N
7th St. Allentown, PA 18102

Building description, period, style, defining features: This structure is a 2 1/2 story semi-detached painted brick dwelling with a gable roof, single roof dormer, corbelled brick cornice, 1 over 1 windows, and side, double-story bay window. The façade has been altered and includes triple double hung groupings on the second and third floors with soldier brick lintels. There is a 20th century concrete stoop with inset panels and wrought iron railing. The house dates from the late 19th century and is an altered Federal Revival style with Queen Anne side bay.



Proposed alterations: It is proposed to rehab/restore the facade.

- Remove paint, strip front and side brick back to natural brick, repair/replace where necessary and spot point; do full repointing if necessary
- Repair and repaint water table and steps
- All woodwork, including side to just past bay window and door, will be repaired, restored, replaced, scraped, primed and painted
- Rear of building will have no work
- Replace windows with HARB approved windows after brick work is completed
- Dormer will be restored
- Iron work repainted in flat black
- Replace/repaint downspout
- Address lettering on front door
- Replace porch light if needed

Staff Approvals: 2/7/2018 – Replace 3 first floor front wood replacement windows (not original) with wood composite windows to match the existing.

Background: 1988-20 – Applicant proposes to construct a shed dormer at the rear of the roof, to extend for 20 feet and to be sided with aluminum siding. Install a roof top deck. Deck to be constructed of pressure treated wood. The front light fixture to be replaced with modern round fixture. Recommended for approval by HARB and approved by Council resolution on July 20th, 1988.

1989-51 – Applicant proposes to build two car garage and carport in the rear yard. Garage will be frame construction with vinyl siding. Recommended for approval by HARB and approved by City Council resolution on September 20, 1989.

1997-58 – Applicant proposes to remove paint from the brick and repoint. Install wrought iron walkway gate and driveway gate. Application for OAPA façade grant. Recommended for approval by HARB and approved by City Council by resolution October 15, 1997.

1998-10 – Applicant proposes to install brick columns and attach wrought iron gate to driveway. Mount lighting fixtures on top of brick columns. Add finials to the top of the gates.

Recommended for approval by HARB and approved by City Council by resolution April 22, 1998, June 17, 1998, and November 18, 1998.

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 Alternate Materials: 1. Cleaning Historic Structures 2. Historic Masonry 3. Roofing 4. Walls, Siding and Trim 5. Windows 6. Doors 7. Porches and Stoops 9. Color 12. Lighting

Evaluation, effect on historic district, recommendations: The proposed restoration work is historically appropriate with some notes on direction:

- Removing the existing paint is historically appropriate although the paint may be covering mismatched brick due to the extensive alteration seen on the façade. The area of most concern is around the front door. It appears that a door surround was removed and brick with a different texture is evident there. The reinstallation of an appropriate door surround should be evaluated after the paint is removed. Preservation Briefs should be consulted for removing the paint and repointing. Any grinding out of mortar joints must be carefully done so that the size of the mortar joints is not increased and brick not damaged.

- Replacing the existing non-original windows with appropriate new windows is historically appropriate. Wood, aluminum clad wood, fiberglass, or composite windows, maintaining the 1/1 lite pattern should be used where replacement is necessary. Storm windows could be considered if needed.
- If the downspout needs replacing, it should be round and either in an aged metal finish or painted to match the façade.
- Street numbers on the transom would be appropriate
- If replacing the light, a proposed spec should be submitted for staff approval.

Discussion: The applicant said he would consider installing a door surround if needed after the paint is removed. Mr. Fillman said the water table was probably brownstone. Upon closer inspection of the photo submitted it was concluded that it was stone of some sort. Mr. Lewnes said they would evaluate the removal of paint and do so if possible without damaging the stone. It was clarified that the existing roof was not to be replaced at this time. There was a brief discussion of the windows to be installed after the removal of paint from the brick. Mr. Kimmerly has already given staff approval for appropriate window replacements, but the new windows have not been installed yet.

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

1. The proposal to renovate the facade at 429 N 8th Street was presented by Peter Lewnes.
2. The existing paint will be removed from the brick on the front and side to just beyond the existing bay windows. Preservation Briefs must be consulted for removing the paint and repointing. Any grinding out of mortar joints must be carefully done so that the size of the mortar joints is not increased and brick not damaged.
3. Repair and repaint brownstone water table and concrete steps. If the brownstone is in good condition the paint will be removed to reveal the natural stone finish.
4. Reinstallation of an appropriate door surround should be evaluated after the paint is removed. Areas around the front door appear to have non-original brick infill.
5. All woodwork on the front and side to just past bay window will be repaired or replaced in kind, and painted.
6. The existing replacement windows will be replaced with HARB approved windows after brick work is completed
7. The historic roof dormer will be restored and painted.
8. Historic iron work will be repainted in flat black
9. Existing downspouts will be replaced if needed and painted to blend with the brick façade.
10. New street numbers will be installed in the transom over the front door.
11. A new dusk to dawn porch light (if needed) will be installed after approval by staff.

The proposal to recommend a COA was unanimously approved. (5-0; motion carried; Huber, Jackson, Renaut, Sell, Fillman)

**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:

**Wink Motor Co., 1031 Linden Street,
Celebrating Its 25th Anniversary**



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)