



CITY OF ALLENTOWN

**29672**

**RESOLUTION**

**R83 – 2018**

***Introduced by the Administration on June 20, 2018***

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**Certificates of Appropriateness for work in the Historic Districts:  
25 N. 15<sup>th</sup> Street, 26 N. 11<sup>th</sup> Street, 726 W. Gordon 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:

25 N. 15<sup>th</sup> Street  
Wilfredo Paniagua

26 N. 11<sup>th</sup> Street  
Luis Andia

726 Gordon Street  
Shelby and Kenneth Ek

**WHEREAS**, on June 4, 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		
Daryl Hendricks	X	
Cynthia Mota	X	
Courtney Robinson	X	
Ed Zucal	X	
Roger MacLean, Pres.	X	
TOTAL	6	0

***THIS IS TO CERTIFY, That the above copy of Resolution No. 29672 was adopted by the City Council of Allentown on the 20<sup>th</sup> day of June, 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  
June 4, 2018**

**Case # HDC-2018-00018**– Proposal to continue the installation of vinyl fence on side of property

**Property located at:** 25 N 15th St.

**Agenda #** 1

**Historic District:** West Park

**Case #** HDC-2018-00018

**Meeting date:** June 4, 2018

**Property Owner:** Wilfredo Paniagua

**Owners Address:** 25 N 15<sup>th</sup> St, Allentown, PA 18102

**Applicant:** same

**Applicant's Address:** same

**Building description, period, style, defining features:** This structure is a 2 1/2 story, semidetached brick dwelling with hipped roof, a large, shared, front facing gable, corner porch with setback entry, balcony above the corner porch, cantilevered side balcony, 1 over 1 windows with front third floor window with arched transom with tracery, Doric columns on stone porch knee wall and piers, and siding covering the upper levels and rear. The house dates from c. 1910 and is Free Classic Queen Anne in style. Although the house has been altered with siding over the parts of the brick facades, it retains integrity. At the side of the property is a character defining wrought iron fence.





**Proposed alterations:** It is proposed to continue the installation of vinyl fence on side of property. The vinyl fence has been installed by attaching to the historic wrought iron fence and installing a chain link fence gate in place of the wrought iron gate.

**Staff Approvals:** n/a

**Background:** n/a

**Violations:** February 15, 2018 - Installed vinyl fence along side yard in rear of property.

**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: 10. Streetscapes and Outdoor Features

**Evaluation, effect on historic district, recommendations:** The installed fence is not historically appropriate, nor does it appear to be safely erected. Vinyl fencing is not permitted in the historic district nor is the chain-link gate. As noted in the guidelines:

*"If additional privacy is desired in a rear or side yard and an ornamental iron fence already exists, a wood fence may be installed behind the ornamental iron fence.*

*Split rail, chain-link and plastic or vinyl fences are not compatible with the intent of historic districts and are generally not acceptable."*

A wood vertical board fence, professionally installed with proper wood gate would be historically appropriate. Proper concrete footings and foundations would be necessary to support the fence. It is suggested that the fence be set back from the historic fence by approximately 3' (or more) so that it would meet with the neighboring building without a return, or perhaps be placed inward of the basement bilco type door. This set back might also allow the wrought iron fence gate to be reinstalled. The wood fence would also have a gate so there would be added distance and protection for the dog and passersby. A new fence should be stained and finished to better resist weather. The existing concrete paving would be visible between the two fences.

**Discussion:** The applicant said he did not realize he was in an historic district and after discussions with Mr. Kimmerly he understood that the vinyl fence was not acceptable. The type of wood fence that would be acceptable was addressed when Mr. Kimmerly pointed out that the design guidelines do not permit solid wood fences on a primary street. It was decided that a solid wood fence would be acceptable in this side street location due to its relatively low visibility and because the guidelines do allow solid board fences in rear or side yard situations. The HARB agreed with the Historic Consultant's suggested placement of the fence 3' or so behind the ornamental iron fence, and a sketch was created for the applicant to address the Bilco-type basement entrance. The applicant said he still had the ornamental fence gate, and Ms. Jackson informed the applicant that it would need to be reinstalled. The details of the wood fence, the height, and time to replace the vinyl fence were reviewed.

**Motion:** The HARB upon motion by Mr. Renaut 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 continue the installation of vinyl fence on side of property at 125 N 15th Street was presented by Wilfredo Paniagua.
2. The vinyl fence must be replaced with a dog-eared wood fence no more than 6' high with proper foundations. It is recommended that the fence be stained to resist weather.
3. The fence will be set back approximately 3' from the existing historic ornamental iron fence. A site visit will be done by Mr. Kimmerly and Historic Consultant (if needed) to determine the exact placement of the fence around the basement door.
4. The original gate must be reinstalled.
5. The vinyl fence must be replaced within 3 months of the date of the HARB meeting or September 4, 2018.

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

**CITY OF ALLENTOWN  
HISTORIC ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
June 4, 2018**

**Case #HDC-2018-00022** – Proposal to make repairs to box gutter and front porch roof, recoat flat roofs and repair rear balcony.

**Property located at:** 26 N 11<sup>th</sup> St.

**Agenda # 4**

**Historic District:** Old Allentown

**Case #** HDC-2018-00022

**Meeting date:** June 4, 2018

**Property Owner:** Luis Andia

**Owners Address:** 26 N 11th St.,  
Allentown, PA 18101

**Applicant:** Lehigh Valley Community Land  
Trust

**Applicant's Address:** 1337 E 5<sup>th</sup> St,  
Bethlehem, PA 18015

**Building description, period, style, defining features:** This structure is a 3 story attached brick row home with a Mansard roof with double story oriel window and tower roof, a hipped roof dormer windows, mostly 1 over 1 double hung windows or windows with larger, lower sashes with fixed transoms (in oriel windows), angled cornice with cut-out details, segmentally arched masonry openings, a full front porch with Doric columns, and historic wood door. The house dates from the late 19<sup>th</sup> century (c. 1888) and is Queen Anne in style. The second floor level of the oriel window has lost its paired ionic column trim features still seen on the third floor.



**Proposed alterations:** It is proposed to make repairs to box gutter and front porch roof, recoat flat roofs and repair rear balcony.

1. Reline box gutter at second floor on the front of the home with new EPDM rubber roofing membrane. All carpentry detail at the cornice and brackets will be maintained as



is.

2. Front porch roof flashing will be inspected and repaired as necessary to prevent further water damage. Perform minor spot recoating of any damaged porch roof surfaces. Recoat surfaces to match existing roofing material in design, color, material and texture. Porch columns and brackets will be maintained as is. Roof maintenance will be performed in accordance with National Park Service Preservation Brief #4.
3. Existing windows will be chemically stripped of lead-based paint and repainted to match existing color. NPS preservation Brief #37 & #10 will be used.
4. The columns, brackets and trim of the second floor rear porch will be stripped and repainted same as above.
5. The existing metal second floor rear porch railing will be removed and replaced with a new wooden lock railing system with square or turned spindles and painted.

**Staff Approvals:** n/a

**Background:** 83-65 – 7/28/1983 Applicant proposes to remove the finial on top of the pointed turret roof due to leaking. Application withdrawn.

**Violations:** 11/3/2014 – Removed stained glass windows and replaced with vinyl windows on 2<sup>nd</sup> floor. Issue was resolved by 4/30/2015.

**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, 3. Roofing 4. Walls, Siding and Trim 7. Porches and Stoops.

**Evaluation, effect on historic district, recommendations:** The proposed rehabilitation work is historically appropriate. As noted, great care should be taken to preserve the historic elements of this house, as it has many. The storm windows at the oriels should be addressed to better reflect the existing sash configuration which appears to be transoms above larger lower sashes. Past work indicates the transoms were, and hopefully still are, stained glass, but the lower sashes may have been replaced with vinyl. In either case it appears the historical transom configuration is still in place and thus storm windows should match this if possible.

**Discussion:** The discussion focused on details of the proposed work. The existing conditions of the oriel windows and storm windows were reviewed. Since new windows had been installed it was determined that the inappropriate storm windows could be removed. The design options for the rear railing balusters were defined and the HARB asked that details be submitted for Staff approval once determined. The applicants informed the HARB about the program funding the renovations and that the homes would remain owner occupied for at least 99 years under details of the grant. This was the first house in Allentown to be renovated under this program by CACLV.

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

1. The proposal to make repairs to box gutter and front porch roof, recoat flat roofs and repair rear balcony at 26 N 11th Street was presented by Mike Handzu and Lynne Holden.
2. The existing box gutters at second floor on the front of the home will be relined with new EPDM rubber roofing membrane. All carpentry detail at the cornice and brackets will be retained with no alteration.
3. Front porch roof flashing will be inspected and repaired as necessary to prevent further water damage as proposed. Areas of roof needing repair will be recoated to match existing roofing material in design, color, material and texture. Roof maintenance will be performed in accordance with National Park Service Preservation Brief #4.



4. Porch columns and brackets will be retained without alteration.
5. Existing windows will be chemically stripped of lead-based paint and repainted to match existing color. NPS Preservation Brief #37 & #10 will be followed.
6. The existing storm windows will be removed.
7. The columns, brackets and trim of the second floor rear porch will be stripped of lead-based paint and repainted following above National Park Service guidance.
8. The existing second floor rear porch metal railing will be removed and replaced with a new wood railing system with square or turned spindles and painted. The balusters will be appropriately scaled with historically appropriate top and bottom rails. The final design of the rail porch railing must be reviewed by Staff.

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

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

**Case #HDC-2018-00021** – Proposal to rehab/restore the façade

**Property located at:** 726 Gordon St.

**Agenda # 3**

**Historic District:** Old Allentown

**Case #** HDC-2018-00021

**Meeting date:** June 4, 2018

**Property Owner:** Shelby and Kenneth Ek

**Owners Address:** 726 W Gordon Street,  
Allentown, PA 18102

**Applicant:** Peter Lewnes

**Applicant's Address:** CADCA 523-525 N  
7<sup>th</sup> St. Allentown, PA 18102

**Building description, period, style, defining features:** This 2½-story painted brick end-of-row house, ca 1870 is Federal in style. The gable roof has asphalt shingles and the cornice has brick dentils. The windows are 1/1 double hung with stone lintels and paneled shutters on 2<sup>nd</sup> floor windows only. The main entry is a six panel door with a transom and concrete stoop with pipe railing. The east façade wall was structurally unsound and was recently rebuilt with CMU with rough stucco finish. There is a two-story wood porch at the south end of the east façade with square posts and altered railings.



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

- Remove paint from brick and strip back to natural, repair/replace where necessary and spot point
- Stain stucco on side with a red brick stain that fully permeates the stucco to make a more historic color and unify the side with the front
- Fully re-point all brick if necessary
- Repair/repaint water table and paint per color plan
- Remove concrete front stairs and replace with something more historically appropriate for both stairs and railing
- Replace inappropriate spindles on rear porch with historically correct balustrade and porch railing

- Remove satellite dishes if not functioning
- All woodwork will be repaired, restored, (replaced in kind if necessary), scraped, primed and painted
- Front and side porch doors will be replaced with historically appropriate doors and painted
- Windows will be replaced with Harvey 1 over 1 wood aluminum clad windows in a historic color
- Shutters will be repaired/replaced and painted
- All iron work will be repainted in flat black
- Downspouts will be replaced if necessary and repainted
- Address lettering will be placed in transom above front door
- Install historically appropriate porch lights on front and rear porch with dusk to dawn hard wiring

**Staff Approvals:** 9/8/2017 – Replace existing asphalt fiberglass shingles with asphalt fiberglass shingles that look like slate.

**Background:** 1983-35, a Certificate of Appropriateness application to install shutters was withdrawn August 6, 1983.

2011-47 Applicant proposes to: Remove lead paint from exterior of building, clean brick and repoint where necessary. Replace existing downspouts with round galvanized downspout. Remove loose paint, power wash, spot point and apply lead block with 2 coats of masonry paint to seal. Move the paneled shutters from the 2<sup>nd</sup> floor façade, put one paneled shutter on the 1<sup>st</sup> floor window, install the other two paneled shutters on 728 W Gordon Street façade and louvered shutters can be installed on both houses. Upon a recommendation by HARB City Council approved a certificate of appropriateness by resolution on September 21, 2011.

HDC-2016-00018 Applicant proposes to demolish the building. Upon a recommendation by HARB City Council denied the application to demolish the building. Instead City Council, upon a recommendation by HARB and agreed to by the owner and applicant, passed a resolution to approve a Certificate of Appropriateness to rebuild the east wall with concrete masonry units and cover with smooth stucco; new vinyl windows to be installed the same opening size and sash configuration as the existing; and a wood rake board similar to the existing should be installed at the roof edge. October 5, 2016

HDC-2018-00016 Applicant proposes to enclose side porch. HARB at its meeting on May 7, 2018 voted to table the application pending the redesign of the porch enclosure. On May 11, 2018 the applicant decided to withdraw the application.

**Violations:** August 20, 2007 – Installed an inappropriate door on the side porch. Owner agreed to install an appropriate paneled door.

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

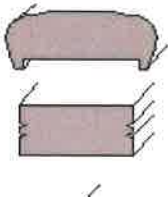
**Evaluation, effect on historic district, recommendations:** The proposed work is historically appropriate although additional details or drawings may be needed for the front stoop and rear porch railing. This renovation, as proposed, is an outstanding outcome for this home that was threatened with demolition only two years ago. Some recommendations and clarifications:

- Front stoop: New brick steps with slate treads and wrought iron type railings/guards would be an appropriate alternate to the concrete stoop. Turning the steps to come

down straight to the sidewalk as seen in most of the homes on the street is recommended.

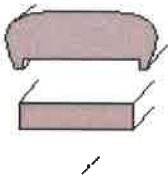
- Rear porch: Typically a heavier top rail with turned balusters would be expected, however given that the historic railing has long been gone, a more simplified version would be acceptable (see profiles following list). Balusters could be turned or straight, but in either case they should be at least 2" to 2 1/2" square/turned. New wood work should be primed and painted.
- Doors: 1/2 or 3/4 lite wood doors would be historically appropriate. Full lite storm doors should be used only if necessary.
- Aluminum clad wood windows are historically appropriate- paint color scheme should be discussed to be sure all new work coordinates- bright whites are not recommended for homes of this time period
- Trim for the windows in the new CMU/stucco wall should be addressed - appropriately detailing these windows would help in further improving the overall look of this new wall.
- If new gutters and downspouts are required, they should be half-round/round and either painted to match the exterior or have a patina metal finish.
- A spec for the exterior wall sconces should be provided for approval.

**P3 Handrail,**  
**Beaded Subrail, and**  
**Sloped-top Bottom Rail**



This Rail Set fits  
3/4" - 2-1/2" (net) Balusters.

**P3 Handrail,**  
**Plain Subrail, and**  
**Sloped-top Bottom Rail**



This Rail Set fits  
3/4" - 2-1/2" (net) Balusters.

**Discussion:** Mr. Lewnes presented the renovations proposed for the building. He asked for some latitude on adding additional renovations if budget allowed. Those items included a new roof dormer and installation of slate roofing. The HARB was very pleased to see this home that was saved from demolition being renovated to improve its historic character. Details of the proposed work were reviewed one by one and all work found to be historically appropriate. Mr. Fillman pointed out that the existing lintels on the front were in fact metal covers added to simple flat wood lintels. He suggested moving the lintel covers to the side windows in the new stucco wall. Adding new trim to the windows was urged by the HARB and given higher priority than some other optional renovations.

**Motion:** The HARB upon motion by Mr. Huber 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 restore the facade at 726 Gordon Street was presented by Shelby Ek and Peter Lewnes.
2. The existing paint will be removed from the front façade and sections at the rear of the building if budget allows. The historic brick will be spot repointed with appropriate soft mortar and brick repaired where needed. If necessary, the brick will be fully re-pointed. Preservation Brief #2 should be followed for all brick repair and repointing.

3. The side of the building that was replaced with concrete block and finished with textured stucco will be stained or finished with silica paint that bonds with the masonry materials. The color of the paint finish will blend with the natural brick to unify the front and side facades. The applicants will attempt to smooth the rough stucco texture if possible.
  4. The existing water table will be repaired and repainted per new color scheme.
  5. The existing concrete front steps will be removed and replaced with new brick and flagstone steps reoriented towards the street instead of parallel to the street.
  6. The inappropriate balusters on rear porch will be replaced with historically appropriate turned balusters with traditional top and bottom rails.
  7. The existing satellite dishes will be removed.
  8. All woodwork will be repaired, restored, replaced in kind, if necessary, and painted.
  9. The front metal lintel covers will be moved from the front and installed on the side windows in the stucco wall if possible. The side windows will be trimmed to match with the historic front windows as closely as possible.
  10. Front and side porch doors will be replaced with historically appropriate doors and painted.
  11. Windows will be replaced with Harvey 1 over 1 wood aluminum clad windows in a historic color.
  12. Shutters will be repaired or replaced in kind and painted. New shutters will be installed on the first floor front windows.
  13. All iron work will be repainted in flat black
  14. Downspouts will be replaced, if necessary, and repainted
  15. Address lettering will be placed in transom above front door
  16. Historically appropriate porch lights with dusk to dawn sensors will be installed on the front and rear porch. Specifications for the light must be approved by staff.
  17. If budget allows the existing asphalt shingle roof may be replaced with authentic slate and/or a new roof dormer may be constructed to match the neighboring single dormer.
- The proposal to recommend a COA was unanimously approved. (7-0; motion carried; Fillman, Huber, Jackson, Olson, Renaut, Sell)