



CITY OF ALLENTOWN

29690

RESOLUTION

R96 – 2018

Introduced by the Administration on August 15, 2018

**Certificates of Appropriateness for work in the Historic Districts:
233 N 11th Street, 229 N 11th Street, 1601 W Turner Street, 1106 W Liberty Street, 43 N 17th 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 owners and/or applicants propose exterior alterations of the listed properties as indicated on the attached Case Reports:

Stacey Clifton
233 N 11th St

Jose Maria
1106 W Liberty St

Stacey Clifton
229 N 11th St

Jane & John Funari
43 N 17th St

Kassandra Hartford & Katherine Kaiser
1601 W Turner St


WHEREAS, on August 9, 2018 the Allentown Historical Architectural Review Board recommended approval of the above applications or offered modifications, which were subsequently accepted by the property owners, to City Council; and

WHEREAS, after reviewing the above-mentioned HARB Case Reports, 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 Certificates of Appropriateness are 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. 29690 was adopted by the City Council of Allentown on the 15th day of August, 2018, and is on file in the City Clerk's Office.


 City Clerk

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

August 6, 2018

Case #HDC-2018-00023– Proposal to continue the installation of new stucco on side of house.

Property located at: 233 N 11th St.

Agenda # 1

Historic District: Old Allentown

Case # HDC-2018-00023

Meeting date: June 25, 2018

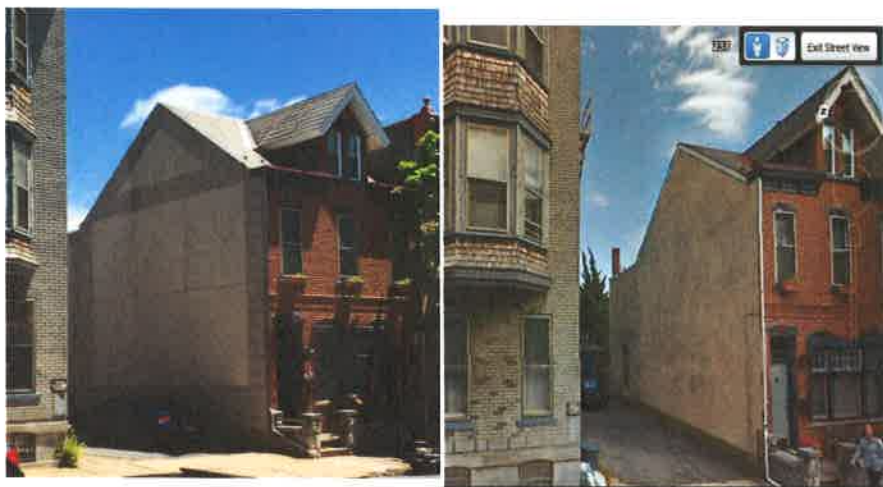
Property Owner: Stacey A Clifton

Owners Address: 233 N 11th Street,
Allentown, PA 18102

Applicant: same

Applicant's Address: same

Building description, period, style, defining features: This structure is a 2 1/2 story semi-detached row house with gable roof, front wall dormer with paired double-hung windows, projecting cornice with brackets, decorative brick band course, altered first floor window, and Eastlake style carved headers. The building dates from c. 1885 and is Eastlake Queen Anne in style. There is a single story brick and aluminum sided garage in rear of the property



Proposed alterations: It is proposed to continue the installation of new stucco on side of house.

Staff Approvals: n/a

Background: 87-30 – Applicant proposes to change non-original wood door to historically appropriate wood door, cover old window lintels above former windows on first floor, install vinyl storm windows as needed. Recommended unanimously for approval by HARB, Council approved by resolution July 15, 1987

Violations: May 2018 – Covered exposed side wall of house with new stucco.

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. **SIS 6.** Deteriorated features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. **Allentown Guidelines for Historic Districts: Allentown Guidelines for Historic Districts:** 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials. 2. Historic Masonry 4. Walls, Siding and Trim 5.

Evaluation, effect on historic district, recommendations: There is no additional information from the applicant on their decision after the meeting last month. The HARB's suggested

compromise for the EIFS installation is noted in the paragraph below that summarizes the discussion at the meeting. My evaluation from last month is summarized as follows:

The proposal to retain the installation of Dryvit (EIFS) work is not historically appropriate. The EIFS panels, scoring, and changes in color detract from the historic character of the house. If the stucco was in poor condition, repair and resurfacing with new stucco would have been appropriate, but the EIFS as installed is not. The EIFS covers the character defining rake boards or the rake boards were removed to facilitate the EIFS installation, which is not historically appropriate. The EIFS's varying patterns, geometric emphasis of the gable, and simulated quoining are inappropriate and distract from the historic character of the house. It is recommended, at a minimum, to recoat the Dryvit with a single color, cut out the Dryvit at the edge of the roof and install rake boards, and fill in triangular score lines in the gable.

From June 25, 2018 meeting: Discussion: *There was a lengthy discussion of the proposal to retain the Dryvit installation as completed. It was explained that Dryvit is a brand name for EIFS (Exterior Insulation Finishing System) and the applicants said the system they installed included 2" of rigid insulation and it covered the rake board. The work was done 3 years ago and at that time they had contacted City Hall to determine if they needed a permit to replace the stucco. They were told that if the work was "like for like" they did not need a permit. The HARB explained that the installation was not "like for like" and should have had HARB review and approval. Mr. Brobst, Ms. Jackson, and Mr. Huber verbally concurred that they could not support retaining the EIFS installation with the current score and color pattern. Mr. Sharon Smith, a neighbor, argued for retaining the EIFS installation. She said there were many violations on the street and didn't understand why her neighbor was being singled out for her violation. She mentioned several locations where she thought EIFS was installed. Mr. Kimmerly said he would check those mentioned, in particular, the laundromat at 11th and Turner.*

The Historic Consultant's recommended treatment of the existing installation was discussed but the contractor who installed the EIFS said it would be expensive and difficult to execute. Several other ideas were forwarded. It was suggested that the EIFS be painted a single color. Mr. Huber pointed out that the areas of the darker color, which were less than the lighter color, could be painted to match the lighter color. It was also decided that the dark color could remain at the base of the wall. The applicant and installer expressed unhappiness with any recommendation.

In conclusion it was decided to table the case to allow the applicant to consider the options recommended. There was adequate time from the date of submission for the case to be acted upon at the next regularly scheduled HARB meeting on August 6.

Motion: *The HARB upon motion by Ms. Roberts and seconded by Mr. Fillman agreed to table the project to give the applicant time to consider the options recommended by the HARB.*

The proposal to table was unanimously approved. (6-0; motion carried; Brobst, Fillman, Huber, Jackson, Roberts, Sell.)

Discussion: The applicant informed the HARB that she would paint the EIFS that was installed on the house without HARB review or COA. This was a compromise recommendation from last month's meeting as noted above. The color will be either the lighter color or the darker color.

Motion: The HARB upon motion by Ms. Roberts 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 continue the installation of new stucco (EIFS) on side of house at 233 N 11th Street was presented by Stacey and Willie Clifton.
2. The EIFS on the side of the house may be retained if painted entirely in one color.

3. The EIFS will be painted either the darker or lighter color.
The proposal to recommend a COA was unanimously approved. (4-0; motion carried; Brobst, Fillman, Huber, Roberts)

**CITY OF ALLENTOWN
HISTORIC ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
August 6, 2018**

Case #HDC-2018-00028– Proposal to replace deteriorated slate roofing with asphalt shingles and flat roofing with rubber roofing.

Property located at: 229 N 11th St.

Agenda # 3

Historic District: Old Allentown

Case # HDC-2018-00026

Meeting date: August 6, 2018

Property Owner: S.A. Clifton

Owners Address: 233 N. 11th St.

Applicant: Same

Applicant's Address: Same

Building description, period, style, defining features: This structure is a 2 1/2 story, 2 bay, brick dwelling with a gable roof, wide roof dormer with paired double hung windows, 1 over 1 double hung windows with segmental arches on the first and second floors, brickote over the historic brick, and aluminum capping of some or all of the historic trim. The house dates from the late 19th century and is Queen Anne in style.



Proposed alterations: It is proposed to replace deteriorated slate roofing with asphalt shingles and flat roofing with rubber roofing.

Staff Approvals: n/a

Background: n/a

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: 3. Roofing **Evaluation, effect on historic district, recommendations:** The photographs of the existing slate roofing indicate a high level of deterioration. Replacement with GAF Slateline fiberglass shingles in the Antique Slate color would be historically appropriate. The valleys must remain open to match the historic roof. The flashing should be aluminum in red (to match existing Tinner's Red) or charcoal gray to blend with the roofing color or, if budget permits, copper. The drip edges should match the trim in color. The flat roof is not highly visible and replacing with EPDM type rubber roofing is historically appropriate.

Discussion: There was a brief discussion of the proposed roof replacement. The condition of the roof was not questioned based on the photographs submitted. The applicant asked if he could use copper flashing and drip edges. The Historic Consultant cautioned the applicant about galvanic action if copper and aluminum were in contact with each other. The applicant

said he was familiar with galvanic action and would avoid having the two materials touch each other.

Motion: The HARB upon motion by Mr. Brobst 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 replace deteriorated slate roofing with asphalt shingles and flat roofing with rubber roofing at 229 N 11th Street was presented by Stacey and Willie Clifton.
2. The slate roof will be replaced with GAF Slateline shingles in Antique Slate color.
3. The rear flat roof will be replaced with new rubber roofing.
4. Copper flashing and drip edges will be used on the pitched roof areas.

The proposal to recommend a COA was unanimously approved. (5-0; motion carried; Brobst, Fillman, Huber, Olson, Roberts)

**CITY OF ALLENTOWN
HISTORIC ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
August 6, 2018**

Case #HDC-2018-00024— Proposal to replace existing terra cotta garage roof with alternative roofing material

Property located at: 1601 W Turner St.

Agenda # 1

Historic District: West Park

Case # HDC-2018-00024

Meeting date: August 6, 2018

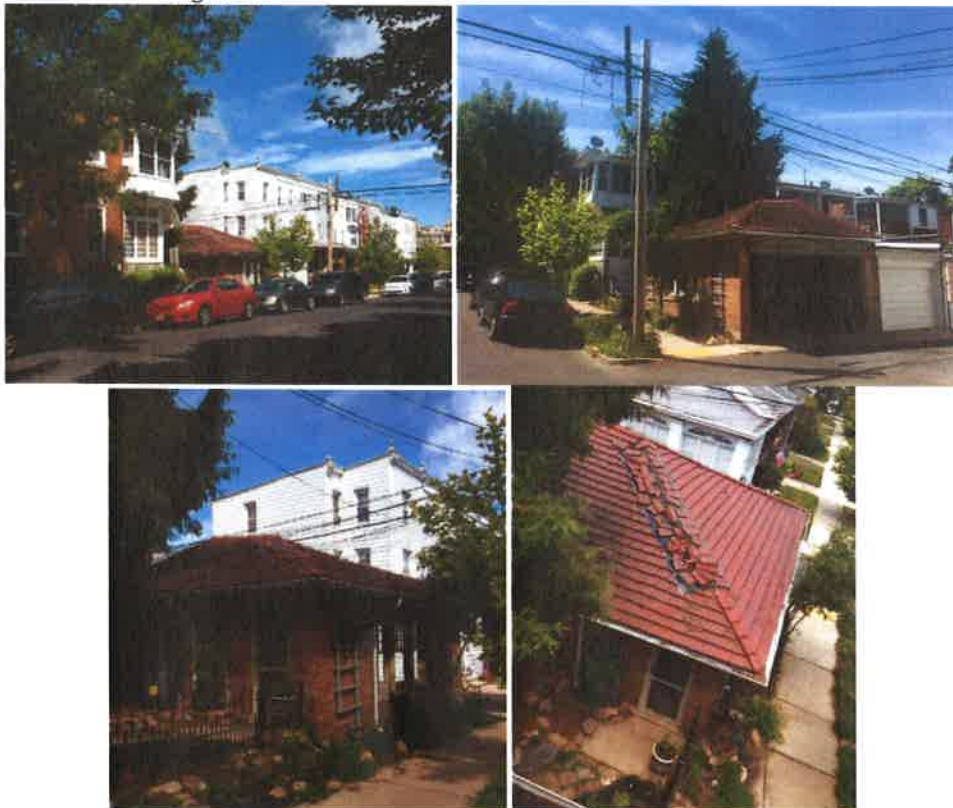
Property Owner: Kassandra Hartford & Katherine Kaiser

Owners Address: 1601 W Turner Street, Allentown, PA 18102

Applicant: same

Applicant's Address: same

Building description, period, style, defining features: This structure is a 3 story brick and stone end of row house with Flemish gable and Mansard roof, large oriel window on the second floor, full front porch with decorative urns over the brick posts, and windows with stained glass transoms. The house dates from c. 1910 and is Queen Anne/Edwardian in style. The house has a high level of historic integrity. The historic terra cotta roof on the house has been replaced with reddish 3-tab shingles as have most in the long row of homes. The historic brick garage at the rear of the property has a half-hip roof, historic wood bifolding garage doors, and original terra cotta roofing tiles.



Proposed alterations: It is proposed to replace existing terra cotta garage roof with alternative roofing material.

Staff Approvals: n/a

Background: January 10, 2011 - 10-WP-11 – Proposal to remove terra cotta shingles on garage roof and replace with 30-year red architectural shingles. Tabled pending request by HARB for applicant to consider other shingle options. January 13, 2011 – Applicant waived right to 75-day application review period. April 4, 2011 - Application tabled, applicant did not attend meeting. June 27, 2011 - HARB recommended to City Council denial of COA for the project. July 7, 2011 - application for COA for the project withdrawn.

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: 3. Roofing

Evaluation, effect on historic district, recommendations: This submission and thorough application with supporting documentation illustrates an unfortunate situation for one of the few remaining terra cotta roofed buildings in the West Park Historic District. It is clear the hip roof structure is and was inadequate for the weight of the terra cotta roofing tiles. The structural repair costs plus installation of new terra cotta (\$15,714) is over twice the cost of repair and installation of asphalt fiberglass shingles (\$6,200). The choice of the best alternative material for the roof is not clear. 3-tab shingles do not offer the dimensional appearance of the tiles, but typical architectural shingles seem inappropriate given their tapered square shape. CertainTeed has a shingle, the Grand Manor, in Terra Cotta that, although not square cornered, does have a shape and dimensional quality more similar to the existing terra cotta tiles. It is crucial to maintain the hip roof design and to have the hip and ridge shingles.

CertainTeed Grand Manor in terra cotta:



GAF Timberline Patriot Red (too red):



CertainTeed – Firescreen 3 tab in terra cotta



Discussion: There was a lengthy discussion of the roof replacement. The applicants said they investigated the cost of the Grand Manor fiberglass shingle recommended by the historic consultant. It would cost a small amount more and they said they were willing to incur the extra cost. They thought the shingle would give a more historically appropriate look to the garage. The cost to remove the terra cotta, rebuild the roof structure to adequately support the weight of the roofing and reinstall new terra cotta roofing was over twice the cost of roof repair and installation of fiberglass shingles which they could not afford.

There was a question about the garage doors, and the applicants said the doors had been damaged and removed before they bought the property. Several HARB members were familiar with the property and said the previous owners did not maintain or take care of the property. Mr. Fillman also said the garage roof was leaking many years ago. Two neighbors were at the meeting in support of permitting an alternate roofing material to be approved.

Mr. Huber said he was very concerned about the precedent that would be set if the replacement with alternate material approved. The historic consultant said that, from what could be seen in the submitted photographs, the roof structure had not been constructed adequately to carry the heavy load of the terra cotta roofing tiles. Mr. Brobst agreed. The structural inadequacy was an important extenuating circumstance for this project and the main reason the proposed roof replacement received support from most of the HARB members.

Other miscellaneous items were reviewed. The applicant said they would keep the existing half round gutters or replace them in-kind. Mr. Fillman suggested installing rolled metal ridge caps on the roof hips and ridge. The HARB thought that would be a good solution and better than fiberglass shingled ridges. The color of the ridge caps was debated.

The salvaging of the historic terra cotta roofing tiles was urged. The applicants said they would salvage what they could; they expect many tiles will break in the removal process. It was recommended that the salvaged material be donated to the APL warehouse or kept by the owners for possible reinstallation on the front mansard roof of the house sometime in the future.

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

1. The proposal to replace existing terra cotta garage roof with alternative roofing material at 1601 W. Turner Street was presented by Katherine Kaiser and Kassandra Hartford.
2. The terra cotta roof will be replaced with Grand Manor fiberglass shingles in the terra cotta color.
3. Rolled metal ridge caps will be installed on the hips and ridge.
4. The metal will be painted to match the shingle in color.
5. The existing half round gutter will be reinstalled or replaced in-kind.
6. The HARB approved the terra cotta roofing replacement with alternate material due to the structural inadequacy dating from the garage's original construction, the fact that the roof was on a garage at the rear of the property, and because the terra cotta roofing had already been replaced on the house.

The proposal to recommend a COA was approved. (4-1; motion carried; Brobst, Fillman, Olson, Roberts; Huber-denied)

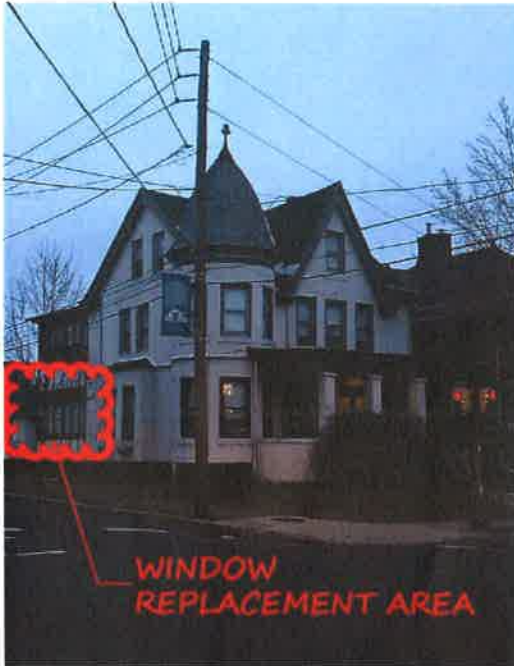
**CITY OF ALLENTOWN
HISTORIC ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
August 6, 2018**

ITEM #2 – Case #HDC-2018-00025— Proposal to replace the existing first floor casement windows and transoms at the rear of the building with new casement windows with transoms.

Property located at: 43 N 17th St.
Agenda # 2
Historic District: West Park
Case # HDC-2018-00025
Meeting date: August 6, 2018

Property Owner: Jane & John Funari
Owners Address: 43 N 17th Street,
Allentown, PA 18102
Applicant: same
Applicant's Address: same

Building description, period, style, defining features: This 2½-story stucco house, ca 1906 is a Queen Anne style. The roof consists of a cross-gable design with asphalt shingles, and a turret at the northwest with slate shingles. Most windows are wood, 1/1 sashes; there is a front porch with curved end at the north with square masonry posts with stucco finish, and double wood entry doors with ½ lights. The rear has a 2-story wing with casements windows with 3-lite transoms above each at the first floor.



Proposed alterations: It is proposed to replace the existing first floor casement windows and transoms at the rear of the building with new casement windows with transoms. The windows are proposed to be Pella wood Architect's Series windows. Six windows and transoms facing Linden St are to be replaced. It is also proposed to replace the existing panels below the first floor windows with Hardie board.

Staff Approvals: 4/27/2018 – Repair and replace wood trim to match the existing like for like.

Background: n/a

Violations: Windows in the rear addition of the building were removed and covered with plywood, plywood was painted. Basement windows, which were plywood covered, have been removed and plywood reinstalled. Appears that other work will be done, scaffolding in the yard.

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: 5. Windows Evaluation, effect on historic district, recommendations:** The proposed window replacements are historically appropriate in overall concept. Some clarifications and possible specification tweaks may be needed. The design of the separation of the windows should be maintained, including the center-most wider dividing post at the north. The continuous sills under the windows and transoms should be maintained (which they appear to be.) The new sill detail should match the existing as closely as possible. It is important to maintain the existing daylight sizes as well as the simple frame profile as much as possible. It should also be clarified that the transom is to have divided lights to match the existing.

The replacement of the existing flat painted panels with Hardie board is appropriate if smooth in texture and painted to match.

Discussion: The discussion focused mostly on the applicant's request to install single light transoms instead of 3 light transoms. The HARB debated the impact on the character defining features of the house. It was concluded that either were appropriate for the style of the house. The applicants explained they were only replacing the 6 windows facing Linden St. now, but they planned to replace the 5 on the first floor facing the rear of the property when they had enough money. The applicants emphasized they would make the new window installation look like the existing and would keep the diving mullions as existing.

The discussion of the Hardie Board replacement on the panels was brief. The historic consultant explained that an embossed wood grain pattern would not be appropriate. The applicants said the panels would have a sandy-like texture but no wood grain.

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

1. The proposal to replace the existing first floor casement windows and transoms at the rear of the building with new casement windows with transoms at 43 N 17th Street was presented by John and Jane Funari.
2. The new casement windows and transoms will replace the 6 existing first floor windows and transoms facing Linden St.
3. The new windows will be Pella wood Architect's Series windows.
4. The transoms will have single lights as proposed.
5. All mullions between the windows will be retained, and the new sill will be continuous and match the existing as closely as possible.
6. The existing panels below the first floor windows will also be replaced. The new panels will be made of Hardie Board. They may have a rough sandy-like texture but no embossed wood grain texture.

The proposal to recommend a COA was unanimously approved. (5-0; motion carried; Brobst, Fillman, Huber, Olson, Roberts)

**CITY OF ALLENTOWN
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FINAL REVIEW SHEET
August 6, 2018**

ITEM #4 – Case #HDC-2018-00030– Proposal to install a permanent awning on the front porch

Property located at: 1106 W. Liberty St.

Agenda # 4

Historic District: Old Allentown

Case # HDC-2018-00027

Meeting date: August 6, 2018

Property Owner: Jose Maria

Owners Address: 1106 W. Liberty St.

Applicant: Nataly Lopez

Applicant's Address: Same

Building description, period, style, defining features: This structure is a 3 story attached brick mixed use dwelling with Mansard roof, large gable-fronted dormer, second floor oriel windows, and full front porch with Doric columns and unusual projecting floor deck to the side of the entry steps (although it is matched on the house at the end of the row). The projecting porch deck has a replacement railing and most of the building's wood trim has been clad in aluminum except for the first floor porch. The house dates from the late 19th or early 20th century and is Queen Anne in style.



Proposed alterations: It is proposed to install a permanent awning on the front porch. The awning is to be fabricated of Sunbrella or Recacril canvas type material and will project 4'. There will be no signage or lettering on the awning. The color, pattern, binding and edge detail have not been indicated in the proposal.

Staff Approvals: n/a

Background: n/a

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:

10.Streetscapes and Outdoor Features*, 11.Signs*

Evaluation, effect on historic district, recommendations: Although not specifically addressed in the Guidelines for Historic Districts, the proposed permanent awning will cover most of the remaining visible architectural features of the building which is not historically appropriate. There is also great concern that the capitals of the Doric columns will be damaged

by the installation of the permanent structural framework. Reducing the awning to be just over the porch projection and to be between the capitals of the porch columns, and, in addition, reducing its projection to 3' maximum might be modifications the HARB could consider to reduce the visual impact on the architectural features of the porch and to protect the projecting floor deck of the porch. Protecting the projecting wood porch deck is the unusual circumstance of this case that might be the basis for an approval of a modified awning proposal. Other details of the awning proposal should be defined – color and valance edge detail in particular. The color should be compatible with the building's colors. Scalloped or straight valances are historically appropriate.

Discussion: The discussion focused on the size of the awning and final details. The applicant explained they get a lot of water on the porch in rain storms and wanted to protect the porch with the awning. The HARB explained in detail what the Historic Consultant had recommended to be sure the applicant understood. The applicant hadn't understood exactly, but agreed with the recommendation when she realized what was proposed. It was verified that the color of the awning would be as shown in the rendering. The applicant said she would like the scalloped edge detail, and they would be careful not have the historic architecture damaged when the frame installed. Mr. Fillman asked that the awning company provide shop drawings for the Historic Consultant to review.

Motion: The HARB upon motion by Mr. Brobst 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 install a permanent awning on the front porch at 1106 W. Liberty Street was presented by Jose Maria.
2. The width of the new awning will be reduced to be between the column capitals of the porch columns on either side of the porch projection. The awning will not be located over the steps.
3. The projection of the awning will be reduced to 3'.
4. The awning will be fabricated of Subrella or Recacril canvas-type material
5. The awning will have brick color in stripes and a scalloped bottom edge detail.
6. There will be no signage or lettering on the awning.
7. Shop drawings for the framing must be submitted for review by City Staff.

The proposal to recommend a COA was unanimously approved. (5-0; motion carried; Brobst, Fillman, Huber, Olson, Roberts)