

**HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN, PENNSYLVANIA
June 25, 2018
MINUTES**

I. Call to Order

The monthly meeting of the HARB was held on Monday, June 25, 2018 in 5th Floor Conference Room, Allentown City Hall, 435 Hamilton St., Allentown, PA. The meeting was called to order at 6:00 by Mr. David Huber, Chair.

A. Roll Call

HARB Members present: Barry Brobst, Shane Fillman, David Huber, Patricia Jackson, Ellen Roberts and Dan Sell. Michelle Olson and Paul Renaut were absent.

Visitors present: Stacey Clifton, Sharon Smith, Michelle Kloss, Willie Clifton

Press present: None

Staff present: David Kimmerly

Consultant present: Christine Ussler

B. Approval of Minutes

The minutes from June 4, 2018 were approved as submitted on a motion by Mr. Fillman and seconded by Ms. Jackson.

II. Old Business

A. Case Review

ITEM #1 – Case #HDC-2018-00019– Proposal to install 3 security cameras

Property located at: 245 N 9th Street

Agenda #2

Historic District: Old Allentown

Case # HDC-2018-00019

Meeting date: June 4, 2018

Property Owner: Chew Investor LLC

Address: 245 N 9th St, Allentown, PA
18102

Applicant: same

Applicant's Address: same

Building description, period, style, defining features: This structure is a large 3 story, semi-detached, brick, multifamily building with flat roof, projecting bracketed cornice, long side façade, two, front, double story oriel windows, and 1 over 1 double hung windows with a mix of segmental arches and flat lintels. The building dates from the early 20th century (c. 1916) and is Classical Revival in style with some Queen Anne details. The building retains a high level of historic integrity.



Proposed alterations: It is proposed to install 3 security cameras: one on the front façade to the right of the southernmost door and one on either end of the side façade. The appearance of the security cameras is not clearly conveyed.

Staff Approvals: n/a

Background: HDC-2016-00011: Façade Improvement Project. a. The existing wood windows must be retained, repaired, and painted. New, energy efficient aluminum storm windows may be installed to increase thermal efficiency and protect the historic wood windows.

b. The existing doors will be replaced with new wood and glass doors. The narrower door opening will receive a single $\frac{3}{4}$ light wood door, and the wider opening will receive a pair of $\frac{3}{4}$ light doors.

c. A new paneled wood door will be installed on the bakers' alley opening.

d. The brick will be cleaned and repointed as needed, in particular on the side of the building. Brick will be repointed with a high lime-content mortar and in accordance with Preservation Brief #2 concerning brick repair and repointing.

e. A new exterior architectural lighting plan will be implemented using moderate sized up and down lights located approximately $\frac{1}{3}$ the height of the building up from the sidewalk. Specifications for the lighting to be installed will be submitted to the City for approval. Approved by City Council July 20, 2016.

2003-45 HARB approved December 1, 2003; City Council approval December 17, 2003

Approved alterations: (1) Custom made full length wrought iron gate for the grocer's alley opening. (2) Motion detector light in the grocer's alley. (3) Carriage lights to be mounted by the side of the doors.

1982-97 – Applicant proposes to place 8", double 4" or 5" vinyl siding (slightly textured) on the rear of the property (fire escape and porch area) and on the Chew Street wall. Application WITHDRAWN 11/30/82.

1982-68 -- HARB meeting Sept. 1, 1982; City Council meeting Sept. 15, 1982

Proposed: stucco the north wall and the east wall using the "thermax" system underneath.

HARB Approved: stuccoing the east wall since the stucco is obscured by the large metal fire escapes and denied stuccoing the north wall. CITY COUNCIL: DENIED the application

1981-84 – Applicant proposes to apply insulation, then stucco over the entire wall – Chew Street elevation

WITHDRAWN by HARB 11/9/81 – no new information presented.

1981-63 – HARB meeting Sept. 2, 1981; City Council meeting Sept. 16, 1981

Proposed: Applicant proposes to stucco/brickote the north wall and the rear walls.

HARB - proposed work is inappropriate. Brick should remain in order to retain its historical architectural character of the building and the building as it relates to the streetscape. CITY COUNCIL: DENIED the application

1981-11 – Applicant proposes to place aluminum siding under the third floor porch roof in the rear. WITHDRAWN 3/5/1981

1980-30 – HARB approved May 12, 1980; City Council approval May 21, 1980

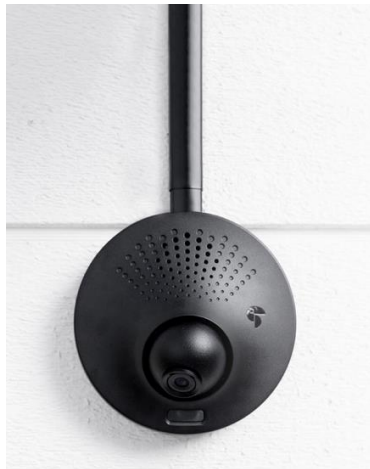
Applicant proposed: To remove the existing rear porches and reconstruct with metal as a fire escape. It was noted that the fire escape is required by BOCA since dwelling units will be located on the third floor. Noted: 3" x 3" x 5/16" steel posts will be used with 4" x 4" balustrades.

Violations: November 10, 2009 – three satellite dishes installed on front of house. Abated

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: 15. Mechanical, Electrical and Communications

Evaluation, effect on historic district, recommendations: The proposed security cameras could be historically appropriate given more detail on the exact model and installation method. It appears a suggestion of disguising the camera with some sort of decoration is proposed; this should be confirmed, and addressed as to whether this is an appropriate way to 'hide' a camera that is otherwise in plain view. There are some products out there that better hide cameras utilizing outdoor lighting, though their effectiveness for a multi-family rental may be complicated by the fact that many of these products rely on apps and cell phones, but it could be worth looking into. Specifically, the company Kuna has several options, including cameras already incorporated with wall lights, or cameras that can be hooked into existing light fixtures:

<https://getkuna.com/pages/smart-security-light>



Discussion: Discussion of this project was difficult without the attendance of the applicant for the second month and without sufficient information to understand what was proposed for the security camera installation. One of the images in the application showed security cameras camouflaged with an eagle and mounted between shutters. It was determined that this was not on the applicant's building. The consensus of the HARB was this was not an appropriate installation. One of the HARB members said some cameras had been installed on buildings at the rear of the property already. They had exposed conduit above windows. The HARB agreed that wiring with exposed conduit did not meet the Design Guidelines and was not appropriate. It was concluded that the project would need to be denied because of insufficient information

about the exact appearance of the cameras and the lack of information on how they would be wired and mounted. The HARB also thought the locations indicated were too visible and that alternates needed to be considered.

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

1. The proposal to install 3 security cameras at 245 N 9th Street was not represented.
2. The case was denied due to the lack of representation and lack of information
3. The information missing in the application includes the exact appearance and how they will be wired and installed on the facades.
4. According the Design Guidelines for the Historic District security cameras should be mounted on secondary facades in an unobtrusive location or painted to minimize their visual impact.
5. The locations indicated for the cameras were highly visible and did not meet the Design Guidelines.

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

III. New Business

I. Case Review

ITEM #1 – 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: The proposal to retain the installation of Dryvit work is not historically appropriate. The Dryvit 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 Dryvit as installed is not. The Dryvit covers the character defining rake boards or the rake boards were removed to facilitate the Dryvit installation, which is not historically appropriate. The Dryvit's varying patterns, geometric emphasis on 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.

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.)

B. Staff Approval Log: A motion to accept the Staff Approval list was made by Ms. Jackson and seconded by Mr. Brobst. The staff approval list was approved unanimously as submitted.

C. Violations Log: A motion to accept the violation list was made by Mr. Fillman and seconded by Mr. Brobst. The violations log was approved unanimously as submitted.

IV. Design Guidelines Review

The HARB reviewed the Design Guidelines starting from Page 11 up to the section on Windows on Page 19

- On Page 11 in the sentence “in-kind replacement requires that the feature to be replaced be replicated as closely as possible to maintain the building’s character” should be revised to be “in-kind replacement requires that the feature to be replaced be replicated to maintain the building’s character”
- The numbered features addressed in the section entitled “Guidelines for Existing Building and Structures in Historic Districts” will be reordered as follows:
 - #1 Cleaning Historic Structures
 - #2 Paint and Color
 - #3 Roofing
 - #4 Windows
 - #5 Doors
 - #6 Masonry, Siding, and Trim
 - The order of the remaining features was not addressed at this meeting
- Revisions to #2 Paint and Color
 - Revise first sentence to include all unpainted materials: “The painting of historically unpainted materials including, but not limited to, brick, stone, stucco, brickote, stonecote, metals, copper, etc. is not appropriate.”
 - Revise the last sentence to read: “The painting of wood windows, doors (if historically painted), trim, shutters, and other decorative wood details is important to prevent rotting and deterioration.”
 - Revise green bullet point to include “but paint color is not regulated”
 - Add in red bullet point: “The colors of materials that have integral or permanent color are reviewed by HARB. Those materials include, but are not limited to, roof shingles, aluminum cladding of windows, metal flashings, downspouts, etc. ”
- Revisions to #3 Roofing
 - At end of first paragraph revise the last sentence to include “staff ” – “Flat roofs do not require staff approval or HARB review”
 - Revise the second green bullet point under Slate Shingle section to read as follows: “Preservation, reuse or in-kind replacement of rolled ridge caps, finials and snow catchers is required
 - Add a photo of building at 15th and Linden St. to illustrate ridge capping, finials, and snow catchers
 - Revise the yellow bullet point under Terra-cotta Roofing Tile to be red and add the following to the end: “Replacement of terra-cotta roofing tile with alternate materials must have HARB approval”
 - Revise yellow bullet point under Alternate Roofing Materials section to be a red bullet point and read as follows: “Replacement of natural slate shingles with asphalt/fiberglass 3 tab shingles that resembles existing/historic shingle in size shape and color requires HARB approval”

- Revise first red bullet point under Gutters and Downspouts section to eliminate the word “Typically”
- Revise second red bullet point under Gutters and Downspouts section to eliminate the word “typically”
- Revisions to Masonry, Siding, and Trim (new #6 and formerly entitled Walls, Siding And Trim)
 - Under Stucco section revise the last sentence in the first paragraph to read “ In the instance where the installation of a stucco finish is approved for use on a building by the HARB, a smooth sand finish is required.
 - Add a paragraph to address Exterior Insulation Finishing Systems (EIFS): EIFS is not stucco and its installation requires HARB approval. EIFS installation, if approved, may not cover natural brick or wood trim at roof or windows/doors, cannot have score lines or expansion joints, cannot have expressed quoins, and must be a solid single color.
 - Under the Simulated Brick and Stone Facings section revise first paragraph by adding the following definition after the first sentence: HARB considers simulated brick and stone facing materials to be masonry and are subject to other conditions found in the section on Masonry.
 - Revise the green bullet point under Simulated Brick and Stone Facings section to be yellow and read as follows: “Painting an existing simulated brick or stone facing may be acceptable with HARB review and approval. If painted the color must be a masonry-like color such as a natural brick or natural stone color.
 - Revise the first green bullet point under Siding so that the second sentence reads as follows: “The material selected for in-kind replacement of wood siding must have the same dimension, profile, and appearance as the historic wood siding” and delete the last sentence
 - Revise the second yellow bullet point under Siding as follows: Replacement of existing aluminum siding with smooth fiber cement siding is acceptable but requires staff approval
 - Revise the first red bullet point under Siding section to eliminate “typically”
 - Merge the former Masonry heading (including Repointing and Masonry Sealants) with this heading and rename as Masonry, Siding, and Trim

V. Post Office Update: Mr. Kimmerly informed the HARB that the 106 review on the Allentown Post Office was initiated. He has received a copy of the proposed covenant being drafted. He said he has some modifications and recommendations for the covenant, in particular for the interior. He said he would circulate the letter from the USPS to the HARB. Responses are required by 30 days from the date of the letter (June 7).

VI. Other Business: There was a brief discussion of the need to better define the staff approval process. It was suggested that there be some sort of required submission with photographs. Mr. Kimmerly updated the HARB on the carriage house on Gordon St. He said there was no movement on the problem. The RDA looked into the property but was not able to afford to buy property.

As there was no further business, the meeting was adjourned at approximately 8:27 pm.

Respectfully submitted

BY:  _____

