

**CITY OF ALLENTOWN  
HISTORIC ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
December 11, 2018**

**Case #HDC-2018-00038**– Proposal to continue installation of the windows installed in the back of the building and in the stairwell on the Chew St. side. It is also proposed to retain a security camera and a satellite dish on the Chew St. side as well.

**Property located at:** 302-304 N. 9th Street

**Agenda #1**

**Historic District:** Old Allentown

**Case #** HDC-2018-00038

**Meeting date:** December 3, 2018

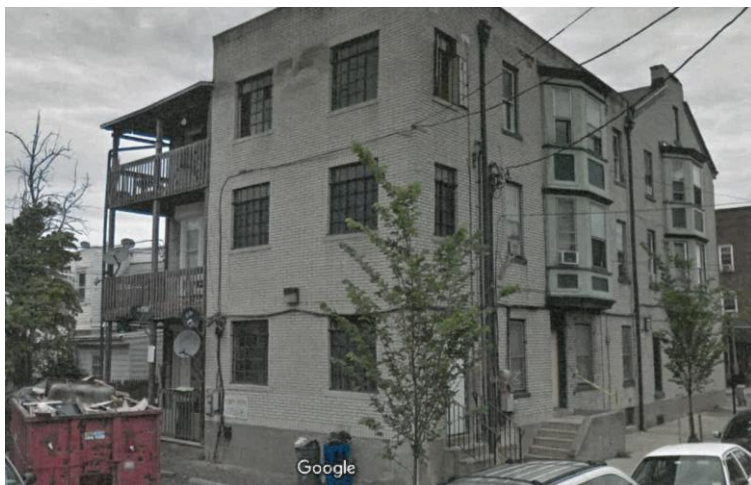
**Property Owner:** 220 N 6<sup>th</sup> Street LLC, C/O Austin Siboni, Manager

**Address:** PO Box 696, Alpine, NJ 07620

**Applicant:** same

**Applicant's Address:** same

**Building description, period, style, defining features:** This structure is a large 3-story 6-bay brickoted commercial and residential building with a gabled roof, projecting cornice with box gutter, and an altered storefront on the left half of the front façade. The building dates from c 1874 and is Federal Revival in style. The building has been altered, first between 1911 and 1932 when the rear 2- story portion was replaced with the existing 3-story portion which originally featured multi-lite metal casement windows. The storefront, prior to work done, had panels of tongue and grooved vertical boards framed with 1 x trim below the storefront windows, similar (but possibly flat) framed panels directly above the windows to the top of the door recess, and irregularly sized plywood or other material above the framed panels.



**Proposed alterations:** It is proposed to continue installation of the windows installed in the back of the building and in the stairwell on the Chew St. side. It is also proposed to retain a security camera and a satellite dish on the Chew St. side as well.

**Staff Approvals:** n/a

**Background:** *HARB Case HDC-2017-00015 - December 19, 2017* - Proposal to continue installed vinyl siding to the store front of the building. Upon a recommendation by HARB at its 2/5/2018 meeting, City Council approved a certificate of appropriateness to remove vinyl siding and aluminum capping, install glass in the transoms, and install a salvaged cornice to the store front. Resolution R30-2018 29614. February 21, 2018.

*HARB Case #2012-13* – HARB approved –May 7, 2012; City Council approved –May 16, 2012

Proposed alterations: It is proposed to maintain new concrete stoop at store entrance and to install a new door on the 304 side.

Approved alterations:

1. The proposal to maintain the new concrete stoop at store entrance and to install a new door on the 304 side at 302-304 N 9<sup>th</sup> Street was presented by Bob Carroll.
2. A new concrete landing will be poured at the front entrance to the retail space at 302 N. 9<sup>th</sup> St.
3. The concrete landing will have a traditional bullnose edge detail. The bullnose will be approximately 1-1/2" to 2" in size and project about 1-1/4" from the riser.
4. A pair of salvaged historic wood doors will be installed in the original door frame of the door at 304 N. 9<sup>th</sup> St.
5. The existing pre-hung jamb will be removed to receive the new doors.
6. The new doors may be half-light with panels below or solid paneled doors.
7. The new doors must be reviewed by HARB staff prior to purchase and installation.
8. It is strongly encouraged that the plywood panel in the transom above the exterior door be removed and a new tempered clear glass panel be installed.

*HARB Case #2010-61* – HARB approved –Nov. 1, 2010; City Council approved –Nov. 17, 2010

Proposal: 1) Install door and wood trim. 2) Install handicap ramp to store entrance. 3) Install a black top parking lot.

Approved Alterations: 1) Install new ¾-glazed door, restore exterior wood molding to door frame and open the transom above the door, with the addition of "gold" numbers for the house number.

*HARB Case #2008-36* – HARB approved –Nov. 3, 2008; City Council approved –Nov. 19, 2008

Proposal: To replace the 1/1 wood sash windows with 1/1 white vinyl sash windows.

Approved alterations: Replacement of 52 1/1 wood sash windows with 1/1 white vinyl sash windows.

*HARB Case #2008-31* - HARB approved –Sept. 8, 2008; City Council approved –Sept. 17, 2008.

Proposed to replace 1/1 wood sash windows with 1/1 vinyl sash windows, install shutters on the upper windows, and replace the door at 304 North 9<sup>th</sup> Street.

Approved Alterations: Replacement of 45 1/1 wood sash window with 1/1 vinyl sash windows in beige or tan color, and replacement of the door at 304 North 9<sup>th</sup> Street and the fire escape door on the side of the building to match the other doors on the building.

*HARB Case #2007-4* - Application withdrawn

*HARB Case #98-11* – HARB approved – May 4, 1998; City Council approved – May 28, 1998

Proposed to replace existing wooden ½-paneled door with new wooden ½-light flat door. NOTE:

Alteration is complete, but not in compliance with plans approved per HARB Case No. 95-54. Alteration is temporary emergency measure; old door was damaged. AMENDMENT: Amended the proposal to include placement of wooden molding trim on the lower half of the wooden ½-light door to replicate the appearance of the door that was previously in place. Clarified the proposal to indicate that he will paint the storefront with the color scheme proposed per HARB Case No. 95-54. APPROVED

ALTERATIONS: Replace existing wooden ½-light paneled door with new wooden ½-light flat door; to include the placement of wooden molding trim on the lower half of the door to replicate a raised panel appearance, dimensions to be similar to dimensions proposed for storefront panels per HARB case No. 95-54; STIPULATION: the storefront door shall be painted to coordinate with other wooden elements of the storefront to reduce the visual impact of the modern style door and the contrast of unpainted wood.

*HARB Case #95-54* - HARB approved –Sept. 11, 1995; City Council approved-Sept. 13, 1995.

Proposed to install new cornice with crown molding wood trim, wood dentils, and wood brackets (at fascia); install new recessed panels with applied trim above display windows and transom; install new transom above doorway and remove exhaust fan; install new wooden door with single  $\frac{3}{4}$  glass pane, centered; and replace lower window panels with new recessed panels with applied trim. Note: The above is being proposed as part of a larger project which will include painting all flat wooden surfaces, brackets, and dentils with Rockwood Dark Green and all wooden trim, door and window frames with Dawning Straw. Work will be limited to the first story storefront. Approved as submitted.

*HARB Case #89-53* – HARB approved –Oct. 2, 1989; City Council approved-Oct. 18, 1989

Proposed to demolish rear brick garage, remove foundation and level the area for parking.

Amended 10/2/89 – There was a fire in the garage earlier. The building is unsafe and sometimes people “hang out” there at night since there are no garage doors. The party wall will remain as brick. The area will be stoned for parking.

Rationale: The garage holds no architectural significance and does not contribute to the district.

Approved as submitted.

**Violations:** 7/16/2018 – Satellite dish installed, security cameras installed and windows replaced in rear of building and in the stairwell on Chew St. side.

5/4/2018 – Sign installed. Investigated no sign had been installed.

11/16/2017 - Painted masonry building, Vinyl siding installed on primary façade; Satellite dish installed on Chew St. side. Resolved.

10/25/2017 - Painted masonry building. Replaced two sections of storefront windows with plywood. Resolved.

6/27/2012 - Front stoop of the entrance to 302 has been altered with a 3x5 concrete pad and the front door of 304 N. 9th has been removed. Resolved

**Guideline Citation: 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. **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 Alternative Materials, 4. Walls, Siding and Trim, 15. Mechanical, Electrical and Communications

**Evaluation, effect on historic district, recommendations:** The replacement of the original metal casement windows at the rear of the building with large single light picture windows is not historically appropriate. If the casement windows were beyond repair, replacement windows should have been of similar material and design - aluminum multi-lite windows with similar muntin pattern applied to the exterior would have been appropriate.

The satellite dish on the Chew St. façade does not comply with Allentown’s Design Guidelines. the satellite dish should be relocated to the roof and set back from the façade or located at the rear of the building in a position that is less visible from the primary street facades. Cable or wire from the satellite dish should be routed through the interior of the building if possible or installed in conduit carefully placed to minimize its visibility

The security cameras located under the bay windows are relatively unobtrusive although painting them red may make them even less noticeable. The wiring for the cameras should have been taken to the interior. If approved on the exterior it should be run in mortar joints or tight to existing conduits and heavier cables to reduce its visibility.

**Discussion:** The applicant said he would be relocating the satellite dish to the roof and that the security camera wiring has already been placed in conduit and made less visible. The discussion focused mostly on the rear and side rear window replacements and options to rectify the violation. The applicant made a few excuses to try and explain why he did not seek HARB approval or staff approval. He offered to change the three windows on Chew St, but leave the rear windows as installed. The HARB did not

agree to this approach since he did not get staff approval on the rear windows which was required. Instead to replacing the windows, the applicant asked if he could install applied exterior muntins to the existing windows to simulate the appearance of the historic windows. The Historic Consultant thought that might be an appropriate solution if dimensioned and detailed properly. It was pointed out that the original windows had a heavy horizontal muntin and 2 heavy vertical muntins with lighter muntins forming individual panes of glass. There was also a discussion of possible window manufacturers for window replacements. In conclusion the HARB decided the heavier muntin dimensions would be in the range of 2" and the lighter muntins  $\frac{3}{4}$ " or  $\frac{7}{8}$ ". It was decided that the applicant would have until January 18, 2019 to install the applied muntins.

**Motion:** The HARB upon motion by Mr. Renaut 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 continue installation of the windows installed in the back of the building and in the stairwell on the Chew St. side and to retain a security camera and a satellite dish on the Chew St. side at 302-304 N 9th Street was presented by Austin Siboni.
2. The windows installed at the back of the building and in the stairwell on the Chew St. side will have exterior applied muntins installed.
  - a. There will be heavier and thinner muntins applied to replicate the old windows in appearance.
  - b. The dimensions and layout configuration must be approved by City staff.
3. The satellite dish on the Chew St. side of the building will be relocated to the roof.
4. All work must be completed by January 18, 2019.

The proposal to recommend a COA was unanimously approved. (8-0; motion carried; Brobst, Fillman, Huber, Jackson, Olson, Renaut, Roberts, Sell)