



CITY OF ALLENTOWN

**29754**

**RESOLUTION**

**R6 – 2019**

***Introduced by the Administration on January 16, 2019***

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**Certificates of Appropriateness for work in the Historic Districts:  
224 N 9<sup>th</sup> Street and 1501 Linden 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 owners and/or applicants propose exterior alterations of the listed properties as indicated on the attached Case Reports:

West Street Realty LLC  
224 N 9<sup>th</sup> Street

Henri Desrosiers  
1501 Linden Street


**WHEREAS**, on January 7, 2019, 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. 29754 was adopted by the City Council of Allentown on the 16<sup>th</sup> day of January, 2019, and is on file in the City Clerk's Office.***

  
 City Clerk

**CITY OF ALLENTOWN  
HISTORIC ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
January 10, 2018**

**Case #HDC-2018-00041**– Proposal to continue installation of vinyl siding

**Property located at:** 224 N 9<sup>th</sup> Street

**Agenda #2**

**Historic District:** Old Allentown

**Case #** HDC-2018-00041

**Meeting date:** January 7, 2019

**Property Owner:** West Street Realty LLC

**Owners Address:** 1927 West St, Brooklyn,  
NY 11223

**Applicant:** same

**Address:** same

**Building description, period, style, defining features:** This structure is a 3 bay, 3 story, tan brick, semi-detached mixed-use building with flat roof, corbelled roof cornice, 1 over 1 double hung windows and first floor storefront with wood and metal projecting cornice. The building is altered with a 3<sup>rd</sup> floor brick and stucco addition set back from the front façade in the range of 15'. The building was also likely attached to another building that was removed leaving the former grocer alley open and second floor side wall exposed. The building dates from c.1897-1911 and is Italianate in style. The second-floor side wall of the building has been covered with asphalt (Insul-Brick) siding above the recessed grocer alley wall of red brick. The rear cantilevered portion of the building, formerly covered with the same Insul-Brick siding has been covered with white vinyl siding without HARB review.





**Proposed alterations:** It is proposed to continue installation of vinyl siding over insulating siding, commonly known as Insul-Brick, on the side of the building and to install vinyl siding along the remainder of the side of the building currently covered with similar insulating siding.

**Staff Approvals:** N/A

**Violations:** 8/21/2013 Window sign was changed. Sign was removed. Violation resolved. 11/29/2018 - Installed white vinyl siding on the side near the back of the building.

**Background: 2003-1** Application to install window sign in the storefront. Recommended for approval by HARB on January 6, 2003. Approved by City Council by resolution #27808 on January 15, 2003.

**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, 4. Walls, Siding and Trim

**Evaluation, effect on historic district, recommendations:** Vinyl is not an appropriate material for this highly visible side façade. Alternative historically appropriate options are smooth, fiber cement siding, such as HardiPlank or smooth cement-based stucco since the building is a masonry structure and there is stucco at the rooftop addition. Existing trim should not be covered with new siding as done with the vinyl siding installation.

**Discussion:** The applicant explained he was having problems with squirrels and drafts in the building and needed to close in the walls better. Mr. Huber countered that vinyl siding would not keep the squirrels out of the building. The HARB reviewed the options he had for replacing the vinyl siding and the need to keep the window trim visible. The applicant decided fiber cement siding would be the best for him to install and colors recommended by the HARB. The use of PVC composite casing material was suggested to the applicant.

The applicant requested additional items be added to his review. He said the stucco parging in the 3<sup>rd</sup> floor east and west facades needed repair. He proposed repairing areas of the stucco and then painting with an elastomeric coating. Painting stucco was briefly discussed and concluded to be appropriate. The sheen and color were reviewed. The applicant said he also needed to repoint the north and south facades of the 3<sup>rd</sup> floor. The HARB referred the

applicant to Preservation Brief #2 that would need to be followed and the importance of soft lime-based mortar. The final item he requested was lighting along the side of the building. The HARB agreed lighting would be appropriate and that a specification could be reviewed and approved by staff.

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

1. The proposal to continue installation of vinyl siding at 224 N 9<sup>th</sup> Street was presented by Gus Giapoutzis.
2. The white vinyl siding installed without approval will be removed.
3. Fiber cement siding in a tan or grayish color will be installed on both the side towards the front and the cantilevered section towards the rear.
4. Existing window trim will not be covered with siding.
5. Window trim and sills may be retained and repaired or replaced with white Azek or similar composite material matching existing trim and sills in size.
6. The brick on the north and south facades of the 3<sup>rd</sup> floor will be re-pointed. Preservation Brief #2 "Repointing Mortar Joints in Historic Masonry Buildings" guidance will be followed, and a soft lime-based mortar used.
7. The parging on the 3<sup>rd</sup> floor will be repaired in-kind and coated with elastomeric "paint" matching the new siding in color in a satin or matt finish.
8. Removal of the vinyl siding and installation of fiber cement siding with trim must be completed by May 15, 2019.
9. New lighting must be reviewed and approved by staff.

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

**CITY OF ALLENTOWN  
HISTORIC ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
January 10, 2018**

**Case #HDC-2018-00042**– Proposal to continue installation of the vinyl composite porch flooring

**Property located at:** 1501 W Linden Street

**Agenda #3**

**Historic District:** West Park

**Case #** HDC-2018-00042

**Meeting date:** January 7, 2019

**Property Owner:** Henri Desrosiers

**Owners Address:** 1501 W Linden St,  
Allentown, PA 18102

**Applicant:** same

**Address:** same

**Building description, period, style, defining features:** This twin house, c.1897-1911 is constructed of yellow brick and is Eastlake in style. The shared cross-gable roof has asphalt shingles, dormers and a single chimney. The front facing gables are covered with scalloped wood shingles. The windows are a combination of 1/1 sash, arched windows with brick lintels, casement, bay, stained glass transoms and ornamental frames with flat lintels. Windows in the bay contain unique curved glass. The main entry is a single glazed door with transom and stone lintel. The porch roof is supported by ionic posts; the floor is wood and there are turned balusters.





**Before:**



**After:**



**Proposed alterations:** It is proposed to continue the installation of the vinyl composite porch flooring.

**Staff Approvals:** 6/7/2005 – replace slate shingles with asphalt shingles.

5/30/2006 – replace porch flooring on side porch.

**Violations:** 10/25/2018 – Removed porch railing. Removed porch floor boards and replaced with vinyl composite material. Porch railings were repaired and replaced, violation for railings resolved.

**Background:** 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, 7. Porches and Stoops

**Evaluation, effect on historic district, recommendations:** The installed flooring isn't technically appropriate according to guidelines, which stress the replacement of historic materials be in-kind. A tongue and groove wood floor should have been installed, and properly stained and sealed, which should hold up to weather over time if maintained. Understanding that maintenance tends to be neglected, the Trex product reduces maintenance requirements, and in this case, appears to closely resemble a stained wood floor. Samples should have been



provided, and in the future, this alternative material could be considered on a case by case basis. The other mitigating factor in this case is the elevated level of the porch which makes the porch floor surface hard to see from street level. The edge is the most visible and resembles the historic appearance.

The repair and painting of the railing and balusters is appropriately as completed. It is not clear if the soffit work was completed. In-kind replacement or repair of soffit elements is recommended.

**Discussion:** There was a thorough discussion of the porch floor. The applicant explained the problem he had with the deteriorated wood decking and the amount of windblown rain that impacts the porch because it is on a corner. He also said the porch floor was leaking and water was getting into the basement. A sample of the installed product was circulated. Mr. Huber said he had a problem with the dimensions of the product, the curved surface, and the edge detail. The applicant said he had put a cut board along the ends of the decking. Mr. Huber explained that the cut ends of boards are historically visible.

Ms. Jackson said she did not support allowing the decking installed to remain because it would be setting a poor precedent for a front façade. The other instances that the HARB approved a similar Trex-type product were all on rear facades and not highly visible. Other members of HARB agreed. Ms. Jackson went on to suggest a composite product that she could support. She said it was historically dimensioned and tongue and groove style. The manufacturer she was familiar with was "Aeratis". Details of the product were discussed and the HARB agreed it would be historically appropriate.

Details of using wood were also reviewed. Mr. Huber recommended fir tongue and groove decking approximately 3" in dimension. He explained that fir would be the longer lasting option in wood.

The applicant agreed he would replace the existing porch decking and a date was set for it to be done by. The applicant also asked about deteriorated concrete side steps to the porch. It was suggested that repair might be the best option since he said only one step was deteriorated. Forming the bullnose edge was discussed in some detail, and it was explained that that the bullnose detail was character defining and would need to be replicated.

In response to the Historic Consultant's question, the applicant said he had repaired the porch soffit and fascia in-kind.

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

1. The proposal to continue the installation of the vinyl composite porch flooring at 1501 W Linden Street was presented by Henri Desrosiers.
2. The vinyl composite (Trex) porch flooring installed without HARB review and approval must be removed. The material does not have appropriate dimensions or edge treatment and is installed on the very visible primary/front façade of the building.
3. The porch flooring will be replaced with historically appropriate fir, tongue and groove 2 ½" – 3" wood decking or solid PVC composite (Aeratis or equal) tongue and groove 3" decking with factory finish or painted.
4. The porch floor replacement must be completed by May 15, 2019.
5. The existing concrete side steps will be retained and repaired in-kind. The concrete steps must keep the bullnose feature to match the original.

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