



CITY OF ALLENTOWN

29995

RESOLUTION

R72 – 2020

Introduced by the Administration on June 3, 2020

**Certificates of Appropriateness for work in the Historic Districts:
231 N. 8th Street, 731 W. Turner 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 properties whose owners applied for and were granted approval by the Allentown Historical Architectural Review Board (HARB) to undertake specific exterior alterations on said properties as indicated on the attached Final Review Reports:

231 N. 8th Street
Luis Hernandez, Owner/Applicant

731 W. Turner Street
E. Keller and Marguerite Kline, Owners/Applicants


WHEREAS, on May 4, 2020, the Allentown HARB 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, VP	X	
Ce-Ce Gerlach	X	
Cynthia Mota	X	
Joshua Siegel	X	
Ed Zucal	X	
Daryl Hendricks, Pres.	X	
TOTAL	7	0

THIS IS TO CERTIFY, That the above copy of Resolution No. 29995 was adopted by the City Council of Allentown on the 3rd day of June, 2020, and is on file in the City Clerk's Office.



 City Clerk

**HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN, PENNSYLVANIA
June 3, 2020**

FINAL REVIEW

Case # HDC-2020-00005 - Proposal to install a stained glass window

Property Location:	731 W Turner Street	Property Owner:	E. Keller & Marguerite Kline
Historic District:	Old Allentown	Owner Address:	731 W Turner St, Allentown, PA 18102
Case #	HDC-2020-00005	Applicant:	(Same as Owner)
HARB Meeting date:	May 4, 2020 (Agenda Item #3)	Applicant's Address:	(Same as Owner)

Building description, period, style defining features: This structure is a 3 story semi-detached, brick residential building converted to office use with a Mansard roof, front gable roofed dormer with paired double hung windows, ornate East Lake window heads, elliptical arched first floor window formerly with a stained glass transoms, and side porch with classical columns. The building dates from the late 19th century and is East Lake Queen Anne style.



Proposed alterations: It is proposed to install a stained glass window. It is to replace a previously existing stained glass window of the same size that was destroyed by a car bomb in 2018.

Staff Approvals: N/A

Violations: N/A

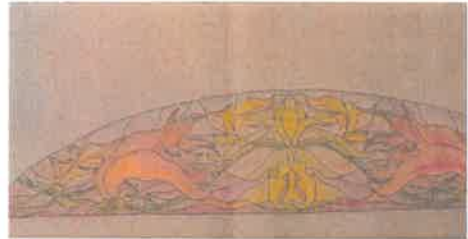
Background:

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 differentiated from the old and 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, 5. Windows.

Evaluation, effect on historic district, recommendations: The effort to recreate the stained glass window lost in a car bomb explosion in 2018 is to be praised. The proposed new window is historically appropriate and similar to, but differentiated from, the design and appearance of the original. The stained glass should be installed in a wood sash as seen in the Google Street view photo.

HARB Discussion: The HARB was happy to see a new stained glass transom sash being installed. The applicant explained that the sash was lost in the bomb explosion last year. The HARB had little discussion, but Ms. Jackson asked if the design was appropriate since it did not match the historic stained glass design. The applicant said it was no longer possible to get some of the stain glass colors anymore, he thought an interpretation of the design would be OK. The Historic Consultant said it was historically appropriate to differentiate the new window form the old as defined in the Secretary of the Interior Standards. It was clarified that the new stained glass panel would be installed in a wood sash.



HARB Action: The HARB upon motion by Mr. Brobst 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 install a stained glass window at 731 W Turner Street was represented by Keller Kline.
2. The stained glass window presented at the meeting will be installed in a wood sash matching the arched shape of the historic opening.

The proposal to issue a COA was unanimously approved. (5-0; motion carried; Brobst, Fillman, Jackson, Roberts, Sell). Mr. Huber abstained due to a conflict of interest.

**HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN, PENNSYLVANIA
May 4, 2020**

FINAL REVIEW

Case # HDC-2020-0000x - Proposal to continue the removal of windows, including stain glass windows, and installation of new windows.

Property Location:	231 N 8 th Street	Property Owner:	Luis Hernandez
Historic District:	Old Allentown	Owner Address:	231 N 8 th Street, Allentown, PA 18102
Case #	HDC-2020-	Applicant:	(Same as Owner)
HARB Meeting date:	May 4, 2020 (Agenda Item #2)	Applicant's Address:	(Same as Owner)

Building description, period, style defining features: This structure is a 3 story, tan brick, attached residential building with a flat roof, bracketed cornice, round arch third floor window, two story oriel windows, basket arches on the first floor doorway and window, and multiple stain glass windows. The building is Italianate in style and dates from the late 19th or early 20th century. The building has a high level of historic integrity.



Proposed alterations: It is proposed to continue the removal of windows, including stain glass windows, and installation of new windows which are a violation of the historic district ordinance.

Staff Approvals: Not Applicable (N/A).

Violations: N/A.

Background:

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 differentiated from the old and 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, 5. Windows

Evaluation, effect on historic district, recommendations: As stated in the Design Guidelines the repair of historic windows is recommended over replacement. Repairing historic windows and installing interior or exterior storm windows can approximate the energy efficiency of new insulated glass windows. Windows with unique features such as stained glass should be repaired or restored. The replacement of these unique details can be costly, and it can be difficult to replicate these unique feature. The historic stained glass sashes must be reinstalled. All sashes should be carefully restored, and interior or exterior storm windows installed to improve thermal efficiency. Preservation Brief #9 provides good advice on repairing and restoring wood windows. The document is available at no cost online on the National Park Service website.

HARB Discussion: The applicant said he took the windows sashes out to paint and has reinstalled them. It was pointed out that the stained glass sash upper sash on the third floor was not reinstalled. Photos from 2014 showed the stained glass sash was there at that time. The applicant has owned the property since 2012. Mr. Kimmerly said he thought it was an old violation. The HARB asked the applicant to install a stain glass arched upper sash. The new sash stained glass should be designed to be similar to the remaining stained glass sashes and as seen in older photos. Mr Fillman pointed out that there was a problem with the storm window installation on the third floor arched window – the meeting rails did not align with the historic windows.

HARB Action: 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 continue the removal of windows, including stain glass windows, and installation of new windows at 231 N 8th Street was represented by Luis Hernandez.
2. The missing leaded glass arched window sash will be fabricated and installed to match original.
3. The storm window will be removed from the same window and a new arched storm window will be installed with meeting rails aligning with the historic window.
4. Other windows will remain in place and be painted.

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