



## CITY OF ALLENTOWN

**30048**

### RESOLUTION

**R110 – 2020**

*Introduced by the Administration on September 16, 2020*

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**Certificates of Appropriateness for work in the Historic Districts: 1619 W Turner Street; 443 N 9th Street; 1142 W Linden Street; 248 N 9th Street; 817 W Gordon 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 properties whose respective owners applied for and were granted approval by the Allentown Historic Architectural Review Board (HARB) to undertake specific exterior alterations on said properties as indicated in the attached Final Review Reports, which form part of this resolution:

- 1619 W Turner Street  
Jay H. Robinson (Owner)
- 443 N 9th Street  
Tito Cardona (Owner)
- 1142 W Linden Street  
Enuy Ramirez (Owner)
- 248 N 9th Street  
Sam Patel (Owner)
- 817 W Gordon Street  
Geraldine Pegues (Owner)

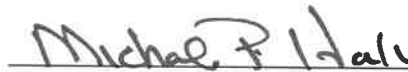
**WHEREAS**, on August 31, 2020, the Allentown HARB recommended approval of the above applications, or offered modifications which were subsequently accepted by the property owners, to City Council; and

**WHEREAS**, after reviewing the attached final review 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. 30048 was adopted by the City Council of Allentown on the 16<sup>th</sup> day of September, 2020, and is on file in the City Clerk's Office.***

  
 City Clerk

**HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ALLENTOWN, PENNSYLVANIA  
August 31, 2020**

**FINAL REVIEW**

**Address:** 1619 W Turner Street --

**Case # HDC-2020-000029** - Proposal to replace red tin porch roof with black rubber roofing material

**Historic District:** West Park

**Property Owner:** Jay H. Robinson

**Address:** 1619 W Turner St, Allentown, PA 18102

**Applicant:** same

**Applicant's Address:** same

**Building description, period, style defining features:** This structure is a 3 story brick and stone attached home with terra cotta tile Mansard roof, wall dormer with stone finials, second floor oriel window with stained glass transoms, and full front porch with brick posts, stone knee wall, and stone urns on the porch roof. The house dates from c 1910 and is Queen Anne in style. The house has a high level historic integrity and is well maintained.



**Proposed alterations:** It is proposed to replace red tin porch roof with black rubber roofing material.

**Staff Approvals:** 2011

Replacing 9 double hung and one 2 lite gliding window. There is no change to size or shape of windows. Location of windows to be replaced are on side of home with one at back of home on addition. No windows are visible from front of home.

**Violations:** N/A

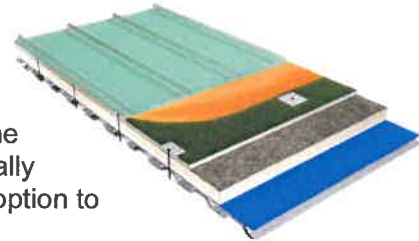
**Background:**

**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:** 5.1.11 Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 3. Roofing

**Evaluation, effect on historic district, recommendations:** Standard EPDM membrane roofing is potentially historically appropriate but another more appropriate option is Sarnafil membrane roofing. This PVC membrane roofing is available in several colors. The Copper Brown color is a brownish red that would be similar to the existing painted roofing. The roofing is used to simulate metal roofing (or without ribs) and should be close to the cost of EPDM.

**Discussion:** There was a brief discussion of the proposed roof replacement. The Consultant and the HARB commended the owner for his care and stewardship of the property. The HARB agreed that the Consultants suggested alternative to the proposed EPDM roofing would be ideal for the property, but also thought the EPDM roofing would be historically appropriate. It was suggested to give the property owner the option to use either material.



**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 red tin porch roof with black rubber roofing material at 1619 W Turner Street was represented by Jay Robinson.
2. The existing deteriorated metal roof may be replaced with either EPDM as proposed or Sarnafil PVC membrane as suggested by the HARB Consultant.
3. The Sarnafil membrane, if used, would be the Copper Brown color.

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

**HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ALLENTOWN, PENNSYLVANIA  
August 31, 2020**

**FINAL REVIEW**

**Address:** 1444 W Linden Street –

**Case #** HDC-2020-00027 - Proposal to repair the porch columns, header and wall

**Historic District:** West Park

**Property Owner:** Luis Vega

**Address:** 1444 W Linden St, Allentown, PA 18102

**Applicant:** Modern View Remodeling

**Applicant's Address:** 1013 Timberidge Ln, Allentown, PA 18106

**Building description, period, style defining features:** This structure is a 3 story, attached tan brick dwelling with Mansard roof, front facing Flemish gable, a triple window on the third floor featuring center pointed arch, second floor double-angled oriel window, full front porch with Doric columns and original turned balustrade. The building dates form c 1900 and is Edwardian in style.



**Proposed alterations:** It is proposed to repair the porch columns, header, and wall.

**Staff Approvals:** N/A

**Violations:**

- 07/09/19 - COMPLAINT - PORCH ROOF FALLING DOWN AFFECTING 1446 LINDEN ST. - DB/JA
- 3/20/2020 COMPLAINT PORCH ROOF GM/PY; VIOLATION LETTER SENT FOR PORCH

**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: 5.1.11 Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 7. Porches and Stoops**

**Evaluation, effect on historic district, recommendations:** The proposal as amended to be the repair of the porch header, posts, and wall near the posts is historically appropriate. The new work must match the old in appearance and materials. The location and description of the wall repair should be discussed. It is not clear where that is occurring.

*(from 8/3/20 meeting)*

**Evaluation, effect on historic district, recommendations:**

*The porch is in need of repair. The header needs to be replaced likely due to a leaking box gutter. The box gutter must be repair and repainted. A new header should be sized by a structural engineer and it should be wrapped in 1 x wood and painted. The new Column must match the old as closely as possible, The new post could be fiberglass. Fiberglass is hard to distinguish form wood and would be historically appropriate.*

**Discussion:** *There was a complicated discussion of this project. It was complicated by the fact that the described work was not was being proposed in the end. Mr. Sadiua provided additional photographs of work done at the property which appeared to be not historically appropriate. In the end it was understood that the work done was just support work to allow the replacement of the beam and column, but if that was the case, it was located in the wrong location. The applicant said he planned to replace the column and beam to match the historic, however that was not stated in the submission for HARB review. The HARB thought the applicant should have an engineer or architect involved to be sure the work was structurally adequate. In conclusion the HARB said they could not act on the proposal as submitted and voted to table the project until a revised submission was made for the work actually being done.*

**Motion:** *The HARB upon motion by Mr. Brobst and seconded by Mr. Huber agreed to table to project for more details and information.*

**Discussion:** The neighboring property owner at 1446 W Linden St attended the meeting and asked to share information on the deteriorated porch at 1444. She informed the HARB that the porch work and inappropriate supports have been in place for 3 ½ years and predate the current owner. The modifications that occurred to the porch have led to deterioration of her porch and the center column between the properties. Repeated efforts to get the property owner to fix the porch have been unsuccessful. The problem was now a Property Maintenance violation. Mr. Sadiua said that Property Maintenance required the work to be reviewed and approved by HARB which has delayed their deadline for repairs to be completed.

The HARB thanked the neighbor for the information which was helpful in understanding the issues. The property owner was not in attendance but the HARB was forced to take an action on the proposal due to the lapse of time since the initial submission for review. Mr. Fillman pointed out that the proposal indicated the porch would be repaired to match 1442 W Linden, but that repair work was inappropriately done and done without HARB review or a COA. Mr. Fillman asked if there was a way that emergency city funds could be used to do the repairs and a lien placed on the property. The answer to that was not clear.

In conclusion the HARB reasoned they had to deny the project because the applicant was not in attendance, the time period for review would end soon, and the proposed work was based on a porch that was not appropriately repaired. They stipulated that detailed architectural drawings and specifications be submitted with the future submission for review.

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

1. The proposal to repair the porch columns, header and wall at 1444 W Linden Street was not represented.
2. The amended proposal to restore the porch to the appearance of the porch at 1442 W Linden St is not historically appropriate. That porch was modified inappropriately without HARB review or COA.
3. The porch alterations and inappropriate support system have been in place for approximately 3 ½ years and are causing deterioration on a neighboring property.
4. The altered porch must be returned to the original historic appearance and materials or approved alternate materials. Unaltered porches are located on the block and can be used as a guide for the work.
5. The applicant must return to HARB with detailed and scaled architectural drawings and specifications showing the proposed restoration work.

**HARB ACTION:** The proposal to DENY a COA was unanimously approved. (5-0; motion carried: motion carried: Brobst, Fillman, Huber, Jackson, Roberts)



**HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ALLENTOWN, PENNSYLVANIA  
August 31, 2020**

**FINAL REVIEW**

**Address:** 443 N 9<sup>th</sup> Street

**Case # HDC-2020-00021** Proposal to rebuild porch and repair the turret roof

**Historic District:** Old Allentown

**Property Owner:** Tito Cardona

**Address:** 836 W Liberty St, Allentown, PA 18102

**Applicant:** Jose Laureano, Stewart Gouck

**Applicant's Address:** 1113 Emmett St, Allentown, PA 18102

**Building description, period, style defining features:** This structure is a 3 story, detached brick dwelling with a mansard roof, square corner tower, arched and segmentally arched windows, corbeled brick detailing and corbeled cornice work, and full front porch with turned and square posts, spindle work, turned balusters, and corner braces. The house dates from c. 1889 and is Queen Anne East lake in style.



**Proposed alterations:** It is proposed to rebuild porch and repair/replace the turret roof.

- Porch – will reinstall all previous woodwork and rails and seal, prime and paint. Roof will be replaced using Slateline English Gray Architectural Shingles.
- Turret Roof – designed asphalt shingles will be used, repair/replace any decorative metal wherever necessary, installation will meet design as in picture.

**Staff Approvals:** N/A

**Violations:** 2020 -- HARB Notice of Violation – Removed porch

**Background:**

- 1991 -- Approved COA



- 1997 -- Approved COA
- 2010 -- Approved COA

**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:** 5.1. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 3. Roofing 7. Porches and Stoops

**Evaluation, effect on historic district, recommendations:** Drawings from Gouck Architects include many of the items discussed last month. Note, the inappropriate square posts are proposed to be replaced with turned posts which is more historically appropriate. All other work appears to be historically appropriate.

*(from 8/3/20 meeting)*

**Evaluation, effect on historic district, recommendations:** *The existing wood porch should be renovated to retain all historic wood possible and where replacement of features necessary they should match the existing as closely as possible. The slate roof on the turret should be repaired with new slate or replaced with new Slateline GAF shingles in Antique Slate color.*

**Discussion:** *The discussion of this case focused on each of the major items of work. Options for the scalloped slate replacement on the roof tower were discussed. A property next door had an appropriate shingle replacement that could be considered. The Historic Consultant thought it was CertainTeed Gran Manor shingles. The applicant said he would be repairing the existing windows and would install storm windows either on the outside or inside. It was pointed out the new glass was needed in the third floor arched window transom and one rectangular sash below. For the porch reconstruction, the applicant said he had salvaged the porch railing and that he had most of the turned spindle-work. The HARB questioned the square posts at the front of the porch and recommended using turned posts based on the remaining turned half posts at the building façade. The HARB decided it could not proceed with a motion on the project without proper documentation on the work. The applicant said he was working with Gouck Architects for the porch plans. The HARB said they needed these drawings and better definition of all the work before they could approve the work.*

**Motion:** *The HARB upon motion by Mr. Huber and seconded by Ms. Jackson adopted the proposal to table the project for drawings from Gouck Architects for review.*

**Discussion:** Mr. Stewart Gouck, architect, made a brief presentation of the work. He said that although the drawings showed turned posts at the street edge of the porch, the owner proposes to keep the existing square posts. In his opinion the posts were old because they had chamfered corners. One of the posts had been replaced, however. The HARB did not agree that the posts were historic or appropriate and since the entire porch had been taken down did not think they should be allowed to be reused. All HARB members agreed turned posts should be fabricated and installed.

Mr. Gouck said the spindle work and brackets had been saved and would be reinstalled as shown in the drawings he prepared. The owner addressed the windows that appeared to have plywood instead of glass on the second and third floors. He said there was a pink film on the glass to help keep sun out and he did not want to remove the film.

After some clarification of the proposed scope of work on the house it was agreed that the work would be limited to work described in architectural notes 1, 4, 6, and 7 and the reconstruction of the front porch in-kind with turned posts. The notes included replacing the existing deteriorated slate roof with new architectural grade scalloped shingles that match the neighboring house, the repair and repainting of the porch brackets and trim, the installation of

architectural grade scalloped shingles matching the main roof on the porch roof, and the painting of the reinstalled porch railing balusters and top and bottom rails. Other work described in architectural notes 2,3,5 would occur in the future. That work included the repair of windows and trim, the repair and repointing of the brick facades, and the replacement of the existing round downspout.

**Motion:** 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 for rebuild porch and repair/replace the turret roof at 443 N 9th Street was represented by Stewart Gouck and Tito Cardona.
2. The proposed reconstruction of the front porch and replacement of deteriorated roofing will follow the drawings submitted by Gouck Architects and as clarified below
  - a. The historic porch will be reconstructed with turned posts(all) and as shown in the drawings submitted and matching existing half posts.
  - b. The historic spindle work and brackets will be reinstalled and painted
  - c. The historic railing will be reinstalled and painted
  - d. The existing roofing will be replaced using architectural grade scalloped shingles matching the neighboring house. New porch roofing will be the same.
  - e. Decorative metal ridge caps and finial on the turret roof will be repaired or replaced in-kind and any decorative or pressed metal on the Mansard will also be repaired or replaced in-kind. All metal work must be painted. .

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

**HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ALLENTOWN, PENNSYLVANIA  
August 31, 2020**

**FINAL REVIEW**

**Address:** 1142 W Linden Street

**Case # HDC-2020-00030-** Proposal to install a fence and repair brick façade

**Historic District:** Old Allentown

**Property Owner:** Enuy Ramirez

**Address:** 1142 W Linden St, Allentown, PA 18102

**Applicant:** same

**Applicant's Address:** same

**Building description, period, style defining features:** This structure is a 2 ½ story, semi-detached red brick dwelling with a gable roof, projecting bracketed cornice with built in gutter, 2 over 2 double hung vinyl windows, carved window headers, and 5 panel front door with transom. The house dates from the late 19<sup>th</sup> century and is East Lake Queen Anne in style. The house has historic integrity.



**Proposed alterations:** It is proposed to install a fence and repair brick façade. The wooden fence will be extended to the front property line using the same 6' high dog ears design wooden fence. The exterior façade brickwork will be stripped, any damaged brick repaired and repointed.

**Staff Approvals:** N/A

**Violations:**

**Background:**

- 1996

**Amendment :**

To include (1) panelled overhead steel garage door which may have slight wood grain texture (an overhead door with panels is the prevailing design standard); (2) 4" ungrained vinyl siding; (3) black or dark gray asphalt gabled roof; (4) white half-round gutters; and (5) 6' wooden privacy fence to match existing fence on western property boundary.

- 2007

**Approved Alterations:** Replacement of thirteen 2/2 vinyl windows and one 1/1 vinyl window, like for like, installation of four pairs of wood shutters on the front windows, replacement of the brass light fixtures on the front and rear, and replacement of deteriorated bricks on the rear.

**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:** 5.1. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 2. Historic Masonry, 10. Streetscapes and Outdoor Features

**Evaluation, effect on historic district, recommendations:** The existing house is not covered in brickwork so, the stripping of the "brickwork" does not accurately describe the proposed work. The existing brick facades should be gently cleaned to remove efflorescence and environment dirt following Preservation Brief #1 on cleaning historic masonry. Before cleaning the built in gutter should be inspected and repaired if needed. Leaking gutter may explain the staining and efflorescence seen at the center of the façade. Brick should be repaired and repointed where needed following Preservation Brief #2 using a soft lime based mortar.

From our Design Guidelines: *Wood picket and vertical board fences are acceptable fence styles. Gates should not swing onto the public sidewalk. Fences that provide more privacy such as vertical board styles are acceptable for rear or side yards. If additional privacy is desired in a rear or side yard and an ornamental iron fence already exists, a wood fence may be installed behind the ornamental iron fence.*

My only concern with the proposed fence is the location of the front fence and the character of the front section. I believe the front fence should have more openness to meet the guidelines. Could the front section be a lattice fence or something like that?

**Discussion:** The discussion focused firstly on the height of the wood fence at the front and the swing of the gate. The owner explained the reason he needed to have the side yard enclosed.

He was having problems with dog droppings and vandalism. Although he wanted the 6' high fence at the front, he did agree to reduce the height when the HARB explained the need to comply with the Design Guidelines. The slope of the yard and the need to step the fence was briefly addressed.

The discussion of the brick repair followed with a recommendation to first investigate his built-in gutter to be sure it was not leaking and causing the efflorescence on the front façade. If it was leaking, repair and relining should happen before cleaning and repairing the brick façade. The owner was directed to Preservation Briefs #1 and #2 for cleaning and repairing his brick façade.

**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 fence and repair brick façade at 1142 W Linden Street was represented by Enuy Ramirez.
2. The wooden fence will be extended to the front property line using the same 6' high dog ears design wooden fence. Due to the side yard slope the 6" fence sections will need to step with the slope.
3. The front will have a 4' high fence of the same design with the gate swinging inwards.
4. The exterior façade may be cleaned, and damaged brick repaired and repointed as needed following Preservation Briefs #1 and #2.
5. The HARB recommended investigating the condition of the built-in gutter to see if it is leaking and causing the efflorescence on the front façade. If needed the built-in gutter should be repaired or relined.

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

**HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ALLENTOWN, PENNSYLVANIA  
August 31, 2020**

**FINAL REVIEW**

**Address:** 248 N 9th Street

**Case # HDC-2020-00031** -- Proposal to do façade renovations

**Historic District:** Old Allentown

**Property Owner:** Sam Patel

**Address:** 6894 Lehigh Ct, Allentown, PA 18106

**Applicant:** same

**Applicant's Address:** same

**Building description, period, style defining features:** This structure is a 3-story, semi-detached brick mixed-use building with former storefront now covered with siding. The building has two story oriel windows with pressed metal cladding, one on the front and one on the rear side, and a second and third story open porch at the rear. The building dates from the late 19<sup>th</sup> century and is late Queen Anne in style.



**Proposed alterations:** It is proposed to renovate east façade into convenience store. The existing exterior finish on the 1<sup>st</sup> floor, east façade, will be removed. A new aluminum storefront with opaque glass panels will be installed. The existing brick façade will be repaired and re-pointed as necessary.

**Staff Approvals:** N/A

**Violations:** 2013

- Installed a slider window on Chew Street elevation
- Removed aluminum awning on Chew Street elevation
- Replaced two first floor front windows on 9<sup>th</sup> Street elevation with different size windows

**Background:**

- 2000 –

**Approved Alterations:** 1) The removal of existing aluminum siding on the first floor; and 2) installation of double 4" smooth vinyl siding in a dark neutral color per HARB suggestion.

- 2003 –

**Approved Alterations:** Install an air conditioner through the wall at the first floor front of the building over the right-hand window.

**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:** 5.1.11 Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 2. Historic Masonry 8. Storefronts

**Evaluation, effect on historic district, recommendations:** The proposed storefront renovations are historically appropriate and a wonderful improvement to the existing building. The work appears to be historically appropriate and includes renovations to the side of the building. The storefront will be typical aluminum storefront framing. Brick restoration should follow Preservation Brief #2.

**Discussion:** Mr. Gouck, architect, explained the proposed work for the building. He said there would be no work on the side, north façade at this time. He explained the work on the front would retain the square recessed entry and the former storefront display windows would be brought back with a new aluminum storefront system. He clarified that the opaque spandrel glass would only be at the top of the system. The rest of the glass would be clear, and the aluminum framing would be dark bronze. The HARB asked if the existing sign or sign bracket on the side of the building would be retained. The applicant said that the hoped to reuse the bracket with a new sign. The HARB reminded the applicant that Zoning and HARB review would be needed for the sign.



**Motion:** 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 renovate the facade at 248 N 9th Street was represented by Sam Patel and Stewart Gouck.
2. The existing exterior vinyl siding on the 1<sup>st</sup> floor, east façade, will be removed.
3. A new aluminum storefront in dark bronze color, with clear glass and upper spandrel glass panels will be installed as shown on the drawings submitted to the HARB.
4. The existing brick façade will be repaired and re-pointed as necessary following Preservation Brief #2 and using soft lime mortar.
5. The grocery store signage must be approved by zoning and HARB at a later date.
6. There will be no changes to the side, north façade at this time.

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

**HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ALLENTOWN, PENNSYLVANIA  
August 31, 2020**

**FINAL REVIEW**

**Address:** 817 W Gordon Street

**Item #7-** Case # HDC-2020-000xx Proposal to replace windows.

**Historic District:** Old Allentown

**Property Owner:** Geraldine Pegues

**Address:** 417 N 8<sup>th</sup> St, Allentown, PA 18102

**Applicant:** Tiffany Polek

**Applicant's Address:** 817 W Gordon St, Allentown, PA 18102

**Building description, period, style defining features:** This is a 2½-story painted brick row house, ca. 1890 in the Eastlake style. The gable roof has a single dormer, dentilated cornice, asphalt shingles and a shared chimney. The windows on the 1<sup>st</sup> floor are 2/1 and the 2<sup>nd</sup> floor have both 2/2 and 2/1 sash with Eastlake lintels. There are black shutters on the windows and the dormer window is jalousied. There are two basement window grilles visible. The front door is single and glazed with an Allentown Porch Roof over the door. The grocer's alley door is jalousied. There is a concrete porch with a wrought iron railing.



**Proposed alterations:** It is proposed to replace 5 windows. 3 windows on the 2<sup>nd</sup> floor and 2 windows on the 3<sup>rd</sup> floor will be replaced with Anderson double hung (aluminum?) white windows.

**Staff Approvals:** N/A

**Violations:** N/A

**Background:**

- 1992 COA

**APPLICANT AMENDMENTS:** Applicant indicated door on western side of rear to be replaced. Door not seen from street. (Though HARB did review door, not within scope of recommendation since it cannot be seen from street).

- 2008 COA

**Approved Alterations:** OAPA Façade Project, to include removal of all paint from the brick and repointing as necessary; repair of the grocer's alley door or replacement with a salvaged or new door, painted; replacement of the light fixture; installation of a bronze O.A.P.A. date plaque; installation of a mail slot in the front door and installation of a black carriage style light fixture.

**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:** 5.1.11 Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 5. Windows

**Evaluation, effect on historic district, recommendations:** Per our Design Guidelines: *Window replacement is recommended only for windows with irreparable deterioration. If the repair of a window is not possible and replacement is required, the replacement window unit should match the historic window unit in design, dimension, and pane configuration.* New wood, aluminum clad wood, smooth fiberglass, or wood composite windows are recommended. The proposed window might meet the guidelines, but it is not stated which Andersen line of windows are proposed. Andersen 100 series is a full fiberglass window and Andersen 400 Woodwright series is a fiberglass composite exterior. Both of these would meet the guidelines. the new windows must meet the size of the existing openings.

**Discussion:** The discussion focused on the material of the existing windows. It was clarified that the windows were already vinyl on the first and second floors and that the third floor windows, front and back, were inappropriate jalousie windows. Replacing vinyl with vinyl would be permitted under the ordinance and the HARB had no issue with this. The third floor windows are not highly visible and because of the existence of vinyl windows in the house the HARB agreed in this case only that the installation of vinyl windows on the third floor would be historically appropriate.

**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 windows at 817 W Gordon Street was represented by Tiffany Polek.
2. Three windows on the 2<sup>nd</sup> floor (two on front and one of rear) and two windows on the 3<sup>rd</sup> floor (one on front and one on rear) will be replaced with Anderson double hung vinyl white windows.
3. The existing second floor windows are currently vinyl and will be replaced like for like. The existing third floor windows are inappropriate jalousie windows and will be replaced to match the other windows in the house.

4. All windows will fit the size of the existing openings without blocking or reduction.

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