

**HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN, PENNSYLVANIA
November 2, 2020**

FINAL REVIEW

Case # HDC-2020-000043 - Proposal to replace door

Property located at: 407 N Refwal Street

- Legal address: 811 W Gordon St

Historic District: Old Allentown

Property Owner: Tim Driscoll

Address: PO Box 54, Macungie PA 18062

Applicant: same

Applicant's Address: same

Building description, period, style defining features: This structure is a narrow 3 story, 2 bay, semi-detached brick dwelling with low sloping roof, corbelled brick cornice detail, round arch third floor windows, segmentally arched first and second floor windows and doors, 1 over 1 double hung windows, and brick corbel detail over the window arches. The house dates from c. 1873 and is Queen Anne in style.



Previous door



New door

Proposed alterations: It is proposed to replace door.

Staff Approvals: N/A

Violations: 2020 – Replaced door with pre-hung metal door

Background:

- July 2020, First notice of violation (replace door w/ pre-hung metal door) *Taken off agenda as applicant said he was going to replace in-kind*
- Oct 2020, Second notice of violation (replace door w/ pre-hung metal door)

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, 6. Doors.

Evaluation, effect on historic district, recommendations: The installed steel door is a violation and not historically appropriate. Wood or alternatives to wood could be considered. A smooth fiberglass door with 2 vertical panels and single light with flush glazing would also meet the historic design guidelines.

Discussion: The applicant explained that he had installed a fiberglass door to replace the steel door but it had nine lights instead of a single light. It was also noted by a HARB member that the door was a pre-hung door which does not meet the Design Guidelines. The applicant said the existing frame was in poor condition. The photo of the installation was studied and the HARB was in concurrence that the pre-hung aspect was not that apparent due to the way it was installed. The only item that was noticeable was the metal threshold. Mr. Huber suggested installing a full light storm door over the door, after replaced, to minimize the visibility of the metal. The applicant agreed to do this since it would also be desirable for the tenants. The HARB was in general agreement that the door needed to be changed to be a single light fiberglass or wood door with two lower panels.

Motion: The HARB upon motion by Mr. Huber 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 door at 407 N Refwal Street was represented by Tim Driscoll.
2. The existing 9-light door will be replaced with a single-light door with 2 lower panels.
3. The door may be of wood or smooth fiberglass construction.
4. An aluminum full-light storm door will be installed over the new door.

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

**HISTORIC ARCHITECTURAL REVIEW BOARD
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FINAL REVIEW

Case # HDC-2020-00059 - Proposal to replace the existing aluminum siding with smooth 4-inch, flat style clapboard vinyl siding.

Property located at: 811 W Gordon Street

Historic District: Old Allentown

Property Owner: Tim Driscoll

Address: PO Box 54, Macungie PA 18062

Applicant: same

Applicant's Address: same

Building description, period, style defining features: This structure is a 2 ½ story, 2 bay, semi-detached dwelling with a shared front facing gable, 1 over 1 windows, aluminum siding, Aluminum-capped trim, soffit, and fascia shed style entry roof with altered wood stoop and wood posts, and rear 1 story additions. The house dates from c. 1870 and is altered Queen Anne in style. There is currently a section of wall removed from the west side of one of the rear additions.



Proposed alterations: It is proposed to replace the existing aluminum siding with smooth 4-inch, flat style clapboard vinyl siding.

Staff Approvals:

Violations:

- Building Safety: No approved plan, permits for alterations in basement

Background:

- 2010; COA

Approved Alterations: Build wooden steps with wood railing consisting of a top and bottom rails with 2" square stock spindles and turned post for the support of the porch roof.

- 2011; COA

Approved Alterations: Façade

1. Remove aluminum siding,
2. Restore wood siding,
3. Add decorative wood details if evidence of previous existence,
4. Replace front steps with brick and bluestone stoop, to be shared with 809.

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, 1. 4. Walls, Siding and Trim

Evaluation, effect on historic district, recommendations: The COA issued in 2011 would be the preferred renovation for the building, however this is not the current request.

The Design Guidelines recommends the use of smooth fiber cement siding to replace aluminum siding on primary facades in the historic district. The use of vinyl siding on primary facades is not supported by the Design Guidelines. It is recommended to follow the Design Guidelines and replace the aluminum siding with smooth fiber cement siding with 4" reveal if historic siding is not present or able to be restored.

When doing siding replacement it is important that trim not be covered by the siding and that the existing aluminum capping on the window casings be removed. It is also recommended to remove existing aluminum capping on the soffit and fascia and repair and repaint original materials.

Discussion: The applicant explained his entire proposal for the house. He explained that the rear side wall was completely rotted. He has removed the wall and studs and described his intent as follows. The existing door would be closed, a new door opening created on the rear, and the existing window opening would remain and have the existing window replaced with a vinyl window since all of the windows of the house are currently vinyl. He requested to be allowed to replace like with like with the windows. All windows would be 1 over 1 double hung. The existing aluminum siding on entire house would be replaced with smooth 4" fiber cement or wood siding.

Other details were discussed. The HARB suggested infilling the existing basement window on the rear addition that was at street level. It was also recommended to use a 3" flat casing and regular sill for the window openings. The inappropriate front porch and roof was addressed. The applicant said he wanted to remove the roof and redo the front porch to be similar to the adjacent property. The steps would come straight out from the house. The HARB suggested using brick facing with bluestone treads for the new steps. It was also suggested that concrete with bullnose treads in place of the brick and bluestone would be an appropriate alternative. The applicant said he would add traditional wrought iron railings to the steps. Mr. Huber confirmed the railings would have straight balusters without twists. The applicant also said he would not be replacing the existing front door.

The applicant said, at the end, that he was hoping to convince the attached property owner to replace their aluminum siding at the same time as his to create a uniform improvement to the building.

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

1. The proposal to replace the existing aluminum siding with smooth 4-inch, flat style clapboard vinyl siding at 811 W Gordon Street was represented by Tim Driscoll.
2. The existing aluminum siding on the entire house will be replaced smooth wood or smooth fiber-cement siding with a 4" reveal.
3. The existing rear-side door on Refwal Street will be closed in and a new door on the rear of the building created. The step at the old door location on Refwal Street will be removed.
4. The new rear door will be a single light wood or smooth fiberglass door with 2 lower panels.
5. The existing vinyl windows will be replaced with new vinyl windows that fit the size of the existing openings. They will be 1 over 1 in configuration.
6. The windows will have 3" casing and added sills.
7. The existing side basement window will be infilled.
8. The front porch and roof will be removed and replaced with a new set of steps similar to the attached house coming straight out from the house.
9. New steps in brick with bluestone treads or new concrete steps with bullnose treads will be installed.
10. New wrought-iron railings will be installed. The railings will have shaped top rails, lamb's tongue terminations, and square balusters.
11. New gutters on the rear attachment will be half-round with round downspouts.

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

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FINAL REVIEW

Case # HDC-2020-00061 - Proposal to reverse a violation by peeling off the new paint from the brick façade.

Property located at: 1437 W Linden Street
Historic District: West Park
Property Owner: Karen Luciano Perez
Address: 1437 W Linden St, Allentown, PA 18101
Applicant: same
Applicant's Address: same

Building description, period, style defining features: This structure is a 3 story, 3 bay, attached red brick dwelling with a Mansard roof, wall dormer with gable roof with brackets and ornamental wood shingle detailing, corbeled brick cornice, with end finials, 1 over 1 double hung windows with Victorian upper sashes on the third floor and carved lintels, a full front porch with turned posts and ornamental pierced wood guard. The house dates from c 1905 and is Queen Anne East Lake in style. The house is high style and in good condition.



Unpainted façade



Painted façade

Proposed alterations: It is proposed to reverse a violation by peeling off the new paint from the brick façade. The applicant is requesting referrals of affordable contractors.

Staff Approvals: n/a

Violations: n/a

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 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, 1. Cleaning Historic Structures

Evaluation, effect on historic district, recommendations: Removing the inappropriate paint is recommended and is proposed. The paint should be removed with appropriate chemical methods recommended in Preservation Brief #1. No harsh or abrasive methods are allowed because they destroy brick faces. The HARB may be able to help with contractor referrals.

Discussion: The applicant said he understood they should not have painted the brick. He asked someone at Home Depot how to remove the paint and was told to use an epoxy stripper. The HARB recommended he consult with a qualified masonry contractor about removing the paint. The Historic Consultant's comments were repeated and the importance of not using abrasives to remove the painted emphasized. Mr. Fillman passed on the name and contact information for a mason experienced with paint removal. The HARB realized the weather would not be conducive to removing paint until warmer and gave the applicant 6 months to correct the violation.

Motion: The HARB upon motion by Mr. Huber 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 remove paint from the front wall and porch at 1437 W Linden Street was represented by Mr. Perez.
2. The existing paint on the first floor will be removed by non-abrasive methods as recommended in the Preservation Brief #1 (available online from the National Park Service)
3. The work should be undertaken by a qualified masonry contractor.
4. The paint will be removed within 6 months of the date of this approval.

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

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FINAL REVIEW

Item #5- Case # HDC-2020-00062 Proposal to install a sign.

Property located at: 1001-1149 Chew Street

Historic District: Old Allentown

Property Owner: Union West End Cemetery

Address: 1001-1149 Chew St, Allentown, PA 18102

Applicant: Barbara Miller, President

Applicant's Address: 2119 West Washington St, Allentown, PA 18104

Building description, period, style defining features: Cemetery located between 10th and 12th on Chew, from Chew to North and Liberty Sts. The Cemetery is fenced with an ornamental metal fence and has a main entrance on 10th St. The cemetery dates from 1854.

Proposed alterations: It is proposed to install an 8-ft high free-standing sign identifying the cemetery. The sign will be made of marine grade plywood covered with vinyl decal, blue background, gold metallic text and border. It will read "Historic Union & West End Cemetery Est. 1854" and mounted on pressure treated lumber posts primed and painted with exterior paint. The sign is 60" long x 36" high. The sign will be located on the southwest (southeast?) corner of the cemetery property, inside cemetery fence, facing diagonally southwest (southeast?) toward N 10th St and W Chew St intersection. It will be 10' west of fence on 10th street and 15' north of fence on Chew St.

Staff Approvals:

Violations:

Background: 1999 COA

Approved Alterations: 1) Installation of lighting in the cemetery from 12th Street to Poplar Street and north to south along a section of Poplar Street. The electric would be buried in 3" conduit (core frame) with quasite connecting boxes, in the center of the roadway with concrete bases off the roadway. 2) The lighting fixture would be mounted on either Princeton or Hancock posts. 3) The choice of the style of lighting fixture will be made by the Cemetery Association, to be either the "Station" or the "Victorian Gas Light" style, as presented with the proposal.

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, 11. Signs

Evaluation, effect on historic district, recommendations: The proposed sign is historically appropriate and a great addition to the cemetery for identification, education, and to spur historic interest in the property.

Discussion: The applicant made a thorough and interesting presentation of the proposed sign and some history of the cemetery. There were not many questions from the HARB. The applicant said the back of the sign would also be painted blue, but the sign was single sided.

Motion: The HARB upon motion by Mr. Huber 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 sign at 1001-1149 Chew Street was represented by Barbara Miller.
2. The new sign will be installed as proposed at the location proposed.
3. The sign will be blue in color with gold lettering, border, and details. The support posts will also be blue and will have gold finials.
4. The sign will be 60" x 36" and the posts will be 8' high.
5. The sign will be located on an angle at the southeast corner of the cemetery at 10th and Chew Sts.

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