HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN, PENNSYLVANIA
August 2, 2021
FINAL REVIEW

Property located at: 431 Howard
Agenda Item: #2.A.a.
Historic District: Old Allentown
Case: HDC-2021-00017
Meeting date: August 2, 2021

Property Owner/Applicant: Angela Fraleigh & Wesley Heiss
Address: 431 Howard St, Allentown, PA 18101

Building description, period, style defining features:
This 2-story brick commercial building, ca 1905. The building has a flat roof with asphalt shingles. There is a single chimney. The exterior walls are red brick with three panel where there were windows. These have flat, brick, Italianate lintels. There is a double garage door in front.

Proposed alterations:

1. Removal and reconfiguration of existing entry and garage doors. The new entry door would be full light, wood door painted black to match the proposed garage door. There are two garage door options.
   - Option one would be a more traditional design with a stucco around new doors on the ground floor of the primary facade (see attached details)

- Option two would be a more modern design with a metal panel cladding around new doors on the ground floor of the primary façade. (see attached details)

2. Installation of new windows on the south façade where original openings are currently bricked over. (Note, the south façade does not front on a public way but it visible from the street.)
   - Six upper windows would be installed to fit existing 48" x 82" openings Windows are proposed to be two over one, aluminum clad wood with a black exterior and white interior.
   - Three lower casement windows and two double hung windows are proposed. Windows would be one over one, aluminum clad wood with a black exterior and white interior.

Staff Approvals: None

Violations: None

Prior COA(s): None

Secretary of Interior Standards:
Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Design Guidelines-Section 2: Masonry
Stucco: It is acceptable to remove stucco finishes to expose historic masonry. The removal of stucco finishes can be difficult and may damage original masonry. The removal of stucco will be reviewed on a case-by-case basis. In the instance where the installation of a stucco finish is approved for use on a building by the HARB, a smooth sand finish will generally be required.
- A stucco finish on a primary facade is not historically appropriate.
- A stucco finish should not be applied over historic materials.

Design Guidelines-Section 5: Windows
Replacement: The Replacement of a window refers to the installation of a new custom sized wood window sash into the existing window frame. 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. The replacement of an historic wood window with a new wood, aluminum clad wood, smooth fiberglass, or wood composite window requires staff approval. In all cases, the appearance of true divided lights on an historic window must be retained through the use of simulated divided lights (SDL) on the new window. All other requests for window replacement require HARB approval.

- Replacement of historic wood windows on a primary facade with a new wood, aluminum clad wood, smooth fiberglass, or wood composite windows may be acceptable depending on the condition of the existing historic wood windows.
- Replacement of historic windows on secondary facades with alternate materials requires staff approval. Specifications of new window must be provided to staff for approval.
- Replacement windows must match the size of the existing historic windows. Reducing the size of the window opening is not typically permitted.
- Improvements in thermal performance can be achieved through repairing historic windows and installing interior or exterior storm windows. The replacement of historic window units with new window units to improve thermal performance is not recommended. (See energy efficiency)

Design Guidelines-Section 6: Doors

Doors: A replacement door refers to the installation of a custom sized new wood door utilizing the existing door frame. The replacement of a door is only appropriate for doors with irreparable damage or deterioration. If a door requires replacement, the new door should match the historic unit in design, dimension, and glazing configuration. A replacement door must match the existing opening exactly and must match or be of an appropriate style and panel or light configuration for the door to be replaced. Typical configurations appropriate in designated historic districts include 6 panel doors, 4 panel doors, 3/4 light doors and 1/2 light doors depending on the architectural style of the building.

- ✓ Restoring a door opening to the historic door opening dimensions is encouraged.
- ✓ The replacement of an existing prehung door with a new prehung door is permitted, but replacement with an historic wood door hung in the historic wood door jamb is encouraged.
- Fiberglass doors may be acceptable as a substitute material for the replacement of a non-historic wood door. Specifications of the proposed door must be provided for staff approval.
- Removing, covering or concealing an existing transom is not appropriate.
- New installation of prehung doors are typically not acceptable on primary facades because dimensions of prehung doors are not exact matches for historic openings.
- The replacement of a door for the purpose of improving thermal performance is not recommended. The thermal performance of an existing historic wood door can be improved with proper weather stripping and caulking. (See energy efficiency section.)

Hardware: Replace in kind when possible. Otherwise, period hardware should be used as appropriate. Combination locks type hardware are not appropriate and should be reviewed by HARB.

Garage Doors: The repair of an historic garage door is recommended over replacement. If an existing garage door requires replacement, a paneled wood, Masonite, smooth steel, or smooth aluminum garage door is recommended. Window lettering, wall signs, hanging or projecting signs, window awnings and portable signs are acceptable options for signage.

- ✓ Replacement of a garage door on a secondary
- Replacement of carriage house doors and barn

- Replacement garage doors on primary facades require HARB review.
- A paneled garage door is recommended, a flat garage door may be acceptable.

Evaluation of Proposed Project:
The proposed project is an appropriate renovation that confines changes to areas of the building that have already been altered. Both options are clearly differentiated from the historic material and read as a contemporary intervention, which is consistent with the Standards. Option 1 appears more traditional with the use of stucco and paneled garage door. Option 2 appears more contemporary with metal panels and increased amount of glass.

The existing garage door, entry door, and surrounding wall are not original, therefore further alteration would not remove historic material. The brick piers at either side of the opening and exposed steel beam above are original material but are not character-defining. Concealing them behind the new wall will not substantially impact the historic character. Paneled wood or smooth metal garage doors are recommended by the Guidelines for replacement. There are no recommendations about glazing or lites. Option 1 has a more traditional design with paneling and small lites, while Option 2 is a contemporary design with frosted glass and an aluminum grid.

The proposed entry door for both options is a full-light painted wood door with frosted glass. Full-light doors are not included in the Guidelines' recommended configurations for new doors. However, the design is simple and may be considered appropriate for the industrial architectural style of the building.

Stucco on a primary facade is not recommended by the Guidelines. In this case, the Option 1 stucco would not be applied over historic materials and is limited to the previously altered section of the facade. The building already has stucco coating at the lower level. Provided that the new stucco is a smooth finish, it may be appropriate. The Option 2 metal cladding appears appropriate as a contrasting new material and is consistent with an industrial style building.

For the proposed window work at the side (south) facade, restoring window openings to their original size is recommended. Installation of 1/1 aluminum-clad wood windows at the lower level will match the existing windows and the egress casement windows will visually match the double-hung. Installing new double-hung windows at the upper floor will restore the original rhythm of the facade. Six new 2/1 double-hung aluminum-clad wood windows are proposed, which differs from the existing 1/1 windows at the primary and side facades. The proposed treatment of the two existing 1/1 windows at the side facade is contradictory in the application materials: are the windows to be replaced with 2/1 to match the new windows or are they to remain intact?

Historic District Impact:
The proposed project will impact the visual character of the streetscape because alterations are proposed on two highly visible facades, but the proposed alterations will not negatively impact

the historic district. The existing altered ground floor does not contribute to the historic character of the surrounding street, so an improved new design could contribute positively to the district. The side facade is visible because of the adjacent parking area. Reopening the infilled windows and removing the miscellaneous windows here will create a more unified facade and restore the original fenestration pattern, which is a positive impact to the surrounding district.

Recommendation(s):
Overall, the proposed project is appropriate and recommended for approval pending HARB discussion of the entrance options and select clarifications. Both options for the entrance appear to be appropriate as contemporary interventions in an already altered area. It is recommended that applicant preference be considered in the HARB discussion. It is recommended that 1/1 double-hung windows be considered instead of 2/1 windows so the replacement windows match the existing windows at the primary and visible secondary facades. The applicant should clarify the proposed treatment of the two (2) existing 1/1 windows at the side (south) facade.

Action:
The recommendation provided in the preliminary review was followed and the HARB discussed with the applicant their preference and both design options were supported by the HARB, with Option 2 preferred.
The side elevation replacement windows were reviewed by HARB, and the applicant expressed the intention of using 2/1 sash on the side elevation and installing a muntin in the remaining 1/1 sash to match. The HARB approved the 2/1 configuration for the side elevation and the 1/1 sash for the front elevation double hung windows.
HARB Chairman Dave Huber made a motion to approve and was seconded by HARB member Pat Jackson.
The HARB support for the application was unanimous.