



Minutes - Final

Community and Economic Development Committee

Wednesday, March 4, 2020

5:45 PM

Council Chambers

Roll Call: Chair Guridy, Gerlach, Affa

[15-3446](#)

Bill 11 CEDC, this evening
Amending the 2020 General Fund Budget to provide for a supplemental appropriation of Twenty-Two Thousand Dollars (\$22,000) from the Pennsylvania Historical and Museum Commission (PHMC) to hire a professional historic preservation consultant to prepare a complete revision of the City's design guidelines for the Historic Districts

Attachments: [Bill 11 PHMC GRANT - HARB](#)
[PHMC GRANT AWARD LETTER](#)
[Ordinance #15599](#)

Mr. Julio Guridy asked if anybody from the administration likes to talk about this grant.

Mr. David Kimmerly stated that the city received a grant for \$22,000 for a provision of the city's design guidelines. It is on the city's website. What this \$22,000 will be used for is to hire a Historic Preservation Consultant to redesign this and make it more readable and include more illustrations, photographs, and drawings of what you can and cannot do in the historic district. Hopefully, that will make things a little easier and illustrate where doing the historic preservation method might be less expensive than doing a complete replacement of windows and so forth. It has a schedule of starting sometime in May and will have until July 31, 2021 to complete the project.

Mr. Julio Guridy stated that it should be by May 1st and it is a matching grant of 10 percent which will have \$2,200 already in the budget.

Ms. Ce-Ce Gerlach asked when the book was done.

Mr. David Kimmerly stated that it was done and adopted in June 25, 2012. It is a very good document. It is discussions that he had with HARB and some of his questions in applying it in a real situation to resolve a violation. Some questions came up and some things could be revised.

Ms. Ce-Ce Gerlach asked about the level of expertise.

Mr. David Kimmerly stated that it is something that he could take a crack at, but it is better if it were done by an architect and someone who has the background that could really get into the details.

Mr. Julio Guridy stated that they usually have an architect from Bethlehem who has come to Council in the past. She also gone to Easton, and Bethlehem. She is a person that the city usually follows. Do you have that person in mind. Does she qualify.

Ms. David Kimmerly stated Christine Usler with Artifact qualifies. She certainly will be on our list who will get the RFP when it goes out. It has to be put out for bid.

Mr. Julio Guridy stated that he is saying it because she is very familiar with the area, the whole region. She knows it inside out. He asked if there were any other comments.

Mr. Daryl Hendricks stated that he assumes that this person will be working with Mr. Kimmerly with his knowledge and the person will have him as a great source of information.

Mr. David Kimmerly stated that he has it written currently in the application that they put in the way it is going to be put in the RFP when it goes out for the scope of work. They will work closely with HARB, himself, other staff, the community at-large, and other stakeholders in the historic district to really put this together.

Mr. Daryl Hendricks stated that it is a great idea. It is eight years old and a guideline would help in thoughts of rehabbing a building or updating what they have already.

Ms. Ce-Ce Gerlach asked about the change in guidelines. Some people say that it is too many historic districts.

Mr. David Kimmerly stated that is not part of this proposal or project. They are currently doing a historic preservation plan for the City of Allentown. That can result or recommendation to changes in the historic district boundaries. If Ms. Gerlach is interested in that he will get her in the loop and have her come to the meetings.

Mr. Julio Guridy asked how many historic districts are there: two or three.

Mr. David Kimmerly stated that three historic districts: Old Fairgrounds,

Old Allentown and West Park. Old Fairgrounds is Gordon to 5th and 6th Streets. West Park is close to the Fairgrounds. The Old Fairground Historic District is named because prior to 1888 the Fair was up here. When they outgrew that location then they moved to the current location of 18th to 19th Streets. When they did that they left a whole area of vacant land where they vacated the former Old Fairgrounds. Real Estate Developers bought up that land, divided the lots and built houses there and hence the name of the neighborhood.

Mr. Julio Guridy asked is there a reason that the city can't make it one.

Mr. David Kimmerly stated you could join them all together. Old Fairground and Old Allentown, the only thing that separates those two are 7th Street. You would have to make 7th Street part of the Historic District. You have 12th to 14th Streets that you can add on as well. It is just a couple of blocks.

Mr. David Kimmerly stated that you are putting more properties in the districts.

Mr. Michael Hanlon stated that if you stand on 15th Street just look around and you can see where the historic district is and where it isn't. It is stark difference. He stated that is why he would have preferred that it extended past 15th Street.

Mr. David Kimmerly stated that is something that could be discussed to as part of the Historic Preservation Plan to make some changes to the boundaries.

Ms. Candida Affa asked about the section and the Section 8 homes right in between all of them.

Mr. David Kimmerly stated that you have the potential to have Section 8 homes, blighted properties, Building Standard and Safety issues.

Ms. Candida Affa stated that it never made sense to her to have Section 8 homes in the Historic District. It is counterproductive.

Mr. Julio Guridy stated that Section 8 homes could also be nice. It is just getting the voucher. You can have a Section 8 home anywhere.

Ms. Candida Affa asked if it is kept up to the standard.

Mr. David Kimmerly stated that he doesn't know if it has to be Section 8 housing or not, but there are housing in the Historic District that some

houses are kept up better than other ones.

Mr. Julio Guridy asked if there were any further comments or any comments from the public.

A motion was made by Candida Affa, seconded by Ce-Ce Gerlach, that this Ordinance be forwarded favorably to full Council. The motion carried by the following vote:

Yes: 3 - Julio Guridy, Ce-Ce Gerlach and Candida Affa

Enactment No: 15599

Adjourned: 5:58 PM