



CITY OF ALLENTOWN

30951

RESOLUTION

R188 – 2024

Introduced by the Administration on November 06, 2024

Certificate of Appropriateness for work in the Historic Districts: 953 W Turner, 1651 Linden

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 legalize the reconstruction of the rear garage and to scrape and paint the porch balcony in the rear on said properties as indicated in the attached Final Review Reports, which form part of this resolution:

- 953 W Turner St. (Nick Spade, Applicant)- Removal of non-contributing fence and shed in the rear.
- 1651 Linden St. (Seifert Contracting, Applicant)- Replace low slope and shingle roofing.

WHEREAS, on October 7, 2024, 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.

	Yea	Nay
Candida Affa	X	
Ce-Ce Gerlach	X	
Daryl Hendricks	X	
Santo Napoli	X	
Natalie Santos	X	
Ed Zucal	X	
Cynthia Y. Mota, President	X	
TOTAL	7	0

THIS IS TO CERTIFY, That the above copy of Resolution No. 30951 was adopted by the City Council of Allentown on the 6th day of November, 2024, and is on file in the City Clerk's Office.


 City Clerk

**Historical Architectural Review Board
COA Preliminary Review Sheet**

HDC-2024-00085

Address: 953 Turner Street

District: Old Allentown Historic District

Owner: Nick Spade

Applicant: Owner

Proposal: Remove deteriorating fence and shed and grade-level deck and create 2-car parking pad with apron.

Building Description: This 2½-story brick end of row house, ca 1874 is Italianate in style. The gable roof has a dentilated cornice, slate shingles and two chimneys. There is an iron fence in the back. The windows are 2/2 sash with a 3-panel bay window on the 1st floor with Italianate lintels and beveled leaded glass transoms. The main entry is a single beveled door with projecting moldings. The concrete porch has a pipe railing and an Allentown porch roof with rolled roofing.

Project Description:

The proposed work is to remove deteriorated fencing, shed, and at-grade deck in the rear of the yard and adding an asphalt parking pad for two cars and concrete apron.



Fenceline to be partially removed (Applicant)



Existing Fence along Property Rear (Applicant)

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Shed to be Removed (Applicant)



Shed to be Removed (Applicant)



Nearby parking pad, similar to intent (Applicant)



Nearby parking pad, similar to intent (Applicant)

Applicable Guidelines:

3.11 Accessory Structures

3.11.1 Preserve and retain accessory structures in their original location, materials, scale, design, and materials. Conduct periodic inspections of roofs, drainage systems, and exterior envelopes as would be done for a main building.

3.11.2 Repair and restore existing materials and building features. Attempt to repair and reuse existing materials before considering removal and replacement. Notable features include original doors (in their appearance, type of operation, and materials), roof shape, and exterior envelope materials.

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3.11.3 Replace deteriorated materials or features in-kind, if repair is not feasible. Replacements should match the original in material, profile, size, dimension, texture, and appearance.

3.11.4 If in-kind replacement is not feasible, alternate materials may be appropriate if the replacements match the original in size, profile, dimension, texture, and appearance as closely as possible.

3.11.5 Consider restoration of original features or reversal of inappropriate past changes at historic accessory structures. Restoration should be based on historic documentation or physical evidence of the original.

3.11.6 Preserve the original function and use of accessory structures whenever possible. Rehabilitation or conversion for a new use may be appropriate in some cases, if the conversion does not result in visible or substantial changes. Such projects must also comply with all zoning requirements and municipal codes.

3.11.7 Retain existing height and massing of the structure. Avoid altering the overall proportions of the building. Minimize any enlargement of, or addition to, accessory structures. Accessory structures should remain subordinate to the main building. Minimize visibility of the addition from the street. Enlargements and additions should be compatible with the existing in massing, scale, proportion, rhythm, and materials.

3.11.8 Avoid adding features or details that never existed on structures. It is not appropriate to alter an accessory structure just to match the main building if it did not historically match; this action may convey a false sense of the property's historical development.

3.11.9 Avoid moving or relocating historic accessory structures to new areas of a property. Avoid altering a structure's spatial relationship to the main building, other site features, or the street.

3.11.10 Where existing accessory structures are not original to the property, are not considered an addition that has gained significance in its own right, or have been altered to such a degree that they no longer retain historic integrity, more flexibility in alteration design and material may be appropriate. Alterations should respect the main building in architectural style, proportions, and appearance.

3.11.11 Avoid demolition of accessory structures. Demolition of existing accessory structures should only be considered for non-historic structures that do not contribute to the historic character of the building or district, or that detract from this historic character. Non-historic status and appropriateness of demolition must be determined by the HARB during the application process.

Observations & Comments: The existing shed and fencing proposed to be demolished are not historic and not contributing to the historic district. The application does not indicate if any fencing is to be installed after the proposed work. Staff note that if a fence is to be installed in the future, the applicant should submit the design and material of the fence to be reviewed by staff.

Staff Recommendation: Recommend approval with the following condition:

- If a replacement fence is to be installed, refer to Guidelines Section 3.12 and submit design and material of replacement fence.

Presenters:

- Ms. Baade presented the application to HARB
- Mr. Spade represented the application.

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Discussion:

The applicant noted that only the 6' tall portion of stockade fence is to be removed. There is an existing 3' fence, approximately 10' long, from the house to a utility pole that will remain. Mr. Huber asked for the applicant to clarify the location of the deck to be removed. The applicant stated that the deck is at grade, adjacent to the shed. Since the deck is not visible from the public right-of-way, it is not in HARB's purview. Mr. Jordan expressed concern about the sightlines and affect to the form massing of the removal of the fence and the change to the historic streetscape. The visual sight from standard height on the street would be affected by the removal of the fence. Nothing was shown on historic maps or shown in imagery that indicated a historic fence.

Mr. Jordan asked the applicant if there was consideration for replacement fence or shed. The applicant stated that there is much deterioration to those elements, and that he has issues with people throwing trash into the yard. Mr. Huber noted that not all of the fencing will be removed. Mr. Huber asked if the fence would extend parallel to the parking area to enclose the yard. The applicant stated that he will see how the yard looks as the work progresses before determining if any replacement fence will be installed.

Mr. Jordan summarized that the deck is outside HARB purview. The shed is not historic, and no board members raised concern about its removal. Discussion continued for the demolition request for the fence. There was no evidence in the application materials or Sanborn Maps that the proposed fence line to be demolished is a historic street wall. Mr. Jordan acknowledged that half and quarter streets play an important role in an historic district's urban integrity. Mr. Encelewski stated that if any future property owner does not desire a parking pad, they would be likely to install a replacement fence to enclose the yard. Mr. Franzone noted that the demolition of the fence should be allowed, given the absence of proof of a historic street wall.

Action:

Mr. Jordan made a motion to approve, with conditions, the application presented on October 7, 2024, for the removal of non-historic, non-contributing fence and shed at 953 W. Turner Street with the following condition agreed to by the applicant: that should a replacement fence be installed, applicant will refer to Guidelines Section 3.12 and submit design and material of replacement fence. Compliance was found with the Guidelines for Historic Districts: Chapter 3, Section 3.11.11 demolition of accessory structures, and there were no circumstances unique to the property.

Mr. Huber seconded the motion, which was approved unanimously.

**Historical Architectural Review Board
COA Preliminary Review Sheet**

HDC-2024-00086

Address: 1651 Linden Street

District: West Park Historic District

Owner: Lucy Mamadou

Applicant: Seifert Contracting

Proposal: Replace low-slope and shingle roofing.

Building Description:

This 3-story brick twin house, ca 1911 Colonial Revival house. The gable roof has asphalt shingles, projecting cornice, a triple dormer with 1/1 sash, stone lintel and a single chimney. The 2nd floor has a bay with 1/1 sash windows and stained glass transoms, quoins from 2nd to 3rd floor and projecting cornice. The 1st floor has a picture window with stained glass transom and a single glazed door with projected moldings and a storm door. The porch has a projecting cornice, wrought iron columns on top of brick columns, brick knee wall with stone top, concrete bull-nosed steps and wrought iron railings. There is a basement window grille and a stone foundation. Most of the exterior wood has been covered with aluminum siding.

Project Description:

The scope of work includes removal of the existing rear low-slope roofing and installation of an EPDM rubber roof system; removal of existing shingles on the main roof and mansard, and installation of GAF Slateline shingles.

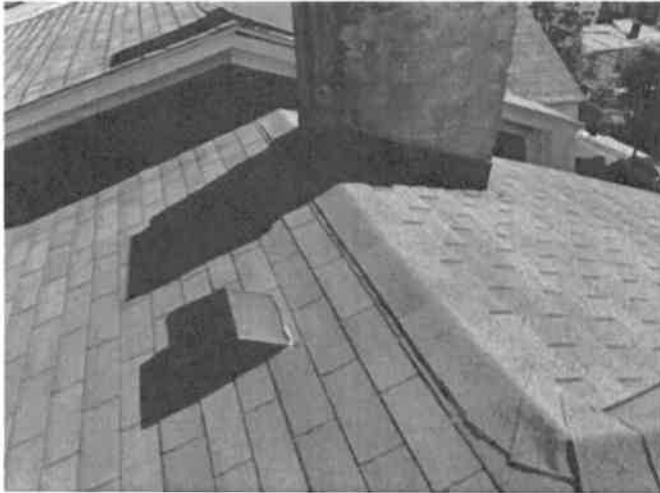


Front Elevation (Applicant)



Rear Elevation (Applicant)

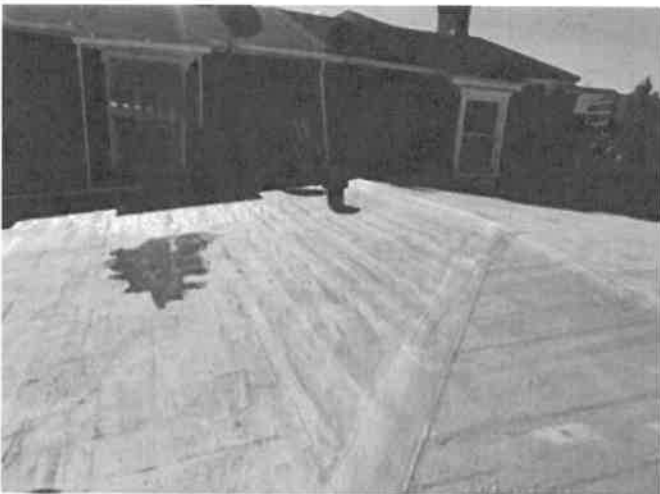
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Existing Main Shingle Roof (Applicant)



Existing Main Shingle Roof (Applicant)



Existing Low-Slope Roof (Applicant)



Existing Low-Slope Roof (Applicant)

Applicable Guidelines:

Section 3.1 – Roofs

3.1.3 Repair and restore original and historic roofing materials whenever possible. Evaluate the condition and cost of repair of original materials before removing and replacing them. Targeted areas of repair or localized in-kind replacement may be the most effective and low-cost solution.

3.1.4 Repair and replace deteriorated flashing or fasteners with materials that are compatible with the roofing material. Roof problems are often caused by failure of these components rather than the historic roofing material.

3.1.5 Preserve architectural features that give the roof its unique and building-specific character—such as dormers, turrets, chimneys, cornices, rolled ridge flashing, cresting, and finials. Repair and restore features; replace in-kind only when necessary.

3.1.6 Replace historic roofing materials in-kind whenever possible if severe deterioration makes a full replacement necessary. Replacement material should match the original in material, dimension, shape, profile, color, pattern, exposure, and overall appearance.

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3.1.7 If in-kind replacement is not feasible, replace historic roofing materials with alternate materials that resemble the original as closely as possible. Roof replacement should be sensitive to the original appearance. Replacement materials should match roof slopes or shape.

3.1.8 Replace non-historic roofing materials in-kind or with recommended alternates. If the original material is documented, restoration of the original material is also an appropriate option but is not required. Original roofs may have been replaced long ago, yet asphalt shingles and similar alterations are still considered impacts to the overall appearance. Replacement materials should match the existing in color, pattern, shape, and profile. Greater flexibility is possible with non-historic roofing and using durable high-quality replacements is recommended.

3.1.9 Consider roof ventilation alternatives carefully. Ventilation options are approved on a case by case basis and can include ridge vents, louvered vents, or soffit vents. Proper ventilation may extend the life of a roofing system, but in some cases it can lead to condensation problems with long-term effects on the roofing materials and structural components. Refer to Chapter 3.8 Mechanical and Utility Equipment for related guidelines about roof vents.

3.1.36 Repair and restore gutters whenever possible. Types of repairs include repainting wood or metal surface, installing new fasteners, sealing or soldering cracks and open seams, and relining built-in box gutters with new copper sheet metal.

3.1.37 Replace existing gutters in-kind when replacement is necessary due to severe deterioration. Replicate the original construction method of a historic gutter if feasible.

3.1.38 Replace existing downspouts, scuppers, collection boxes, and other drainage elements in-kind. Appropriate alternates to in-kind replacement are round or rectangular downspouts. Smooth surfaces are encouraged over corrugated metal. In the case of decorative scuppers, replicate the profile and details as closely as possible.

3.1.39 Consider alternate materials for gutters in locations that are difficult to access for maintenance or where original materials have demonstrated a pattern of deterioration over time. A fiberglass gutter is an acceptable replacement material for a wood built-in box gutter if it matches the original in profile, size, appearance, and finish.

3.1.40 Avoid vinyl gutters due to poor durability and non-historic appearance.

3.1.41 Install new downspouts in locations that are sensitive to the architecture and will be minimally visible. Run downspouts at secondary facades and along building or porch corners when possible.

3.1.42 Paint gutters and downspouts to blend in with the building exterior. Matching the existing building trim is usually the most appropriate color selection. Copper and terne-coated stainless steel systems should be left unpainted because they weather naturally and develop a protective patina.

Observations & Comments: The proposed replacement of low-slope roofing at the rear is an in-kind replacement of an existing EPDM system, and it is not visible from the public right-of-way. The main shingle roof has existing 3-tab shingles and the proposal is to replace the shingles with GAF Slateline Weathered Slate shingles. In the submitted scope of work, the rear low-slope roof work list includes “replace the shingles on the mansard.” More information would be helpful to clarify this work item, namely, confirmation if the replacement shingles on the mansard will be GAF Slateline to match the main roof, as specified in the “upper main roof” scope of work. GAF Slateline is an appropriate shingle replacement product.

Staff Recommendation: After receiving clarification on the replacement shingle material of the mansard, recommend approval with the following conditions:

- The mansard replacement shingles match the main roof replacement.
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Presenters:

- Ms. Baade presented the application to HARB
- Mr. Seifert represented the application.

Discussion:

The applicant made the following clarifications and notes on the application:

- The mansard roofing will not be replaced; the bottom two rows of existing mansard shingles will be removed to terminate the replacement EPDM roof on the low-slope portion, and the shingles will be reinstalled.
- The replacement GAF Slateline shingles will only be installed on the main roof at the third floor.
- EPDM will be installed on the 2nd floor roof low-slope roof.

Mr. Jordan suggested that the second floor low slope roof is not in HARB purview, as it is not visible from a public right-of-way, and the Board agreed.

Mr. Jordan noted that he has no issue with the proposed GAS Slateline shingle replacement on the third floor roof. The Board had no opposition to the proposed replacement product.

Action:

Mr. Hart made a motion to approve the application with no conditions. Mr. Franzone seconded the motion. Mr. Huber stated that color should be discussed before the motion is voted on, given that items with integral color are reviewable by the HARB. Mr. Hart amended his motion.

The applicant noted the color would be Antique Slate. Mr. Jordan noted that the HARB should not approve specific colors, and Mr. Huber noted that items with integral color is reviewable. The applicant noted that the existing 3-tab roof is in a brown color, but that color is not in the GAF Slateline line. Mr. Jordan noted that the issue is not with the intended color itself, but in constructing the appropriate language for the motion. Ms. Baade noted that the application materials stated the intended color was Weathered Slate, and the applicant said the correct color is Antique Slate. Mr. Jordan noted that the motion could include general language indicating grey/black tones are appropriate. Mr. Hart noted the color could be selected in context with the neighborhood and surrounding structures.

Mr. Hart made a motion to rescind his previous motion and made a new motion to approve the application presented on October 7, 2024 for replacement of roofing at 1651 Linden Street with the condition that the new roof material is in a color that is consistent within the context of the neighborhood and surrounding structures. Compliance was found with Guidelines for Historic Districts: Chapter 3, Section 3.1- Roofs and there were no circumstances unique to the property.

Mr. Franzone seconded the motion, which was approved unanimously.