

Historical Architectural Review Board COA Preliminary Review Sheet

HDC-2025-00046

Address: 1022 Chew Street

District: Old Allentown Historic District

Owner: Three Putt Ventures LLC

Applicant: Steward Gouck, Ignite Realty Group

Proposal: Construct a third-floor dormer addition at the rear of the house

Building Description: This 2½-story brick row house, ca 1898 is Federal/Victorian in style with Eastlake influences. The gable roof has asphalt shingles, dentilated brick cornice and a single shared chimney. The windows are 1/1 sash with flat incised lintels. The main entry has a single 1/2 –lite door with a transom, and a stone stoop. There are basement window grilles visible.

Project Description:

The proposed work is to construct a third-floor dormer addition at the rear of the house.



Existing Front Elevation (Applicant)



Existing Rear of Property (Applicant)



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Existing Front Corner of Property (Applicant)

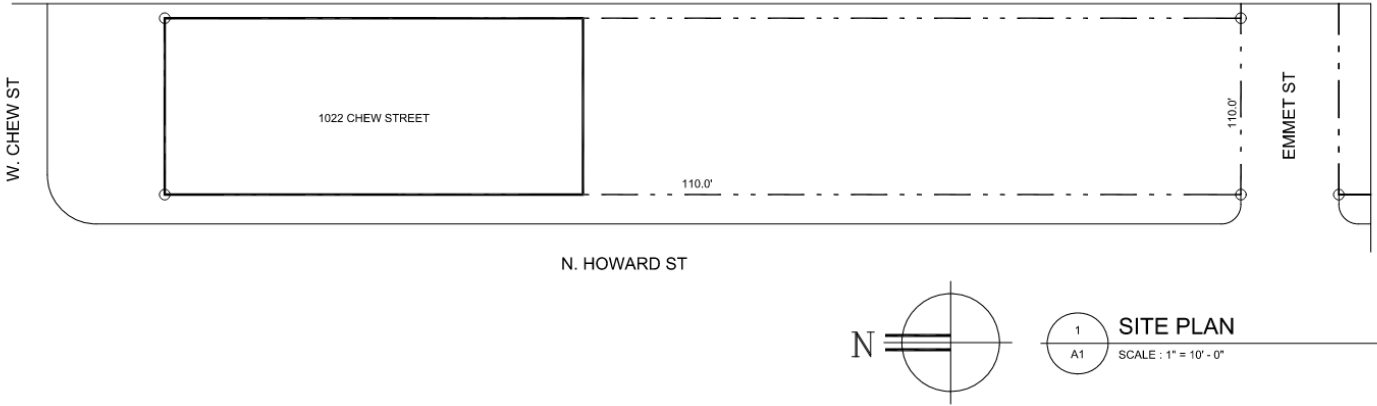


Existing Elevation along Howard St (Applicant)



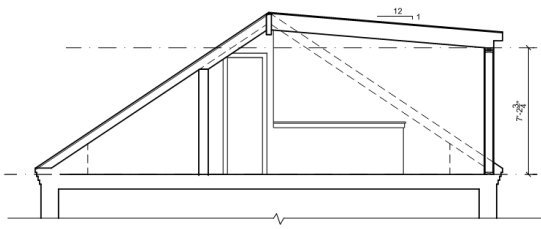
Existing Rear of Property (Applicant)

Existing Rear Elevation (Applicant)

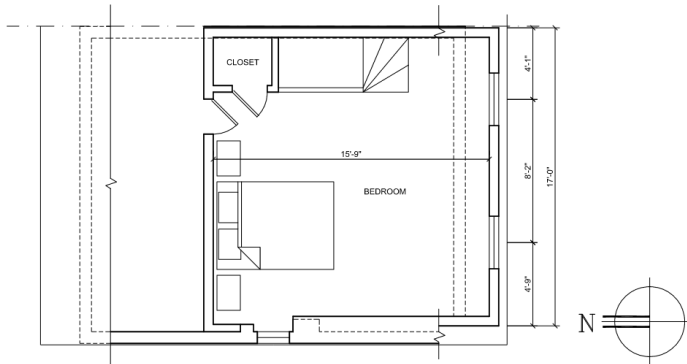


Site Plan (Applicant)

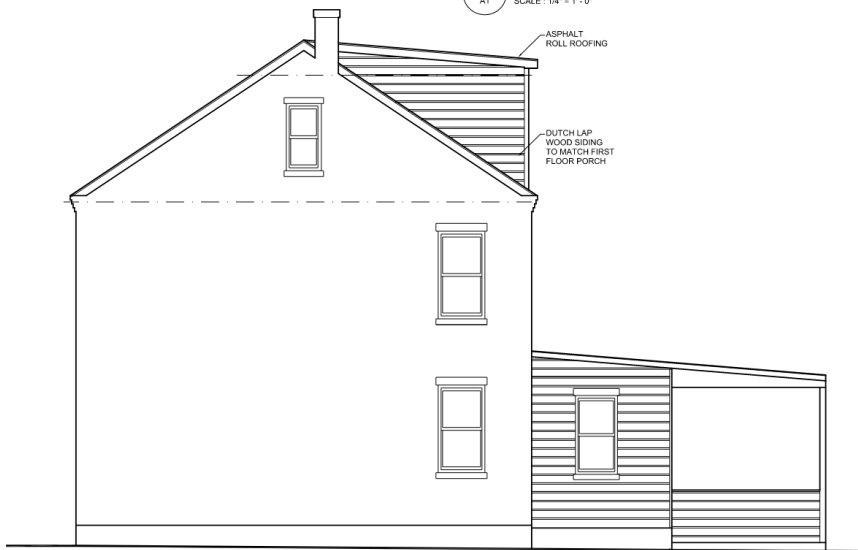
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2 BUILDING SECTION
A1 SCALE: 1/4" = 1' - 0"



3 THIRD FLOOR PLAN
A1 SCALE: 1/4" = 1' - 0"



4 WEST ELEVATION
A1 SCALE: 1/4" = 1' - 0"



5 SOUTH ELEVATION
A1 SCALE: 1/4" = 1' - 0"

Proposed Dormer Addition (Applicant)

Applicable Guidelines:

Section 3.5 – Windows

Section 4.1 – Additions to Existing Buildings

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Observations & Comments:

Staff reference Guideline 4.1.9, “dormer additions should not overwhelm the historic roof and should be scaled to preserve the predominance of the original roof form. New dormers are inappropriately large if they span from end to end of the original roof or if they reach from eave to ridge, or if they occupy the majority of the roof slope’s area. New dormers on primary façade are rarely appropriate” and 4.1.26 “Design new dormers to be compatible with the existing architectural style and window pattern of the main building. Locate new dormers on rear or side roof slopes to reduce visibility.”

- A dormer addition at the rear of the building is an appropriate location. There would be some visibility from Howard Street, and from Zieglers Court at the rear. It is not clear if the dormer would be completely obscured from view along Chew Street, or if it would be only minimally visible.
- The proposed dormer does occupy a majority of the rear roof. It would be helpful to understand if it is possible to reduce the overall width and/or length of the dormer.
- The proposal indicates two windows in the dormer. The 1/1 configuration is in keeping with the other windows on the building. More information would be helpful, including the materiality of the window, and overall dimensions. It appears that the windows are larger than the existing second floor windows, which does not follow the typical proportion of windows in dormers, which is that dormer windows are smaller than primary windows.
- The proposed siding is wood Dutch lap siding to match the rear first floor area. Wood lap siding is appropriate per the Guidelines. Per the Guidelines, all wood elements are to be painted.
- Gutters and downspouts were not included in the application materials. More information would be helpful to understand if these elements are intended to be included, and if so, the materials and profiles of those items.

Staff Recommendation: Staff recommend approval with the following conditions:

- The dormer footprint is reduced in size in width and/or depth, so as to occupy less of the rear roof slope and be in a more similar proportion to other original dormers in the area.
- Window materiality is in keeping with the Guidelines.
- All wood elements are painted.
- Any proposed gutters and downspouts for the dormer are submitted for approval.

Presenters:

- Brandon Jones presented the application.
- Stewart Gouck represented the application.

Discussion:

The applicant stated that the dormer is not the full width of the roof – it is set off 18” from the Howard Street edge of the roof. There is an existing stair that influenced the dormer width. Any reduction in width would have to be taken from the Howard Street side. The applicant noted that the dormer would only be seen from a pedestrian standpoint and would only have limited visibility. The intent of the dormer is to create a more usable third floor in the building.

The HARB discussed that the dormer is appropriately placed on the rear roof slope. The dormer width is to the interior face of the party walls. The materiality of the windows could be wood, aluminum clad wood, or fiberglass. The gutter on the dormer would be a half round with a round downspout.

Mr. Hammond noted agreement with recommended staff conditions but removing the first condition about the reducing the size of the dormer. The board was in agreement that the size of the dormer is appropriate, given the stair location in the interior and nearby building configurations.

Action:

Mr. Hammond moved to approve the application presented on June 2, 2025, for the proposed dormer at 1022 Chew Street with the following conditions agreed to by the applicant, following sections of the Guidelines for Historic Districts: Chapters 3, Section 3.5 Windows and Chapter 4, Section 4.1 Additions to Buildings, and found circumstances unique to the property in the scaling of adjacent property rear dormers:

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- Window materiality is in keeping with the Guidelines; wood, aluminum clad wood, or fiberglass.
- All wood elements are field or factory painted.
- Any proposed gutters and downspouts for the dormer are half round gutters and round downspouts, in keeping with the Guidelines, subject to staff approval.

Alex Encelewski seconded the motion, which carried with unanimous support and no abstentions.