



CITY OF ALLENTOWN

No. 30738

RESOLUTION

R179 - 2023

Introduced by the Administration on October 18, 2023

Denial of a Certificate of Appropriateness – 141 N. 10th Street

Resolved by the Council of the City of Allentown, That

WHEREAS a Certificate of Appropriateness is required under the provisions of the Act of the General Assembly of the Commonwealth of Pennsylvania No.167, June 13, 1961 (P.L.282) known as the Pennsylvania Historic District Act; and City of Allentown has adopted a Historic District Ordinance, Article 1391, under the provisions allowed in the Pennsylvania Historic District Act; and

WHEREAS the owner, Gus Kirkopoulos, applied to the Historical Architectural Review Board (HARB) for a Certificate of Appropriateness to legalize the removal of the rear porch roof, as described in the attached final report; and

WHEREAS the HARB held a meeting on said matter on October 2, 2023, where the owner was in attendance; and

WHEREAS based on the statements and evidence presented, the HARB made the following findings of fact, as detailed in the attached case report:

1. The rear porch roof was highly visible from Hazel Street and from Allentown Cemetery.
2. The applicant received a first notice of violation for removing the rear porch roof on May 12, 2023, and a second notice of violation on July 24, 2023.
3. The insurance letter submitted in the application does not state that the property owner was required to remove the porch roof.
4. The porch roof should have been repaired or reconstructed rather than removed to address any issues related to condition.

WHEREAS, based on the above findings of fact, the HARB agreed on the motion not to legalize the removal of the rear porch roof as proposed, and recommended to City Council denial of a Certificate of Appropriateness as detailed in the attached case report.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Allentown that a Certificate of Appropriateness is hereby denied for the above referenced exterior alteration.

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

THIS IS TO CERTIFY, That the above copy of Resolution No. 30738 was adopted by the City Council of Allentown on the 1st day of November, 2023, and is on file in the City Clerk's Office.

Michael P. W...

City Clerk

**Historical Architectural Review Board
COA Final Review Sheet**

HDC-2023-00060

Address: 141 N. 10th Street

District: Old Allentown Historic District

Applicant: Gus Kirkopoulos, Kirko Properties, owner

Proposal: Legalize removal of rear porch (violation correction)

Building Description:

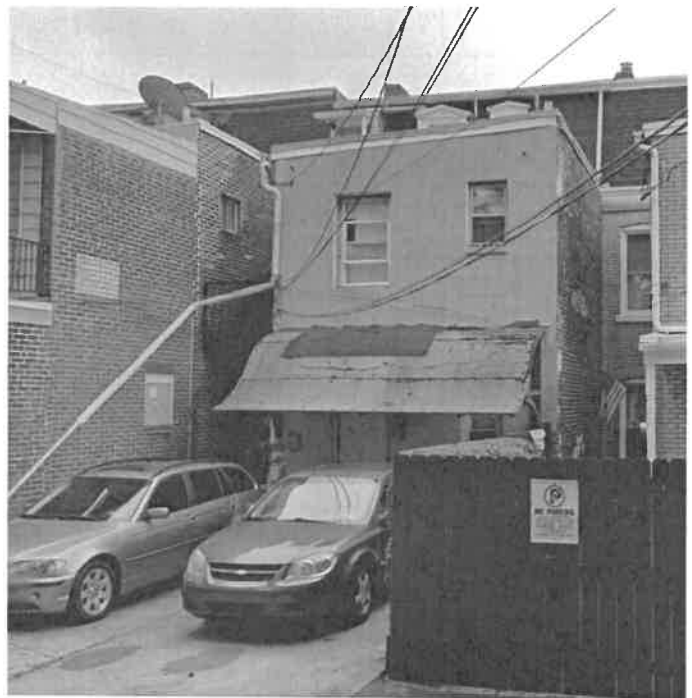
This 3-story brick row house, c. 1892 is a Queen Anne porch house with Eastlake influences. The slate mansard roof has two projecting dormers with gable roofs, a dentilated cornice and pommels that are covered with aluminum. All the windows are 1/1 sash set into Eastlake arched frames. There are segmental arched brick lintels. The main entry is a glazed, paneled double door with a transom. The front porch is wooden with turned columns, fan brackets, balustrade and floor. The concrete steps have a pipe railing. There is a basement window grille visible and a basement level grocer's alley door.

Project Description:

On May 12, 2023, staff issued a first notice of violation to the owner of 141 N. 10th Street for the demolition of a rear porch roof visible from Hazel Street. A second notice of violation followed in July 2023. This application proposes to legalize the demolition of the rear porch roof.

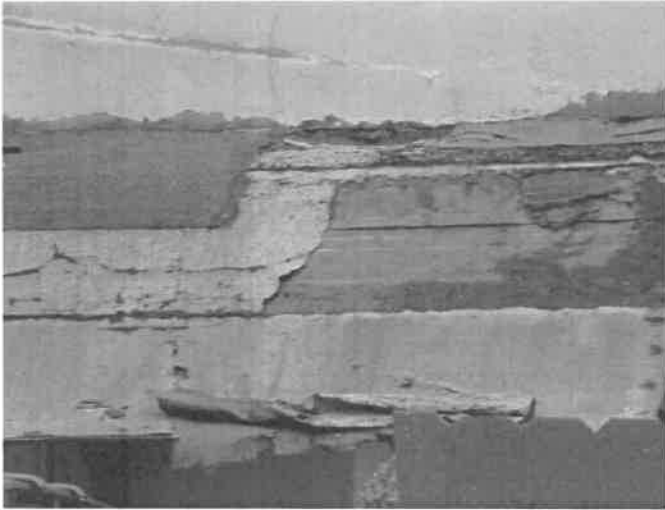


**Front façade of 141 N. 10th Street, 2023.
(Google StreetView)**



**Rear porch roof of 141 N. 10th Street prior to removal, 2019.
(Google StreetView)**

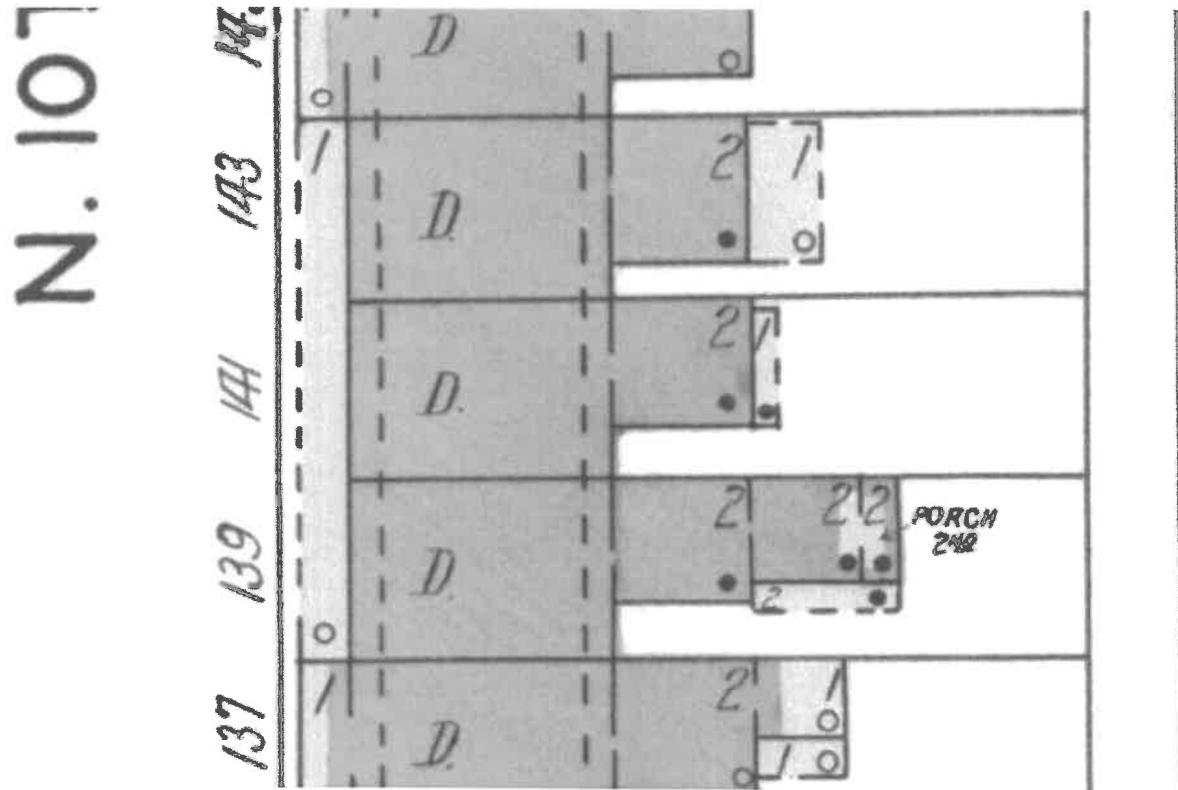
Historical Architectural Review Board
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Detail of porch roof prior to removal.
(Applicant)



Rear of 141 N. 10th Street following removal of the porch roof, 2023.
(HARB files)



1932 Sanborn map showing rear one-story porch.
(Pennsylvania State University Library)

Historical Architectural Review Board COA Final Review Sheet

Applicable Guidelines:

Chapter 3.7 – Porches & Steps

3.7.3 Repair and restore existing porches and steps whenever possible. Salvage, repair, and reuse existing components including deck floor boards, railings, balusters, posts, and decorative trim. Repair and restore basement level windows or metal grates that are part of the porch base.

3.7.4 Replace individual deteriorated components in-kind with new materials matching the original in material composition, size, shape, profile, dimension, appearance, and finish. Custom fabrication is encouraged and may be necessary to provide an exact match. Where an exact match of the historic element cannot be found or fabricated, the new element should match the original as closely as possible.

3.7.7 Replace porches only if repair and select replacement is not feasible. A full demolition and rebuild is rarely necessary except in cases of severe deterioration and life safety concerns. Replicate the original design as closely as possible, allowing for structural and code requirements. Install flashing and waterproofing at all connections between the porch and main building.

3.7.8 If in-kind replacement is not feasible, replace with appropriate alternate materials that respect the original appearance and are durable. Composite wood decking is an appropriate alternate for tongue-and-groove wood floors if boards are similar to the original dimensions. Ceramic, tile, carpet, or cementitious coatings over wood are not appropriate floor materials. Steel, iron, and aluminum railings are acceptable replacements. Vinyl railings and trim are not appropriate alternate materials for wood elements. Use of dimensional lumber for visible parts of a porch is not appropriate.

Observations & Comments:

Though located at the rear of the building, the one-story porch was highly visible from the public right-of-way because of its proximity to the Allentown Cemetery, which is located immediately across Hazel Street. The porch also had the distinctive form of the Allentown porch roof, which is the curved projecting roof installed on brackets. The owner contends that the porch roof was in poor condition and beyond repair, and that it had to be removed to comply with insurance requirements.

Staff finds that, because the porch was visible from the public right-of-way and was of the distinctive Allentown porch roof design, the porch should be replicated and reinstalled to match the original. The 1932 Sanborn map shows that the porch had a “composition roof,” and staff suggests that asphalt shingles or a similar material be used, and recommends that the roof be secured on wood brackets to match the original.

Staff Recommendation:

Denial, pursuant to Chapter 3, Section 3.7 Porches & Steps.

HARB Discussion:

The HARB determined that it has jurisdiction over the rear of the property since it is highly visible from the right-of-way at Hazel Street. Mr. Huber argued that the letter from the insurance company does not mention the need to demolish the rear porch roof and that it instead states that the owner is to have a certified contractor inspect the roof. Mr. Kirkopoulos countered that the company told him to remove it, and he tore it down at their request so that he could continue to have his property insured.

Mr. Jordan stated that he agrees with the staff assessment and recommendation, as well as Mr. Huber’s interpretation of the insurance letter, and suggested that the porch roof would need to be reconstructed. Mr. Kirkopoulos responded that he would not have it reconstructed any time soon. He then commented that he could install another porch roof at a later date. Mr. Jordan recommended denying the current application to legalize the removal of the rear porch roof and asked that the applicant submit a new application for the reconstruction of the porch roof in the near future. Mr. Lichtenwalner noted that the reconstructed roof would need to match the historic roof.

**Historical Architectural Review Board
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Action:

Mr. Jordan moved deny the application presented on 10/2/2023 for legalizing the removal of the rear porch roof at 141 N. 10th Street, pursuant to Chapter 3, Section 3.7 Porches & Steps. Mr. Huber seconded the motion, which carried with unanimous support.