



CITY OF ALLENTOWN

No. _____

RESOLUTION

R200 - 2024

Introduced by the Administration on November 20, 2024

Certificate of Appropriateness – 1028 W. Chew Street
Re: Legalization of unauthorized 3rd floor addition, roofing, siding.

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 Jalloul Ali, owner of 1028 W. Chew Street, applied to the Historical Architecture Review Board (HARB) for a Certificate of Appropriateness (COA) to legalize the addition of a third floor to the residence with new roofing and siding, as well as windows and exterior doors on the primary and secondary facades, as described in the attached final staff review; and,

WHEREAS the HARB held meetings on this application on June 3, July 1 (owner was not present in both; item was tabled for the August meeting), August 5, September 9, and on November 4, 2024, with the applicant present in last three meetings; and,

WHEREAS at the September 9 meeting, the HARB unanimously agreed to recommend to City Council, denying the project its COA for reasons of non-compliance with Secs 3.1 (Roofs), 3.5 (Windows), and 3.6 (Exterior doors) of the Historic Design Guidelines; and,

WHEREAS City Council's Committee on Community & Economic Development (CED) met on October 9, 2024 to consider the HARB's recommendation. After much discussion and deliberation on the merits of denying the COA, the Committee, instead, agreed to the City's offer – which was accepted by Mr. Ali – to meet with Mr Ali's team and explore remedial ideas on the project with the view to arriving at a compromise project design deemed acceptable to HARB, given the unique circumstances of the case. Aside from offering to meet with the applicant's team, the City informed that the project will be reviewed again by HARB and will require another review of its building plans and permissions. This action will bring the city review units and Mr Ali back on the proper track with the city's permission processes. Mr Ali's team agreed to this procedure.

WHEREAS City Staff with its HARB consultant and Mr Ali's team met on October 24, 2024, which meeting resulted in a dormer that is pushed back further from the roofline with re-arranged windows, and using façade materials that are deemed compliant with the design guidelines. As well, this meeting considered and agreed on further refinements to the work already done of the first-floor primary façade and the rear of the house that is visible from the public right-of-way. City Staff and Mr Ali's team further agreed that, notwithstanding the reconfigured project design arrived at in this meeting, HARB will still review and render decision on the project based on the design guidelines.

WHEREAS at the November 4 meeting of the HARB to consider a redesigned version of the project, the HARB was of the view that the resubmission is a much-improved version of what is being proposed to be legalized. After much discussion and deliberation, the HARB agreed to recommend approval of the COA, with conditions as itemized in the attached Final Staff Report, and recognizing that there were unique circumstances that apply in this case.

WHEREAS, finally, based on the findings and related discussions on the matter, the HARB agreed to approve, with conditions, the proposed legalization of the new exterior work done on this residence, and recommended to City Council the approval of a Certificate of Appropriateness with conditions as detailed in the attached final staff report.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Allentown that a Certificate of Appropriateness is hereby approved for the above project at 1028 W. Chew Street.