CITY OF ALLENTOWN

30617 *RESOLUTION* *R64 – 2023*

Introduced by the Administration on April 5, 2023

Certificate of Appropriateness for work in the Historic Districts: 325 N. 9th St. and 328 N. 8th St.

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 undertake specific exterior alterations on said properties as indicated in the attached Final Review Reports, which form part of this resolution:

- 325 N. 9th St. (706 N. 6th LLC, Owners) – Replace three garage doors.
- 328 N. 8th St. (Frank Lazzarini, Owner) – Replace slate and asphalt roof with asphalt shingles.

WHEREAS, on March 6, 2022, 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.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Allentown that Certificates of Appropriateness are hereby granted for the above referenced work.

	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. 30617 was adopted by the City Council of Allentown on the 5th day of April, 2023, and is on file in the City Clerk's Office.

City Clerk

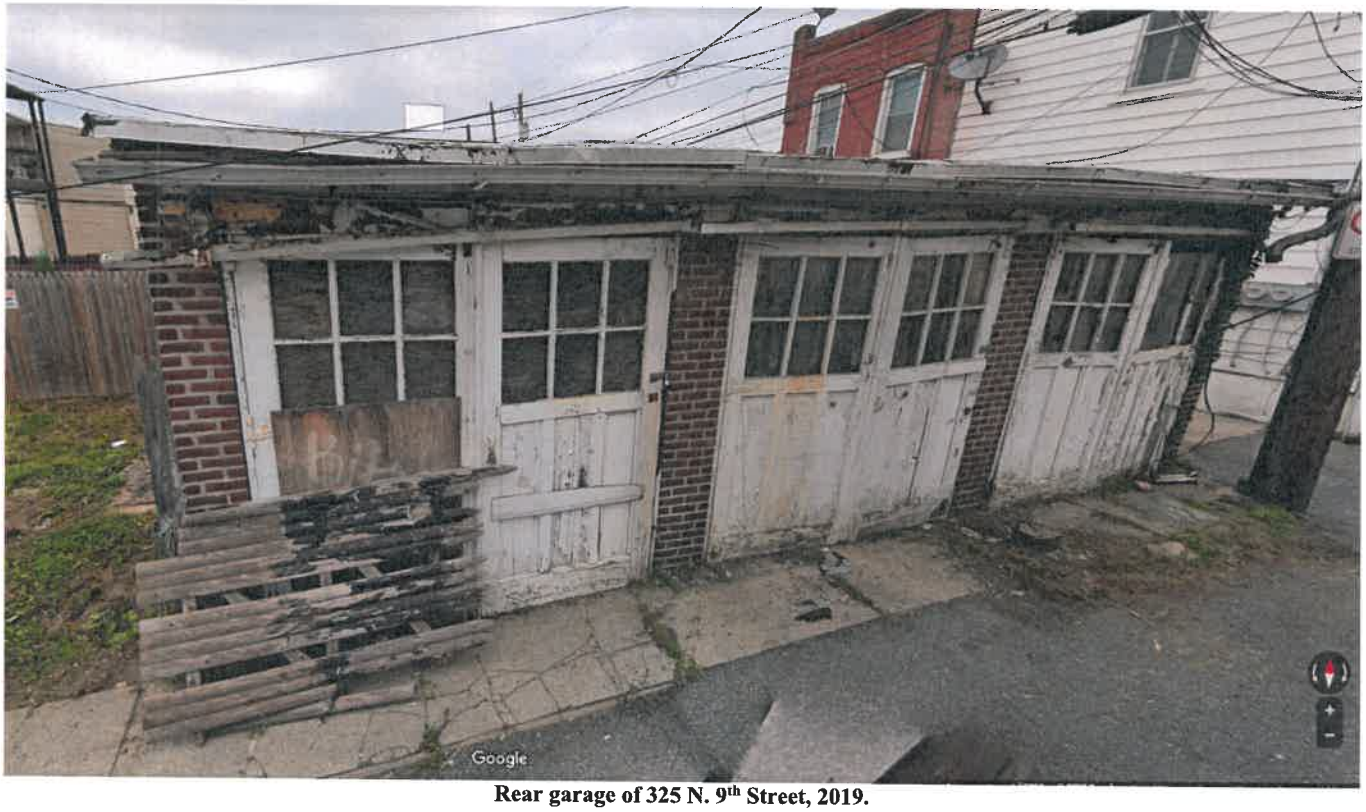
Historical Architectural Review Board
COA Final Review Sheet

HDC-2023-00012
Address: 325 N. 9th Street
District: Old Allentown Historic District
Applicant: Sixto Sibri, owner
Proposal: Replace garage doors

Building Description:
This 3-story brick end of row house, ca 1885, is Eastlake style. The mansard roof has dormers on the front and side façades, bracketed dentilated cornice under the 3rd floor windows, asphalt shingles, and a single chimney. The windows are 1/1 sash with colored glass (a variation of Queen Anne design) in small boxes around the upper sash with incised drape Eastlake lintels. The main entry is a double door with colored glass transom. The 1st floor rear has a frame porch with a shingle roof. There is an iron fence from the back porch to the three-car garage. [Fence had been replaced pre-2008.] The front stoop is concrete with wrought iron railing. There are two basement window grilles visible.

Project Description:
This application proposes to replace the three wood garage doors fronting Pine Street at the rear of the property at 325 N. 9th Street. The garage was constructed between 1911 and 1932 and post-dates the construction of the main building. The garage is constructed of brick with a flat roof and three large bays with two-leaf garage doors. The doors likely date to the garage's construction and feature six-pane glazing at the top with vertically paneled wood below. Pine Street functions as a secondary street, and the garage has some visibility from N. 9th Street. The application proposes to install three steel overhead garage doors and would feature a wainscoting design.

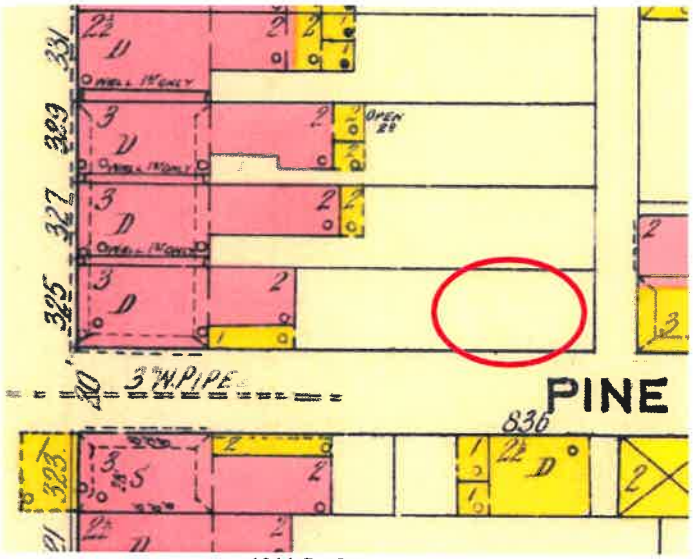
Note: Other work listed on the application form, including painting of stucco, fencing, and trim, and refinishing the main door, are considered general maintenance and are not part of the HARB review.



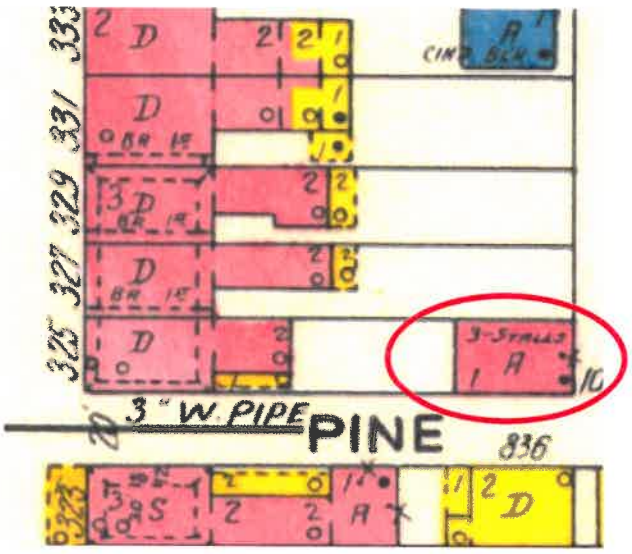
Rear garage of 325 N. 9th Street, 2019.
(Google StreetView)

Front and side façades of 325 N. 9th Street, 2019.
(Google StreetView)

Image of proposed garage door.
(Applicant)



1911 Sanborn map.
(Penn State University Libraries)



1932 Sanborn map.
(Penn State University Libraries)

Applicable Guidelines:

Chapter 3.6 – Doors

3.6.5 Repair and restore historic doors whenever possible rather than replace them. Historic doors include front doors, rear doors, and grocer's alley doors. Original materials should not be discarded. If repair and reuse is not possible, salvage may be an option and the existing feature used as a template for replication.

3.6.6 Repair, restore, and reuse existing door frames, jambs, threshold, fixed transoms, and similar components. Existing components are usually historic wood. Replace in-kind if existing materials are severely deteriorated. Replicate the profile and width of door frames, jambs, and transoms in order to preserve the solid-to-void ratio of the entrance.

3.6.9 Replace with durable alternate materials if in-kind replacement is not feasible. Composite wood doors and fiberglass doors are acceptable replacements if new doors match the original in size, style, configuration, detail, and appearance. However, these products are not recommended from a sustainability perspective. They have shorter lifespan and deteriorate when exposed to moisture, weathering, and temperature variation. For replacement doors, avoid metal doors (including metal doors that imitate paneled wood), as they do not have the same appearance and texture of historic wood. Avoid pre-hung doors (doors that are purchased already installed in a frame) when replacing a door, because these require the removal of historic fabric and can change the size of the opening.

3.6.10 Preserve the size of the existing door opening. New doors should be custom sized if necessary. Avoid enlarging or filling in original door openings to fit new stock sizes. This alteration will impact the historic character of the building. This action will also require a Building Permit because it changes the amount of enclosed space on a façade.

Observations & Comments:
In 2004, the HARB reviewed and recommended approval of an application to replace the three garage doors. A Certificate of Appropriateness was issued for the "replacement of three wooden garage doors with raised panel steel doors to match other garage doors used in the block" (Resolution No. 27906). The applicant subsequently modified the application and received additional approval to remove a brick pier between two door openings and install a larger overhead door. Neither plan was implemented.

While the design guidelines provide recommendations for door replacement, they do not specifically address door replacement at accessory structures. Staff notes that the garage is somewhat visible from a primary street and fronts a secondary street and recommends following the guidelines with some flexibility. Staff also notes that the doors have been in poor condition since at least 2004. No glazing remains, and all doors show visible signs of deterioration.

The installation of overhead garage doors will require the removal of the existing jambs, though the doors have simple jambs with no thresholds or transoms. Staff recommends adding glazing in the top third or half of the doors to maintain the solid-to-void ratio and comply with Guideline 3.6.6. Staff contends that alternative materials are acceptable at an accessory structure and asks that the applicant consider a more appropriate composite door system with vertical panels and glazing to comply with Guideline 3.6.9. However, staff recommends that the HARB take the previously approved paneled metal door into consideration.

Staff Recommendation:
Denial of the application as presented, but approval of a vertically paneled metal or composite door with glazing, with the staff to review details, pursuant to Chapter 3, Section 3.6 Doors.

HARB Discussion:
Mr. Jordan asked whether the proposal is for three separate doors in three existing spaces or if it would be for one large door. Mr. Sibri responded that it would be three separate doors. He explained that the doors cannot be opened, because the structure is unstable and that the roof had collapsed while he was working on the building. He added that he requested a door with some design element that respects the original doors, though he noted that he needs to work within a budget.

Mr. Jordan opined that the scale, massing, and structure were more important than whether the doors contained glazing. Mr. Lichtenwalner contended that it would be difficult to match the proportions of the glazing in the garage door and that the windows would not pay respect to the historic value of the existing doors. He then questioned whether the door would maintain similar proportions to the example shown, noting that the sample shows a much wider door. He asked whether the smaller opening would significantly change the design. Mr. Sibri responded that the door company explained that the door would be custom made to fit the opening.

Mr. Jordan read Guideline 3.11.8, noting that it is not appropriate to alter an accessory structure to match the main building if it did not historically match. He concluded that the garage should not match the main building in this case, but

that symmetry would be an important feature of any new doors. He suggested that the doors be custom cut to be symmetric.

Action:
Mr. Encelewski moved to approve with conditions the application presented on 3/6/2023 for the installation of three garage doors at 325 N. 9th Street, as agreed to by the applicant and with the staff to review details, pursuant to Chapter 3, Section 3.6 Doors, provided the garage door openings are preserved and that the doors are cut symmetrically in design, noting that the brick piers present a unique circumstance. Mr. Hart seconded the motion, which carried with unanimous support.

Historical Architectural Review Board
COA Final Review Sheet

HDC-2023-00013
Address: 328 N. 8th Street
District: Old Allentown Historic District
Applicant: Paul Wright Roofing, contractor
Proposal: Replace slate and asphalt roof with asphalt shingles

Building Description:
This 2½-story brick row house, ca 1875, is Federal/Victorian in style as evidenced in the flat windows on the first floor. It has a gable roof with slate shingles, snow catchers, and a dentilated cornice, a single dormer with 1/1 sash and a single chimney. The front glazed door has a transom and Eastlake carved molding above the door and wide projecting moldings. The first-floor windows are 2/2 sash with flat lintels, the second-floor windows are 1/1 with Italianate lintels and there are basement window grilles. The grocer's ally door is wooden with a transom above it. There are concrete steps with wrought iron railings.

Project Description:
This application proposes to replace the historic and non-historic roofing at the property at 325 N. 9th Street. The property retains its historic slate at the front slope and dormer cheek walls. The dormer roof and rear roof have been replaced with asphalt shingles in the past. The applicant proposes to install GAF Timberline shingles in pewter gray. The application also proposes a new flat roof at the rear ell.

Front and side façades of 325 N. 9th Street, 2019.
(Google StreetView)

Detail of slate at dormer, 2019.
(Google StreetView)

Front slope of roof with original slate (replacement at dormer). (Applicant)

Rear asphalt shingles. (Applicant)

Applicable Guidelines:

Chapter 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.

3.1.6 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.

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.

Observations & Comments:

The applicant contends that the existing slate requires replacement because the slate is highly deteriorated. Staff notes that the condition photos show that the slate is delaminating, with some fractured slate shingles, and is in generally poor condition at the front roof slope. The rear roof slope has been replaced with asphalt shingles, and no historic material remains.

The applicant is proposing to install a dimensional asphalt shingle with exaggerated tapering that would differ in shape and appearance from the existing slate. The proposed shingles do not comply with Guideline 3.1.6. Staff recommends using a shingle that more closely replicates the existing slate in dimension, shape profile, color, exposure, and overall appearance, such as GAF Slateline or a synthetic slate at the front slope. Staff finds the proposed shingle acceptable at the rear where there is no visibility from the right-of-way. The proposed reroofing of the flat roof is appropriate.

Staff requests clarification on whether the front dormer cheek walls are proposed for replacement and recommends retaining the historic slate if it remains in good condition.

Staff Recommendation:
Approval, pursuant to Chapter 3, Section 3.1 Roofs, with the staff to review details, provided the new roofing material matches the historic slate on the front roof slope in dimension, shape, profile, color, exposure, and overall appearance.

HARB Discussion:
Mr. Long confirmed that the dormer cheek walls would be replaced, adding that the dormer roof has already been replaced with asphalt shingles. Mr. Jordan stated that he sees value in replacing the entire roof with one type of shingle but noted that he struggles with approving the Timberline architectural shingle that replicates the shape of cedar shakes.

Mr. Lichtenwalner commented that the HARB has asked applicants in the past to modify proposals from Timberline to Slateline shingles, or equivalent products, to better replicate the appearance of slate. Mr. Huber remarked that the guidelines advise against using shingles with exaggerated tapering like Timberline shingles where slate existed historically.

Mr. Jordan read the staff recommendation and noted that the recommendation to match the appearance of slate applies only to the front roof slope and front dormer. He questioned whether the rear is visible from a right-of-way. Ms. Keller responded that there is no street behind the property, and it is not visible from the right-of-way. She clarified that the HARB has no jurisdiction over the rear since it lacks visibility.

Mr. Long inquired whether the chimney flashing and valleys needed to be copper. The HARB reviewed the design guidelines and determined that the proposed 032 sheet metal in a color to match the shingles would be appropriate.

Action:
Mr. Hart moved to approve with conditions the application presented on 3/6/2023 for roof replacement at 328 N. 8th Street, as agreed to by the applicant and with the staff to review details, pursuant to Chapter 3, Section 3.1 Roofs, provided the shingles on the front roof slope match the dimension, shape, profile, color, exposure, and overall appearance of the historic slate, that flashing complies with the guidelines, and with the suggestion that the approved materials are used on the entire roof, noting that there are no unique circumstances. Mr. Encelewski seconded the motion, which passed by a vote of 4 to 1. Mr. Huber dissented.