

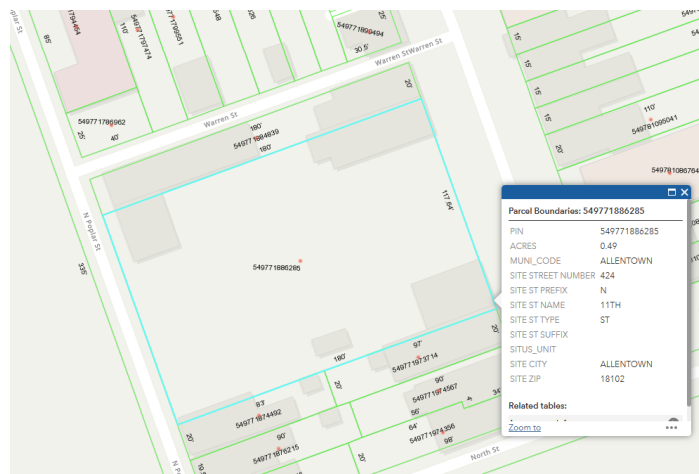
Historical Architectural Review Board
COA Preliminary Review Sheet

HDC-2025-00016
Address: 424-434 N 11th Street
District: Old Allentown Historic District
Owner: Ideal Management LLC
Applicant: Ryan Gorman
Proposal: Proposed addition and exterior modifications.

Building Description: The existing buildings at the parcel containing 424-434 N 11th Street include a 2 1/2-story brick Queen Anne style attached house with a square tower and porch with turned columns. The second structure is a one-story concrete masonry unit structure with front porch and simple 1/1 windows.

Project Description:

The proposed project is to construct an addition and conduct exterior modifications to the existing 1-story structure. A new construction apartment building is proposed on the same parcel, and is described in HDC-2025-00015. No modifications are proposed to the existing 2 ½ story structure.



Parcel Configuration (Lehigh County)



Street View of Existing 1-Story Building Location (Applicant)

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**Rendering of proposed work, view from northeast. Existing building with proposed addition/exterior work indicated by yellow star.
(Applicant)**



**Rendering of proposed work, view from southeast. Existing building with proposed addition/exterior work indicated by yellow star.
(Applicant)**

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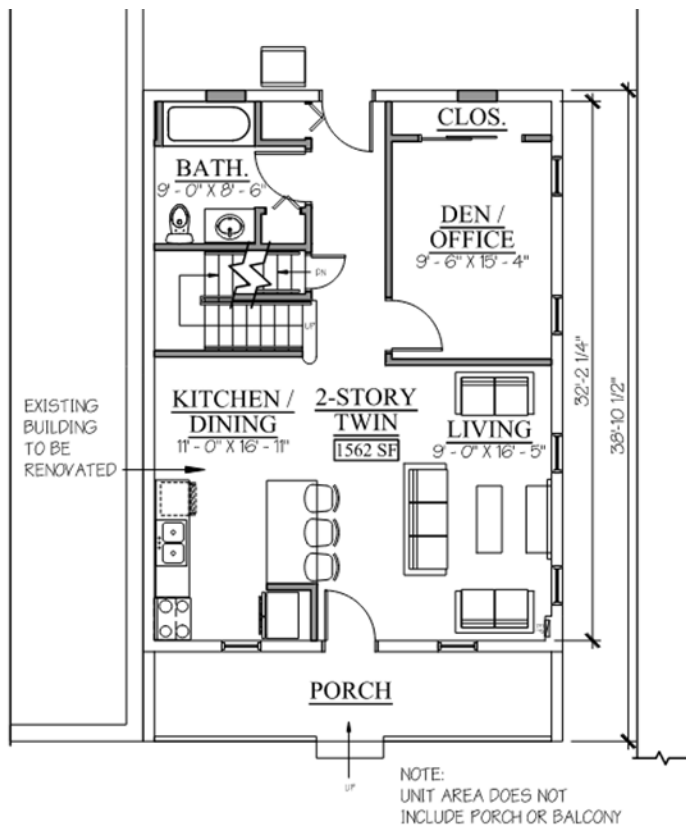


Rendering of proposed work, view from east. Existing building with proposed addition/exterior work indicated by yellow star. (Applicant)

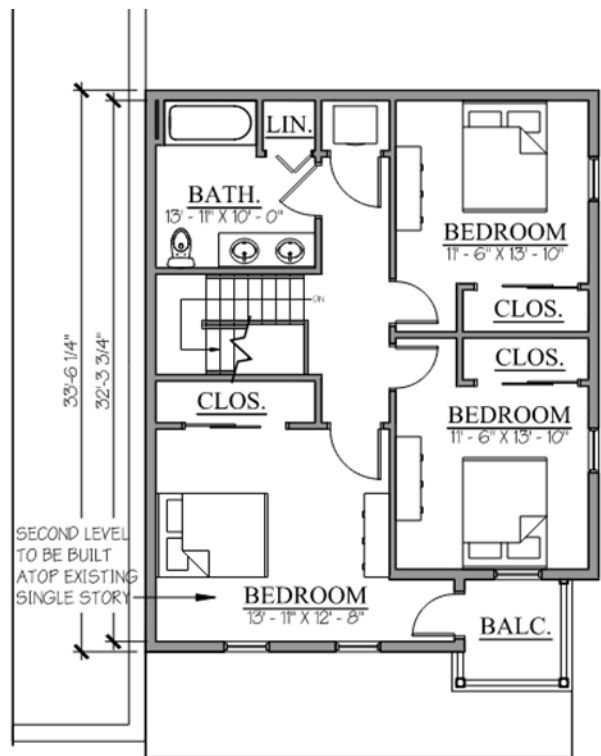


Elevation of proposed work. Existing building with proposed addition/exterior work indicated by yellow star. (Applicant)

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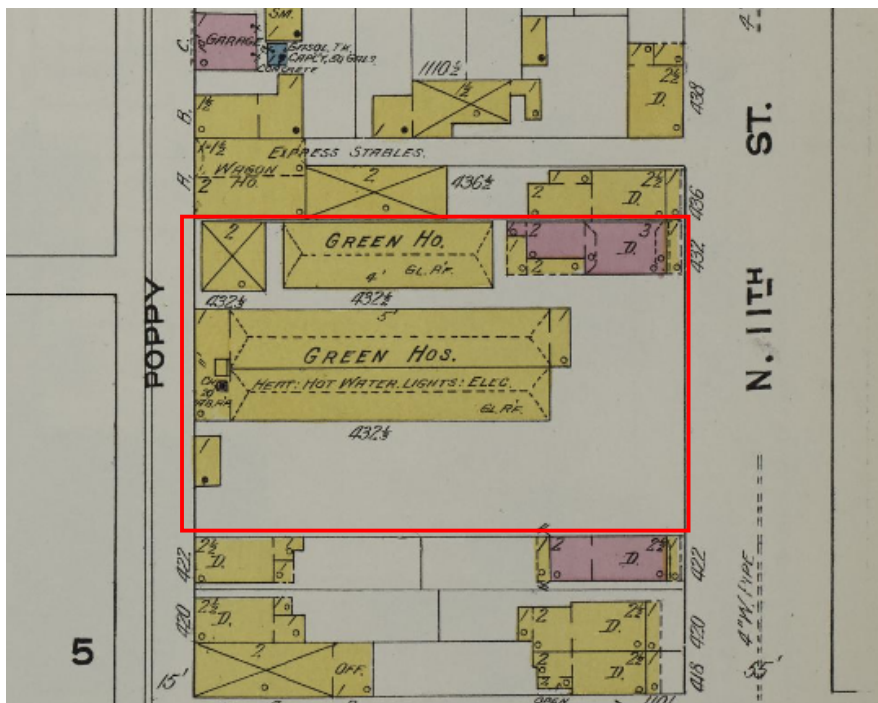
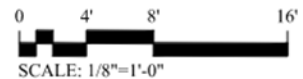
FIRST FLOOR



SECOND FLOOR

LOT 3: SINGLE FAMILY TWIN HOUSE

SCALE: 1/8"=1'-0"



1911 Sanborn Map (Library of Congress)

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Applicable Guidelines:

Section 5.1 – New Buildings

5.1.1 Match the overall height of the new building to the surrounding buildings. The height of the roofline(s) should be consistent with the height of the nearby buildings. Most blocks in the historic district are made up of rowhouses with a consistent height.

5.1.2 For blocks with buildings of different heights, identify the overall pattern and average height to blend the new building into the rhythm of the block.

5.1.3 Design the height of the primary façade(s) and the height of interior floors to be consistent with the surrounding buildings.

5.1.4 Match the height of new building features with the features of surrounding buildings. For example, the height of front porches and front doors should be consistent.

5.1.5 Consider simple rectangular volumes rather than elaborate building forms to be consistent with the historic district's massing and character.

5.1.6 If a building is taller than the predominant two-, three- and four-story height in historic districts, step back any floors that are taller than the average height of historic buildings, so that upper floors are partially concealed when viewed from the street. Taller buildings are not recommended within the districts but may be allowed "as of right" by zoning regulations. Balance building elements to produce an appropriately-scaled building. Divide a large building mass by using setbacks and smaller façade modules to reduce perceived mass and height.

5.1.7 Honor the scale of surrounding buildings. Avoid scaling new construction to be larger than the neighboring buildings and immediate block context.

5.1.8 Consider how the new building relates to the adjacent buildings and the buildings across the street. Maintain the overall size and scale of the block, especially when viewed as a pedestrian.

5.1.9 Arrange main entrances to face the street to respect the general historic rhythm of the historic district. Additional entrances may be located on the secondary or rear facades.

5.1.10 For corner lots or buildings with high visibility from multiple public rights-of-way, treat all facades with equal consideration of design, rhythm, and relationship to the streetscape. Generally, the primary façade should face the main (largest) street and orient the entrance to match the dominant pattern of the block. A corner entrance may also be appropriate.

5.1.11 Respect established setbacks and spacing between the buildings already in the historic district. Locate new buildings in-plane with the existing streetwall.

5.1.12 Respect the overall proportions of surrounding historic buildings in the design of the new façade. Examine the surrounding buildings for horizontal and vertical patterns – such as consistent cornice lines, windows, entrances, roofs, or façades rhythm.

5.1.13 Match the proportion of building features, such as windows or cornices, to surrounding buildings and use consistent proportions across the new building's facades.

5.1.14 Reference the materials appropriate for the surrounding neighborhood's historic character to maintain compatibility. Colors that are part of the material (inherent), such as the color of the brick, and textures of nearby historic materials can inform the choice of materials for the new building.

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5.1.15 Incorporate local materials and materials that are dominant in the surrounding neighborhood to enhance the overall quality of the streetscape. It is highly encouraged to use sustainable material options.

5.1.16 Avoid vinyl materials, plastics, non-durable materials and materials that are not considered appropriate alternatives for historic materials within these Guidelines.

5.1.17 Respect historic architectural influences already found in historic districts in the design of new buildings. Employ design strategies that differentiate new development from historic buildings to avoid creating a false sense of history. Simplified details or interpretations of historic features are appropriate design approaches. Avoid directly copying details from an existing building.

5.1.18 Include sustainable construction features such as solar collectors in the design of any new construction to integrate them as seamlessly as possible with the building. Thoughtful planning at the early stages of a design project can help ensure that a historically sensitive design and energy efficiency goals are achieved.

5.1.19 Design new construction to take advantage of energy saving and generating opportunities. This can be accomplished by designing windows to maximize daylighting and using shading that is appropriate in scale, design, and materials, while maintaining compatibility with surrounding properties.

5.1.20 Conceal mechanical and utility equipment from view from the public street(s). If full concealment is not possible, set back equipment and adjust heights to be minimally visible.

5.1.21 Resect the solid-to-void ratio of surrounding historic buildings in the new building. This ratio refers to the amount of exterior wall surface (solid) compared to the size of window and door openings (voids).

5.1.22 Avoid oversized windows and doors that are out of character with the building and the openings in neighboring buildings. Scale windows and doors to be consistent with historic sizes and the pedestrian-oriented scale of the historic districts.

5.1.23 Respect the window and door details of the surrounding buildings and be consistent with their style and their surrounding context. Use the nearby buildings as references for sills, lintels, and trim.

Observations & Comments: The existing 1-story concrete block structure does not contribute to the historic district; its height, massing, and materiality are not consistent with other structures in the district. The proposed addition utilizes the footprint of the existing building while adding a second floor. The materiality of the exterior is in keeping with the Guidelines, and the façade composition follows cues from other historic structures. The design draws inspiration from historic styles while not creating a false history; the proposed work is compatible with the district.

While Sanborn maps indicate that the parcel was historically large and underdeveloped compared to other blocks, and at times housed greenhouses, the typical lot widths of historic neighborhoods would suggest about 6-7 rowhomes would fit in the same width of the current parcel. The overall width of the existing one story building is almost double what a typical house would be. A consideration for the treatment of the front façade would be to explore differentiating materials to break up the façade to emulate the typical rhythm of the visual streetscape (without changing the footprint or physical massing of the structure/design).

Staff Recommendation: Staff recommend approval.

Presenters:

- Ms. Baade presented the application.
- David Drake represented the application.

Discussion: Mr. Huber noted that 1/1 windows are appropriate and asked the applicant about the intended window material. The applicant noted that the windows are intended to be aluminum clad wood. Mr. Encelewski noted that the

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applicant could consider studying the transition of materials between brick and vertical siding. Overall, appropriate influence/inspiration taken from the Queen Anne building on the parcel. The applicant is also proposing off-street parking at the rear of the property.

Actions: Mr. Hart moved to approve the application as presented on April 7, 2025, for the addition and exterior modifications at 424 N 11th Street, following sections of the Guidelines for Historic Districts: Chapter 4, 4.1-Additions, and found no circumstances unique to the property. Ms. Westerman seconded the motion, which carried with unanimous support and no abstentions.

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HDC-2025-00015

Address: 424-434 N 11th Street

District: Old Allentown Historic District

Owner: Ideal Management LLC

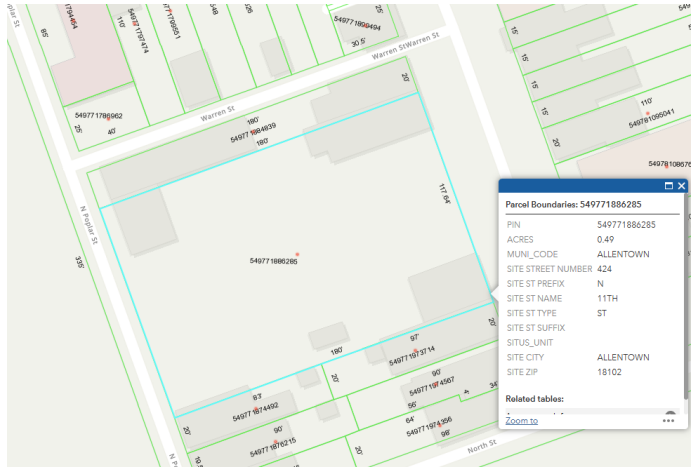
Applicant: Ryan Gorman

Proposal: Proposed new apartment building.

Building Description: The existing buildings at the parcel containing 424-434 N 11th Street include a 2 1/2-story brick Queen Anne style attached house with a square tower and porch with turned columns. The second structure is a one-story concrete masonry unit structure with front porch and simple 1/1 windows.

Project Description:

The proposed project is to construct a new apartment building in an open portion of the parcel. An addition to the 1-story structure is described in HDC-2025-00016. No modifications are proposed to the existing 2 ½ story structure.



Parcel Configuration (Lehigh County)



Street View of Proposed Building Location (Applicant)

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Rendering of proposed work, view from northeast. Proposed new building indicated by red star. (Applicant)



Rendering of proposed work, view from southeast. Proposed new building indicated by red star. (Applicant)

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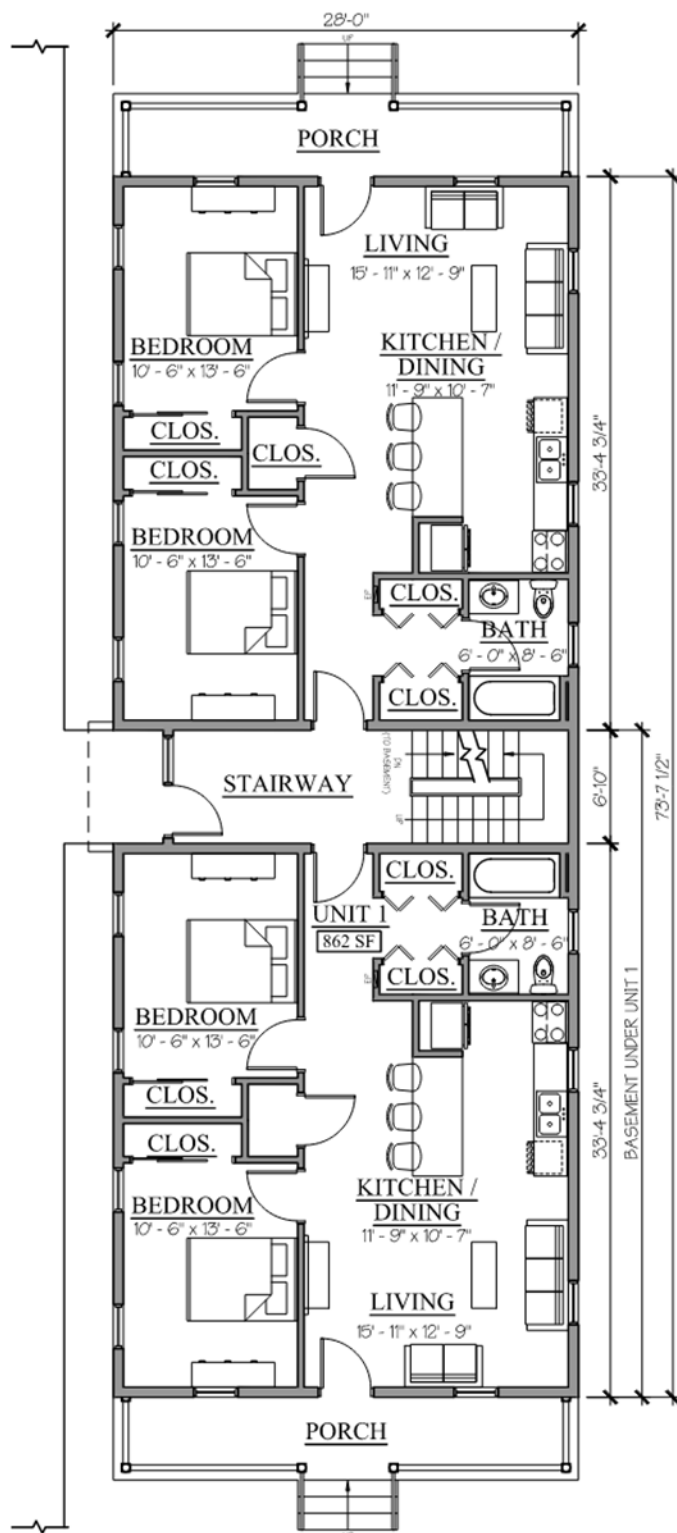


Rendering of proposed work, view from east. Proposed new building indicated by red star. (Applicant)

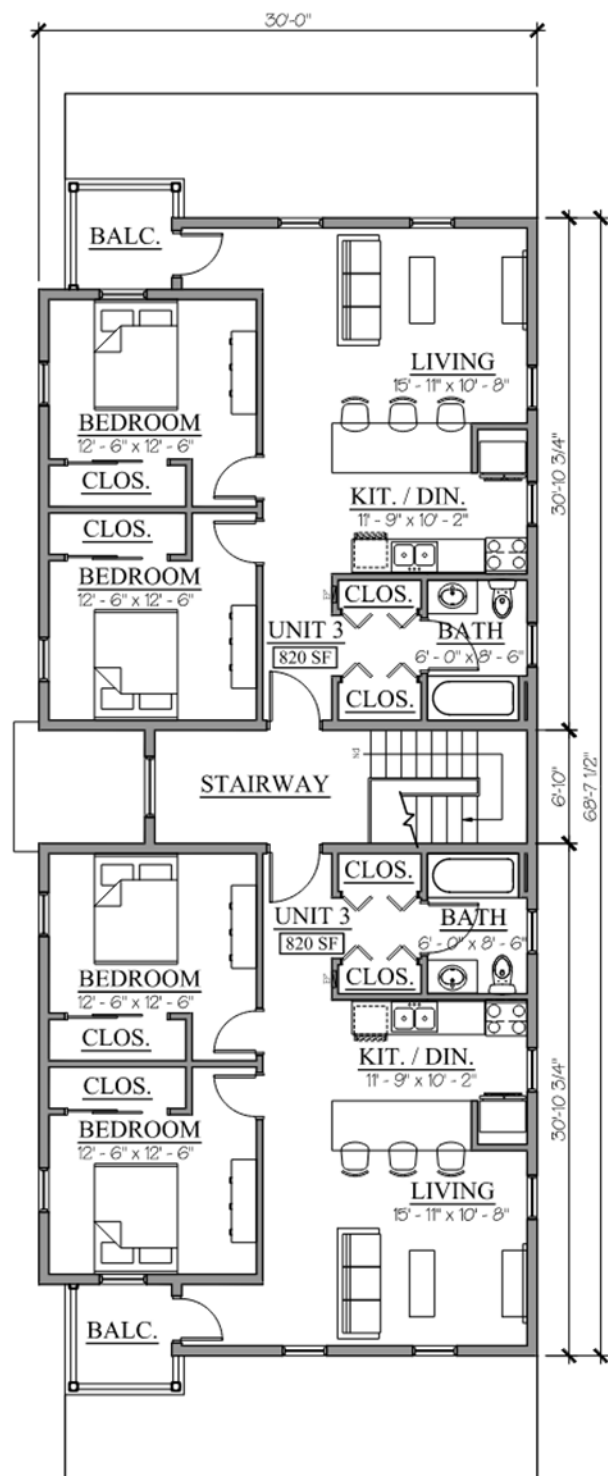


Elevation of proposed work. Proposed new building indicated by red star. (Applicant)

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FIRST FLOOR



SECOND FLOOR

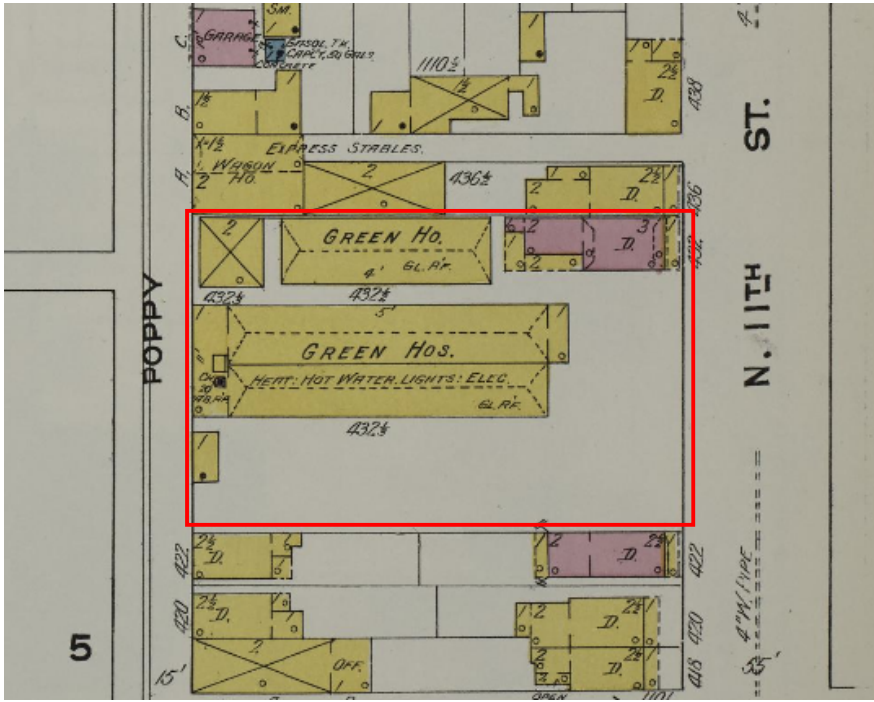
**LOT 2: 4 UNIT MULTI-FAMILY
APARTMENT BUILDING**

SCALE: 1/8"=1'-0"



0 4' 8' 16'
SCALE: 1/8"=1'-0"

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1911 Sanborn Map (Library of Congress)

Applicable Guidelines:

Section 5.1 – New Buildings

5.1.1 Match the overall height of the new building to the surrounding buildings. The height of the roofline(s) should be consistent with the height of the nearby buildings. Most blocks in the historic district are made up of rowhouses with a consistent height.

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5.1.6 If a building is taller than the predominant two-, three- and four-story height in historic districts, step back any floors that are taller than the average height of historic buildings, so that upper floors are partially concealed when viewed from the street. Taller buildings are not recommended within the districts but may be allowed "as of right" by zoning regulations. Balance building elements to produce an appropriately-scaled building. Divide a large building mass by using setbacks and smaller façade modules to reduce perceived mass and height.

5.1.7 Honor the scale of surrounding buildings. Avoid scaling new construction to be larger than the neighboring buildings and immediate block context.

5.1.8 Consider how the new building relates to the adjacent buildings and the buildings across the street. Maintain the overall size and scale of the block, especially when viewed as a pedestrian.

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- 5.1.9** Arrange main entrances to face the street to respect the general historic rhythm of the historic district. Additional entrances may be located on the secondary or rear facades.
- 5.1.10** For corner lots or buildings with high visibility from multiple public rights-of-way, treat all facades with equal consideration of design, rhythm, and relationship to the streetscape. Generally, the primary façade should face the main (largest) street and orient the entrance to match the dominant pattern of the block. A corner entrance may also be appropriate.
- 5.1.11** Respect established setbacks and spacing between the buildings already in the historic district. Locate new buildings in-plane with the existing streetwall.
- 5.1.12** Respect the overall proportions of surrounding historic buildings in the design of the new façade. Examine the surrounding buildings for horizontal and vertical patterns – such as consistent cornice lines, windows, entrances, roofs, or façades rhythm.
- 5.1.13** Match the proportion of building features, such as windows or cornices, to surrounding buildings and use consistent proportions across the new building's facades.
- 5.1.14** Reference the materials appropriate for the surrounding neighborhood's historic character to maintain compatibility. Colors that are part of the material (inherent), such as the color of the brick, and textures of nearby historic materials can inform the choice of materials for the new building.
- 5.1.15** Incorporate local materials and materials that are dominant in the surrounding neighborhood to enhance the overall quality of the streetscape. It is highly encouraged to use sustainable material options.
- 5.1.16** Avoid vinyl materials, plastics, non-durable materials and materials that are not considered appropriate alternatives for historic materials within these Guidelines.
- 5.1.17** Respect historic architectural influences already found in historic districts in the design of new buildings. Employ design strategies that differentiate new development from historic buildings to avoid creating a false sense of history. Simplified details or interpretations of historic features are appropriate design approaches. Avoid directly copying details from an existing building.
- 5.1.18** Include sustainable construction features such as solar collectors in the design of any new construction to integrate them as seamlessly as possible with the building. Thoughtful planning at the early stages of a design project can help ensure that a historically sensitive design and energy efficiency goals are achieved.
- 5.1.19** Design new construction to take advantage of energy saving and generating opportunities. This can be accomplished by designing windows to maximize daylighting and using shading that is appropriate in scale, design, and materials, while maintaining compatibility with surrounding properties.
- 5.1.20** Conceal mechanical and utility equipment from view from the public street(s). If full concealment is not possible, set back equipment and adjust heights to be minimally visible.
- 5.1.21** Resect the solid-to-void ratio of surrounding historic buildings in the new building. This ratio refers to the amount of exterior wall surface (solid) compared to the size of window and odor openings (voids).
- 5.1.22** Avoid oversized windows and doors that are out of character with the building and the openings in neighboring buildings. Scale windows and doors to be consistent with historic sizes and the pedestrian-oriented scale of the historic districts.
- 5.1.23** Respect the window and door details of the surrounding buildings and be consistent with their style and their surrounding context. Use the nearby buildings as references for sills, lintels, and trim.

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Observations & Comments: New buildings are evaluated for compatibility with the historic district according to eight design factors: height, massing, size and scale, setback, proportion, materials, detailing, and fenestration. The proposed design draws inspiration from historic elements and styles without creating a false history, and is of an appropriate height. The materiality of the exterior is in keeping with the Guidelines, and the façade composition follows cues from other historic structures. The proposed building form complements the width of the adjacent existing 1-story building (in related application HDC-2025-00016). Overall, the proposed work is compatible with the district.

While Sanborn maps indicate that the parcel was historically large and underdeveloped compared to other blocks, and at times housed greenhouses, the typical lot widths of historic neighborhoods would suggest about 6-7 rowhomes would fit in the same width of the current parcel. The overall width, while consistent with the existing 1-story building on the parcel, is almost double what a typical house would be. A consideration for the treatment of the front façade would be to explore differentiating materials to break up the façade to emulate the typical rhythm of the visual streetscape (without changing the footprint or physical massing of the structure/design).

Staff Recommendation: Staff recommend approval.

Presenters:

- Ms. Baade presented the application.
- David Drake represented the application.

Discussion: Given the similarity in form, materiality, massing, and placement of the proposed structure to the proposed work discussed in previous application HDC-2025-00015, discussion was limited. The HARB was in agreement that the proposed new construction was consistent with the previously discussed application, and that the overall project is in accordance with the Guidelines.

Actions: Mr. Hart moved to approve the application as presented on April 7, 2025, for the new construction apartment building at 424 N. 11th Street, following section of the Guidelines for Historic Districts: Chapter 5, 5.1-New Buildings and find no circumstances unique to the property. Ms. Westerman seconded the motion, which carried with unanimous support and no abstentions.