

Historical Architectural Review Board

Final Staff Review

HDC-2024-000105

Address: 1028 W Chew Street

District: Old Allentown Historic District

Owner: Jalloul Ali

Applicant: Jalloul Ali

Proposal: Legalization of 3rd floor addition, roof, and siding.

Building Description: This 2½-story painted brick row house, ca 1883 is Eastlake in style. The gable roof has a dormer, dentilated cornice, slate shingles and snow catchers with a single chimney. The dormer window is a 2/2 sash. All the other windows are 1/1 sash with Eastlake lintels. The 2nd floor windows have louvered shutters and the 1st floor have panel shutters. The main entry is a single modern door with a transom. There is a concrete stoop, the two basement window grilles are visible and there is a paneled grocer's alley door with a transom.

Project Description: This application proposes the alteration and renovation of the building, with new third floor addition at the front and rear side, and new roof and siding. Revisions have been prepared for the 11/4/2024 HARB meeting.



Current Front of House (Applicant)



View along Chew Street (Applicant)



Front Elevation, Missing Window Header (Previous Application)



Front Elevation, c.2019 (Google)



Existing Window (Previous Application)



Existing Entry (Previous Application)

Applicable Guidelines:

Section 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.

3.1.4 Repair and replace deteriorated flashing or fasteners with materials that are compatible with the roofing material. Roof problems are often caused by failure of these components rather than the historic roofing material.

3.1.5 Preserve architectural features that give the roof its unique and building-specific character—such as dormers, turrets, chimneys, cornices, rolled ridge flashing, cresting, and finials. Repair and restore features; replace in-kind only when necessary.

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.

3.1.8 Replace non-historic roofing materials in-kind or with recommended alternates. If the original material is documented, restoration of the original material is also an appropriate option but is not required. Original roofs may have been replaced long ago, yet asphalt shingles and similar alterations are still considered impacts to the overall appearance. Replacement materials should match the existing in color, pattern, shape, and profile. Greater flexibility is possible with non-historic roofing and using durable high-quality replacements is recommended.

3.1.9 Consider roof ventilation alternatives carefully. Ventilation options are approved on a case by case basis and can include ridge vents, louvered vents, or soffit vents. Proper ventilation may extend the life of a roofing system, but in some cases it can lead to condensation problems with long-term effects on the roofing materials and structural components. Refer to Chapter 3.8 Mechanical and Utility Equipment for related guidelines about roof vents.

3.1.36 Repair and restore gutters whenever possible. Types of repairs include repainting wood or metal surface, installing new fasteners, sealing or soldering cracks and open seams, and relining built-in box gutters with new copper sheet metal.

3.1.37 Replace existing gutters in-kind when replacement is necessary due to severe deterioration. Replicate the original construction method of a historic gutter if feasible.

3.1.38 Replace existing downspouts, scuppers, collection boxes, and other drainage elements in-kind. Appropriate alternates to in-kind replacement are round or rectangular downspouts. Smooth surfaces are encouraged over corrugated metal. In the case of decorative scuppers, replicate the profile and details as closely as possible.

3.1.39 Consider alternate materials for gutters in locations that are difficult to access for maintenance or where original materials have demonstrated a pattern of deterioration over time. A fiberglass gutter is an acceptable replacement material for a wood built-in box gutter if it matches the original in profile, size, appearance, and finish.

3.1.40 Avoid vinyl gutters due to poor durability and non-historic appearance.

3.1.41 Install new downspouts in locations that are sensitive to the architecture and will be minimally visible. Run downspouts at secondary facades and along building or porch corners when possible.

3.1.42 Paint gutters and downspouts to blend in with the building exterior. Matching the existing building trim is usually the most appropriate color selection. Copper and terne-coated stainless steel systems should be left unpainted because they weather naturally and develop a protective patina.

Section 3.5 – Windows

3.5.1 Retain and preserve historic windows and all associated components whenever possible, including window sash, frame, hardware, lintel, sill, trim, hood, shutters, and glazing (glass). Retain original windows in type, shape, size, operation, and material. Preserve existing glazing including stained glass as a distinctive feature of the window.

3.5.2 Keep historic wood windows in good condition by maintaining sound layers of paint at exterior and interior surfaces. Where wood has been exposed by paint failure, clean with the gentle methods possible and using lead-safe practices prior to repainting. Scrape peeling or flaking paint using hand tools down to the next sound layer of paint and ensure that the surface is clear of dirt and debris before priming and repainting.

3.5.3 Maintain operable windows, which have inherent energy-efficient advantages for air circulation. Remove paint that has sealed a window closed from the exterior and/or interior.

3.5.4 Inspect and test hardware. Ensure sash locks bring sashes together tightly to keep windows watertight.

3.5.5 Consider weatherization improvements that have minimal impact to historic fabric including sealing or recaulking around exterior and interior trim, installing weatherstripping, and installing storm windows (either exterior or interior) to improve energy efficiency.

3.5.6 Install storm windows customized to fit each window frame properly. Wood and aluminum materials are appropriate. The horizontal rails should align with window sashes. Window finishes should match the window trim or blend with the color scheme of the building. Interior storm windows may be recommended for windows with distinctive lites, artistic glazing, or irregular shapes to preserve the exterior appearance.

3.5.7 Repair, restore, and reuse original windows prior to replacing them. Where one component of a window is deteriorated or broken, repair or replace the individual piece rather than replace the entire window unit. Repair or selectively replace in-kind existing hardware to ensure window operability, including sash cords, weights, and pulleys. Repaired windows have been shown to achieve energy performance levels comparable to replacement windows.

3.5.8 Replace windows in-kind if original windows are deteriorated beyond feasible repair. Wood is the preferred material for most replacement windows. Replacement windows should match the original as closely as possible in material, size, type, operation, profile, and appearance. Replicate the existing dimensions of glazing, configuration of muntins, or unique decorative lites. Match sash and frame thickness and window depths. For existing nonoriginal windows, it is preferred to replace with wood windows rather than new alternate materials.

3.5.9 Replace windows with alternate materials if in-kind replacement is not feasible. Replacement windows must match the original as closely as possible in type, size, operation, profile, appearance, and configuration of lites and muntins. Aluminum-clad wood windows are an appropriate alternate because they can replicate the original appearance and material. Composite wood or fiberglass windows with paintable exterior surfaces can be appropriate alternates if they match the original appearance, but are not recommended from a sustainability perspective. Vinyl windows are not appropriate due to short lifespan, poor performance, and inability to match historic profiles.

3.5.10 Preserve the ratio of window openings to solid wall surfaces. Increasing or reducing openings can impact the proportions of a facade and can look out of place within the larger streetscape. Changing the size of openings will also require a Building Permit because it changes the amount of enclosed space on a facade.

3.5.11 Retain the historic pattern of window openings (fenestration pattern), especially on primary facades. Avoid inserting new windows into a facade or infilling existing windows. The position, number, and arrangement of windows defines the rhythm of a facade and can be a character-defining feature of an architectural style or a type of building use. If

creating new openings or infilling existing ones is necessary for a project such as an adaptive reuse, locate openings on side or rear facades.

3.5.12 If replacing a single window on a facade, replicate the existing windows of that facade.

3.5.13 Replace single-pane glazing in-kind whenever possible. Install double-glazed windows with simulated divided lights only upon consultation with Staff/HARB. Replicate the dimensions, details, and appearance of the original window. Simulated divided light muntins should be attached to the window exterior, not sandwiched between the panes of glass.

3.5.14 Avoid reflective glazing in restored or new windows. Reflective glazing makes a window's lites and muntins difficult to see and alters the visual impact from the street. This change makes alterations in the historic district more conspicuous. Clear (non-tinted) and non-reflective glazing and low-e coatings are appropriate.

3.5.15 Replace deteriorated window trim or decorative elements only as necessary to match the size, profile, and material of the original elements. For window lintels or hoods that project from the facade plane and are vulnerable to water collection, consider installing of metal drip edges to shed water away from windows. Copper is recommended and should be left to weather naturally; aluminum is acceptable and should be painted to match surrounding materials. Avoid encasing wood sills with metal or vinyl, as this will trap moisture and may cause more damage.

Section 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.

3.6.7 Repair, restore, and reuse hardware whenever possible. Replace hardware in-kind if necessary. New hardware should match the original hardware as closely as possible if the original hardware remains. If not, hardware that is compatible with the era of construction and style of the building is recommended. Avoid replacing historic hardware with digital locks, combination locks, keypads, or similar technology.

3.6.8 Replace doors in-kind if repair is not feasible. Replacement doors should duplicate the original in material, design, size, profile, and operation. Original doors may be used as a template for replication. Wood is the most appropriate material for residential doors. Paneled wood doors should have the same number, size, and profile of panels as the historic door. If the original design is unknown, the building's style and date of construction should inform the appropriate replacement.

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.

3.6.11 Consider replacement of a previously altered door with a historically appropriate wood door.

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3.6.12 Avoid replacing of a historic door solely for the purpose of improving thermal performance. This intervention is not appropriate for historic material. Install weatherproofing or a storm door prior to replacement.

3.6.13 Avoid creating new door openings on the primary façade. New side or rear doors should be minimally visible from the street. The size and location of new openings should be compatible with the rest of the façade. This type of work will also require a Building Permit.

Observations & Comments:

There are several violations with the work performed at 1028 W Chew Street.

- The application describes building new dormers. While there was originally a dormer at the third floor of the house, it was narrow – about the width of the original window. The work has extended the dormer to be nearly the full width of the house, which is not appropriate.
- The installed siding is white vinyl siding. Vinyl siding is not an appropriate material in historic districts.
- No information has been submitted about the type of roofing installed. Materiality and product information would be needed to review the roof.
- There were originally two entry doors to the building along Chew Street. A fiberglass door with a fan lite has been installed at the right entry, which is not appropriate in configuration. A four-panel door that matches the original shown in the previous application would be appropriate. The left side entry door has been removed entirely, and while there is a recess where the doorway and transom were, the door and transom were removed and the opening bricked in and painted. This is not an appropriate treatment.
- The gutters installed appear to be k-style gutters, which are not appropriate. Half round gutters would be an appropriate profile.
- More information is required to review the extent of work at the rear of the building.
- More information is required to review the installed windows.

Staff Recommendation: It is recommended to deny this application.

Presenters:

- Ms. Baade presented the application to HARB
- Jalloul Ali represented the application.

Discussion: Mr. Jordan asked for clarification from the city related to an issued and then rescinded permit. Mr. Franzone noted the application did not make this appear as new work; it appeared as existing; he noted the city is able to rescind permits and that does not relieve the owner of following the historic district guidelines. Mr. Jordan noted the board review will only review the work based on the historic district guidelines. Mr. Jordan asked if the applicant would like to find alternatives to comply or just to legalize the work that has been done. The applicant noted that they are willing to work to find a solution forward.

Mr. Jordan noted there were many comments from the community outside of the board related to the following:

- Material of the dormer;
- Configuration of the windows and the dormer;
- Closure of the baker's alley

The applicant noted there is no size requirement for the size of dormers and there are no standard sizes for dormers on the adjacent properties. The applicant noted that there was fire damage, so the dormer was not existing; Mr. Huber noted there is photographic evidence of the previous dormer. The engineer for the applicant noted that the plans clearly show that this work is new. He also noted that a lot of work has been done already before the applicant was notified of the mistake. Mr. Jordan noted that our board cannot do anything to correct the issues with the permit.

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Mr. Jordan noted the scale and massing of the dormer might not allow the board to approve the current configuration due to the guidelines. It was noted that the zoning application indicated that the work was repairs only and it was unclear that a brand-new dormer was being installed. The applicant mentioned they are not willing to remove the dormer. The applicant noted demolition permit/dumpster permit issued in December 2023; plans were approved in May 2024, and a HARB application for windows and doors was sent in June. The applicant indicated that they have followed the required process along the way. Mr. Jones noted the previous application was recommended to be approved with conditions, but the applicant did not show up to the meeting. It was noted that only the glass in the windows was replaced and not the entire window. It was also noted that conditions related to the previous HARB application were indicated for a replacement front door; the installed front door is not appropriate.

Mr. Jordan noted that we could discuss mitigating factors that will help limit the impact on the façade.

Mr. Jordan noted the addition on the back has received community feedback; it was determined that the rear of the house was visible from the public right-of-way. Mr. Jordan noted that the public comment on this property and this may influence council. Mr. Jordan recommended tabling to further discuss some mitigating factors to address concerns and try to comply with the guidelines, which would help with recommendations to city council. The applicant asked if they could continue work on the interior; Mr. Jordan noted HARB does not regulate any work within the house, but the applicant would need to discuss with building standards. Mr. Franzone noted that some interior work might be related to the exterior, so it might be in the best interest not to move forward. Mr. Jordan asked if the applicant prefers to table or for HARB to deny and send to city council. The applicant noted they would like to table; Mr. Jordan noted items HARB would like to review:

- HARB purview is only exterior façade visible from rights-of-way, which includes rear of the structure. There are concerns with materials and scale for the back of the house – reference guidelines Section 4.1.
- The main concerns are materiality, form, scale, and massing; HARB review does not include color
- Information about how the walkway was filled in to help make the appearance from the street match the historic character.
- Review Guidelines Sections 3.1 & 4.1.9 related to the scale of the dormer – the guidelines indicate these should be split into two dormers. Consider possible solutions to make the dormer appear to be in-kind with the rest of the district (ex: change the window configuration to match verticality of the existing windows on the facades; maintain the roof line.)

Mr. Jordan acknowledged the repairs done are an improvement on the condition of the property previously and appreciates the applicant's willingness to work through recommendations.

Actions: Mr. Jordan moved to table the application to the September 2024 meeting to allow the applicant to review the guidelines and present mitigating circumstances in order to move this project forward before it goes to city council.

Mr. Huber seconded the motion, which carried with unanimous support.

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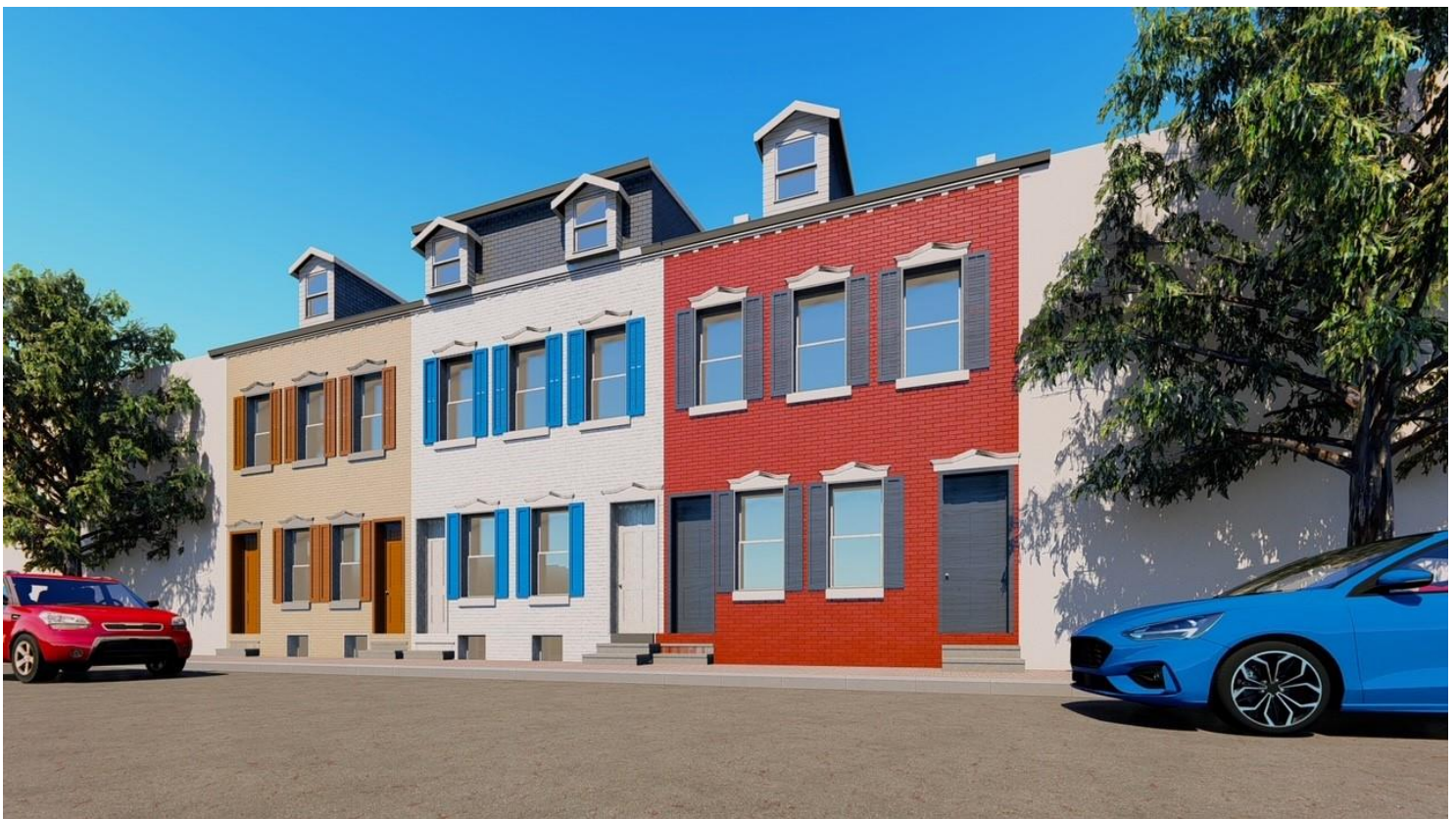
9/9/2024 Updated Observations & Comments:

The applicant submitted a rendering of the front of the building along Chew Street with proposed alterations to the work completed to date. Without a supplemental narrative accompanying the rendering, staff observe the following elements of the proposed modifications:

- Windows protruding from the third-floor addition, to allude to the geometry of neighboring dormers
- Modified materials at the third-floor addition walls to replace the vinyl siding. More information is needed to comment on the proposed alternate material.
- Paneled doors at the main entry and grocer's alley

While these proposed modifications do not eliminate or reduce the third-floor addition, the applicant appears to be taking steps to mitigate the negative effects of the new work.

This rendering is the only updated material received by staff prior to the 9/9/2024 HARB hearing, and there were no submitted materials related to the rear of the property.



Rendering, 9/3/2024 (Applicant)

Discussion: The applicant noted his engineer made revisions to the drawings based on the comments from last month to try to mitigate the negative impacts. Mr. Jordan noted this application will most likely have to be discussed with council since HARB cannot approve it based on form, scale, massing, and materials, but appreciates the work done to make the revisions. Mr. Huber noted specific materials should be provided to indicate how the design will comply with the historic ordinance. The applicant noted frustration with the code review process.

Action: Mr. Jordan moved to deny the application presented on September 9, 2024 for the roofing, door, and window replacement at 1028 W Chew Street because it did not comply with the Guidelines for Historic Districts: Chapter 3, Section 3.1 – Roofs, Section 3.5 – Windows, and Section 3.6 – Doors and there were no known unique circumstances that would apply.

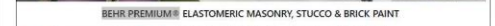
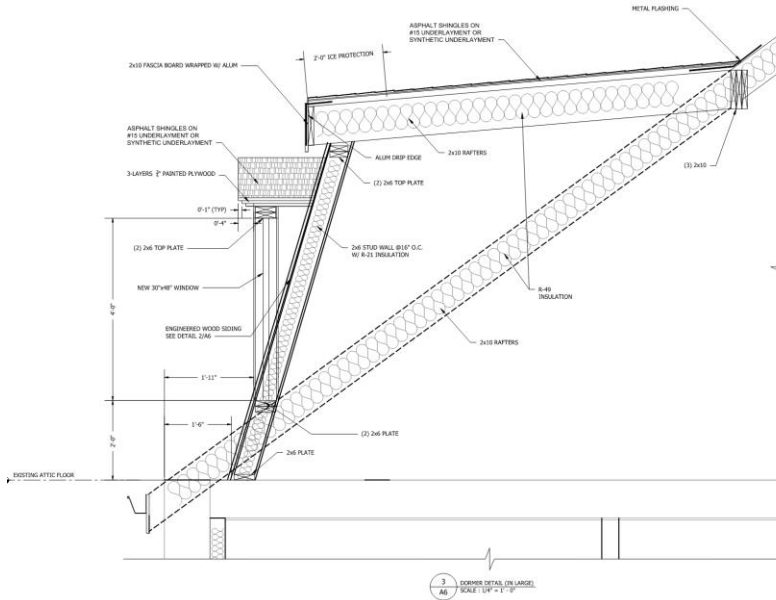
Mr. Huber seconded the motion, which carried with unanimous support.

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In response to previous HARB review comments, the applicant submitted an updated drawing package proposing modifications to the current condition of the house.



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VERIFY ALL DIMENSIONS
PRIOR TO START OF WORK



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Staff Observations and Comments:

Staff observe the following elements in the proposed modifications:

- The third-floor addition is proposed to be modified, including relocating the windows, adjusting framing so that the windows appear to have a configuration closer to a traditional dormer, and revising the vinyl siding to engineered wood siding.
- A 6-panel door is proposed to be installed at the historic baker's alley.
- A 5-panel entry door is proposed to replace the previous door with fanlite.
- The engineered wood siding is proposed to be the cladding on the third floor addition at the rear.

While these proposed modifications do not eliminate or reduce the footprint of the third-floor addition, the applicant appears to be taking steps to mitigate the negative effects of the new work. The third-floor addition does not maintain the original configuration of the dormer. Per Guidelines Section 4.1.9 (Additions to Existing Buildings), "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 facades are rarely appropriate."

Vinyl siding is proposed at the rear of the building, which is visible from the public right-of-way. Vinyl is not an appropriate material in the historic district. A more appropriate material would be the continuation of the proposed wood siding.

Staff Recommendation:

Staff recommend to deny the application.

Presenters:

- Ms. Baade presented the application.
- Mr. Ali Jalloul (Owner) and Al-Maher Abdelaal, PhD, PE (Engineer) represented the application.

Discussion: The applicant noted they are trying to mitigate the negative impacts of the new construction on the historic district.

Mr. Jordan acknowledged the complications of the case and appreciates the work that has gone into the updated drawings, which are an improvement over what is built. Mr. Jordan noted the economic hardship might make sense in this case; tearing down the third-floor addition and rebuilding to meet the guidelines may meet the economic hardship provisions.

Mr. Huber noted a smooth surface on the siding and a 4-6" exposure on the siding would be more appropriate. The applicant noted he is willing to adjust the siding material to what is more appropriate. Mr. Huber made some detail suggestions to set back the faux mansard vertical (approximately 2'-0") and set back from the dormer windows, which the applicant was willing to adjust.

Mr. Jordan noted they would need to see the material of the proposed door, as well as the design of the door itself. The applicant noted the changes for the back of the property was all existing before the fire damage. The siding for the back will match the front dormer siding. The dormer and the railing on the roof deck is the back is new. The railing is currently wood, 2x6, unpainted. Mr. Jordan asked the applicant to review Section 3.7 in the guidelines (page 66) prior to the next meeting. Mr. Mark Hartney asked if, given the construction schedule and time of year, that these items can be noted as conditions, instead of making an extension.

Actions: Mr. Jordan made a motion to approve, with conditions, the application presented on November 4, 2024 for the legalization of third floor addition, roof, and siding at 1028 West Chew Street, with the following conditions agreed to by the applicant, finding noncompliance with the following sections of the Guidelines for Historic Districts: Chapter 3, Section 3.1 Roofs, Section 3.5 Windows, Section 3.6 Doors, and Section 4.1 Additions to Existing Buildings, and find circumstances unique to the property caused by undue economic hardship caused by the permitting process for this structure:

- The front dormer facing West Chew Street is set back to a minimum 2' from the face of the brick wall and is oriented vertically, not slanted. Windows are set flush with the exterior face of the dormer and trimmed with casings, including pediments and caps as presented.
- Siding on the dormer reveal will be a maximum of 6" and smooth material in keeping with Guidelines.

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- Main door matches original or adjacent property, as reviewed by staff.
- Roofing should be consistent with the Guidelines, and not an architectural shingle.
- A faux door references historic Grocer's Alleys, in keeping with the Guidelines and replicates transom and steps. The transom can be a blank panel, but glass is not necessary.
- Rear dormer siding material match the front dormer material at third floor.
- Rear porch railing is in keeping with page 66 of the Historic Guidelines Section 3.7 – Porches and Steps.
- Any railings required at the front of the building they should be consistent with page 66 of the Historic Guidelines Section 3.7 -Porches and Steps.
- Front flashing between 2nd/3rd floor is removed and appropriate gutter installed, matching neighboring properties to match as presented in the updated drawings.
- All of these conditions to be reviewed by staff architect.

Mr. Huber seconded the motion, which passed unanimously.