



**CITY OF ALLENTOWN**

**30815**

**RESOLUTION**

**R45 – 2024**

***Introduced by the Administration on April 3, 2024***

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**Certificate of Appropriateness for work in the Historic Districts:**

- 112 N. 11<sup>th</sup> Street
- 1142 Emmett Street
- 240.5 Hall Street
- 1021 Linden Street
- 1109 W Turner Street
- 1515 Linden Street
- 403 N 8th Street

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***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 Historical Architecture 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:

- 112 N. 11<sup>th</sup> Street (Yerial Rosario, Owner) – Legalize replacement of 2<sup>nd</sup> story windows and framing.
- 1142 Emmett Street (Joe Clark, Owner) – Remove chimney and Infill with stone; Fix siding.
- 240.5 Hall Street (Joe Clark) -- Replace Roof.
- 1021 Linden Street (Andrew Ginsburg, Owner) – Porch repair /replacement.
- 1109 W Turner Street (Andrea Arango Medina, Owner) – Replace roof.
- 1515 Linden Street (City of Allentown, Owner) – Replace all windows on bandshell at West Park.
- 403 N 8th Street (Shadi Bitar, Owner) – Replace roof.

**WHEREAS**, on March 4, 2024, the Allentown HARB recommended approval of the above applications, or offered modifications which were subsequently accepted by the property owners and project representatives, 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	
Daryl Hendricks	X	
Santo Napoli	X	
Natalie Santos	X	
Ed Zucal	X	
Cynthia Y. Mota, President	X	
TOTAL	7	0

***THIS IS TO CERTIFY, That the above copy of Resolution No. 30815 was adopted by the City Council of Allentown on the 3<sup>rd</sup> day of April, 2024, and is on file in the City Clerk's Office.***

  
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 City Clerk

## **Final Reviews on HARB-Approved Projects:**

- 112 N. 11<sup>th</sup> Street (Yerial Rosario, Owner) – Legalize replacement of 2<sup>nd</sup> story windows and framing.
- 1142 Emmett Street (Joe Clark, Owner) – Remove chimney and Infill with stone; Fix siding.
- 240.5 Hall Street (Joe Clark) -- Replace Roof.
- 1021 Linden Street (Andrew Ginsburg, Owner) – Porch repair /replacement.
- 1109 W Turner Street (Andrea Arango Medina, Owner) – Replace roof.
- 1515 Linden Street (City of Allentown, Owner) – Replace all windows on bandshell at West Park.
- 403 N 8th Street (Shadi Bitar, Owner) – Replace roof.

**Allentown Historical Architectural Review Board  
FINAL Review Sheet**

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**HDC-2023-00099**

**Address: 112 N. 11<sup>th</sup> Street**

**District: Old Allentown Historic District**

**Applicant: Yeriel Rosario, Owner**

**Proposal: Legalize installation of windows**

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**Building Description:** This structure is a 3 bay, 2 ½ story end of row home with Mansard roof, wall dormer with wood shingled gable, ornamental brackets, decorated exposed rafters, corbeled ornamental brickwork covered with white brickote, 1 over 1 double hung windows with segmental arches, full front porch. The house dates from the late 19<sup>th</sup> century and is altered Queen Anne in style. The house is part of a row of 7 nearly identical row homes, some in more original conditions. None of the row homes retail Victorian multi-color multi pane window sashes in the third floor wall dormer.

**Project Description:**

This application proposes to legalize the installation of windows.



**Front windows of 112 N. 11<sup>th</sup> Street, 2021  
(applicant)**



**Front windows of 112 N. 11<sup>th</sup> Street, current  
(applicant)**



**Front facade of 112 N. 11<sup>th</sup> Street, current  
(applicant)**

**Applicable Guidelines:**

**Chapter 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.

## Allentown Historical Architectural Review Board

### FINAL Review Sheet

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**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

**Observations & Comments:** This is a unique case. The current owner purchased the property with a tenant at a mid-lease point of time. The new owner asked the tenant to vacate per lease requirements at the end of the initial term (which was extended due to Covid moratorium on evictions). The tenant had damaged a window (just one?) and part of the legal eviction settlement included repair/replacement of the broken window(s). The tenant replace 2 historic multi-light sash

## Allentown Historical Architectural Review Board

### FINAL Review Sheet

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windows with fixed single light of glass in the existing openings. The new owner did not realize a building permit was needed to replace a window.

The row of homes mostly have 1 over 1 double hung windows where the original wood multi-light windows were located. The one exception is at the other end of the row. It is not known to me if it received HARB approval or if this is a violation.

**Staff Recommendation:** As a preservation compromise, it is recommended to replace the two single light windows with new aluminum clad wood, composite wood, or fiberglass 1 over 1 double hung windows to match the majority of the windows in the row.

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#### **Presenters:**

- Christine Ussler presented the application.
- Yerial Rosario and Timothy Kober represented the applicant.

**Discussion:** There was no additional information provided for the March meeting. At the February meeting the HARB asked the applicant to provide evidence of the condition of the windows prior to their replacement. The applicant referenced the court documents provided with the HARB review submission that noted the windows as being “broken”. The applicant also presented a photograph of all the window sashes knocked out of the windows frames. Mr Huber and Mr Franzone said they still thought the windows would have been repairable. Mr Timothy Coburn, a consultant for Mr Rosario, presented an option for the replacement of the Victorian sashes. He first reviewed three options and costs. To replace the sashes with newly milled replicas would cost \$3851 each. To replace with salvaged sashes similar to existing was estimated to be \$1790. To adapt the existing fixed glass sash to look like the historic sash would cost about \$700 each. The third proposal was described in more detail. The consultant proposed to apply a wood muntin grid to the exterior of the glass and to add colored glass over the existing. How this would be achieved took some discussion but it was decided that colored glass and clear glass would be laminated over the existing glass and a wood exterior wood muntin grid would be installed over the joints. The wood grid would be impregnated with a fiberglass resin and painted. The grid cross-section would have some dimension (approximately 3/8” expected for reference). The muntins would be bordered with a 1 1/2” +/- frame and the muntin widths would be about the width of typical muntins (3/4” for reference).

HARB members concurred that this simulated divided light solution would meet the Historic District Guidelines as defined in chapter 3.5 on windows.

**Actions:** Mr. Jordan made a motion to approve, with conditions the application presented on March 4th, 2024, to legalize the installation of windows at 112 North 11th Street with the following conditions agreed to by the applicant following sections of the Guidelines for Historic Districts: Chapter 3, Section 3.5 windows and find that there are circumstances unique to the property:

- Colored and clear glass would be laminated to the existing fixed glass panels
- Wood muntins impregnated with fiberglass resin would be installed over the seams in the glass to replicate the appearance of the original sashes
- The muntins would be about 3/4” wide and have a framed border approximately 1 1/2” wide
- The muntins and frame would be approximately 3/8” deep
- The muntins and frames would be painted.

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

**Allentown Historical Architectural Review Board  
FINAL Review Sheet**

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**HDC-2024-00007**

**Address: 1142 Emmett Street**

**District: Old Allentown Historic District**

**Owner: Safe Home Investment Corporation**

**Applicant: Joe Clark**

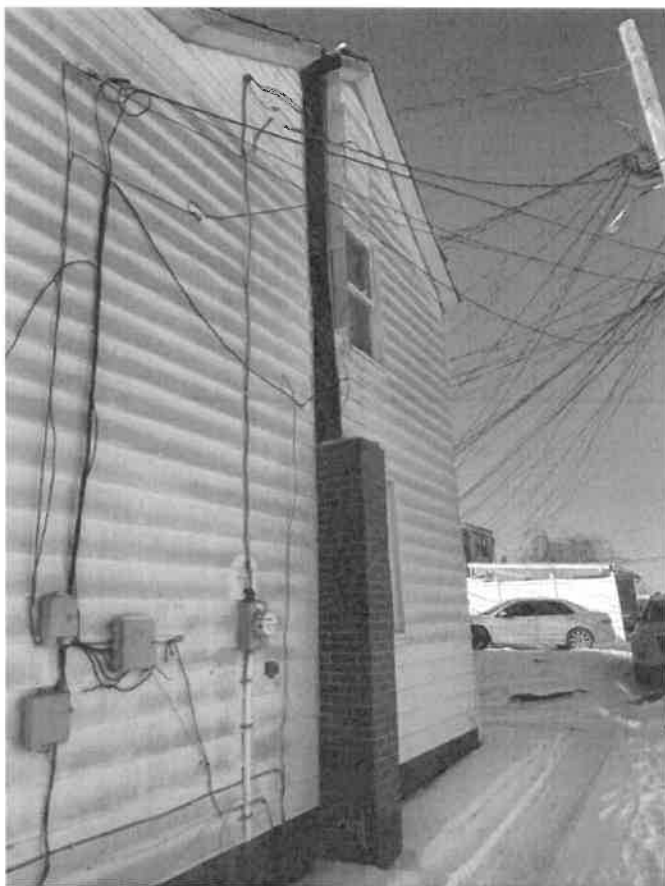
**Proposal: remove chimney and infill with stone; fix siding**

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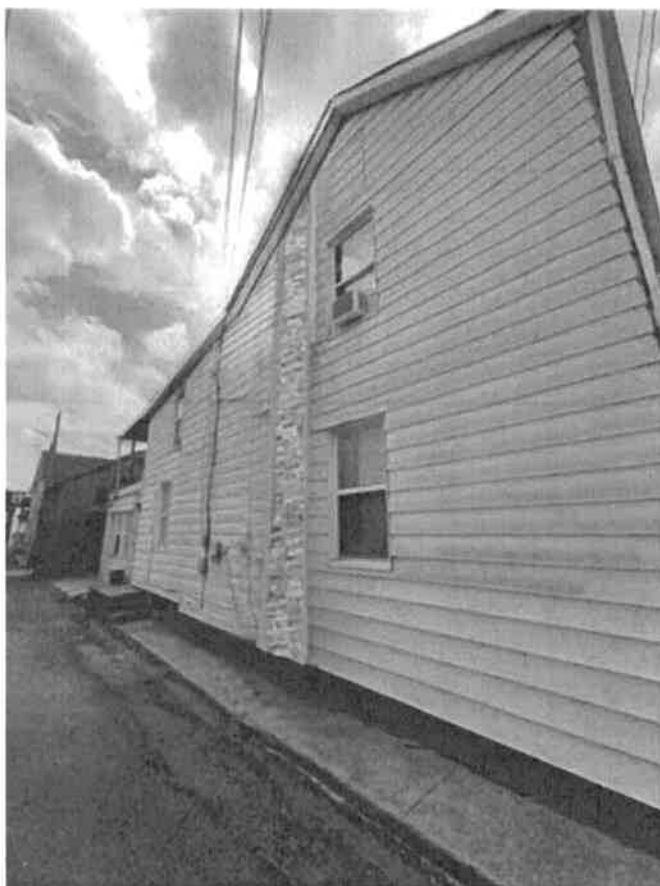
**Building Description:** This structure is a 2 ½ story, frame semi-detached dwelling with aluminum siding, simple gable roof, 1 over 1 double hung windows and rear additions. The house dates from the late 19<sup>th</sup> century and is astylar due to loss of character defining features.

**Project Description:**

This application proposes to remove the existing chimney that was detaching from the structure and install stone to fill the chimney void. It also proposes to fix the siding.



**Side facade with chimney at 1142 Emmett Street  
(applicant)**

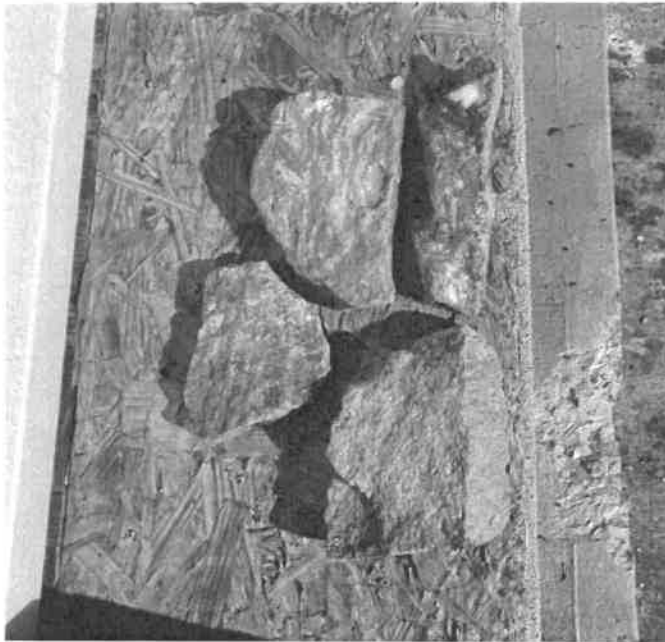


**Proposed stone infill  
(applicant)**



**Allentown Historical Architectural Review Board  
FINAL Review Sheet**

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**Proposed stone  
(Applicant)**



**Google Image 2014**

**Applicable Guidelines:**

**Chapter 3.1 – Roofs - Chimneys**

- 3.1.20** Maintain and retain existing chimneys. Inspect chimneys for signs of deterioration: cracks in individual bricks, mortar, or an applied coating; mortar loss and receding joints; spalling masonry or loss of surface layers; and displacement. Inspections can be conducted from the ground using binoculars if roof access is difficult.
- 3.1.21** Stabilize chimneys if they are leaning or masonry appears displaced. Due to the age of many chimneys, slight leaning may have occurred long ago and is no longer an active condition. Consult a design professional or contractor to evaluate the risk and appropriate intervention. Stabilization can take the form of simple metal bracing that should be concealed from the public right-of-way as much as possible.
- 3.1.22** Repair and restore historic chimneys. Repoint mortar joints with a compatible and historically appropriate mortar that matches the original in composition, strength, hardness, and color.
- 3.1.23** Rebuild chimneys if necessary to address structural concerns. Disassemble the masonry, carefully salvage and store the masonry units, and rebuild to the original profile and dimensions.
- 3.1.24** Repair and restore existing stucco or cementitious coatings to protect the masonry underneath. Although removal of coatings may be desirable to restore the appearance of the chimney, removal is likely to be costly and potentially harmful to the brick because the coating has adhered to the surface. The brick may be in such a deteriorated state that it cannot be repaired which will require face brick replacement or reconstruction of the chimney.
- 3.1.25** Retain and repair historic masonry chimney caps and terra cotta chimney pots. Replace in-kind if repair is infeasible. Replacement with a low profile copper chimney cap may also be appropriate.
- 3.1.26** Avoid shortening or removing chimneys. Altering a chimney can detract from the roof appearance and the overall architectural style. Chimneys that are no longer operable should be capped and retained in place, regardless of any interior alterations.
- 3.1.27** Avoid adding new stucco or cementitious coatings to historically exposed brick masonry.

**Allentown Historical Architectural Review Board**  
**FINAL Review Sheet**

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**Observations & Comments:** The chimney proposed to be removed is not original to the building. It was pulling away from the building at the top and is currently partially removed. Its removal should not be an issue since it was not original to the house and because it encroaches on the public sidewalk. The question is how to infill the gap in the siding when removed. The applicant's proposal to infill with stone is not historically appropriate. It may be appropriate to infill with brick instead or to cover the area with new siding that ties into the siding on one of its sides.

**Staff Recommendation:** It is recommended to approve either infilling the area with brick or infill the area with new siding that ties into the siding on one of its sides.

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**Presenters:**

- Christine Ussler presented the application
- Albert Kerekes represented the applicant

**Discussion:** The applicant told the HARB that he was not contracted to repair or install gutter. There was a discussion of whether the front and rear porch roofs were visible from the public Right-of-way. It was decided in the end that they were. The applicant said the porch roof slopes were approximately 3 ½ to 4 pitch so could receive asphalt/fiberglass shingles. The applicant agreed to use the GAF Slateline shingle instead of the "architectural" shingle proposed. In the end it was decided shingle would be appropriate and meet guidelines for the front and rear porch roofs.

**Action:** Mr. AJ Jordan moved to approve, with conditions, the application presented on March 4th, 2024, replacement of roofing at *204.5 Hall Street*, pursuant to Chapter 3, Section 3. Chapter 3.1 – Roofs. The following conditions were agreed to by the applicant:

- The roof shingle will be GAF Slateline shingle in Antique Slate color or equivalent
- No gutter work will be done without review unless it is done in-kind.
- The porches will also be reroofed with the same GAF Slateline shingle.

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

**Allentown Historical Architectural Review Board  
FINAL Review Sheet**

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**HDC-2024-00011**

**Address: 240.5 Hall Street**

**District: Old Allentown Historic District**

**Owner: Joe Clark**

**Applicant: Albert Kerekes**

**Proposal: replace roof**

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**Building Description:** The structure is a 3 story, 2 bay, attached dwelling with Mansard roof with built-in gutter, shared gabled front dormer, 1 over 1 double hung windows, full-front porch with attached gutter, and rear one-story attachment with recessed porch. The building is altered with brickote but retains integrity. It dates from the late 19<sup>th</sup> century and is Queen Anne in style. Roof shingles on the Mansard and dormer roof have been replaced with flat 3 tab shingles in a dark gray/black color.

**Project Description:**

This application proposes to remove the old flat roofing from the top main roof and back lower roof and install new GAF base sheet, modified rubber and edge metal. Also, the old roofing from the front dormer, mansard walls, front and back porches will be removed and new synthetic felt paper, ice/water shield, drip edge and Atlas Pinnacle Pristine Architectural shingles will be installed.



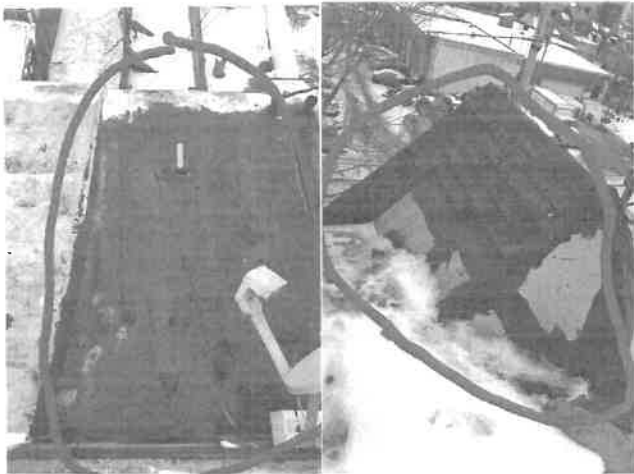
**240 ½ Hall St Front  
(applicant)**



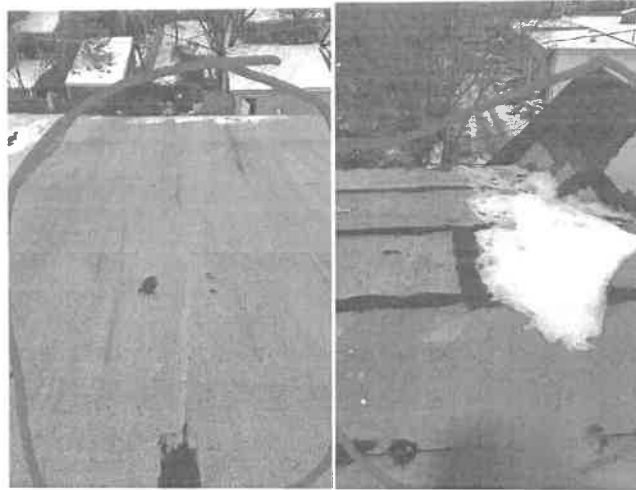
**240 ½ Hall St rear  
(applicant)**

## Allentown Historical Architectural Review Board FINAL Review Sheet

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From applicant



From 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.

**3.1.4** 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.

## Allentown Historical Architectural Review Board FINAL Review Sheet

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**3.1.10 Recommendation Only:** Proposed repairs or replacement of flat roofs that are not visible from the public right-of-way do not require staff approval or HARB review for a Certificate of Appropriateness. Recommended materials for flat roofs include fluid-applied membranes and modified bitumen membranes.  
brick masonry.

**Observations & Comments:** The upper flat roof areas proposed to be replaced with rubber membrane roofing are not visible from the public ROW, however the edge metal will be visible. The upper edge of the Mansard is currently covered with loose aluminum flashing. It is not known if the historic wood molding (seen on the neighboring property) is still extant. The aluminum flashing piece should be removed and the molding repaired or replaced in-kind and painted. The membrane roof edge should match the trim color (white)

The replacement of the existing 3 tab asphalt/fiberglass shingles on the Mansard and one side of the dormer gable is historically appropriate if the shingles are 3 tab shingles to match existing in style and color or GAF Slateline shingles in the Antique Slate color or equivalent. The proposed architectural shingle does not recall slate and is not supported by the Design Guidelines. The replacement of flat seamed metal roofing on the front and rear porches is also proposed. The surface of the front porch roof is hard to see from the street, the rear roof is visible from Emmett St. which is a short narrow alley. The proposal to replace the metal roofing with shingle is not historically ideal but other nearby or adjacent roofs have been replaced with asphalt shingles. Because of the lack of visibility of the front roof and the low level of visibility of the rear roof, the HARB should consider replacement with 3 tab shingles to match the existing Mansards or with GAF Slateline shingles.

The built-in gutter at the third floor needs to be repaired in kind and the box gutter relined to extend its use. The K gutter at the front porch is shared with the neighbor. It should be repaired and replaced in kind or replaced with a more historic half-round gutter. Adequate hangers must be used to deter failure.

**Staff Recommendation:** It is recommended to approve the application with conditions

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### **Presenters:**

- Christine Ussler presented the application
- Albert Kerekes represented the applicant

**Discussion:** The applicant told the HARB that he was not contracted to repair or install gutter. There was a discussion of whether the front and rear porch roofs were visible from the public Right-of-way. It was decided in the end that they were. The applicant said the porch roof slopes were approximately 3 ½ to 4 pitch so could receive asphalt/fiberglass shingles. The applicant agreed to use the GAF Slateline shingle instead of the “architectural” shingle proposed. In the end it was decided shingle would be appropriate and meet guidelines for the front and rear porch roofs.

**Action:** Mr. AJ Jordan moved to approve, with conditions, the application presented on March 4th, 2024, replacement of roofing at 204.5 Hall Street, pursuant to Chapter 3, Section 3. Chapter 3.1 – Roofs. The following conditions were agreed to by the applicant:

- The roof shingle will be GAF Slateline shingle in Antique Slate color or equivalent
- No gutter work will be done without review unless it is done in-kind.
- The porches will also be reroofed with the same GAF Slateline shingle.
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Mr. Hart seconded the motion, which carried with unanimous support.

**Allentown Historical Architectural Review Board  
FINAL Review Sheet**

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**HDC-2024-00013**

**Address: 1021 Linden Street**

**District: Old Allentown Historic District**

**Owner: Andrew Gingburg**

**Applicant: Stewart Gouck, Architect**

**Proposal: porch repair**

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**Building Description:** This structure is a 3 story 3 bay red brick dwelling with a Mansard roof, tower roofed front dormer, deep bracketed cornice with Eastlake carving, 1 over 1 double hung windows with segmental brick arches, a rear ell with double story wood porch, and historic front door. The house dates from the late 19<sup>th</sup> century and is Queen Ann Eastlake in style. The house has a high level of historic integrity. The rear part of the house and 2 story porch were fire damaged in 2019.

**Project Description:**

This application proposes to repair the damaged first and second floor porches. The work will include the replacement of three windows and a door according to the submitted drawings. The windows will replace existing damaged vinyl widows and the damaged door will be replaced with a 6 panel door similar to the first floor door. New railings and balusters are planned. The new balusters have turned details and will replaced non-original straight railings.



**1021 Linden St after fire damage May 2023  
(applicant)**



**1021 Linden St  
Google 7/2019**

## Allentown Historical Architectural Review Board FINAL Review Sheet

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1021 Linden St, Google 7/2019

### 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.

**3.7.5** Retain and repair original handrails or railings. Replace in-kind if repair is not feasible. Replacement handrails should match the existing in material, size, and appearance as closely as possible. Installation of handrails where they did not previously exist is generally not recommended due to the visual and physical impact on historic fabric; however, installation of a simple, compatible design may be acceptable for the purpose of safety and ease of access.

**3.7.6** Consider restoration of previously altered porches with historically appropriate elements. Consult historic photographs to identify the original appearance. If the building is part of a pair or an attached row that was designed together, consult nearby buildings for examples.

**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.

## Allentown Historical Architectural Review Board

### FINAL Review Sheet

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**3.7.9** Avoid enclosing historically open porches on primary and highly visible facades. Enclosure with glass or screens at rear or non-visible features may be acceptable. Enclosure with walls or opaque materials is not recommended. Avoid removing, altering, or covering historic details.

**3.7.10** Avoid removing a historic porch roof or full porch. Removal will negatively impact the building's historic character. Consult with Planning Staff and HARB about the reason for removal (i.e. cause of deterioration). A porch that was added after the original construction of building may have gained significance in its own right. Porches can be appropriate for the building as a reflection of its development over time and as an expression of a later architectural style.

**Observations & Comments:** The reconstruction of the second floor of the existing porch is historically appropriate in concept. The treatment of the wood fascias, and spec for the vented soffit should be discussed or supplied. It would be an historic improvement if vented beaded soffit material was used. The pressure treated floor decking and balusters must be painted when appropriately dried. Eastlake style railings included both straight and turned, historically. The proposed turned balusters would be historically appropriate if painted. Since the former windows were vinyl, replacement with vinyl is supported by the Design Guidelines. The new door should match the existing as proposed.

**Staff Recommendation:** It is recommended to approve with conditions

#### **Presenters:**

- Christine Ussler presented the application
- Andrew Gingburg represented the applicant

**Discussion:** The discussion focused mostly on the historic consultant suggestion to utilize a vented beaded soffit material. Other aspects of the work were agreed were historically appropriate and met the Historic District Design Guidelines. Mr. Huber suggested an alternate to soffit that matched the existing (vented aluminum or vinyl material). He said the roof could be redone with tongue and groove beaded board sheathing and exposed rafters. That would eliminate the ceiling and venting issue.

The vented beaded board material was further discussed and described. Although a vinyl product the historic consultant said it was a close replica of painted beaded board. The HARB generally expressed support for this material instead of matching the existing which was not historically appropriate.

There was a brief discussion of the windows that also needed to be replaced. They were not part of the review since the replacement in kind was handled by staff. Mr Huber questioned whether replacement in kind was supported by the Historic Ordinance. It was agreed this should be checked.

#### **Actions:**

Mr. Jordan moved to approve, with conditions, the application presented on March 4th, 2024, for porch repairs at 1021 Linden Street, pursuant to Chapter 3, Section 3. Chapter 3.7 – porches and Steps. The following conditions were agreed to by the applicant:

- The work will be undertaken as shown in the architectural drawings submitted to the HARB
- The porch soffits will be changed to be a vented vinyl beaded board material as described at the meeting.
- The alternate option to redo the roof sheathing with wood beaded board and delete the ceiling was also offered.

Mr. Hart seconded the motion, which carried with a 4 to 1 vote. Mr Huber voted against the motion.

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**Allentown Historical Architectural Review Board  
FINAL Review Sheet**

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**HDC-2024-00014**

**Address: 1109 W Turner Street**

**District: Old Allentown Historic District**

**Owner: Andrea Arango Medina**

**Applicant: Dry Master Restoration LLC**

**Proposal: replace roof**

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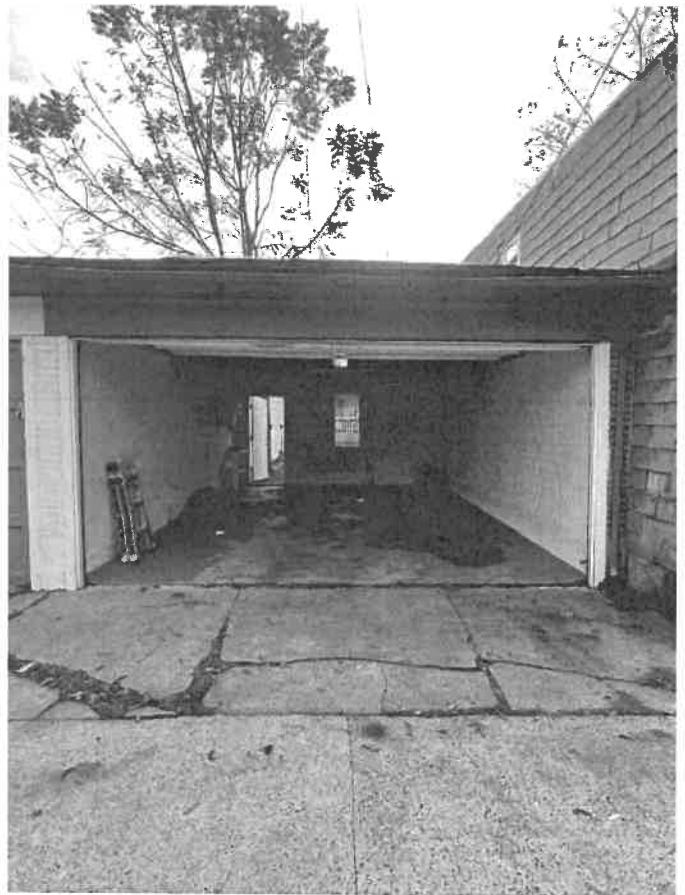
**Building Description:** The structure is a 3 story 3 bay attached painted brick dwelling with a Mansard roof, arched roofed front dormer with pair of double hung windows and ornamental detailing, deep bracketed cornice with Eastlake carving, 1 over 1 double hung windows throughout, segmental brick arches with recessed bricks, concrete porch with "Allentown" curved roof, and a rear 2 story ell with flat roof. There is also a rear 1 story garage with flat roof

**Project Description:**

This application proposes to replace the 2<sup>nd</sup> floor and the garage flat roof with new EPDM



**1109 W Turner St Front  
(applicant)**



**1109 W Turner St Garage  
(applicant)**

**Allentown Historical Architectural Review Board  
FINAL Review Sheet**

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**Garage roof -From applicant**



**Rear ell and garage**

**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.

**3.1.4** 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.

**Allentown Historical Architectural Review Board**  
**FINAL Review Sheet**

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**3.1.10 Recommendation Only:** Proposed repairs or replacement of flat roofs that are not visible from the public right-of-way do not require staff approval or HARB review for a Certificate of Appropriateness. Recommended materials for flat roofs include fluid-applied membranes and modified bitumen membranes.  
brick masonry.

**Observations & Comments:** The proposed roof replacements are for flat roofs and the roof surfaces are not visible from the public ROW

**Staff Recommendation:** It is recommended to approve as submitted.

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**Presenters:**

- Christine Ussler presented the application
- Steve Barrienger represented the applicant

**Discussion:** The discussion focused on whether the roofs could be seen from the public right-of-way. It was decided that the roofs were not visible. A motion was made to approve the work none-the-less as submitted.

**Actions:** Mr. AJ Jordan moved to approve the application as presented on March 4th, 2024, to replace the roofing at 1109 W Turner Street pursuant to Chapter 3.1. The following conditions were agreed to by the applicant:

- The work follow the submitted scope as proposed.

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

**Allentown Historical Architectural Review Board  
Final Review Sheet**

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**HDC-2024-00018**

**Address: 1515 Linden Street**

**District: West Park Historic District**

**Owner: City of Allentown**

**Applicant: Bryne Heffner-Bair**

**Proposal: replace and install wire mesh on all windows on bandshell at West Park**

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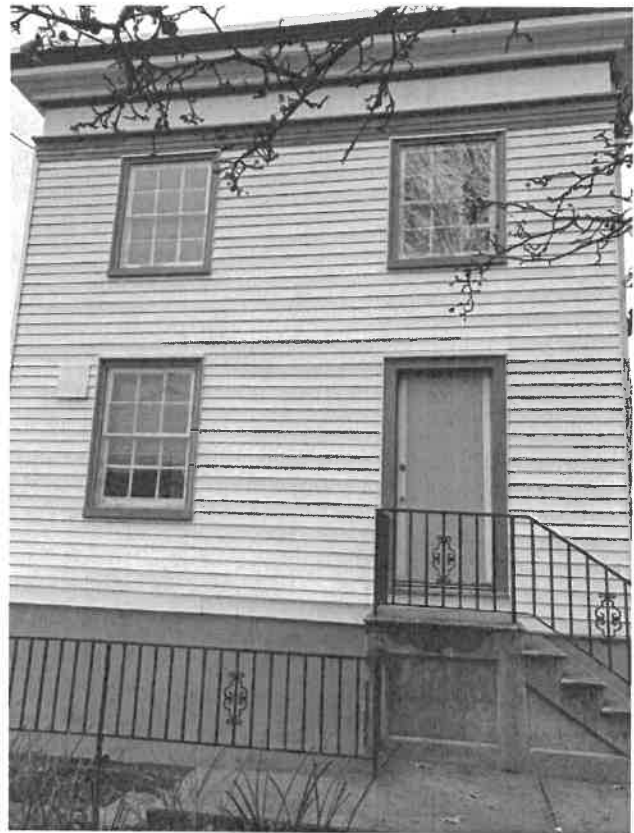
**Building Description:** This structure is the West Park Band Shell building. It is a 2 story detached structure with flat roof with semi-spherical roof over the stage, deep classical cornice, stucco front with pilasters and arched proscenium, wood siding on the remaining facades, 4 doors of various styles, 6 over 6 wood double hung windows on the sides and rear, The structure dates from the late 19<sup>th</sup>/early 20<sup>th</sup> century and is Classical in style.

**Project Description:**

This application proposes to replace all windows in bandshell and install wire mesh on exteriors due to vandalism in the park. The proposed window is aluminum clad with exterior applied 6 over 6 muntins.



**Windows 1**



**Windows 2**



Windows 3

**Applicable Guidelines:**

**Chapter 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



REAL STEEL

Expanded Metal Flat 3/4" X #9ga  
(opening size: Lwo 1.63" Swo .56")

Proposed mesh

## **Allentown Historical Architectural Review Board**

### **Final Review Sheet**

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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

**Observations & Comments:** If the windows are beyond feasible repair, replacement with the proposed aluminum clad windows with exterior applied muntins would be historically appropriate. Ideally, however, the wood windows would be retained and repaired and protective storm windows with acrylic instead of glass installed over them. The metal mesh over windows covers the character defining features of the wood windows.

**Staff Recommendation:** It is recommended to retain the windows if at all possible.

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#### **Presenters:**

- Christine Ussler presented the application.
- Mandy Tolino represented the applicant.

## Allentown Historical Architectural Review Board Final Review Sheet

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**Discussion:** The discussion of this proposal focused on retaining the existing windows and how to protect them. The HARB was in total agreement that the proposed wire mesh coverings would not meet Guidelines. It was also agreed that the condition of the historic windows appeared to be very repairable and that they could be scraped, reglazed and repainted by a painter. The best protective covering was discussed. Lexan was suggested as the best. It was determined that Lexan was a brand name for polycarbonate. How to attach the polycarbonate panels to the window frames was briefly studied and a small exterior stop screwed into the window frames was suggestions. It was noted that the daylight openings of the windows should not be reduced by the securing method.

**Actions:** Mr. Jordan moved to approve, with conditions, the application presented on March 4th, 2024, for replacement of windows at *1515-1559 Linden Street*, pursuant to Chapter 3, Section 3. Chapter 3.5 – Windows and find that there are circumstances unique to the property. The following conditions were agreed to by the applicant:

- The existing wood windows will be retained
- Polycarbonate security panels will be installed over the windows with exterior stops screwed into the windows frames.
- No wire mesh will be installed over the windows.

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

**Allentown Historical Architectural Review Board  
FINAL Review Sheet**

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**HDC-2024-00016**  
**Address: 403 N 8th Street**  
**District: Old Allentown Historic District**  
**Owner: 401 N 8<sup>th</sup> LLC**  
**Applicant: Shadi Bitar**  
**Proposal: Replace Roof**

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**Building Description:** There are two attached structures for this review. 401 N 8<sup>th</sup> is a 3 story, 2 bay semi-detached dwelling with Mansard roof with built-in gutter, gabled front dormer, 1 over 1 double hung windows, and a first floor wood storefront. 403 N 8<sup>th</sup> is a 3 story, 2 bay, semi-detached dwelling with Mansard roof with built-in gutter, gabled front dormer, 1 over 1 double hung windows, The buildings retain integrity. They date from the late 19<sup>th</sup> century and are Queen Anne in style. Roof shingles on the Mansard and dormer roof have been replaced with flat 3 tab shingles in a dark gray/black color on both buildings.

**Project Description:**  
This application proposes to replace existing shingles with Royal Sovereign Charcoal Algae Resistant 3-Tab Roofing Shingles.



Front facades on 8th



Side façade on Gordon St.





**Gordon St facade**



**Storefront on 8th**

**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.

**3.1.4** 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.

## Allentown Historical Architectural Review Board FINAL Review Sheet

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**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.

**3.1.10** *Recommendation Only:* Proposed repairs or replacement of flat roofs that are not visible from the public right-of-way do not require staff approval or HARB review for a Certificate of Appropriateness. Recommended materials for flat roofs include fluid-applied membranes and modified bitumen membranes.

**Observations & Comments:** The proposed roof replacement is a like for like replacement... 3 Tab shingles in a charcoal gray color.

**Staff Recommendation:** It is recommended to approve

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**Discussion:** There was a discussion of replacement in-kind again for this property. It was agreed that this application was a like for like replacement. It was the Historic Consultant's understanding that the Allentown Historic Ordinance supported this since it is part of the State enabling legislation and most historic ordinances follow the enabling legislation. It was agreed this should be checked. The HARB agreed to allow a like for like replacement for this re-roofing proposal.

**Actions:** Mr. Jordan moved to approve, as presented, the application on March 4th, 2024, for replacement of roofing at 401-403 N 8th Street, pursuant to Chapter 3, Section 3. Chapter 3.6 – Roofs and find that there are not circumstances unique to the property.

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