west end theatre district

Historical Design Guidelines

Restoring, Maintaining and Preserving the 19th street Vernacular

Guidelines by:

DAVID HORNUNG
ARCHITECT
PLANNER, INC.
215 1/2 North 17th Street Allentown, PA 18104
ph. 610.434.6205 fx. 610.434.6112

West End Theatre District

Note: This outline of historical guidelines is not mandated and is meant to act as a guide with which current or new owners can use to reinvest in their properties.

Contacts

Damien C. Brown
West End Alliance
damienb@rcn.com
484-505-9125

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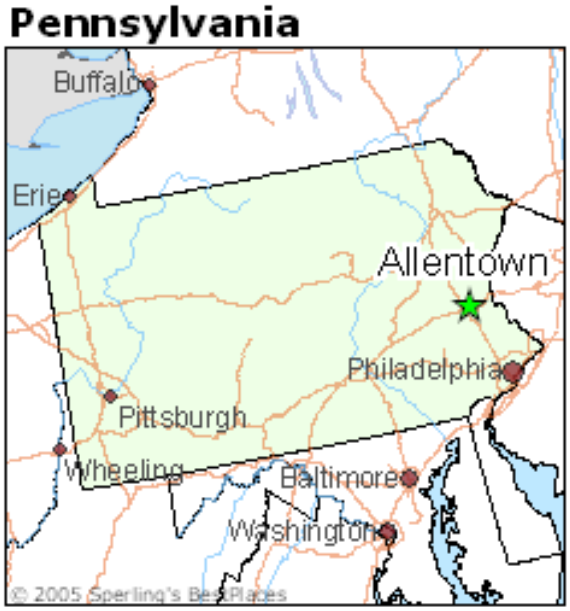
The City of Allentown



The heritage of Allentown is among its most valued and important, cultural and economic assets. It is the intent of the city to protect historically and architecturally significant buildings and structures by designating certain sections of the city as historic districts. The city's authority to create historic districts stems from Pennsylvania's state enabling legislation commonly referred to as Historic District No. 167, adopted in 1961.

These designations as historic districts act to promote the following:

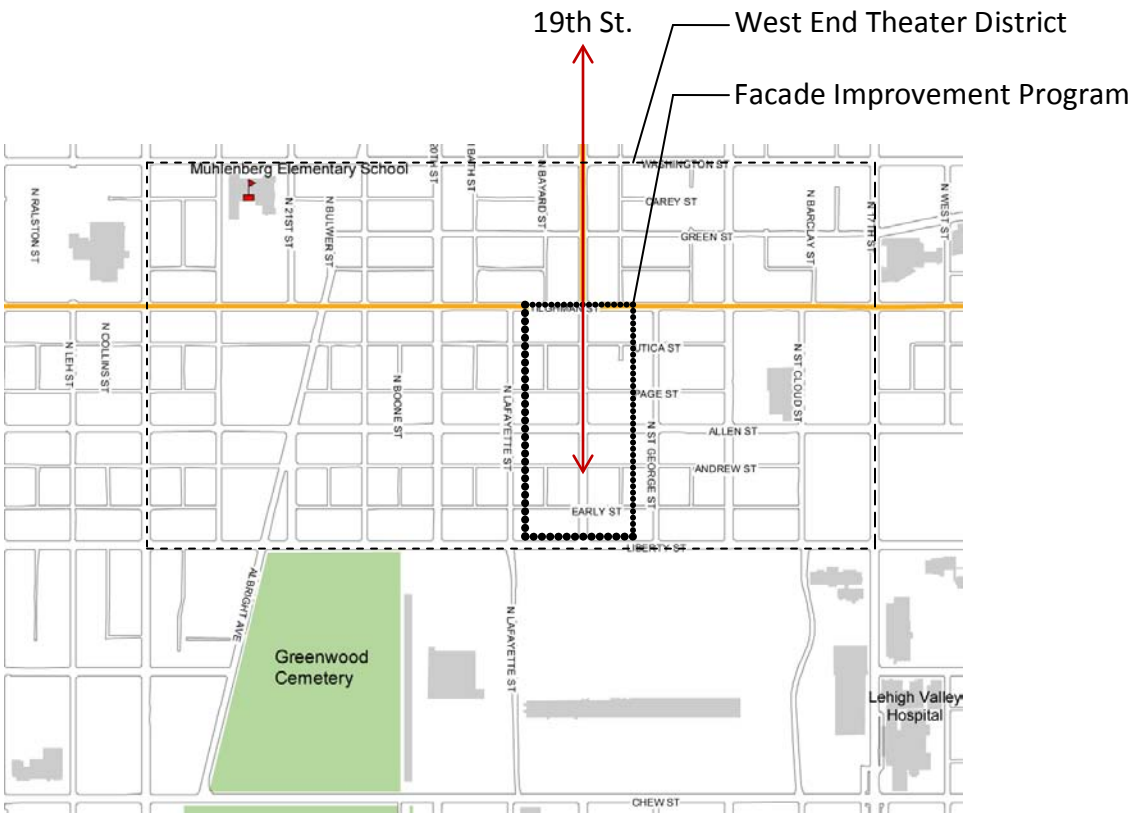
1. Protect and improve the quality of its environment through the identification, recognition , conservation, maintenance and enhancement of buildings, sites and structures, which constitute or reflect distinctive features of the political, economic, social, cultural or architectural history of the city.

2. Foster appropriate use and wider public knowledge and appreciation of such features, sites and structures.

3. Encourage public and private efforts in support of such purposes, and by furthering such purposes, promote the public welfare, to strengthen the cultural, educational and economic life of the city.

4. Encourage new and/or compatible contemporary design which is visually compatible and sensitive to adjacent sites, structures and the immediate environment.

PROGRAM BOUNDARIES AND AREA DESCRIPTION



Currently, Three such districts have been designated by City Council and come under the jurisdiction of the Historic District Ordinance. City Council adopted Allentown's Historic District in 1978, when it designated Old Allentown as the first of the city's three current districts. Since then, the Old Fairgrounds and, most recently, the West Park Historic Districts have been created.

The ordinance was adopted to preserve the Historic and Architectural character of the exterior facades of structures in the historic districts. The ordinance does not require the restoration of homes to their original appearance, although many owners have chosen to do so. Rather, the ordinance requires that any exterior changes made to properties within the districts that can be seen from the public right-of-way be done in manner that is in keeping with the Architectural and Historic character of the building and the district.

Being as though the West End theatre district is not recognized by the City Council as a Historical district, the properties within this district shall be required to adhere to the tenants of this document, and to the discretion of the West End Alliance Architectural Review Board, only if facade grants are sought. All other property owners are strongly encouraged to follow these guidelines.

Art Deco Architectural Vernacular

The West End Theater District grew out of the construction of the Nineteenth Street Theater which was built in 1928. The Nineteenth Street Theater is an Art Deco style theater in urban Allentown, PA. The two-story theater, 10,872 square foot building is located in Allentown's west end. The building is on the northwest corner of Nineteenth and Andrew Streets and faces west onto Nineteenth Street. The surrounding urban setting consists of low rise, one to two story commercial buildings housing a variety of functions, ranging from banks to retailers to restaurants to daycare centers. A large fairgrounds area, located to the south and home to the local county fair, has also been in the neighborhood since the late 1800's.

The goal is to create a new vernacular or architectural vocabulary along the West End Theater District, more specifically, within the Facade Improvement Zone (pg.6) that lie within the tenants of the Art Deco Architectural Style. The intension of this is to create a new visual and cultural coherence throughout the district. Art Deco or Deco, is an influential visual arts design style which first appeared in France during the 1920s, flourished internationally during the 30s and 40s, then waned in the post-World War II era. It is an eclectic style that combines traditional craft motifs with Machine Age imagery and materials. The style is often characterized by rich colors, bold geometric shapes and lavish ornamentation.

During its heyday, Art Deco represented luxury, glamour, exuberance, and faith in social and technological progress. Formally, Deco emphasizes geometric forms: spheres, polygons, rectangles, trapezoids, zigzags, chevrons, and sunburst motifs. Elements are often arranged in symmetrical patterns. Modern materials such as aluminum, stainless steel, Bakelite, chrome, and plastics are frequently used. Stained glass, inlays, and lacquer are also common. Colors tend to be vivid and high-contrast

Mission and Vision Statement

The West End Alliance's mission is to provide spark and energy to continually improve the West End Theatre District's quality of life, enhance the shopping and business environments, and create a destination that people will want to experience.

The West End Commercial and Residential Neighborhood shall:

- Offer customers a wide array and depth of goods and services.

- Increase the area's attractiveness by featuring its historical architectural assets complimented with ethnic accents.

It will be an enduring and self-reliant organization, representative of the community's diversity and committed to unity and cooperation. It will be the force making the West End Theatre District an even better place to live, work, shop and do business.

The West End Theatre District is in the West End of Allentown as well as the Fairgrounds area. It is a integral neighborhood serving Muhlenberg College, the local residences and the multi-cultural patrons of the 19th Street Theater area itself.

The Goal is to achieve an active, vibrant and a successful commercial area with enhancing property values. This can be achieved by creating a safe, clean shopping, dining and entertainment district that is visually harmonious and sets itself apart other local districts with its existing Art Deco Architectural character.

REHABILITATING YOUR PROPERTY

The Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

USING THESE GUIDELINES

These Design Guidelines are intended to be used as a tool to:

- Help business and property owners identify key historical elements on their building.

- Assist owners in judging the acceptability of any proposed changes to the designs of their buildings.

- Enable builders and designers to preserve the unique characteristics of neighborhood buildings.

- Improve the quality and value of property owners buildings.

- Have the overall effect of creating an inviting historic commercial and residential neighborhood.

These Design Guidelines should be helpful to anyone involved in planning simple repairs, full rehabilitation projects, or new construction on or within a property in the West End Theater District. Specifically to the business owners themselves, contractors, and architects, as well as West End Alliance staff and volunteers.

These Design Guidelines are not meant to stifle creativity or individuality. The West End Alliance does not want every building along 19th street to be painted the same color or to have the same signage. Individual business and property owners are encouraged to the creative in thinking about the image that their renovated and improved buildings will portray as part of the entire corridor.

What follows is an introduction to the 19th street program, an overview of key terms, tips for rehabilitating or adding your property, suggestions for signage and awnings, a description of the design review process, and contact information for local and national resources.

When in doubt, do not hesitate to call West End Alliance Board Manager, Damien Brown, at 1-484-505-9125. Damien has a variety of reference materials and samples that all neighborhood business and property owners are welcome to consult.

ELEMENTS OF DESIGN

Adaptive Re-use- Improvements made to a building that render the structure suitable for purpose of which it was not originally intended. For example , an old school building redesigned and used for senior housing, or an old mill renovated as a conference center and a hotel facility.

Architectural Element- A permanently affixed or integral part of the building structure which me be decorative and contributes to the composition of the facade. For example: Cornices, trim boards, brackets, lintels, dentils, columns, capitols, etc.

Architectural Integrity- Refers to staying true to the original style in which the building was designed. Additions should be complimentary to the architectural style of the original building.

Footprint- The outline of a building's ground plan from a top view.

Infill- New construction where there had been an opening before. Applies to new structures such as a new building between two older structures or new material such as block infill in an original opening.

National Register of Historic Place- The nation's official list of buildings, sites and districts which are important in our history or culture. Created by congress in 1966 and administered by the states.

Preservation- The act of maintaining the form and character of a building as it presently exists.

Reconstruction- The accurate recreation of a vanished or irreplaceably damaged structure, or part thereof.

Rehabilitation- The process of returning a building to a state of usefulness through repair or alteration which preserves those features that are historically or architecturally significant.

Restoration- The process of accurately recovering the form and details of a building as it appeared at an earlier time.

Scale- A term used to define the proportions of a building in relation to its surroundings.

Setbacks- A term used to define the distance a building is located from a street or sidewalk.

Stabilization- The essential maintenance of a deteriorated building to weatherproof the structure and establish structural stability.

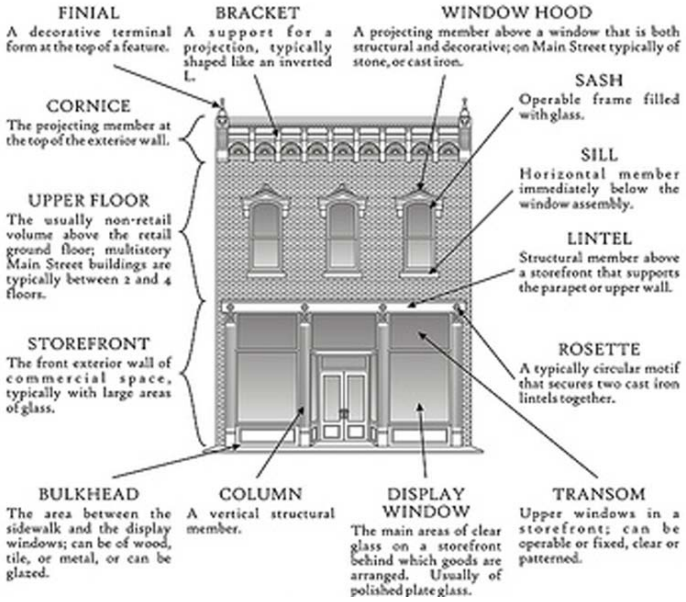
Streetscape- the combination of building facades, sidewalks, street furniture. etc. that defines the street.

Vernacular- Native or peculiar to a particular county or locality; a form of building based on regional forms and materials, and concerned with ordinary domestic and functional buildings.

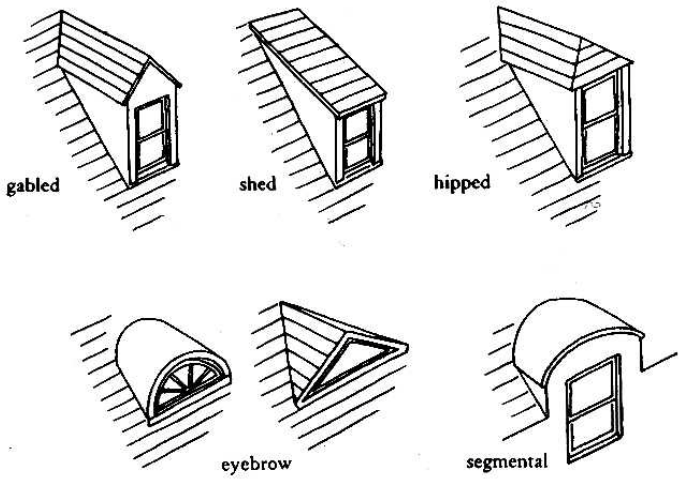
ANATOMY OF A STOREFRONT

MARQUEE

PILASTER OR MASONRY PIER



Parapet - A low protective wall along the edge of a roof in an exterior wall, the part entirely above the roof



Types of Dormers- A structure projecting from a sloping roof usually housing a vertical window that is placed in a small gable and or containing a small vent.

PRESERVE-PROTECT-REPAIR-REPLACE

Identify, Retain, and Preserve Historic Materials and Features

The guidance for the treatment **Preservation** begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on ***identifying, retaining, and preserving*** character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems; and the building's site and setting

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of **Preservation** work, then ***protecting and maintaining*** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic materials through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair (Stabilize, Consolidate, and Conserve) Historic Materials and Features

Next, when the physical condition of character-defining materials and features requires additional work, ***repairing*** by ***stabilizing, consolidating, and conserving*** is recommended. **Preservation** strives to retain existing materials and features while employing as little new material as possible. Consequently, guidance for repairing a historic material, such as masonry, again begins with the least degree of intervention possible such as strengthening fragile materials through consolidation, when appropriate, and repointing with mortar of an appropriate strength. Repairing masonry as well as wood and architectural metal features may also include patching, splicing, or otherwise reinforcing them using recognized preservation methods. Similarly, within the treatment **Preservation**, portions of a historic structural system could be reinforced using contemporary materials such as steel rods. All work should be physically and visually compatible, identifiable upon close inspection and documented for future research.

Limited Replacement In Kind of Extensively Deteriorated Portions of Historic Features

If repair by stabilization, consolidation, and conservation proves inadequate, the next level of intervention involves the ***limited replacement in kind*** of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). The replacement material needs to match the old both physically and visually, i.e., wood with wood, etc. Thus, with the exception of hidden structural reinforcement and new mechanical system components, substitute materials are not appropriate in the treatment **Preservation**. Again, it is important that all new material be identified and properly documented for future research. If prominent features are missing, such as an interior staircase, exterior cornice, or a roof dormer, then a Rehabilitation or Restoration treatment may be more appropriate.

GUIDELINES FOR EXISTING BUILDINGS AND STRUCTURES

Principles of Historic Preservation-

Historic buildings are defined by their historic style and character-defining structures. These guidelines explain how to apply concepts of historic preservation to encourage that these character-defining features be maintained and restored. Significant changes that occur over time can also act to define a buildings character. Significant changes that have occurred over time should also be maintained and restored.

Hierarchy of Facades-

As defined by this set of guidelines set forth by the West End Alliance states that any facade visible from any public Right of Way located within the West End Theatre is subject to these criteria. The hierarchy for facades is broken down into primary and secondary facades. Facades that are visible from streets and sidewalks are considered primary facades. Facades that are only visible from an alley are secondary facades. Primary facades are typically required to adhere to a more rigid guideline and should be scrutinized more closely when upgraded.

Repairs and Alterations-

Historic preservation encourages retaining the existing original features and materials through repair or restoration. Replacement of materials is less appropriate. It is encouraged that any proposed change or alteration be performed in such a manner that it may be reversible. Deteriorated or missing architectural components can be a challenge and should be replaced or recreated. Efforts should be made to replicated the original components as closely as possible in design, color, texture, etc.

Repair should be the first choice in preserving historic architectural character. Repair allows for the most genuine representation of a buildings architectural character. If repair is not possible, in-kind replacement should be considered for deteriorated or missing features. In-kind replacement requires that the feature to be replaced be replicated as closely as possible to maintain the building original architectural character. An alternate material is the third option if repair or in-kind replacement is not possible. Alternate materials should be selected to replicate the appearance of the feature to be replaced.

1. Cleaning Historic Structures-

Simply cleaning a structure is often an overlooked as a possibility for improving the buildings appearance. The cleaning of a building's exterior should be done in the most gentle way possible. Sandblasting and harsh chemical cleaners can be destructive and are not recommended.

2. Masonry-

The materials used for Historic masonry, including brick and stone, have incredibly long life spans if maintained properly. Regular maintenance of mortar joints in masonry structures will yield the longest life span from the historic masonry.

Re pointing-

The process of repairing deteriorated mortar joints is known as re pointing. Over time, mortar joints will deteriorate and must be re pointed. The mortar used for re pointing historic masonry must be of proper mortar type, hardness and mixture. A mortar that is too hard containing a high Portland cement content can cause significant damage to historic masonry.

Painting-

The painting of historically unpainted brick or stone is not appropriate. Painting can trap moisture in masonry walls, which can cause the paint to fail and the masonry to spall. At the same time, the removal of paint from masonry surfaces is not recommended unless the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover in an inconspicuous area or a test panel first. Do not sandblast.

There are an unlimited number of colors and color combinations, and the appropriateness of any given color or combination for a particular building will depend on a number of factors, including, architectural style and details, building material, building size, building context, etc.

It is best to use no more than three colors on a facade, while glossy paints and finishes are strongly discouraged. These new colors should not be used to obscure the integrity of the natural building materials.

In general, exterior colors should be compatible with the surrounding character district and adjacent buildings. Where appropriate, building colors should reflect the basic colors of the architectural style or period of the building, and in this case the West end Theater District. Historic color palettes based on research, old photographs, and historic records is strongly encouraged. The predominant architectural style within the West End Historical Distinct is a Art Deco style, established in the early 1900's. It is the desire to have the basic color motifs of this architectural style reflect the color palates of the West End Theater District and therefore add a visual coherence throughout the 19th street corridor.

ART DECO Color Combinations

Masonry Sealants-

Sealing historic masonry including brick and stone walls with clear sealants and water repellants is not recommended. Sealing historic masonry can trap moisture and lead to the deterioration of the masonry.

3. Roofing-

Historically, in many cities including Allentown, non-combustible materials such as slate, terra cotta and metal were the preferred materials for roofing. Historic roofing materials significant to a buildings architectural character and visible from the public right of way should be preserved. Retaining a buildings original roof through repair is the encouraged approach. Roofing that cannot be repaired and requires replacement should replicate the original roofing in the shape of the shingle, color and material. Flat roofs do not fall under any criteria within these guidelines.

Slate Shingle-

The most effective and appropriate way to preserve slate roof is through regular maintenance. The replacement of deteriorated slate shingles with new slate shingles through regular maintenance is recommended. The replacement of slate shingles with asphalt shingles on mansard roofs is typically not necessary. The steep slope of a mansard roof helps to preserve the roofing material and prolong the life span of the slate. Replacing slate shingles with asphalt shingles on a gable or hipped roof is not recommended, but it is acceptable when the slate or fasteners have reached the end of their serviceable life.

Terracotta Roofing Tile-

The most cost effective and appropriate way to preserve a terra cotta roof is through regular maintenance. The replacement of deteriorated terracotta roofing with new terracotta roofing is appropriate.

Metal Roofing- The most cost effective and appropriate way to preserve a metal roof is through regular maintenance. The replacement of a deteriorated metal roof with new metal roofing is recommended. The use of modern pre-formed standing seam metal roofing is acceptable.

Alternate Roofing material-

There are instances where original historic materials may become deteriorated beyond repair and in-kind replacements may be feasible. The lack of availability or the excessive cost associated with in-kind replacement may make the use of alternate materials acceptable. When considering alternate materials acceptable. When considering alternate materials, the alternate should closely replicate the original historic roofing. Fiber reinforcement cement shingles and rubber simulated slate shingles are expectable

substitutions for replacing natural slate shingles. The replacement of natural slate shingles with asphalt or fiberglass shingles that closely replicate the appearance of natural slate is typically acceptable and requires staff approval. The replacement of natural slate shingles with charcoal gray 3-tab shingles is also typically acceptable. Architectural shingles that replicate the appearance of wood or cedar shake roofing is not appropriate.

Gutters and Downspouts-

The use of half round metal gutters and smooth or corrugated round metal downspouts is appropriate. New copper, lead coated copper and terne coated stainless steel gutters, downspouts scuppers and leader boxes should all weather naturally. Aluminum and galvanized steel gutters, downspouts, scuppers and leader boxes should be painted to blend with the color of the building. K-style gutters are not historically appropriate and are not recommended. the use of PVC or vinyl gutters or downspouts is not appropriate.

Chimneys-

The location, size and appearance of chimneys contribute to a buildings architectural character. Chimneys should not be removed or obscured in any way. The replacement of a chimney should be historically accurate reproduction of the original chimney. The exterior appearance of a chimney should be maintained visually regardless of any interior alterations.

Dormers-

Dormers can act as both functional additions and aesthetic features. They can help to increase usable floor space in attics or just improve the visual interest of a facade. When considering use and placement of dormers in the context of historic districts however, we must consider additional factors. The new construction of a historically non-existent dormer on a primary facade is not appropriate. The new construction of a historically non-existent dormer on a secondary facade, however, acceptable. Reconstructing a dormer that existed historically on primary and secondary is appropriate. Shed style and narrow gable dormers with 1 or 2 windows are generally appropriate.

Skylights-

Skylights on primary facades visible from the public right of way are not appropriate. Skylights should be placed on secondary facades.

4. Walls, Siding and Trim

Stucco- The use of a stucco finish on a primary facade is not historically appropriate. A stucco finish should not be applied over historic materials. It is acceptable to remove stucco finishes to expose original historic masonry. The removal of stucco finishes can be difficult and may cause damage to original masonry. In the remote instance where stucco is expectable for a building, a smooth, sand finish will be suggested.

Simulated Brick and Stone Facings-

Simulated brick and stone facings were installed frequently in the mid-20th century and an inexpensive alternative to re pointing and maintaining masonry walls. Simulated brick and stone facings should not be installed over historic materials. Additionally, the removal of existing facings can be difficult and can cause further damage to original masonry. If the existing simulated brick or stone facing is tightly adhered to the historic masonry, the facing should be maintained. Painting existing simulated brick or stone facings is acceptable.

Siding-

The In-Kind replacement of deteriorated wood siding is acceptable. The material selected for in-kind replacement of wood siding should be a similar dimension, profile and appearance to the original wood siding. The use of fiber cement siding as a substitute material in the replacement of wood siding is not suggested. The use of vinyl or aluminum siding as a substitute material on a primary facade is not recommended. The use of vinyl or aluminum on a secondary facade is not recommended.

Trim and Detail-

The terms trim and detailing refer to corner boards, window and door surrounds, brackets, window and door surrounds, brackets, moldings and other decorative features. Trim and detailing should be repaired and replaced to match the original historic appearance. Covering trim and detailing with vinyl or aluminum, also referred to as capping, is not appropriate. Capping can trap moisture and lead to deterioration and decay of original historic features.

New Openings -

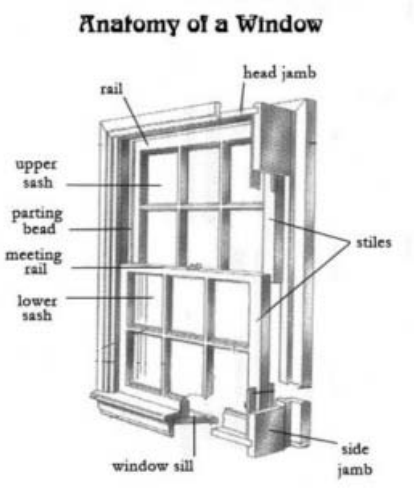
An important consideration in historic preservation is maintaining reversibility in the future. The creation of a new opening in a historic face is destructive and not easily reversible. A new opening in a primary facade is generally not appropriate. It is understandable that as time passes, a buildings program may evolve. While new openings in secondary facades are still discouraged, they may acceptable upon review. The restoration of a historic or opening to its original appearance is appropriate. The conversion of a door to a window opening is acceptable only on secondary facades. All new openings should be compatible with the buildings historic character and match the proportion of other historic openings found on the structure.

Unique Features-

There are instances where buildings may contain features that are not historically original to the structure, however, unique to the structures in the neighborhood. It is highly encouraged to retain these unique historic features. The replication through evidence or photographs and replacement of missing unique features is encouraged.

5. Windows

Windows are major character defining features of historic buildings. The repair of original windows is recommended over replacement. Repairing original windows and installing interior or exterior storm windows can frequently satisfy most of the criteria that prompts many to request window replacement. Repairing original windows and installing interior or exterior storm window is recommended. The number, location, size and glazing patterns of windows are all important details that should be preserved whether the resulting work includes repair or replacement. Windows with unique features such as stained glass, leaded glass, fanlights, and sidelights should be repaired or restored to original condition. Windows should be replaced or repaired in their entirety and under no circumstances should any glazing (glass) section be filled in with a solid material of any kind.



Replacement-

The replacement of a window refers to installation of a new custom sized wood window sash into the existing window frame. Window replacement is recommended only for windows with irreparable deterioration. If the repair of a window is not possible and replacement is required, the replacement window unit should match the original historic window unit in design, dimension and sash configuration. The replacement or original wood windows with true divided lights (SDL), aluminum clad wood with SDL, smooth fiberglass with SDL, or wood composite with SDL is recommended. The replacement of an original historic window unit for the sole purpose of improving thermal performance should not be a valid reason replacement. Improvements in thermal performance can be achieved through repairing original windows and installing interior or exterior storm windows.

Triple track storm windows-

The installation of aluminum triple track storm windows on double hung window configurations is appropriate. When installed correctly, triple track storm windows are unobtrusive visually and highly effective functionally. Storm windows should be costumed sized to fit each window frame properly. The horizontal rails of the storm windows shall align with the meeting rails of original historic window. Storm window frames should have a factory color coat which matches window trim or blends with color scheme of the building.

Interior storm windows-

The installation of interior storm windows is recommended on buildings that are fully air conditioned buildings where windows are not required to be open for ventilation or

egress. Interior storm windows are also recommended for irregularly shaped windows or windows with multiple pane sashes. In these instances, interior storm windows are the recommended method for gaining thermal efficiency from original historic windows without detracting from their exterior appearance. Interior storm windows are typically constructed of a narrow aluminum frame and clear acrylic (plastic) glazing and can be mounted with screws or magnets.

Shutters-

The historically appropriate treatment for shutter uses paneled wood shutters on the first floor and louvered wood shutters on the second story. Existing historic shutters (solid panel or louvered) should be preserved and repaired. The installation of new shutters is only appropriate where shutters existed previously. The existence of shutters on a building should be evident through surviving shutter hardware or window features. New and replacement shutters should be painted wood which has been properly sized for the window opening, appear operable and mounted using historically appropriate hardware, which includes hinges, shutter dogs and slide bolts. Painted composite wood shutters are an acceptable substitute for painted wood shutters. If there is no precedent for shutters on a building, the suggestion is not to add any.

6. Doors-

Doors are major character defining features of historic buildings. The repair of an original door is recommended over replacement. The material, size and glazing pattern of a door should be preserved and repaired, do not infill existing glazing areas with any solid material. Unique features of doors such as transoms, stained glass, leaded glass, or cut glass should be preserved and repaired.

Replacement-

A replacement door refers to the installation of a custom sized new wood door into the existing door frame. The replacement of a door is only appropriate for doors with irreparable damage or deterioration. If a door requires replacement, the new door should match the historic unit in design, dimension, and glazing configuration. The use of metal or fiberglass doors as substitute materials for replacement of a wood door is acceptable and only requires staff approval. A metal or fiberglass door used for replacement must match or be of an appropriate style and panel or light configuration for the door to be replaced. Typical configurations appropriate include 6 panel doors, 4 panel doors, 1/2 light doors and 3/4 light doors depending on the architectural style of the building. Pre hung door are not recommended. The dimensions of pre hung doors

do not match original historic openings. However, the replacement of a door for the purpose of thermal performance is not recommended either.

Garage Doors-

The repair of an original garage door is recommended over replacement. If an existing garage door requires replacement, a paneled garage door made of wood, Masonite, steel, or aluminum is recommended.

7. Porches and stoops-

Historic porches and stoops contribute to the texture that is an important part of a street character. The character defining features, materials, configurations, details and dimensions of porches and stoops should be preserved and repaired. "Allentown" porches should be preserved and repaired. If features of porches and require replacement, the components used for replacement should replicate the original material, configuration, dimension, detail and design. The new construction of porches and stoops should be an appropriate style. and configuration consistent with the buildings character and designated historic district. The use of vinyl railing systems and unpainted pressure treated lumber is not recommended.

8. Storefronts-

Existing historic storefronts should be preserved and repaired. Historic storefronts typically appear as either wood and glass or metal and glass configurations. Alterations to historic storefronts should be based on historic research and should be compatible with existing storefronts in this historic district. The design of the storefront should be appropriate for the buildings architectural character. and compatible with the architectural style within the district.

9. Streetscapes and outdoor features-

Deck and Patios-

The construction of decks and patios secondary facades is acceptable and should adhere to all local zoning codes. Decks and patios should not be installed on primary facades. Traditional materials such as wood or brick are appropriate for the construction of decks and patios. Unpainted and unstained pressure treated lumber or vinyl are not appropriate.

Planter and window boxes-

Planter and window boxes, although not always original historic features, can greatly improve the visual character of a building when properly considered. Moveable landscape planters made of red clay, wood or tinted concrete are recommended. Moveable planters should relate in size and scale to their location. Window boxes should simple be simple in design and should match the color of a building trim or shutters. Window box sizes should match the width of the buildings trim or shutters. Window box sizes should match the width of the window opening. Window boxes should be mounted in a way that does not damage historic masonry.

Fences, Gates and Railings-

Fences along front yards, streets and sidewalks should not obscure the view of the front yard or building. Ornamental iron fences often are recommended as they provide the best balance of transparency and separation. Wood picket, vertical board, stockade and ornamental iron fences often are recommended as they provide the best balance of transparency and separation. Wood picket, vertical board, stockade and ornamental iron fences are all acceptable options. Gates should not swing out onto the public sidewalk. The installation of rail split, chain link and plaster fences are not compatible with the preservation goals, however, may be acceptable in rear lot areas. Fences for rear or side yards are permitted to provide more privacy such as vertical board or stockade fence style. All Railings, Fences and Gates should be places and built in accordance with all local zoning codes.

Retaining Walls-

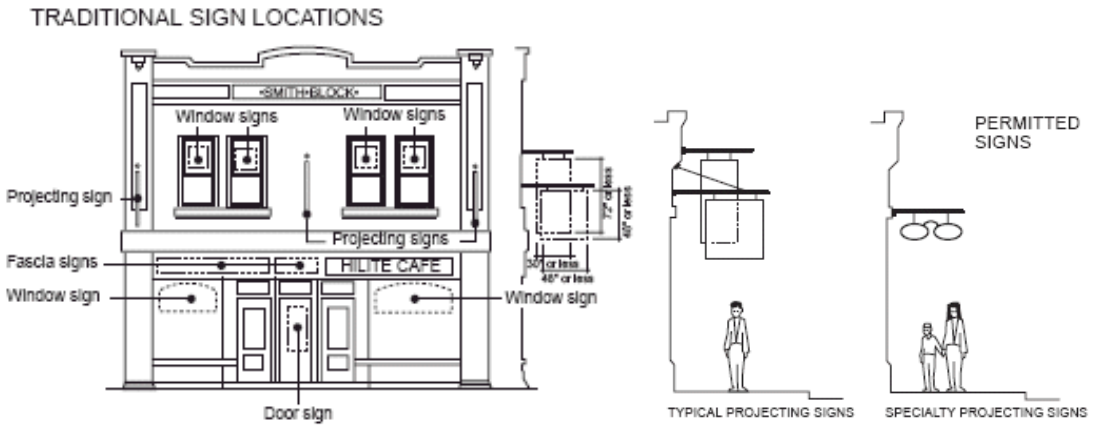
The need for retaining walls often arise from necessity, but they still must be designed, contribute visually to and be compatible with the district. Therefore, historic masonry retaining walls should be preserved and repaired. And the new construction or replacement of a retaining wall visible from the public right of way, should be constructed of traditional masonry materials.

10. Accessibility

Accessibility updates and alterations become necessary to a buildings use, function and program evolves. Although accessibility updates are often times required by today's building codes, they should still be designed with sensitivity to a buildings architectural character and should not compromise historic materials and features. The construction of ramps and installation of lifts should be located on secondary facades whenever possible. If ramps or lifts are required to be configured to minimize their visual impact on the buildings architectural character. Provisions for reversibility should also be considered in the design of accessibility updates and alterations. All Handicapped Accessibility upgrades should be made in accordance with all National, state and local zoning codes.

11. Signs-

Signage can have a major influence on preserving the imagery of the historic district. Even with endless availability of signage today, signs location designated historic districts must still be compatible and appropriate for the style and character of the historic buildings. Acceptable options for signage in designated historic districts must still be compatible and appropriate for the style and character of the historic buildings. Acceptable options for signage in designated historic districts include window lettering, wall signage, hanging or projecting signs, window awnings and portable signs above are appropriate. Residential structures should use smaller signs placed beside entry doors. The material and style used for a sign should be compatible with the buildings historic character. Signs should not cover or conceal architectural features or ornament and signs should be mounted in a way that does not damage historic materials. When mounting signs on masonry walls, anchors should be placed in masonry joints instead of in brick, stone or other historic masonry. Lighting for signs should be indirect, continuous, white light from projecting lamps or shielded tubes at the top or bottom of the sign and all wiring should be discrete and concealed.



Recommended Signs shall include:

i) Awning Signs

ii) Facia Sign

iv) Projecting Signs

v) Window Signs

Projecting Signs:

i) Projecting Sign means any sign, except a Canopy Sign, which is supported by an exterior building wall and projects outward from the building wall by more than 14.5 cm (6 in.);

ii) Specialty projecting signs are encouraged. These are signs where the shape and details of the sign are reflective of the nature of the business referred to on the sign. Examples are optometrist signs in the shape of eyeglasses, shoe repair signs in the shape of shoes, etc.;

iii) No projecting sign shall be located such that, in the opinion of the Development Officer, it significantly obstructs existing, approved signs;

iv) A projecting Sign shall have a vertical clearance of at least 2.4 m (7.9 ft.);

v) The top of a projecting sign on a one-storey building shall not extend more than 30 cm (13 in.) above the building roof or parapet wall;

vi) The top of a Projecting Sign on a building two storeys or higher shall not extend more than 75 cm (2.5 ft.) above the floor of the third storey nor higher than the window sill level of the third floor;

vii) The horizontal separation distance between a Projecting Sign and the curb line of a public roadway shall be not less than 0.6 m (1.97 ft.);

viii) The maximum projection from the building face shall not exceed 2.5 m (8.2 ft.);

ix) The maximum projection for a corner Projecting Sign shall not exceed 2.5 m (8.2 ft.);

x) Corner projecting signs shall be placed at equal angles to the two frontages at the corner of the building;

xi) Except in the case of corner Signs, a Projecting sign shall be placed at right angles to the building face to which it is attached;

xii) If illuminated, projecting signs shall be lit from an external source. Internally lit, or backlit projecting signs are not permitted, except where only the lettering is backlit;

xiii) The maximum permitted size of a projecting sign is 7.5 m^2 (80.7 sq. ft.) in area;

12. General Lighting

If original historic lighting fixtures remain, they should be preserved. Fixtures selected for replacement or addition of lighting fixtures to a historic structure should be simple in style, appropriate in scale and compatible with the character of the building. Conduit should be concealed or painted to minimize visual impact. The installation of floodlights and spotlights on primary facades is not suggested.

13. Parking lots and Lighting

Parking should be located at the rear of historic buildings. Existing parking lots should be appropriately landscaped. The demolition of a historic building to use the site as a parking lot is generally not acceptable. Lighting for parking lots should be positioned discreetly. Parking lot illumination should use cut-off light fixtures. Cut off light fixtures concentrate light on the intended area of illumination and keep light from shining unintentionally on neighboring properties. If a parking lot is located on a heavily traveled street, the parking lot lighting should be obscured from view.

14. Mechanical, Electrical, and Communications

Mechanical, electrical, and communications equipment and devices such as ventilation louvers, registers, fans, alarms, cable boxes, utility meters, satellite dishes and security cameras should be mounted on secondary facades. Mounting mechanical, electrical, and communication equipment and devices on a primary facade is not recommended. Equipment and devices should be mounted in an unobtrusive location or painted to minimize their visual impact. Equipment such as satellite dishes should not be mounted on sloped roofs visible from the right of way.

15. Awnings-

Awnings size, shape, and placement shall adhere to all applicable local zoning and building codes. Awnings depth not to exceed 75% of sidewalk depth.

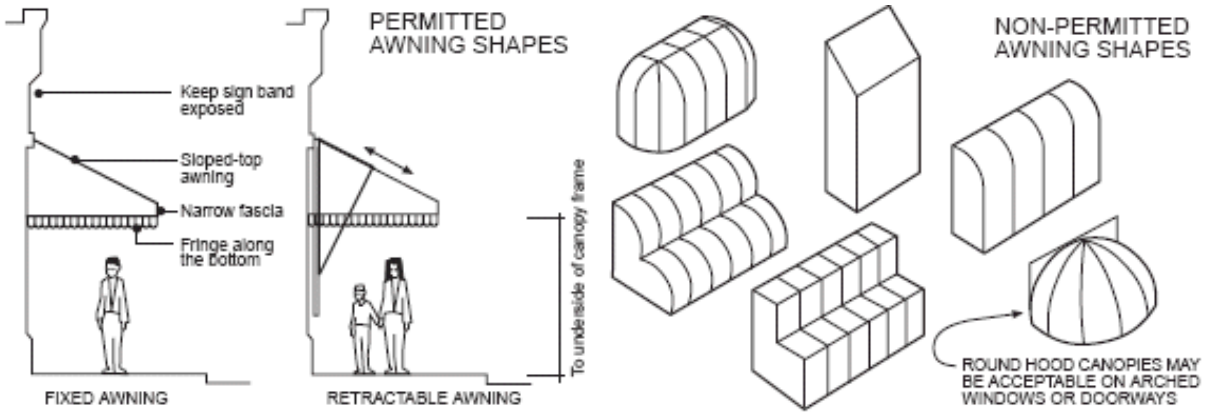
General Awning Guidelines are:

- The color of the awning should complement both your own and neighboring buildings and signs in terms of both style and color.

-Awning shapes should relate to the shape of the facade's architectural elements. The use of traditionally shaped awnings is encouraged when appropriate.

-Canvas and fire resistant acrylic are the preferred awning materials.se of metal, plastic, or fiberglass awnings or awnings with "stock" national trademarks is discouraged'

- The impact of the shaded area on window displays may require interior lighting to be adjusted.



A) Awnings

1) The original, traditional awnings found at the Theater were 3 or 4 point retractable awnings with a skirt or valance;

2) New awnings shall have the traditional profile and may be fixed or retractable with a skirt (valance) utilizing canvas or material similar in appearance;

3) New awnings shall provide weather protection for pedestrians with a minimum projection of 1.5 m (5.0 ft.) from the building face;

4) Backlit or bubble awnings and awnings less than 5 feet deep, whose primary function is signage, are not permitted;

5) New awnings shall be mounted between the wood or masonry piers which frame the storefront and shall align horizontally (where structurally possible) with neighboring awnings;

Emergency Repairs-

Emergency repairs are considered to be repairs that are time sensitive for the continue habitation of a structure or for the health and safety of its occupants and others. Prior to emergency repairs being performed, work must first be approved through an emergency on-site review by the City Building Inspector. The result of this meeting will result in a prescribed approach for which the building inspector may issue a building permit strictly limited to the correcting of the emergency conditions. The inspector may also suggest you acquire Architectural services to produce construction documents on your upgrades for review and approval of the City of Allentown.

Demolition-

The demolition of a building or structure, as well any new construction beyond "cosmetic" in Allentown requires a permit. The demolition of a historic building is a significant matter. The following criteria has been created to ensure a consistent review of proposed demolition and to prevent the needless demolition of historic buildings and structures. When demolishing any part of your building within the neighborhood we strongly recommend you consider the following:

Clear and present danger-

The city building Inspector may declare clear and present danger when a building has been destroyed beyond 50% of the original structure, is in a state of collapse or has deteriorated beyond a point of being sound and safe. All cases claiming clear and present danger must be accompanied by official documentation.

Feasibility of Rehabilitation

The feasibility of rehabilitation should be investigated as part of an application for demolition. Demolition should only be considered if rehabilitation is ruled to be economically infeasible.

Architectural Significance

A structures listing in the national Register of Historic Places and a structure's significance to its designated Historic District will be considered during the review process.

Compatibility and Relevance-

Structures intrusive to the original patterns of materials, scale and compatibility in the neighborhood will be frowned upon.

Proposed Future Development

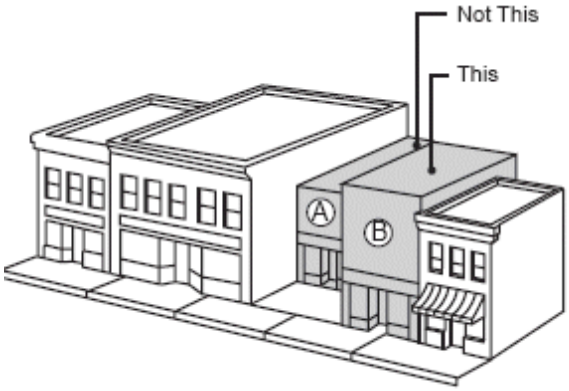
Future development should follow the guidelines for New Construction in Historic Districts. The contribution of the future development to the West End Theatre District will be paramount.

Guidelines for Additions to Buildings in the West End Theatre District

The design of additions to historic buildings should be carefully considered. Additions should be compatible with the original historic building and with the designated historic district. The following categories outline the major points to consider in the design of an addition.

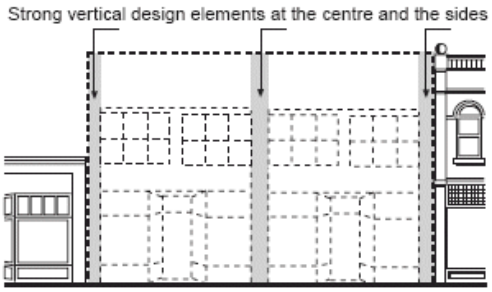
Relationships-

The relationship of the design for an addition to the existing structure or new construction should be considered. Designs that are inspired by other historic buildings and traditional in form and detail are appropriate. Compatibility is an appropriate treatment for additions to buildings in historic districts. The replication of historic buildings is not appropriate. The design should not create a false historical appearance. A contemporary design for an addition may be appropriate if the massing, size and scale are compatible with the designated historic district. Additions should be designated to appear secondary to the primary facade. The secondary appearance of an addition can be achieved through setbacks, massing, width and detailing. The placement and setbacks of an addition should be consistent with the patterns that exist on neighboring properties and on the properties respective street.



Height, Width and Rhythm-

The compatibility of height, width and rhythm are important in both historically inspired designs and contemporary designs. The cornice line of additions should be equal to or lower than the cornice line of the primary facade of the existing historical building to ensure the addition remains secondary to the primary facade. The ridge line of an addition should also be equal with or lower than the ridge line of the existing historic building. The frontages of an addition should maintain the rhythm existing along the street of the respective property. The size and proportions of fenestration (window and door openings) of a building should be similar to those on surrounding exemplary facades. The same applies to the ratio of window area to solid wall for the facades as a whole.



Accessibility-

The design of an addition provides an opportunity to resolve deficiencies in accessibility that may be present in the original historic building. The design of an addition for the sole purpose of satisfying accessibility requirements is not recommended and may be better resolved through less extensive alterations.

Materials and Features

Exterior Walls- Wall materials should either replicate the existing exterior wall material in type, color and texture or be constructed of a compatible material used for exterior walls in the neighborhood or similiar structures in the city of Allentown.

Roofs-

The extension of an existing historic buildings roof for an addition is appropriate. It is also appropriate to use a historically compatible roof form seen on similar buildings or additions in this designated district. The material used for the roof of an addition that is similar to the roof form of the original historical building should match or be visually similar to the original historic roofing material roof forms differing from the original historical buildings roof form should use a historically appropriate roofing material that is compatible with the designated neighborhood. Roof features such as dormers should be characteristic of those found throughout similar structures in the city of Allentown. A skylight on the primary facade of an addition is not appropriate.

Windows, Doors and Shutters-

The materials used for windows and doors should match the materials of windows and doors in the original historic structure. The proportions of windows and doors should match or be compatible with the proportions of windows and doors in the original historic structure. The replication of specific type of windows sashes and window pane configurations is appropriate. The installation of shutters is generally not appropriate on an addition. If shutters are proposed, shutters should be correctly sized, should be mounted on historically appropriate hardware and should be compatible with the historical precedent of shutters for similiar building types in the designated historic structure.

Porches and Stoops-

The design of porches and stoops as part of an addition is appropriate on streets and in districts where porches and stoops are common. The design of new porches and stoops should still be compatible with and visually relate to the original historic building.

Mechanical, electrical, and communication equipment and devices such as ventilation louvers, registers, fans, alarms, cable boxes, utility meters, satellite dishes and security cameras should be mounted on secondary facades. Mounting mechanical, electrical, and communications equipment and devices on a primary facade is not appropriate. Equipment and devices should be mounted in an unobtrusive location or painted to minimize their visual impact. Equipment

such as satellite dishes should not be mounted on roof sloped visible fromt he public Right of Way.

Lighting-

Lighting fixtures should be simple in style, appropriate in scale and compatible with tthe character of the addition and the original historic building. the installation of flood lights and spotlights on primary facades is not recommended.

Guidelines For New Construction in the West End Theatre District-

The compatibility of new construction with its designated historic district must be considered. Designs that are inspired by other historic buildings and traditional in form and detailing are appropriate. Compatibility is an appropriate approach for new construction. The exact replication of historic buildings is not suggested. The design shall not create false historical appearance. A contemporary design for new construction may be appropriate if the massing, size and scale are compatible with the designated historic district.

Large Buildings-

Designs for the new construction of large buildings should be broken into series of masses compatible with the designated historic district. The use of massing is important in controlling the scale of large buildings in the context of the historic district and allows for appropriate use of architectural features and detailing.

Placement and Setbacks-

The placement and setbacks of new construction should be consistent with the patterns that exist in neighboring properties and on properties respective street.

Height and Form-

The compatibility of height and form are important in both historically inspired designs and contemporary designs. Eave lines and ridge lines of new construction should not exceed heights of buildings on neighboring properties. Secondary structures should not exceed the height or overall size of the primary historic structure.

Accessibility-

A proposed design for new construction must satisfy all accessibility requirements in accordance with current building codes. Accessibility requirements should be designed as integral components of the building's design. Accessibility components related to changes in floor elevations such as ramp sand lifts should be resolved internally within the buildings program and should not be visible on the building's exterior.

Materials and Appearance-

Exterior Walls-

The size and type of exterior wall materials should be compatible with the proposed design for the new construction. Historic exterior wall materials should be accompanied by historically appropriate detailing. The use of smooth finish painting fiber cement clapboard siding is appropriate as an alternate to wood siding. Vinyl and aluminum siding are not appropriate on a primary facade.

Roofing-

Historic roof forms found in historic district are appropriate for use on new construction. The use of traditional historic roofing materials such as slate or metal standing seam is appropriate on new construction. Roofing materials that closely resemble natural slate shingles or historic metal standing seam roofing are appropriate as alternates to traditional historic roofing material. Roof features such as dormers should be appropriate for the design of the new construction and compatible in size, scale, proportion, placement anbd detail with original dormers found in the designated historic district. A skylight on a primary facade is not appropriate.

Windows and Doors-

The placement and proportion of windows and doors should relate to placement and proportion of openings on other historic buildings in the designated historic district. Window openings should be should be vertically proportioned, which means the height of the opening should be larger than its width. The installation of shutters is generally not appropriate on new construction. If shutters are proposed, shutters should be correctly sized, should be mounted on historically appropriate hardware and should be compatible with the historical precedent of shutters for similar building types in the designated historic districts.

Porches and Stoops-

Including porches and stoops as part of the design for new construction is appropriate on streets and in districts where porches and stoops are common. The design of porches and stoops should be compatible with and visually relate to existing porches and stoop in the designated historic building.

Mechanical, Electrical and Communications-

Mechanical. electrical, and communications equipment and devices such as ventilation louvers, registers, fans, alarms, cable boxes, utility meters, satellite dishes and security should be mounted on secondary facades. Mounting mechanical, electrical, and communications equipment and devices should be mounted in an unobtrusive location or painted to minimize their visual impact. Equipment such as satellite dishes should not be mounted on sloped roofs visible from the public Right of Way.

Lighting-

Lighting fixtures should be simple in style, appropriate in scale and compatible with the character of the addition and the original historic building. The installation of flood lights and spotlights on primary facades is not appropriate.

RESOURCES

Damien/West End Alliance
City Agencies
Local Historic Resources
State and Federal Agencies