

**CITY OF ALLENTOWN  
HISTORICAL ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
JUNE 27, 2016**

**Case #HDC-2016-00009** – Proposal to renovate façade

**Property located at:** 526 Allen Street

**Agenda #3**

**Historic District:** Fairgrounds

**Case #HDC-2016-00009**

**Meeting date:** June 27, 2016

**Property Owner:** Martin Gomez

**Address:** 526 Allen Street, Allentown PA  
18102

**Applicant:** same

**Applicant's Address:** same

**Building description, period, style, defining features:** This structure is a 3 story, 2 bay brick end of row house with square corner tower, Mansard roof with gabled roofed dormers, full front porch, 1/1 double hung windows and pair of entry doors with glass. The house dates from c.1890 and is Queen Anne in style. There is a rear double story porch. The three original arched windows have been replaced with square headed windows and infill panel.



**Proposed alterations:** It is proposed to renovate the front & side façade including:

1. Missing roof peak will be rebuilt as original with a 4 sided pyramidal roof finished with metal roofing
2. Brick will be cleaned and repointed where necessary
3. Front porch brick will be repaired/replaced with like as needed.
4. All aluminum capping will be removed
5. All woodwork will be scraped, repaired, replaced, primed and painted
6. Front basement window sills will be replaced with new blue stone and wood frames will be replaced if necessary
7. Replace/repair windows and storms
8. Paint downspouts
9. Scrape, prime and paint wrought iron. New wrought iron will be made for ground floor side windows.
10. Box gutter will be repaired
11. Antenna will be removed

**Staff Approvals:** n/a

**Background:** n/a

**Violations:** n/a

**Guideline Citation: SIS 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the



property and its environment. **Allentown Guidelines for Historic Districts:** Chapter 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternate Materials; 2. Historic Masonry, 3. Roofing, 4. Walls, Siding, Trim, 5. Windows, 7. Porches and Stoops, 9. Color, 12. Lighting.

**Evaluation, effect on historic district, recommendations:** The proposed work is historically appropriate. The following are additional recommendations:

- Brick Masonry – consult Preservation Brief #2 concerning brick repair and repointing and be sure to use a soft lime-based mortar for repointing.
- Windows – replace inappropriate windows in arched openings with new arched aluminum clad windows. Other windows repair and install new storm windows as needed.
- Tower roof – Drawings indicating roof pitch and cornice details should be submitted for review.

**Discussion:** The applicant provided additional information on the basement windows and grills and said the basement windows were already replaced with wood windows and that all of the historic grills existing except for one. The missing one would be fabricated to match the historic. The remainder of the discussion focused on the replacement of the three windows in the arched masonry openings and the roof shingles and details. The HARB expressed the importance of replacing the inappropriate windows in the arched openings. The applicant said the first floor front windows have already been replaced with vinyl and that there was no plan to replace them. It was clarified that the new tower roof was to be finished in asphalt/fiberglass shingles with metal caps and finial. The specification for the roof shingles was discussed, and it was recommended to use the CertainTeed fish scale shingle since it was more true to the historic appearance than GAF's fish scale shingle.

**Motion:** The HARB upon motion by Ms. Roberts and seconded by Mr. Huber adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

1. The proposal to renovate the façade at 526 Allen Street was presented by Peter Lewnes.
2. The renovations will be undertaken as proposed with the following clarifications, modifications, or submittals:
  - a. The missing tower roof will be rebuilt to match the original with a 4 sided pyramidal roof finished with asphalt/fiberglass shingles with rolled metal ridge caps. CertainTeed "Carriage House" "fish scale" shingles in Black Pearl color are recommended.
  - b. The front porch brick will be repaired/replaced in kind as needed. Brick will be repointed with a high lime-content mortar as necessary and following Preservation Brief #2 concerning brick repair and repointing.
  - c. The front basement window sills will be replaced with new blue stone where necessary.
  - d. The three vinyl windows located in arched openings (1 on the second floor and 2 on the third floor in the corner tower) will be replaced with aluminum clad wood, arched, double hung windows. Other windows or storm windows will be replaced or repaired as budget permits.
  - e. New wrought iron grills will be made for the missing lower level side windows. All existing grills will be reinstalled after painting.
  - f. Specifications for the new porch light to be installed will be submitted to the City for approval.
3. The proposal to recommend a COA was unanimously approved. (6-0; motion carried; *Brobst, Fillman, Huber, Jackson, Roberts, Sell*)



**CITY OF ALLENTOWN  
HISTORICAL ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
JUNE 27, 2016**

**Case #HDC-2016-00010** – Proposal to renovate façade

**Property located at:** 502-504 N 6th Street

**Agenda #5**

**Historic District:** Fairgrounds

**Case #HDC-2016-00010**

**Meeting date:** June 27, 2016

**Property Owner:** Carlos Lantigua

**Address:** 502 N 6th Street, Allentown PA  
18102

**Applicant:** same

**Applicant's Address:** same

**Building description, period, style, defining features:** This structure is a 3 story, red brick end of row house with corner turret, Mansard roof, full front porch, and 1/1 double hung windows. The building dates from the late 1890s and is Queen Anne in style. There is a rear double story porch.



**Proposed alterations:** It is proposed to renovate the façade including:

1. Missing roof peak will be rebuilt as original peak with a metal roof point, antique Slateline slate in fish scale will be used.
2. All woodwork will be scraped, repaired, replaced, primed and painted
3. Replace windows and storms where necessary, repaint and the remain
4. Paint downspouts

**Staff Approvals:**

**Background:**

**Violations:**

**Guideline Citation: SIS 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **Allentown Guidelines for Historic Districts:** Chapter 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternate Materials; 3. Roofing, 4. Walls, Siding, Trim, 5. Windows, 9. Color, 12. Lighting.

**Evaluation, effect on historic district, recommendations:** The proposed work is historically appropriate. The following are additional recommendations:

- Tower Roof – the new roof should match the slope and details of the attached house. GAF's fish scale shingles are not the best; recommend CertainTeed Carriage House shingles in a slate gray color



- Windows – retain as many historic wood windows as possible. Install storm windows for thermal efficiency.

**Discussion:** The focus of the discussion returned to a violation that was not abated from several years ago. For some reason the violation was not noted in materials sent to the HARB consultant and HARB. Several HARB members remembered the problem with the second floor porch railing and its replacement made essential for the property owner to receive grant money. It was also noted that the grant money could not be used to abate the violation. Mr. Kimmerly said he would research the situation and violation. Otherwise the discussion focused on the proposed roof recreation and condition of existing windows. The HARB was supportive of the new roof installation and discussed the roof shingles. As in one of the projects discussed earlier in the evening, the use of CertainTeed's fish scale shingle was recommended over GAF.

CertainTeed's product was a more accurate recreation of the historic fish scale appearance. The applicant explained that all of the windows have been replaced with vinyl, but two will need repair or replacement. It was also noted that the home was the original Hess Brothers' home.

**Motion:** The HARB upon motion by Mr. Huber and seconded by Ms. Jackson adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

1. The proposal to renovate the façade at 502-504 N 6th Street was presented by Peter Lewnes.
2. The renovations will be undertaken as proposed with the following clarifications, modifications, or submittals:
  - a. The owner shall be reminded that the second floor railing on the side porch must be replaced with historically appropriate wood railing with turned balusters similar to that on the first floor level of the porch. This is likely an older violation but needs to be corrected.
  - b. The missing octagonal tower roof will be rebuilt to match the original. It will be finished with asphalt/fiberglass shingles with rolled metal ridge caps and metal finial. CertainTeed "Carriage House" "fish scale" shingles in Black Pearl color are recommended.
  - c. The existing vinyl windows will be repaired/replaced where necessary and the remaining will be painted.
3. The proposal to recommend a COA was unanimously approved. (6-0; motion carried; *Brobst, Fillman, Huber, Jackson, Roberts, Sell*)



**CITY OF ALLENTOWN  
HISTORICAL ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
JUNE 27, 2016**

**Case #HDC-2016-00006** – Proposal to renovate façade

**Property located at:** 26 N 12th Street

**Agenda #1**

**Historic District:** Old Allentown

**Case #HDC-2016-00006**

**Meeting date:** June 27, 2016

**Property Owner:** Steve Dimitriades

**Address:** 26 N 12<sup>th</sup> St., Allentown PA 18102

**Applicant:** same

**Applicant's Address:** same

**Building description, period, style, defining features:** This 3-story brick row house, ca 1890, is a Queen Anne Porch house with Mansard roof, dentilated cornices, tower roofed 2 story oriel window with a finial and fish scale wood shingles. The 3<sup>rd</sup> floor has a stained glass window, the other windows are 1/1 sash and the main entry is a set of double glazed doors with transom. The wood porch has a wrought iron railing, and a balustrade. There is a rear fire escape.



**Proposed alterations:** It is proposed to renovate façade as follows:

1. Brick pointed or repointed as necessary
2. Remove aluminum siding everywhere
3. All wood work including front porch will be scraped, repaired, replaced (where necessary) primed and painted
4. Windows:
  - a. 1<sup>st</sup> floor; Salvage and repair all windows and install storm windows to improve efficiency
  - b. 2<sup>nd</sup> floor; replace 3 in bay wood windows with 1/1 Harvey aluminum clad in tan or historic color. Arched window will be kept and repaired, reglazed
  - c. 3<sup>rd</sup> floor; replace 3 in bay wood windows with 1/1 Harvey aluminum clad in tan or historic color. In the left window the original sash (stained glass?) will be re-installed.
5. Porch light will be kept, if historic, if not, install new per Deb Rabinsky recommendations
6. Peaked and mansard metal ridge caps and finial will be painted. All slate will be inspected, repaired and replaced with like slate if necessary.

**Staff Approvals:** n/a

**Background:** n/a

**Violations:** n/a

**Guideline Citation: SIS 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible



with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **Allentown Guidelines for Historic Districts:** Chapter 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternate Materials; 2. Historic Masonry, 3. Roofing, 4. Walls, Siding, Trim, 5. Windows, 7. Porches and Stoops, 9. Color, 12. Lighting.

**Evaluation, effect on historic district, recommendations:** The proposed work is historically appropriate. The following are additional recommendations:

- Brick Masonry – consult Preservation Brief #2 concerning brick repair and repointing and be sure to use a soft lime-based mortar for repointing.
- Windows – retained and repair all windows in the 2 story bay if possible instead of replacing them. Install energy efficient storm windows (Harvey storm windows are highly recommended)

**Discussion:** The discussion focused on the window replacements and other repairs. The applicant excitedly told the HARB that the original stained glass sash for the dormer window had been found and would be reinstalled. He went on to say the bay windows were currently vinyl and if possible they would all be replaced, but that at a minimum the second floor windows would be replaced. The HARB expressed support for the proposed work, but asked that the applicant contact Mr. Kimmerly if there were surprises discovered under the aluminum capping when removed and that the light specification be submitted for review. The applicant noted the suggestion to consult Preservation Brief #2 for brick repointing.

**Motion:** The HARB upon motion by Mr. Brobst and seconded by Ms. Roberts adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

1. The proposal to renovate façade at 26 N 12th Street was presented by Peter Lewnes.
2. The renovations will be undertaken as proposed with the following clarifications, modifications, or submittals:
  - a. Brick will be repointed with a high lime-content mortar as necessary and following Preservation Brief #2 concerning brick repair and repointing.
  - b. Windows:
    - i. 1<sup>st</sup> floor; Salvage and repair all wood windows and install storm windows to improve efficiency
    - ii. 2<sup>nd</sup> floor; Replace 3 vinyl replacement windows in bay window with 1/1 Harvey aluminum clad in tan or historic color if budget permits. Arched window on second floor will be retained, repaired, reglazed as needed, and painted.
    - iii. 3<sup>rd</sup> floor; Replace 3 vinyl replacement windows in bay window with 1/1 Harvey aluminum clad in tan or historic color. The original stained glass sash will be re-installed in the shed roofed dormer window.
  - c. Specifications for the new porch light to be installed will be submitted to the City for approval.
  - d. All aluminum cladding on the front façade will be removed. The City must be contacted if conditions under the aluminum are in poorer condition than expected.
3. The proposal to recommend a COA was unanimously approved. (6-0; motion carried; *Brobst, Fillman, Huber, Jackson, Roberts, Sell*)



**CITY OF ALLENTOWN  
HISTORICAL ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
JUNE 27, 2016**

**Case #HDC-2016-00011** – Proposal to renovate façade

**Property located at:** 245-247 N 9th Street

**Agenda #6**

**Historic District:** Fairgrounds

**Case #HDC-2016-00011**

**Meeting date:** June 27, 2016

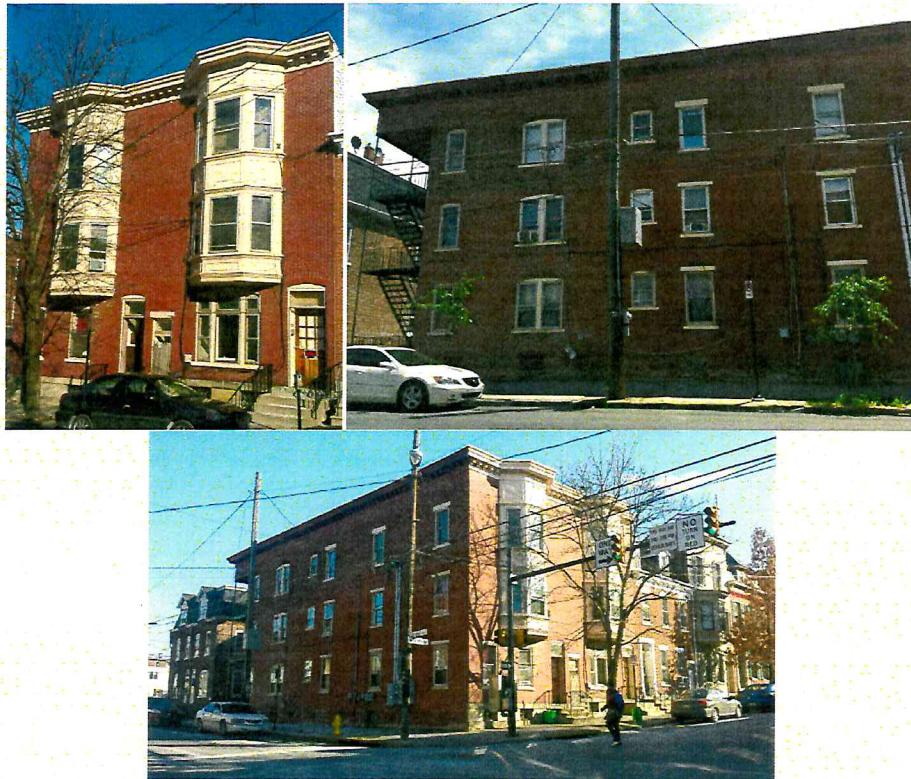
**Property Owner:** REI Consulting, LLC;  
Stuart Holtzman

**Address:** 4308 Agnes Drive, Glen Allen, VA  
23060

**Applicant:** Peter Lewnes CADCA

**Applicant's Address:** 523-525 N 7<sup>th</sup> St,  
Allentown, PA 18102

**Building description, period, style, defining features:** this structure is a 3 story brick apartment building with a flat roof, bracketed cornice, 2 story oriel window, 3 story rear porch and 1/1 double hung windows. The building dates from the early 20<sup>th</sup> century and is Classical Revival in style with some residual Queen detailing.



**Proposed alterations:** It is proposed to renovate the façade including:

1. All aluminum capping will be removed from window trim.
2. All woodwork will be scraped, repaired, replaced, primed and painted
3. Top decorative soffit to be scraped, repaired, primed and painted
4. Replace windows and storms where necessary, and repaint the remaining
5. Doors will be replaced with  $\frac{3}{4}$  light window wooded door or double leaf  $\frac{3}{4}$  light doors.
6. Brick will be cleaned and repointed as needed
7. New exterior architectural lighting plan

**Staff Approvals:**

**Background:**



**Violations:**

**Guideline Citation: SIS 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **Allentown Guidelines for Historic Districts:** Chapter 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternate Materials; 2. Historic Masonry, 4. Walls, Siding, Trim, 5. Windows, 6 Doors, 9. Color, 12. Lighting.

**Evaluation, effect on historic district, recommendations:** The proposed work is historically appropriate. The following are additional recommendations:

- Brick Masonry – consult Preservation Brief #1 concerning brick cleaning
- Windows – retain and repair as many windows as possible. Install new storm windows. If replacing windows use aluminum clad wood windows of the same configuration as historic.

**Discussion:** The discussion focused mostly on the condition of the existing wood windows, the condition of the brick pointing on the side façade, and the architectural lighting proposed for the building. Mr. Lewnes explained that the owner of the building was eager to replace the existing wood windows, but he said the wood windows were not in bad condition. HARB members agreed that it was important to retain the historic windows and concurred that storm window installation over the wood windows would be historically acceptable. The condition of the brick pointing on the side of the building was uneven and inconsistent. It was also agreed by the HARB that the pointing in one large area needed to be addressed and repointed to protect the brick and create a more consistent appearance. Mr. Lewnes commented on the doors proposed and said they would be 3/4 light wood doors with a single door in the narrow opening and double doors in the wider opening. As with the earlier discussion on 205 N. 10<sup>th</sup> St., a paneled bakers' alley door was recommended to the applicant. The applicant explained that the architectural lighting proposed would add interest and life to the building and street. He has been installing architectural lighting on 7<sup>th</sup> street properties and uses a simple up/down light can. Placement on the façade was reviewed.

**Motion:** The HARB upon motion by Mr. Brobst and seconded by Ms. Roberts adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

1. The proposal to renovate the façade at 245-247 N 9th Street was presented by Peter Lewnes.
2. The renovations will be undertaken as proposed with the following clarifications, modifications, or submittals:
  - a. The existing wood windows must be retained, repaired, and painted. New, energy efficient aluminum storm windows may be installed to increase thermal efficiency and protect the historic wood windows.
  - b. The existing doors will be replaced with new wood and glass doors. The narrower door opening will receive a single ¾ light wood door, and the wider opening will receive a pair of ¾ light doors.
  - c. A new paneled wood door will be installed on the bakers' alley opening.
  - d. The brick will be cleaned and repointed as needed, in particular on the side of the building. Brick will be repointed with a high lime-content mortar and in accordance with Preservation Brief #2 concerning brick repair and repointing.
  - e. A new exterior architectural lighting plan will be implemented using moderate sized up and down lights located approximately 1/3 the height of the building up from the sidewalk. Specifications for the lighting to be installed will be submitted to the City for approval.
3. The proposal to recommend a COA was unanimously approved. (6-0; motion carried; *Brobst, Fillman, Huber, Jackson, Roberts, Sell*)



**CITY OF ALLENTOWN  
HISTORICAL ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
JUNE 27, 2016**

**Case #HDC-2016-0007** – Proposal to renovate façade

**Property located at:** 813 Gordon Street

**Agenda #2**

**Historic District:** Old Allentown

**Case #HDC-2016-00007**

**Meeting date:** June 27, 2016

**Property Owner:** Rosa Rosario

**Address:** 813 Gordon Street, Allentown PA  
18102

**Applicant:** same

**Applicant's Address:** same

**Building description, period, style, defining features:** This structure is a 3 bay, 2½-story end of row home with single gable roofed roof dormer, corbelled brick cornice, East Lake carving in the shaped lintels, and brick and stone front stoop. The house dates from c. 1880 and is Federal Revival in style with East Lake influences. Windows are 1/1 double hung. The rear 2-story addition with a flat roof has various style windows in flat frames and lintels and a side porch with turned posts.



**Proposed alterations:** It is proposed to renovate the façade including:

1. All woodwork will be scraped, repaired, replaced (where necessary) primed and painted per color scheme by Deb Rabinsky
2. The brick will be stripped back to natural and repointed
3. Windows will be painted with appropriate paint (if vinyl in particular)
4. Install new porch light per Deb Rabinsky
5. Install lettering for address over transom or on front door
6. Install new louvered shutters to middle top window, repair and paint remaining shutters if possible, if not, replace with new. Install paneled shutters to first floor.
7. All iron work will be painted black.

**Staff Approvals:** n/a

**Background:** 2002-34: HARB approved December 2, 2002; Council approval December 18, 2002

Installation of wrought iron railing or aluminum railing on the front steps similar to wrought iron railing on 817 Gordon Street.

1996-32: HARB approved June 3, 1996 Council approval June 19, 1996

Proposed: Remove siding from side of home; remove paint from and restore brick; remove air conditioner from front wall and re-brick; replace front door.

Amended by applicant & approved: dimensions of shutter pairs shall match the size of window openings; the front door shall be a four paneled solid wood door; the door at the east elevation for



the rear addition shall be a wooden paneled 1/2 light door; the new window of the east elevation for the rear addition next to the door shall be a 1/1 sash window of dimensions matching the proportions of the 1/2 light of the door; sills and lintels (of the south elevation); and replacement windows at the east elevation shall be the same size as the window at the first story of this elevation.

1980-9: Proposed work: Construct a third floor addition in the rear. WITHDRAWN.

1980-24: Proposed work: Construct a third floor addition in the rear.

WITHDRAWN. 5/12/1980

**Violations:** 2003 Violation: March 19, 2003 – COA approval alteration not completed:

Installation of a wrought-iron or wrought-iron looking aluminum railing on the front porch steps.

Result of a violation.

**Guideline Citation: SIS 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **Allentown Guidelines for Historic Districts:** Chapter 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternate Materials; 2. Historic Masonry, 4. Walls, Siding, Trim, 5. Windows, 12. Lighting.

**Evaluation, effect on historic district, recommendations:** The proposed work is historically appropriate. The following are additional recommendations:

- Brick Masonry – consult Preservation Brief #2 concerning brick repair and repointing and be sure to use a soft lime-based mortar for repointing.
- Paint Removal – consult Preservation Brief #1. It is important in each case to learn whether or not unpainted masonry is historically appropriate. And, it is necessary to consider why the building was painted. Was it to cover bad repointing or unmatched repairs? Was the building painted to protect soft brick or to conceal deteriorating stone? Or, was painted masonry simply a fashionable treatment in a particular historic period? Many buildings were painted at the time of construction or shortly thereafter; retention of the paint, therefore, may be more appropriate historically than removing it. And, if the building appears to have been painted for a long time, it is also important to think about whether the paint is part of the character of the historic building and if it has acquired significance over time.
- House numbers in transom over door – consider gold leaf numbers with black or red outline
- Shutters – be sure they are sized appropriately as 1/2 the width of the window; install appropriate historic styled hardware

**Discussion:** There was a discussion on the appropriateness of the paint removal request based on the Preservation Brief #1 comment that not all paint should be removed; some historic properties were originally painted. The Historic Consultant said it was often hard to know if a property was originally painted. Mr. Fillman gave some history on the brick facades of the building. He said there was an AC opening in the brick that was closed in with new brick when the property received earlier façade money, but the entire block of houses had unpainted facades. He also said the paint was not thick and would likely be easy to strip and that the side had a textured paint, possibly with sand. He said the side paint was failing and should be removed. The applicant asked what style windows should be used if the budget allows for windows replacement. The HARB agreed that 2/2 aluminum clad wood windows would be historically appropriate and would match the 2/2 windows seen on neighboring houses. A few other details were reviewed. Those details were the light fixture specification, the shutter replacement, and address numbers. The Historic Consultant suggested gold leaf numbers with black or red outlines for the address.

**Motion:** The HARB upon motion by Mr. Huber and seconded by Mr. Brobst adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

1. The proposal to renovate the façade at 813 Gordon Street was presented by Peter Lewnes.
2. The renovations will be undertaken as proposed with the following clarifications, modifications, or submittals:
  - a. The existing paint will be stripped from the brick front and side facades. Preservation Brief #1 will be consulted for recommendations on correctly stripping paint from historic brick.
  - b. Brick will be repointed with a high lime-content mortar as necessary and following Preservation Brief #2 concerning brick repair and repointing.



- c. The existing windows will be painted with appropriate paint based on the material of the windows. If budget allows the replacement of the windows they will be replaced with 2/2 aluminum clad wood windows that fit the historic opening exactly, without blocking.
  - d. Specifications for the new porch light to be installed will be submitted to the City for approval.
  - e. Gold leaf address numbers with black or red outline will be installed in the existing transom over the front door.
  - f. New, properly sized, wood louvered shutters will be installed on the middle second floor window. The existing second floor louvered shutters will be repaired and painted if possible, if not, they will be replaced with new, properly sized, wood louvered shutters. New, properly sized, wood paneled shutters will be installed on the first floor windows.
3. The proposal to recommend a COA was unanimously approved. (6-0; motion carried; *Brobst, Fillman, Huber, Jackson, Roberts, Sell*)



**CITY OF ALLENTOWN  
HISTORICAL ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
JUNE 27, 2016**

**Case #HDC-2016-00008**– Proposal to renovate façade

**Property located at:** 205 N 10<sup>th</sup> Street

**Agenda #4**

**Historic District:** Old Allentown

**Case #HDC-2016-00008**

**Meeting date:** June 27, 2016

**Property Owner:** Griselda Cordero

**Address:** 223 S. 16<sup>th</sup> Street, Allentown PA  
18102

**Applicant:** same

**Applicant's Address:** same

**Building description, period, style, defining features:** This 2½-story brick row house, ca 1870, has been covered in aluminum siding and stonecote. The gable roof has asphalt shingles with snow catchers, two chimneys and a double dormer with gable roof. All windows are 1/1 sash, all details are covered by aluminum siding. It has a single front door and a concrete stoop with steps and a railing.



**Proposed alterations:** It is proposed to renovate the façade including:

1. Create an arched wrought iron gate (as shown in photo supplied) on the bakers alley painted black
2. All woodwork will be scraped, repaired/replaced, primed and painted
3. Aluminum siding will be removed from front and dormer
4. Replace 4 windows with Harvey double hung windows in tan
5. Install a porch light
6. Remove stone coat from front and repair, repoint, clean and replace brick where needed.
7. Ensure that entrance doorway is a historic door, repaint if yes, replace if not.
8. Install a full glass storm door
9. Ensure that coal bin iron work openings are correct after stonecoat is removed and replace with historically correct grates and iron work.

**Staff Approvals:** n/a

**Background:** 1995-38

Motion to recommend (1) removing the slate shingles and replacing with fiberglass, preferably dark grey, and retaining the snow catchers; (2) removing the chimney at the front southern side of the house; (3) removing and replacing four attic dormer windows with windows the same size; (4) capping and painting remaining windows at rear of house and back porch; and (6) placing smooth stucco on the south side exposed exterior wall.



1988-3

Applicant wishes to consult with HARB regarding suitability of proposals for reuse of vacant lot (203 N. 10<sup>th</sup> St). House was demolished in 1983. Applicant called to postpone until plans are available.

**Violations:** n/a

**Guideline Citation:** **SIS 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **SIS 6.** Deteriorated features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. **Allentown Guidelines for Historic Districts:** Chapter 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternate Materials; 2. Historic Masonry, 4. Walls, Siding, Trim, 5. Windows, 6. Doors, 9. Color, 12. Lighting.

**Evaluation, effect on historic district, recommendations:** The proposed work is historically appropriate. The following are additional recommendations:

- Brick Masonry – consult Preservation Brief #2 concerning brick repair and repointing and be sure to use a soft lime-based mortar for repointing. Removal of stonecote should be carefully done with hand tools only to minimize damage to brick beneath
- Windows – which 4 windows are to be replaced and why

**Discussion:** The HARB was familiar with this project since it was reviewed for stucco on the side façade within the last year. At the earlier review the HARB had recommended that the owner try to secure a grant to assist with the restoration of the front façade of the building. When the existing aluminum siding and stonecote are removed the HARB asked the applicant to contact Mr. Kimmerly at the City so conditions could be assessed and the repair and repointing of the brick reviewed. The windows and doors were discussed with the applicant. The use of a paneled bakers' alley door suggested instead of the proposed wrought iron gate. The applicant was happy to make this revision. He also confirmed that the existing front door was not historic and would need to be replaced. The panel configuration for the front door and bakers' alley door were reviewed and options agreed upon. The applicant also said there was no porch light and a new one would be installed.

**Motion:** The HARB upon motion by Mr. Brobst and seconded by Mr. Sell adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

1. The proposal to renovate the façade at 205 N 10<sup>th</sup> Street was presented by Peter Lewnes.
2. The renovations will be undertaken as proposed with the following clarifications,

modifications, or submittals:

- a. A new or salvaged wood paneled door with 4, 5, or 6 panels will be installed on the bakers' alley opening instead of a wrought iron gate.
  - b. All woodwork will be scraped, repaired/replaced, primed and painted
  - c. The existing five, vinyl windows will be replaced with new aluminum clad wood 1/1 double hung windows, tan in color, to fit the existing openings.
  - d. Specifications for the new porch light to be installed will be submitted to the City for approval.
  - e. The aluminum siding and stonecote will be removed from the front façade, and the historic brick will be repaired, repointed, cleaned and replaced where needed. The City must be contacted after the removal of the existing materials to assess the resultant conditions before proceeding. Brick will be repointed with a high lime-content mortar as necessary and following Preservation Brief #2 concerning brick repair and repointing.
  - f. The front door will be replaced with a new or salvaged 6 panel door.
3. The proposal to recommend a COA was unanimously approved. (6-0; motion carried; *Brobst, Fillman, Huber, Jackson, Roberts, Sell*)