

**HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ALLENTOWN, PENNSYLVANIA  
August 3, 2020**

**FINAL REVIEW**

**Address:** 147 N 10<sup>th</sup> St. -- Proposal to install a hanging business sign on primary façade

**Property located at:** 147 N 10<sup>th</sup> Street

**Agenda #1**

**Historic District:** Old Allentown

**Case #** HDC-2020-00017

**Property Owner:** Old Allentown Preservation Assoc

**Address:** 147 N 10th St, Allentown, PA 18102

**Applicant:** Mark Van Horn

**Applicant's Address:** 5930 Hamilton Blvd, Suite 104, Allentown, PA 18106

**Building description, period, style defining features:** The structure is a 3 bay, story, end of row house with mansard roof, double front dormer with gable roof, corbeled brick cornice, segmentally arched windows with 1 over 1 wood sash, corner storefront entrance, and renovated storefront with simple cornice. The house dates from c. 1892 and is Queen Anne Eastlake in style. There is a rear 2 story "ell" and a single story frame addition/office at the rear.

**Proposed alterations:** It is proposed to install a hanging business sign on primary façade (corner 10<sup>th</sup> and Turner). The sign will be oval in shape with red lettering and border to read "Law Office" and hand on a black scroll bracket.

**Staff Approvals:** N/A

**Violations:** N/A

**Background:**

- 1995 – Approved COA
- 1999 – Approved COA
- 2000 – Approved COA
- 2002 (2) – Approved COA
- 2008) – Approved COA

**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 differentiated from the old and 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:** 5.1.11 Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 11. Signs

**Evaluation, effect on historic district, recommendations:** This renovated and well maintained building has a corner projecting sign for Old Allentown Preservation Assoc. and an oval sign and a traditional scroll bracket at the rear office space. It is not totally clear if the current signs remain or not, but the proposal indicates a new wall mounted sign on the north side of the corner



entrance. The new sign is similar to the sign at the rear office and is oval in shape with red lettering, pinstripe, and "frame". The size of the sign is not indicated. The sign will read Law Office in a serif style lettering. The proposed work is historically appropriate.

**Discussion:** The applicant explained that he planned to move the existing sign at the back of the building to the front and repaint it. The sign will read "Law Office" after repainting. There were a few questions about the relationship between this sign and the sign for OAPA above. It was decided that there was enough space between the signs that confusion would be minimal. The HARB recommended using the same red as on the OAPA sign.

**Motion:** The HARB upon motion by Mr. Brobst 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 install a hanging business sign on primary façade at 147 N 10<sup>th</sup> Street was represented by Mark Van Horn.
2. The existing "Office" sign at the rear of the building will be moved to the front north west corner of the building as proposed.
3. The sign will be repainted to read "Law Office".
4. It will hang on the same black metal scroll bracket from the rear.
5. It was recommended to match the red color to the red on the existing OAPA sign.

**HARB Action:** The proposal to issue a COA was unanimously approved. (5-0; motion carried: Brobst, Huber, Jackson, Roberts, Sell)

**HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ALLENTOWN, PENNSYLVANIA  
August 3, 2020**

**FINAL REVIEW**

**Address:** 603.5 N St -- It is proposed to replace the porch beam and fascia and install handrails. In the words of the applicant “replacing rotted wood” and adding a handrail.

**Property located at:** 603.5 N 6th Street

**Historic District:** Old Fairgrounds

**Case #** HDC-2020-00015

**Property Owner:** Eric Smith

**Address:** 603.5 N 6<sup>th</sup> St, Allentown, PA18 102

**Applicant:** same

**Applicant’s Address:** same

**Building description, period, style defining features:** This structure is a 3-story brick row house with front facing Flemish gable, side pilasters, unique quarter circle third floor upper sashes, second floor oriel window with double hung wood windows with rounded corner detail and parapet details with double cornice molding and swag ornamentation, and a full front porch with turned wood handrailing, fluted columns, and wood decking. The house dates from c. 1901 and is Edwardian in style and unique in the row of house.



**Staff Approvals and background:**

- 8-2-10 COA to retain the 2<sup>nd</sup> floor bay windows as installed.
- 8-5-11 – Install a wooden shadow box fence.
- 4-21-15 – Install a shadow box fence.

**Violations:** Changed downspouts and front porch roof.

**Background:**

**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 differentiated from the old and 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:** 5.1.11 Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 7. Porches and Stoops

**Evaluation, effect on historic district, recommendations:** The violation for this case is the replacement of wood fascia and soffit with aluminum flashing over dimension lumber. The original crown molding has been replaced with angled aluminum. The proposed work is not historically appropriate and should be removed and replaced with new wood fascia and soffit and crown molding matching what was there originally. The building has a high level of architectural integrity and uniqueness.

The proposed work on the current submission also includes adding a handrail. It is not clear where the handrail will be located and what its materials, and design will be. If it is on the front porch the new should match the old.

**Discussion:** The discussion centered on understanding the work that had been done on the front porch and explaining what needed to be modified to the applicant. The applicant said he had owned the property for 10 years. He was confused with what he needed to change to meet HARB requirements so, in the end, a site visit was requested to work with him. He was willing to modify the work to meet HARB requirements. A photo from Google Streetview, captured in 2019, showed a turned wood handrailing. The HARB said he would need to match the historic railing and install in on the porch. He said the wood railings were still there

**Motion:** The HARB upon motion by Ms. Jackson 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 replace the porch beam and fascia and install handrails at 603.5 N 6<sup>th</sup> Street was represented by Eric Smith.
2. Aluminum cladding installed on the existing cornice (soffit, fascia, and beam) of the porch will be removed and new wood fascia, soffit and crown molding matching what was there originally installed.
3. The original wood handrail, as seen in the Google Streetview photo, is still in place and will be retained and repaired as needed.
4. A traditionally shaped wrought-iron style railing will be installed on the front steps.
5. The applicant must work with City staff to be sure modified work meets HARB recommendations.

**HARB Action:** The proposal to issue a COA was unanimously approved. (5-0; motion carried: Brobst, Huber, Jackson, Roberts, Sell).

## HISTORIC ARCHITECTURAL REVIEW BOARD

### CITY OF ALLENTOWN, PENNSYLVANIA

August 3, 2020

#### FINAL REVIEW

**Address:** 248 N 10th Street

**Proposed alterations:** It is proposed to do façade renovations as follows:

- Front Windows – replace all (5) with aluminum clad wood 1 over 1 windows including dormer
- Coal window – replace if needed with HARB approved option
- Transom/stained glass windows – living room window, insulate large ground floor window and ensure it is operational, ensure all exterior trim is remediated, do same for transoms
- Front & Baker door – restore both
- Storm door – add full glass bronze door
- Address – lettering for address in transom
- Porch roof – replace/repair HARB approved options
- Porch Railings – replace metal with wood balustrades
- Porch columns – replace metal with wood columns
- Porch steps – repair/replace with bull-nosed concrete steps
- Mansard roof – replace/repair HARB approved options – slate/Slateline
- Gutters/downspouts – repair/replace HARB approved options
- Woodwork – all woodwork repair/restore/replace/scrape/prime/paint
- Lighting – a new larger porch light will be installed with dusk to dawn light

**Property located at:** 248 N 10th Street

**Historic District:** Old Allentown

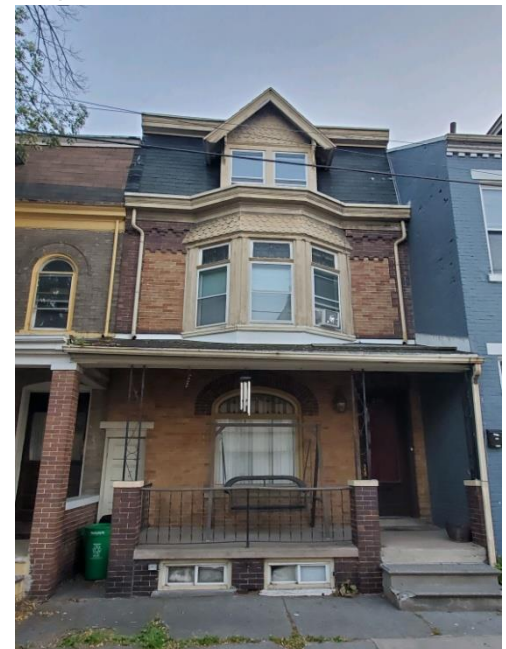
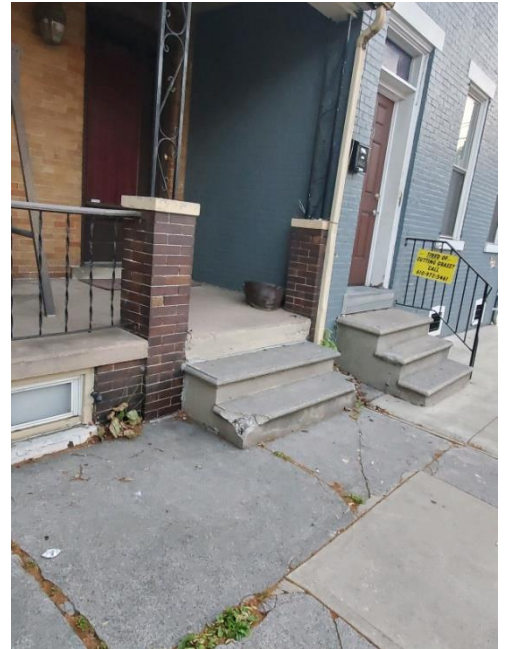
**Property Owner:** Victor Manuel Alicea

**Address:** 248 N 10th St, Allentown, PA 18102

**Applicant:** Peter Lewnes

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

**Building description, period, style defining features:** This structure is a 3 story attached polychrome brick dwelling with a Mansard roof, dormer with paired double hung windows, a second floor oriel windows with stained glass transoms, wide first floor window with basket arched transom with stained glass, and a full front porch with brick pedestals and replacement open metal posts. The house dates from c. 1910 and is Queen Anne in style.



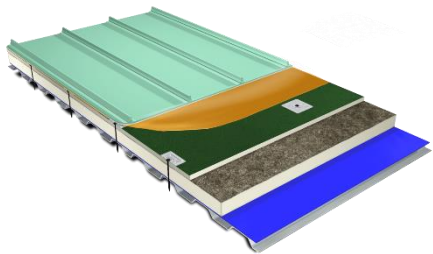
**Staff Approvals:** N/A

**Violations:** N/A

**Background:**

**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 differentiated from the old and 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:** 5.1. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 3. Roofing 5. Windows 6. Doors 7. Porches and Stoops 10. Streetscapes and Outdoor Features 12. Lighting

**Evaluation, effect on historic district, recommendations:** The proposed renovations are historically appropriate in approach:

- All transoms should be retained (which appears to be proposed). Replacement of double hung sash below the transom meets the local historic guidelines if the new windows match the existing windows in size and are aluminum clad wood as proposed. It is not recommended to cover the stained glass with storm windows.
  - Replacing the existing Mansard roof with GAF Slateline shingles in Antique Slate color is historically appropriate. Replacement with slate, if budget allows, would be an ideal solution.
  - Replacing the existing porch roof (currently appears to be 3 Tab shingles) with Slateline shingles, if the slope meets minimum required, is historically appropriate. Another option is Sarnafil membrane roofing with ribs to simulate standing seam metal roofing (or without ribs) in patina green color:
- 
- Replacing existing non-historic porch posts and railings with wood columns and wood railing is historically appropriate. Exact design on both needs to be determined. Submitted photo of turned wood balustrade and round Doric columns would be appropriate. Railing could also be simple square balusters of generous dimension and be historically appropriate.
  - Existing K gutter on porch should be replaced with half-round gutter and round downspout. Color to blend with paint color of trim. Existing built-in gutter should be repaired and relined as needed
  - All other work items are historically appropriate

**Discussion:** The proposed work was reviewed. The treatment of the stained glass windows and the basement windows had some discussion. It was agreed the stained/leaded glass windows would not receive any storm panels but be cleaned up and caulked at the perimeter. The basement windows would be changed from sliding to hopper type windows. The porch columns and railings also were discussed. Not all HARB members received photos of proposed replacements, however the concept to use Doric columns and salvaged wood railings was supported if final selections reviewed by City staff. The same was required for the new light fixture.

**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 for façade renovations at 248 N 10th Street was represented by Peter Lewnes.

2. All five front windows will be replaced with aluminum clad 1 over 1 wood windows to fit the existing openings
3. The basement windows will be replaced with new hopper style windows to fit the existing windows
4. The stained glass transoms will be repaired and made weather tight. No storm panels will be placed over the transoms or living room window
5. The front and grocer alley doors will be restored
6. A full-light glass storm door in bronze aluminum may be installed over the front door
7. Address numbers will be placed in the front door transom
8. The Mansard and porch roofs will be replaced with GAF Slateline shingles in the Antique Slate color
9. The existing concrete porch steps will be replaced with bull-nosed concrete steps
10. Gutters and downspouts will be replaced with new half round gutters and round downspouts if needed
11. All woodwork will be repaired and repainted
12. The existing metal porch railings will be replaced with salvaged historic wood railings. The final railings must be approved by City staff
13. The existing metal porch columns will be replaced with Doric wood columns. The final selection must be approved by City staff
14. A new larger porch light will be installed with dusk to dawn light. The final selection must be approved by City staff.

**HARB Action:** The proposal to issue a COA was unanimously approved. (5-0; motion carried: Brobst, Huber, Jackson, Roberts, Sell)

## HISTORIC ARCHITECTURAL REVIEW BOARD

### CITY OF ALLENTOWN, PENNSYLVANIA

August 3, 2020

### FINAL REVIEW

**Address:** 318 N 8th Street

**Proposed alterations:** It is proposed to do rear façade renovations as follows:

- Enclose patio
- Install outdoor patio
- Replace 2<sup>nd</sup> floor rear exterior balcony banister
- Install 3 new rear windows on 3<sup>rd</sup> floor
- Install all new windows on front façade

**Historic District:** Old Allentown

**Case #** HDC-2020-00023

**Meeting date:** August 3, 2020

**Property Owner:** Ryan Sabo

**Address:** 318 N 8<sup>th</sup> St, Allentown, PA 18102

**Applicant:** same

**Applicant's Address:** same

**Building description, period, style defining features:** This structure is a 3 bay, 3 story attached red brick dwelling with a flat roof, pressed metal cornice, 2 story oriel windows, 1 over 1 windows on the front, segmentally arched window heads with eyebrow lintels, an ornate Italianate door hood, and historic doors. At the rear of the property there is a 1 story addition attached to the rear 2 story portion of the building with rear open porch with square posts and simple brackets. The windows on the rear are original 2 over 2 double hung windows. The third floor rear wall is frame with decorative wood shingle siding. The house dates from c. 1876 and is Queen Anne in style.





**Staff Approvals:** N/A

**Violations:**

- Zoning (May 15 2019) -- HOUSE BEING RENTED OUT AND MAY BE A 2-UNIT OR ROOMING HOUSE. OWNER DOES NOT LIVE HERE. ABANDONED CAR IN REAR AND PARKING ON GRASS.
- Zoning (Jul 6 2020) -- REAR PORCH WAS ENCLOSED WITH NO ZONING OR HARB APPROVAL AND NO ALTERATION PERMITS

**Background:**

**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 differentiated from the old and 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: 5.1.** Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 5. Windows 7. Porches and Stoops 10. Streetscapes and Outdoor Features

**Evaluation, effect on historic district, recommendations:** The proposed work is not historically appropriate and does not meet the Design Guidelines for Allentown. In addition, scaled architectural drawings should be developed and provided for HARB review. They will also be needed for building permit.

- Window replacements are not historically appropriate. New replacement windows should match the existing or historic configuration – at the rear 2 over 2. In the front the description of the house indicated both 2 over 2 and 6 over 6 divided lights windows. A choice could be made for either one. The windows must be aluminum clad wood windows and they must match the size of the existing opening exactly.
- Windows and doors in rear enclosed porch – the proposed sliding windows and fixed windows are not appropriate sizes or styles. Window should be proportioned to match historic windows and grouped together to create larger window areas if desired.
- Siding – style of cedar siding needs to be determined. Is it clapboard? Removal of the character defining wood shakes is not historically appropriate. Have shingles made to match the existing and repairing the siding may be more cost effective than replacing all the shingle.
- Second floor porch railing is not historically appropriate as constructed and should be replaced with an historically appropriate wood railing (at code required height) and painted.
- The involvement of an architect familiar with historic districts and historic design guidelines is recommended.

**Discussion:** The applicant explained what work he had done and why. It was evident that the applicant was knowledgeable of construction to some degree. He was willing to work with the HARB on many of the items requested which included the front façade windows and shingles and the rear façade windows and shingles. The enclosed porch work was explained. Several options to improve the appropriateness of the work were offered. The HARB studied the distance the enclosed porch was from the rear alley and, in the end, felt that it was a significant factor. A compromise was developed that allowed the applicant to keep the sliding door and sliding window but with some modification. The siding was also discussed and the HARB worked with the applicant's proposal with modifications. The HARB made their motion based on specific unusual circumstances for this proposal only.

**Motion:** The HARB upon motion by Mr. Brobst 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 for rear façade renovations at 318 N 8th Street was represented by Ryan Sabo.
2. The windows on the front façade will be retained, repaired, and repainted as needed. The existing storm windows may be replaced in kind. Existing wood shingles on the front will be repaired with new to match as needed.
3. The windows on the rear façade of the house will be replaced with new 2 over 2 aluminum clad wood windows to fit the original size of the historic windows.
4. Windows in rear enclosed porch will be modified as discussed at the meeting. The narrow fixed window will be removed, and the existing sliding window will be lowered to match the height of the sliding door. The proposed sliding window and large sliding door will be allowed because of long distance from the rear alley and plantings to be installed to obstruct view. The sliding door was also approved because of the sloped floor on the interior of the enclosed porch. In-swinging doors would not function because of this condition.
5. Cedar board and batten siding will be installed on the enclosed porch. The boards will be approximately 12" in width.
6. All rear shingle siding will be repaired with match shingles and painted.
7. The second floor porch railing and planter box will be painted, including the red oak cap. Any pressure treated material may be allowed to dry before painting.
8. Half round gutter and round downspout will be installed on the enclosed porch.

**HARB Action:** The proposal to issue a COA was unanimously approved. (5-0; motion carried: Brobst, Huber, Jackson, Roberts, Sell)

## HISTORIC ARCHITECTURAL REVIEW BOARD

### CITY OF ALLENTOWN, PENNSYLVANIA

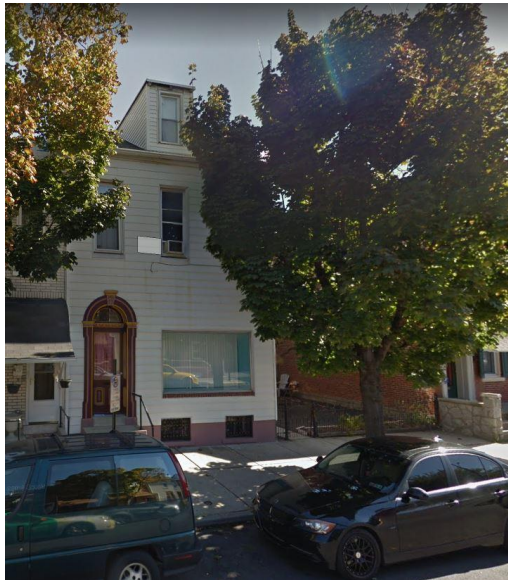
August 3, 2020

#### FINAL REVIEW

**Address:** 215-217 N 11th Street --

Proposed alterations: It is proposed to do façade renovations as follows:

- Siding Front & side – remove siding from front & side – ascertain what condition brick is in-
- Brick – if brick is good or paint under the siding, remove, repair as needed – if front is good brick will evaluate renovating the side brick.
- Front Windows – replace all front windows with wood/aluminum clad 1 over 1 to fit original openings. Replace picture window with a grouping of windows with molding above similar to image submitted.
- Side windows – paint windows and capping with appropriate vinyl paint
- Rear siding – paint with historic color
- Lighting – install HARB approved light next to front door on dusk to dawn
- Roof – if replacement needed, HARB approved option
- Downspout/gutters – replace with HARB approved if needed, if not paint
- Shutters – install 3 sets of louvered shutters on 2nd floor front windows if funds allow
- Front fence – restore wrought iron fence with closely matched finials, scrape/prime/paint



**Historic District:** Old Allentown  
**Property Owner:** Ramona Suriel

**Address:** 215 N 11th Street, Allentown, PA 18102

**Applicant:** Peter Lewnes

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

**Staff Approvals:** N/A

**Violations:** N/A

**Background:** 1984 – Approved COA for to replace windows in rear façade  
1993 – Approved COA for the following

**PROPOSAL:** To rebuild second floor side porch. The structure of the existing porch is failing. A sketch has been submitted.

**APPLICANT AMENDMENTS:** Decorative spindles, brackets and finials above and behind the porch roof will remain.

**HARB AMENDMENTS:** Original porch elements should remain.

**ARCHITECTURAL DESCRIPTION AND BACKGROUND:** This two and a half story rowhouse was built circa 1887. A gabled dormer projects from the gable roof. Siding clads the structure. Windows are 1/1 with a very large picture window on the first floor. The second floor side porch has an asphalt single shed roof and is constructed of straight, lumber. The porch is a later modification to the house. It overlooks an open side yard.

1998 – Approved COA for the following:

**Approved Alterations:** Replacement of red asphalt shingle with smooth texture, double 4" vinyl siding on the third story dormer of the front gable of the home.

**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 differentiated from the old and 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:** 5.1.11 Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 2. Historic Masonry 3. Roofing 4. Walls, siding and trim 5. Windows 6. Doors 7. Porches and Stoops 12. Lighting

**Evaluation, effect on historic district, recommendations:** The proposed work is historically appropriate. Below are more specific comments:

- Removal of the aluminum siding on the front and side will improve the historic appearance of the house tremendously. Brick repair and repointing should follow Preservation Brief #2 recommendations and use soft mortar for pointing.
- It is recommended to use GAF Slateline roofing for the replacement for the main roof. Antique Slate color.
- Shutters (louvered) on the second floor would be historically appropriate. They should be appropriately sized to the opening.

**Discussion:** The discussion focused on the treatment of the first floor front windows and the proposal for removing siding. The applicant said the first step would be to remove aluminum siding from the front. The brick would be repaired and repointed as needed following historic standards as recommended. If brickote, it would be removed or painted. If the work at the front of the building turns out to not be extensive, the proposal would be to continue the same work on the side of the building. It is expected that infill above the short first floor front windows will need to be covered in some way. The applicant's plan was to add some type of heavier casing and decorative cornice. The exact design of this work would need to be determined in the field when conditions revealed.

The HARB suggested the use of GAF Slateline shingles in the Antique Slate color. They also debated the most appropriate configuration of the new windows on the second and third floors. It was decided that 1 over 1 would be the most appropriate because of the narrow proportions of the windows and the existence of mostly 1 over 1 in the neighborhood.

**Motion:** The HARB upon motion by Mr. Huber 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 façade renovations at 215 N 11th Street was represented by Peter Lewnes.
2. The existing siding will be removed from the front. The condition of the brick or brickote will be assessed.
3. If brickote exists it will be painted or removed. If brickote removed the brick will be repaired and repointed as needed following Preservation Brief #2.
4. If front façade work is not too extensive, the siding on the side of the building will be removed and the existing brickote or brick treated in similar fashion to the front.
5. All front façade windows above the first floor will be replaced with aluminum clad 1 over 1 wood windows to fit original openings. New casing and cornice will be installed above the existing first floor windows or they will be replaced with new larger windows to fit the height of the original opening. New trim and casing would need City staff review and approval.
6. The side vinyl windows and capping will be painted with appropriate paint
7. The rear siding (and side if not removed) will be painted with historic color
8. A new light fixture will be installed next to the front door. The selection must be approved by City staff.
9. If the roof needs replacement it will be replaced with GAF Slateline shingle in the Antique Slate color.
10. Gutters and downspouts will be replaced with new half round gutters and round downspouts if needed. If replacement not needed, they will be painted
11. Three sets of historically appropriate salvaged louvered shutters may be installed on 2<sup>nd</sup> floor front windows.
12. The front wrought iron fence will be restored with closely matched finials and painted

**HARB Action:** The proposal to issue a COA was unanimously approved. (5-0; motion carried: Brobst, Huber, Jackson, Roberts, Sell)

## HISTORIC ARCHITECTURAL REVIEW BOARD

### CITY OF ALLENTOWN, PENNSYLVANIA

August 3, 2020

### FINAL REVIEW

**Address:** 627 Liberty Street

Proposed alterations: It is proposed to do façade renovations as follows:

- Exterior façade – strip paint off the brick, repair any damaged brick, spot or repoint where necessary
- Replace 4 windows (including dormer) with Harvey majesty 1 over 1 window in bronze solid wood aluminum clad to original sized opening
- Replace steps with brick stairs with stone treads or concrete stairs will bull nose
- Install a HARB approved wrought-iron railing on new stairs
- Replace entry-door with a HARB approved door – half glass?
- Install a HARB approved grocers alley door
- Install louvered shutters on 2 second floor windows
- Install a HARB approved porch light
- Install gold leaf address numbers in transom window

**Property located at:**

**Historic District:** Old Fairgrounds

**Case #** HDC-2020-00026

**Property Owner:** 627 W Liberty LLC

**Address:** St, Allentown, PA 18102

**Applicant:** Peter Lewnes

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



**Building description, period, style defining features:** This structure is a 2 bay, 2 ½ story attached painted brick dwelling with single roof dormer, corbelled brick cornice, 2 over 2 double hung windows with carved flat headers, replacement front door with original transom, and shared grocer alley. The building dates from c. 1880 and is Federal Revival in style.

**Staff Approvals:** N/A

**Violations:** N/A

**Background:**

**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 differentiated from the old and 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:** 5.1.11 Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 4. Walls, siding and trim 5. Windows 6. Doors 7. Porches and Stoops 12. Lighting

**Evaluation, effect on historic district, recommendations:** Due to a conflict of interest, I will need to recuse myself from making recommendations on the project.

**Discussion:** The discussion on this project was focused mostly on the front doors. Because of the existing electric meter in the grocer alley it was realized the door would need to be inset. An open wrought iron gate was recommended instead of a solid wood door. The HARB recommended choosing something similar to examples shown in the Design Guidelines. The selection would need City staff approval. The configuration of the front door was also modified for privacy as suggested by Mr. Brobst. He recommended a solid paneled door.

**Motion:** The HARB upon motion by Ms. Roberts 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 replace existing wooden fence in the backyard of the property with vinyl fencing at 627 Liberty Street was represented by Peter Lewnes.
2. The existing paint may be stripped from the brick as proposed, and brick repaired and repointed where necessary following Preservation Brief #2.
3. The existing front windows may be replaced with 1 over 1 aluminum clad wood window in bronze color. The windows will fit the size of the original openings.
4. The front concrete steps may be replaced with brick steps with stone treads or concrete steps will bull nose treads.
5. A new traditional shaped wrought-iron railing may be installed on the new steps
6. The existing front door will be replaced with a solid paneled door to fit the existing opening.
7. A wrought iron grocers alley gate will be installed. It must have City staff approval.
8. Historically appropriate salvaged louvered shutters may be installed on the second floor windows
9. A new light fixture will be installed next to the front door. The selection must be approved by City staff.
10. Gold leaf street address numbers will be installed in the transom window

**HARB Action:** The proposal to issue a COA was unanimously approved. (5-0; motion carried: Brobst, Huber, Jackson, Roberts, Sell).

## HISTORIC ARCHITECTURAL REVIEW BOARD

### CITY OF ALLENTOWN, PENNSYLVANIA

August 3, 2020

### FINAL REVIEW

**Address:** 1021 Turner Street

Proposed alterations: It is proposed to do façade renovations as follows:

- Exterior façade – strip brick-coat off of brick, repair any damaged brick, repoint with historically appropriate mortar
- Replace all windows with Harvey majesty 1 over 1 window in bronze solid wood aluminum clad to original sized opening
- Replace steps with brick stairs with stone treads or concrete stairs with bull nose
- Install a HARB approved wrought-iron railing on new stairs
- Restore/Replace all-doors with a HARB approved door – half glass?
- Install gooseneck lights over storefront and architectural lighting on façade – small bronze up/down lighting
- Install gold leaf address numbers in transom window

**Historic District:** Old Allentown

**Case #** HDC-2020-00028

**Property Owner:** Dairy on Turner LLC

**Address:** 28 E 3<sup>rd</sup> St, Bethlehem, PA 18015

**Applicant:** Peter Lewnes

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

**Building description, period, style defining features:**

This 2-story brick single building, ca 1916 is an Early Twentieth Century commercial building. It has a flat roof with projecting eaves, dentilated cornice, and a parapet. The 1<sup>st</sup> floor has original storefront windows as well as the three 1/1 sash windows enclosed in a single arched frame on the 2<sup>nd</sup> floor. A projecting modillioned cornice appears at the roof line, below the parapet. The window openings on both half-street elevations have arched frames with arched brick lintels. There are basement window grilles visible. The main entry is a single glazed door with transom and there is a concrete stoop.





**Staff Approvals:** N/A

**Violations:** N/A

**Background:**

**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 differentiated from the old and 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:** 5.1.11 Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 4. Walls, siding and trim 5. Windows 6. Doors 7. Porches and Stoops 12. Lighting

**Evaluation, effect on historic district, recommendations:** Due to a conflict of interest, I will need to recuse myself from making recommendations on the project.

**Discussion:** The discussion focused on unusual condition of 3 primary facades. The applicant said the proposed work would be addressing existing openings at this time and that any new openings proposed or other alterations would come back to the HARB for review. The applicant also explained that the brickote was falling off in many locations so its removal should be possible without much damaged to the underlying brick.

**Motion:** The HARB upon motion by Ms. Jackson 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 do façade renovations at 1021 Turner Street was represented by Peter Lewnes.
2. The existing brickote will be removed from the existing brick. The historic brick will be repaired and repointed following Preservation Brief #2.
3. All windows will be replaced with aluminum clad 1 over 1 wood windows in bronze color. The new windows will fit the size of the original openings
4. The existing front steps will be replaced with brick steps with stone treads or concrete steps will bull nose treads
5. A new traditional shaped wrought-iron railing will be installed on the new steps
6. The existing doors will be repaired or replaced with new or salvaged doors to be approved by City staff.
7. Gooseneck lights will be installed over storefront. Small bronze up/down architectural lighting will be installed on façades as proposed.
8. Gold leaf street address numbers will be installed in the transom window
9. Applicant will come back to HARB for any new openings or additional work.

**HARB Action:** The proposal to issue a COA was unanimously approved. (5-0; motion carried: Brobst, Huber, Jackson, Roberts, Sell).