

**FINAL REVIEW
CITY OF ALLENTOWN, PENNSYLVANIA
HARB
May 9, 2019**

Item #1 - Case # HDC-2019-00009 – Proposal to construct a wood deck on second floor above concrete porch.

Property located at: 223 N 11th Street

Agenda #1

Historic District: Old Allentown

Case # HDC-2019-00009

Meeting date: May 6, 2019

Property Owner: Tim F Driscoll

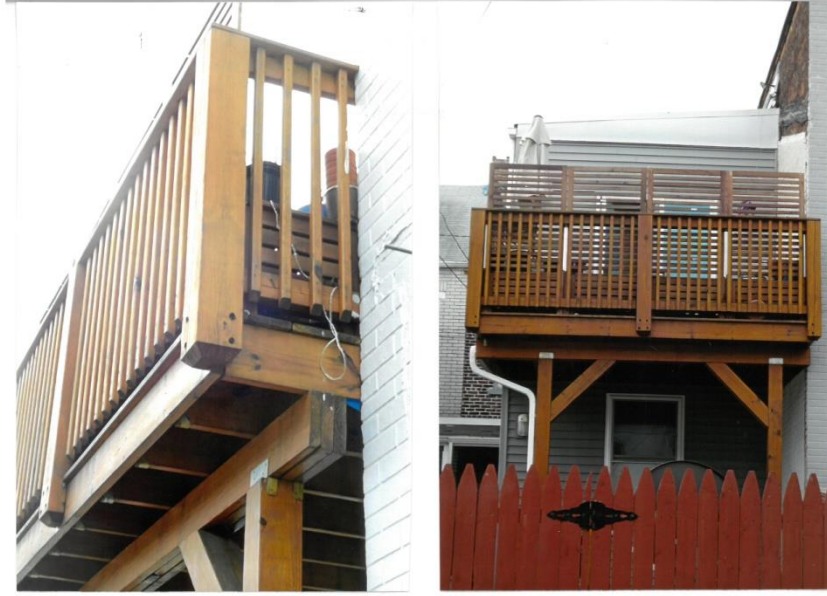
Owners Address: PO Box 54 Macungie,
PA 18062

Applicant: same

Applicant's Address: same

Building description, period, style, defining features: This structure is a 3 story, 3 bay, painted brick, end-of-row house that formerly had a storefront. The house has a Mansard roof with small dormer and corner tower, corbelled brick details at cornice and tower, segmentally arched window openings with 1/1 sashes. The storefront has been infilled with brick, (2) 1/1 windows to match existing, and new entry with transom above. A new set of brick steps with metal railing lead to the entry. The house dates from c. 1890 and is Eastlake/ Queen Anne in style. The rear of the house has a 2 story inset porch at the corner and remnants/evidence of a porch along the rear.





Proposed alterations: It is proposed to construct a wood deck on second floor above concrete porch.

Staff Approvals: 11/21/2017. Remove existing architectural shingles on small overhang/cornice between first and second floors and install either three tab shingles or 4 tab slate look asphalt shingles, dark gray or black in color. Remove existing red three tab asphalt shingles on the peak of the corner tower and install either three tab shingles or 4 tab slate look asphalt shingles, dark gray or black in color.

Background: HARB Case HDC-2018-00012. Proposal to fill in two existing windows on the Oak Street side of the building. HARB recommended the windows not be closed up. Aluminum clad windows (Trimline or equivalent) will be installed in the windows. Metal frames with fixed wire glass panel(s) will be installed over the new windows.

The applicant was denied use of the windows and materials by the Fire Inspector. The proposed COA by HARB is therefore rescinded. The applicant will have plans drawn up to move the fire escape which will be reviewed by the Fire Marshal, HARB Secretary, HARB, Zoning and Engineering. If possible and with consultation with the Historic Preservation Specialist, the HARB Secretary may staff approve the plans to move the fire escape.

HARB Case ##HDC-2017-00009 from June 5, 2017. Approved by Council June 21, 2017.

1. The proposal to amend current COA to allow existing fenestration at 223 N 11th Street was presented by Tim Driscoll and Tom Schleicher.

2. Option 1: Residential Option: The door will be moved to the side and windows matching the second floor windows in width and approximate height would be installed directly below the second floor windows. (As approved last month)
3. Option 2: Commercial Storefront Option: Not approved at this time; tabled for further information and drawings. In this option the door will stay at the center and larger storefront-scaled windows installed on either side of the door.

HARB Case #HDC-2017-00009 from May 1, 2017

1. The proposal to façade repairs at 223 N 11th Street was presented by Tim Driscoll.
2. The existing front entry door will be shifted to the right and replaced with a 2/3 or 3/4 light wood or smooth fiberglass door with a transom. (It is recommended to paint the wood or fiberglass door)
3. The existing first floor windows on front façade will be replaced with Trimline aluminum clad wood windows matching the size and sill height of the original windows. Segmental arches will be recreated above the new windows and door. The windows and door must align with the second floor windows.
4. The storefront cornice will remain as a remnant of the former storefront in the building.
5. The front concrete porch and sidewalk will be reconstructed as existing and the porch and steps will have a bullnose detail. The bilco door on the right side will be eliminated and new steps to the porch constructed in line with the new door. The new porch will span the entire width of the façade, have the same depth as existing, and have wrought iron railings to match those next door.
6. The new exterior light will operate dusk to dawn. A cut sheet on the proposed light will be submitted to staff for approval.
7. The existing white aluminum siding will be removed and replaced with brickote. The brickote should match the coursing and texture of the original as closely as possible and be painted to match new paint on the rest of the exterior.

HARB Case #1994-44 - Heard/approved on November 7, 1994-Approved by Council November 15, 1994.

To improve first floor appearance by:

1. Removing aluminum siding at first floor front façade
2. Replacing brickote to match remainder of building at first floor front façade
3. Replacing existing first floor front façade windows with sash windows
4. Replacing existing front door with a six panel steel door

Applicant Amendments:

First floor windows will be made narrower. An arch will be made in the brickote above the windows. Will consider using a wood door.

Violations: n/a

Guideline Citation: 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: 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 7. Porches and stoops

Evaluation, effect on historic district, recommendations:

The proposed work for 223 N 11th is historically appropriate in concept with modifications recommended to make the construction less suburban in character. If possible, consideration should be given to rebuilding the brick piers as supports for the second floor porch. If that is not feasible, 6 x 6 posts were historically used and would be appropriate. A historically common corner chamfer detail might be considered for the posts. The projection of the handrail support posts beyond the face of the porch structure on the second floor is not a historically appropriate detail and consideration should be given to moving the posts to align with the posts below behind the rim joist. The size of the balusters should be increased to 1 ¼" – 1 ½" if possible and

they should be placed to the inside of the top and bottom 2 x “rails” to give the balustrade a more historic appearance. (As opposed to the detail at 221 N. 11th.) The posts, beams, joints, and balustrades should be painted or stained with an opaque stain to look like paint. Porches were historically painted. The porch decking might remain unpainted or the use of T&G composite decking (Aeratis Heritage decking are equal) be considered.

Currently there are pipe railings on the north side of the first and second porches; will these be replaced with new porch railings, and will there be a matching railing along the east side of the first level of the porch? The first floor porch level might require a railing/guard due to its height above grade.

Discussion: The discussion focused on the main items of the porch construction. The option to reconstruct brick piers was dismissed and the details of the wood posts discussed in more depth. Stop chamfers, an historic detail, were recommended, and the applicant agreed to add the detail. After an extended discussion, the design of the railing/guard was altered to match a photo of a railing found in Key West by the applicant. It was agreed the “Key West” railing was more traditional in detailing and superior to the railing proposed. Mr. Huber asked that the baluster be at least 1 ½” in size. The HARB agreed with the recommendation. The floor decking for the upper level was questioned and the applicant said he could use 1 x 4 yellow pine decking. HARB members steered the applicant to fir instead of yellow pine for longevity and the applicant also said he would consider using Ipe, a very long lasting wood. The use of a composite tongue and groove decking such as Aeratis “Heritage” was suggested as an alternate to wood. Samples were shown to the applicant. The final items discussed were a solid stain for the railings, posts, and structure and a metal railing on the grade level concrete steps.

Motion: The HARB upon motion by Mr. Brobst 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 construct a wood deck on second floor above concrete porch at 223 N 11th Street was represented by Tim Driscoll.
2. The second floor porch will be supported on 6 x 6 (nom.) posts as proposed. A chamfer detail will be added to the four corners of the posts above the intersection with the handrail/guard.
3. The second floor railing posts will be reduced in size to be 4 x 4 (nom.) and moved to the inside of the rim joists.
4. The new railing system/guard will be constructed of wood and designed to match the “Key West” railing in the photo presented at the HARB meeting.
5. The balusters in the railing will be a minimum of 1 ½” square and the railing system will be 42” high on the second floor.
6. Matching railings will be installed on the first floor of the porch including the existing inset porch areas, except that the height of the railing on the first floor will be determined by prevailing building code.
7. The porch decking material will be 1x4 (nom.) tongue and groove fir or Ipe. A composite 1 x 4 (nom.) tongue and groove “Heritage” porch decking by Aeratis (or equal) was also approved as an alternate to wood.
8. The posts, railings and structure will be finished with a solid, opaque colored stain to look like paint in a color that blends with the building colors.
9. A black steel, traditionally shaped, handrail will be installed on one or two sides of the steps to the concrete porch.

The proposal to recommend a COA was unanimously approved. (6-0; motion carried; Brobst, Fillman, Huber, Roberts, Sell)