

**Allentown Historical Architectural Review Board  
COA Preliminary Review Sheet**

---

**HDC-2024-00031**

**Address: 301 N 10<sup>th</sup> Street**

**District: Old Allentown Historic District**

**Owner: Julio Blanco**

**Applicant: Julio Blanco**

**Proposal: Replace siding**

---

**Building Description:** This 2½-story brick end of row house, ca 1885 is Federal/Victorian with Italianate influences. The gable roof has a single dormer, projecting eaves, bracketed cornice, a scrollwork on the frieze, a single chimney with drip ledges and slate shingles. The dormer window has an aluminum awning. There are 1/1 sash windows, the lintels have been removed but it is possible to see the marks where the eyebrow lintels had been.

The main entry is a single modern door, has 3 small windows, with a transom and projecting moldings as well as an aluminum awning. Here also the mark from the lintel that was removed is visible. There is a concrete stoop and steps with wrought iron railing. The foundation is marble and displays 2 basement window grilles. There is a wood fence in the back/side yard.

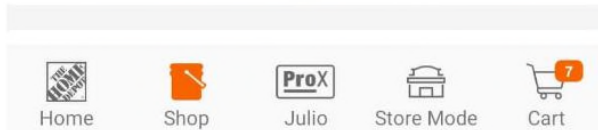
**Project Description:**

This application proposes to replace the siding on the rear side of the property.

---

**3 ft. x 165 ft. HomeWrap  
Housewrap (495 Sq.Ft)**

★★★★★ (109) ▾



**Proposed Materials (Applicant)**

[Home](#) / [Building Materials](#) / [Siding](#) / [Vinyl S](#)

**Best Seller**

**Double 4.5 in. x 145 in. White Dutch  
Lap Vinyl Siding**

★★★★★ (85) ▾



**Proposed Materials (Applicant)**

**Allentown Historical Architectural Review Board  
COA Preliminary Review Sheet**

---



**Existing Siding (Staff)**



**Existing Siding (Staff)**



**Existing Siding (Staff)**



**Existing Siding (Staff)**

**Allentown Historical Architectural Review Board  
COA Preliminary Review Sheet**

---

**Applicable Guidelines:**

**Section 3.2 – Wood Siding & Trim**

**3.2.4** Repair and restore wood siding, cladding, and trim whenever possible. Preserve wood features such as cornices, brackets, window and door moldings, and bay windows. Trim work is an essential part of a building's architectural character. Unique features of a building should be preserved. Repair historic wood features by patching, piecing-in or Dutchman repairs, consolidating or otherwise reinforcing the wood using recognized preservation methods. Repair may also include limited replacement in-kind of extensively deteriorated or missing parts of wood features.

**3.2.5** Replace deteriorated materials in-kind if repair is infeasible. New materials should replicate the original as closely as possible in material composition, size, profile, shape, pattern, and appearance. If historic wood siding or trim was an identifiable or visually distinctive species, it is recommended that the same species be used for the replacement.

**3.2.6** Avoid installation of aluminum, vinyl, or synthetic materials that were unavailable when a building was constructed. Aluminum, vinyl, fiber-cement, or other synthetic cladding are not appropriate for historic properties because of their visual impact and because their installation can cause other deterioration problems. It is not appropriate to cap or cover existing wood with these types of materials. It is not appropriate to remove original wood cladding or trim features and replace them with aluminum, vinyl, fiber-cement, or synthetic materials.

**3.2.7** Consider removal of existing aluminum, vinyl, or synthetic cladding over building features. Historic materials sometimes remain intact below this type of cladding and can be restored. In-kind replacement of existing non-historic siding that was in place before the historic district was designated may be allowed in some cases. Consult with Staff and HARB during early project planning stages. Provide photographs or documentation of existing conditions and wall materials below non-historic siding to help determine the appropriate treatment.

**3.2.8** Inspect painted wood thoroughly to determine whether repainting is necessary or if cleaning is all that is required.

**3.2.9** Remove peeling, flaking, or failing paint to the next sound layer of paint using the gentlest methods possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include hand-scraping and hand-sanding, and when necessary, mild chemical strippers or gentle micro-abrasion methods. Sand blasting, high pressure power washing, and mechanical grinders should not be used to remove paint from any surface. Evaluate the condition of the wood surface (also referred to as the substrate) and address any moisture infiltration and deterioration issues before priming and repainting.

**3.2.10** Paint once the surface is clean and dry. Use a paint type that will adhere properly to the wood surface, such as oil-based paint. Marine grade paints are also recommended because they perform well over longer periods of time in wet climates.

**3.2.11** Recommendation Only: Repaint with the existing colors, appropriate to the building's period of significance, and compatible with the historic character of the district. Paint color is not reviewed by HARB but it is recommended to select colors sensitive to the historic surroundings.

**Observations & Comments:** It is not clear based on the application the extent of the siding replacement; whether it is the entire rear portions with siding or just areas of damage. It appears there has been fire damage in the rearmost addition and the existing metal siding, which was previously installed to cover existing wood siding has been pulled away. Based on the photographs, it does appear that the existing wood siding remains beneath the metal siding and is largely intact. Replacing siding with a vinyl siding is not historically appropriate per the guidelines. It may be acceptable to replace the metal siding with an in-kind replacement, but per Section 3.2.7, the recommended approach would be removing the existing metal siding that is covering the original wood siding and repairing and repainting the extant wood siding.

**Staff Recommendation:** It is recommended to deny the application.

---

## Allentown Historical Architectural Review Board COA Preliminary Review Sheet

---

**Discussion:** The applicant noted that he did not know about the requirement to use the existing material. It was noted that the fire damaged the existing aluminum siding. Discussion was had as to if aluminum siding to match the existing was available to purchase. Two options were discussed: replace the damaged/missing siding with metal siding or remove the metal siding and repair/paint the wood siding beneath. It was noted that the window glazing was also damaged during the fire damage and the frames still remain. The applicant also asked what should be done with the roof, which is currently covered with blue plastic. The roof was not included in this application, but the work can be a staff approval at a later date since it is a flat roof and will be replaced like for like.

**Action:** Mr. Huber made a motion to approve, with conditions, the application presented on May 6, 2024, for the replacement of siding at 301 N 10<sup>th</sup> Street with the following conditions agreed to by the application following sections of the Guidelines for Historic Districts: Chapter 3, Section 3.2 – Wood Siding & Trim and find that there are no circumstances unique to the property:

- Repair wood siding and paint.
- Repair broken windows (replace glass) and paint.

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