

FINAL REVIEW
CITY OF ALLENTOWN, PENNSYLVANIA
HARB
June 12, 2019

Case # HDC-2019-00014 – Proposal to do façade improvement, restoration and rehabilitation

Property located at: 220 N 10th Street

Agenda #5

Historic District: Old Allentown

Case # HDC-2019-000014

Meeting date: June 3, 2019

Property Owner: Charon

Davis/Community Action Committee of the
LV

Owners Address: 1337 E 5th St,
Bethlehem, PA 18015

Applicant: Peter Lewnes

Applicant's Address: CADCA 523-525 N
7th St, Allentown, PA 18102

Building description, period, style, defining features: This 2½-story brick end-of-row house, ca 1865, is Federal in style with some Victorian modifications and details. The asphalt shingle gable roof displays a single dormer sided with asphalt shingles, a gable roof with brick cornice with dentils, and 6/6 vinyl windows with flat wood lintels. The main entry is a single glazed door with transom and a concave Allentown hood that stands alone, with closed ends and decorative wood brackets. There is a shared grocer's alley with a paneled door.





Proposed alterations: It is proposed to do façade improvement, restoration and rehabilitation as follows:

1. Brick – Front & Side spot point where necessary with appropriate mortar.
2. Roof – repair or replacement with Slateline shingles or real slate
3. Electric Service - meter to be moved to side of property
4. Water table – remove or not, need appropriate way to handle
5. Steps – repair treads with new bluestone or brownstone steps
6. Dormer and all woodwork – repair/restore/replace/scrape/prime/paint with 3 color plan
7. Windows –replace vinyl windows with Harvey aluminum clad wood. Grids or no grids?
8. Shutters – louvered wood shutters on upper floors and paneled on ground level
9. Iron work – repaint all flat black
10. Downspout – replace if necessary and paint
11. Address – add address to front door – transom lettering if available
12. Porch light – install dusk to dawn porch light

Staff Approvals: HDA-2013-00042 – Reroof 3 tab shingles to match existing. March 8, 1998
replace window in kind. April 1998 window repair.

Background: HARB case no. 2000-4 Proposal to replace the front door and grocers door with wood paneled doors, install light fixture under hood, replace first and second floor windows with 6/6 vinyl windows, install shutters, remove front storm door, capping window lintels and sills with aluminum, repoint brick as needed, relocate electric meter to grocers alley. HARB recommended approval of proposal. City Council approved the project by resolution 27574 CA-1-2000 March 15, 2000.

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, 2. Historic Masonry, 3. Roofing, 5. Windows, 6. Doors, 7. Porches and stoops, 12. Lighting

Evaluation, effect on historic district, recommendations:

1. Brick – Front & Side spot point where necessary with appropriate mortar – **Historically appropriate**
2. Roof – repair or replacement with Slateline shingles or real slate – **Historically appropriate**
3. Electric Service - meter to be moved to side of property – **Historically appropriate**
4. Water table – remove or not, need appropriate way to handle – **In this case the parging of the lower wall may have been due to deteriorated brick from water splash from the sidewalk. Removal may not be feasible. A change of color may reduce its dominance on the façade.**
5. Steps – repair treads with new bluestone or brownstone steps – **Historically appropriate**
6. Dormer and all woodwork – repair/restore/replace/scrape/prime/paint with 3 color plan – **Historically appropriate**
7. Windows –replace vinyl windows with Harvey aluminum clad wood. Grids or no grids? – **Historically appropriate; this period of homes likely had 6/6 originally, but many were changed to 2/2 in the early 20th century. So either 6/6 or 2/2 would be historically appropriate.**
8. Shutters – louvered wood shutters on upper floors and paneled on ground level – **Historically appropriate since hardware still existing**
9. Iron work – repaint all flat black – **Historically appropriate**
10. Downspout – replace if necessary and paint – **Historically appropriate**
11. Address – add address to front door – transom lettering if available – **Historically appropriate**
12. Porch light – install dusk to dawn porch light – **Historically appropriate**

Discussion: The discussion of this historically appropriate project focused on how to treat the stucco water table and the most appropriate window light configuration. The HARB agreed that the stucco was likely added to cover a problem with the brick at the sidewalk level. Because of this concern it was recommended to keep the stucco and paint it, so it did not draw some much visual attention. The applicants noted that there were original 6 over 6 windows elsewhere on the building. The HARB came to the consensus that 6 over 6 would be the most historically appropriate option in this case.

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 do façade improvement, restoration and rehabilitation at 220 N 10th Street was represented by Ellen Larmer and Peter Lewnes.
2. The proposed work will be undertaken as defined in the application submitted and summarized below
 - a. Existing brick will be repaired and repointed as needed. Preservation Briefs #2 will be followed
 - b. The existing front steps will be repaired, and new bluestone or brownstone treads installed
 - c. The existing stucco water table will be retained and painted to blend better with the red brick façade.

- d. The existing main house roofing will be repaired as needed or replaced with natural slate or GAF Slateline fiberglass shingles (or equivalent)
- e. The sides of the existing roof dormer will be re-shingled with fiberglass roof shingles (if permitted by code), natural slate, or painted smooth fiber cement bevel siding.
- f. The existing electric service will be moved from the front façade to the side
- g. Vinyl windows will be replaced with aluminum clad wood windows to fit the historic openings with 6 over 6 SDL muntins. Any aluminum capping will be removed.
- h. New or salvaged appropriately sized wood louvered blinds will be installed on the second floor windows and paneled shutters on the first floor window.
- i. All woodwork will be repaired in kind and repainted.
- j. All metal will be painted black as proposed.
- k. Existing gutter and downspout will be painted or replaced, if needed, with new half round gutter and new round downspout and painted
- l. A new porch light will be installed; specifications to be submitted for staff review
- m. Street address will be installed on new door transom in gold leaf historic font and/or on the door casing.

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