

**CITY OF ALLENTOWN  
HISTORICAL ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
FEBRUARY 16, 2016**

**ITEM #1 –Case # HDC-2016-00001 - Proposal to renovate the exterior**

**Property located at:** 330 N. 9th Street  
**Agenda #1**  
**Historic District:** Old Allentown  
**Case #HDC-2016-00001**  
**Meeting date:** February 1, 2016

**Property Owner:** Habitat for Humanity  
Lehigh Valley  
**Address:** 245 Graham St., Allentown, PA  
18109  
**Applicant:** Same  
**Applicant's Address:**

**Building description, period, style, defining features:** This structure is a 3 bay, 2 1/2-story attached brick rowhouse with a Mansard roof, front wall dormer, and full front porch with historic decorative woodwork. The house dates from c. 1890 and is East Lake Queen Anne in style.



**Proposed alterations:** It is proposed to renovate the exterior as follows:

1. Windows –
  - a. Replace front windows (2<sup>nd</sup> and 3<sup>rd</sup> floors) with aluminum clad wood 1/1 double hung windows and repair, scrape, and paint casing and sills.
  - b. Repair, scrape and paint first floor front window
  - c. Replace rear windows with 2/2 double hung vinyl windows
  - d. Install new windows in openings revealed when porches removed
  - e. Remove the deteriorated side/rear bay window and infill the opening with 2 double hung windows with mullion between and infill below windows with brick to match existing
  - f. Basement window, front, to be aluminum clad wood hopper window with three lights
2. Doors –
  - a. Original front doors to be repair, refinished and reglazed
  - b. Rear door basement door will be replace with new wood "Bilco" type door
3. Front porch
  - a. Carpet will be removed and new T&G decking installed and painted

- b. Plywood roof sheathing will be replaced with new T&G bead board sheathing where missing
  - c. Wood work will be replaced in kind as much as financially possible
- 4. Rear porches
  - a. Remove non-original porches
- 5. Masonry
  - a. Spot point existing brick
  - b. Remove paint from front porch foundation wall and repoint
- 6. Roofs
  - a. Replace all roofs – rubber roof to be used at the rear one story “lean to” and on the low sloped roof on the ell; seeking recommendation on roofing for Mansard and front porch roofs
  - b. Repair existing box gutters in kind
- 7. Wood trim - All historic wood trim to remain and be repaired in-kind or with Azek type materials and painted
- 8. Lighting – sconces to be installed at front and rear doors and over basement entrance
- 9. Misc.
  - a. All miscellaneous wiring, cable, and utility boxes will be removed
  - b. Front concrete will be removed and replaced with a garden space at the porch
  - c. All rear concrete will be removed
  - d. The existing rear fire escape will be removed.

**Staff Approvals:** n/a

**Background:** 86-27 - Approved by HARB on July 7, 1986; city council on July 16, 1986 COA issued. Applicant proposes to remove brick garage, 20' x 17'.

95-22 – Approved by HARB on June 5, 1995; City Council on June 21, 1995.

COA issued. Applicant proposes to make three (3) changes to the backside entryway to property to halt the deterioration of the wood and brick on this seldom-seen part of the building; (1) Remove the slate on the mansard end; replace it with shingles. (2) Cover the seven window frames and the large bay window section with aluminum or vinyl siding. (3) Cover the brick with aluminum or vinyl siding in lieu of repointing it. MOTION to approve the replacement of slate with black asphalt shingles as proposed; the capping of rear windows with aluminum on all window elements without decorative detail; the painting of the bay window; and that no siding be permitted on brick.

**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, 3 Roofing, 4. Walls, Siding and Trim, 5 Windows, 6 Doors, 7 Porches and Stoops, 12. Lighting, 15 Mechanical, Electrical and Communications.

**Evaluation, effect on historic district, recommendations:** The proposed renovation is historically appropriate. The removal of the bay window, although possibly an original feature, will not have an adverse effect on the house due to its lack of visibility. The repointing of the brick should be done to meet Secretary of the Interior Standards as defined in Preservation Brief #2 using a soft, lime based mortar. The proposed new sconce lights should be appropriately scaled and styled and cut sheets should be submitted. The roof for the Mansard roofs, currently asphalt shingle, should be roofed in GAF Slateline shingles in the Antique Slate



color. The front porch roof, if slope too low for shingles, should be roofed with a membrane roof in red or green color (Duro-last or Sarnafil roofing or similar)

**Discussion:** The discussion of the project focused on several of the recommendations of the Historic Consultant. The use of EPDM with colored coating was suggested for the porch roofing as an alternate to the Duro-last or Sarnafil roofing. The Historic Consultant said she would research her files for the name of coating product. The HARB also suggested pricing a traditional terne metal roof that would be painted red or green. Since the area to roof is so small it might be cost effective. The seams in a traditional metal roof were flat. Cut sheets were requested for the proposed exterior lighting. The applicant said there was also a rear door that would be replaced and that they proposed to use metal or fiberglass. The style was not discussed.

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

1. The proposal to renovate the exterior at 330 N. 9th Street was presented by Mike Brett.
2. The proposed work was approved as submitted with several modifications:
  - a. The Mansard roof will be replaced with GAF Slateline shingles in Antique Slate color.
  - b. The front porch roof will be replaced with either traditional flat seamed terne metal roofing painted with Tinner's Red or EPDM roofing covered with Sealoflex Finish Coat™ in Tinner's Red.
  - c. The repointing of the brick will be done to meet Secretary of the Interior Standards as defined in Preservation Brief #2 using a soft, lime based mortar.
  - d. Cut sheets will be provided for the proposed exterior light fixtures.
  - e. Design specifications for the new rear entrance doors will be provided prior to purchase for installation. A fiberglass door with half light and two panels is recommended.
3. The proposal to recommend a COA was unanimously approved. (6-0; motion carried; *Berner, Brobst, Huber, Roberts, Sell*)