

**CITY OF ALLENTOWN
HISTORIC ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
February 5, 2018**

Case # HDC-2017-00015 – Proposal to maintain the vinyl siding installed on primary front façade storefront.

Property located at: 302-304 N. 9th Street

Agenda #2

Historic District: Old Allentown

Case # HDC-2017-00015

Meeting date: February 5, 2018

Property Owner: 220 N 6th Street LLC

Address: PO Box 696, Alpine, NJ 07620

Applicant: same

Applicant's Address: same

Building description, period, style, defining features: This structure is a large 3 story 6 bay bricktoted masonry commercial and residential building with a gabled roof, projecting cornice with box gutter, and an altered storefront on the left half of the front façade. The building dates from c 1874 and is Federal Revival in style. The building is altered.

The storefront, prior to work done, had panels of tongue and grooved vertical boards framed with 1 x trim below the storefront windows, similar (but possibly flat) framed panels directly above the windows to the top of the door recess, and irregularly sized plywood or other material above the framed panels.



Proposed alterations: It is proposed to maintain the vinyl siding installed on primary front façade storefront. Vertical vinyl beaded board material has been installed over the wood panels and plywood areas of the storefront. The same material is used around the recessed entrance to the store.

Staff Approvals: n/a

Background: HARB Case #2012-13 – HARB approved –May 7, 2012; City Council approved – May 16, 2012

Proposed alterations: It is proposed to maintain new concrete stoop at store entrance and to install a new door on the 304 side.

Approved alterations:

1. The proposal to maintain the new concrete stoop at store entrance and to install a new door on the 304 side at 302-304 N 9th Street was presented by Bob Carroll.
2. A new concrete landing will be poured at the front entrance to the retail space at 302 N. 9th St.
3. The concrete landing will have a traditional bullnose edge detail. The bullnose will be approximately 1-1/2" to 2" in size and project about 1-1/4" from the riser.

4. A pair of salvaged historic wood doors will be installed in the original door frame of the door at 304 N. 9th St.
5. The existing pre-hung jamb will be removed to receive the new doors.
6. The new doors may be half-light with panels below or solid paneled doors.
7. The new doors must be reviewed by HARB staff prior to purchase and installation.
8. It is strongly encouraged that the plywood panel in the transom above the exterior door be removed and a new tempered clear glass panel be installed.

HARB Case #2010-61 – HARB approved –Nov. 1, 2010; City Council approved –Nov. 17, 2010
 Proposal: 1) Install door and wood trim. 2) Install handicap ramp to store entrance. 3) Install a black top parking lot.

Approved Alterations: 1) Install new $\frac{3}{4}$ -glazed door, restore exterior wood molding to door frame and open the transom above the door, with the addition of “gold” numbers for the house number.

HARB Case #2008-36 – HARB approved –Nov. 3, 2008; City Council approved –Nov. 19, 2008
 Proposal: To replace the 1/1 wood sash windows with 1/1 white vinyl sash windows.

Approved alterations: Replacement of 52 1/1 wood sash windows with 1/1 white vinyl sash windows.

HARB Case #2008-31 - HARB approved –Sept. 8, 2008; City Council approved-Sept. 17, 2008.
 Proposed to replace 1/1 wood sash windows with 1/1 vinyl sash windows, install shutters on the upper windows, and replace the door at 304 North 9th Street.

Approved Alterations: Replacement of 45 1/1 wood sash window with 1/1 vinyl sash windows in beige or tan color, and replacement of the door at 304 North 9th Street and the fire escape door on the side of the building to match the other doors on the building.

HARB Case #2007-4 - Application withdrawn

HARB Case #98-11 – HARB approved – May 4, 1998; City Council approved – May 28, 1998
 Proposed to replace existing wooden $\frac{1}{2}$ -paneled door with new wooden $\frac{1}{2}$ -light flat door.

NOTE: Alteration is complete, but not in compliance with plans approved per HARB Case No. 95-54. Alteration is temporary emergency measure; old door was damaged. AMENDMENT:

Amended the proposal to include placement of wooden molding trim on the lower half of the wooden $\frac{1}{2}$ -light door to replicate the appearance of the door that was previously in place.

Clarified the proposal to indicate that he will paint the storefront with the color scheme proposed per HARB Case No. 95-54. APPROVED ALTERATIONS: Replace existing wooden $\frac{1}{2}$ -light paneled door with new wooden $\frac{1}{2}$ -light flat door; to include the placement of wooden molding trim on the lower half of the door to replicate a raised panel appearance, dimensions to be similar to dimensions proposed for storefront panels per HARB case No. 95-54; STIPULATION: the storefront door shall be painted to coordinate with other wooden elements of the storefront to reduce the visual impact of the modern style door and the contrast of unpainted wood.

HARB Case #95-54 - HARB approved –Sept. 11, 1995; City Council approved-Sept. 13, 1995.
 Proposed to install new cornice with crown molding wood trim, wood dentils, and wood brackets (at fascia); install new recessed panels with applied trim above display windows and transom; install new transom above doorway and remove exhaust fan; install new wooden door with single $\frac{3}{4}$ glass pane, centered; and replace lower window panels with new recessed panels with applied trim. Note: The above is being proposed as part of a larger project which will include painting all flat wooden surfaces, brackets, and dentils with Rockwood Dark Green and all wooden trim, door and window frames with Dawning Straw. Work will be limited to the first story storefront. Approved as submitted.

HARB Case #89-53 – HARB approved –Oct. 2, 1989; City Council approved-Oct. 18, 1989
 Proposed to demolish rear brick garage, remove foundation and level the area for parking.

Amended 10/2/89 – There was a fire in the garage earlier. The building is unsafe and sometimes people “hang out” there at night since there are no garage doors. The party wall will remain as brick. The area will be stoned for parking.

Rationale: The garage holds no architectural significance and does not contribute to the district. Approved as submitted.

Violations: 11/16/2017 - Painted masonry building, Vinyl siding installed on primary façade; Satellite dish installed on Chew St. side.

10/25/2017 - Painted masonry building. Replaced two sections of storefront windows with plywood

6/27/2012 - Front stoop of the entrance to 302 has been altered with a 3x5 concrete pad and the front door of 304 N. 9th has been removed.

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. **Allentown Guidelines for Historic Districts:** 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 4. Walls, Siding and Trim, 15. Mechanical, Electrical and Communications

Evaluation, effect on historic district, recommendations: The vinyl bead board installation does not meet the historic district design guidelines and is not historically appropriate. The vinyl material that covers the areas above and below the display windows should be removed and the framed panels revealed. The installation of a storefront cornice and frieze that would cover the irregular plywood above the framed panels would be appropriate and recommended. The storefront cornice could be a simple projecting element with crown molding supported with a series of simple brackets.

The installed vinyl creates a bland, flat appearance that is not architecturally compatible with the building. From the corner, the previous storefront related to woodwork at the bay windows; the vinyl now eliminates that relationship.

Discussion: The applicant informed the HARB that the storefront panels were not in good condition before he covered them with vinyl. The panels leaked. The applicant also explained that he had repaired the existing brickote and painted it to improve the appearance of the building. (The painting of the brickote was a violation that was addressed at an early meeting). The applicant bought the building in June 2017.

The reasons that the vinyl installation was not historically appropriate were discussed further. It was ultimately agreed that the vinyl siding and aluminum capping would be removed from the storefront and door recess, and the wood panel storefront would be repaired or replaced in kind. It was also agreed that glass would be installed in the door transoms (storefront and apartment entrances), and the applicant would investigate the possibility of installing a salvaged cornice at the top of the storefront. According to Ms. Golden the Allentown Preservation League warehouse had a salvaged cornice that might be suitable for the storefront. The HARB also agreed that changes to the storefront might be considered, and they could be approved at the staff level.

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 maintain the vinyl siding installed on the primary front façade storefront at 302-304 N 9th Street was presented by a representative of the owner.
2. The vinyl and aluminum capping will be removed and the wood panel storefront will be repaired or replaced in kind.
3. Glass will be installed in the transoms of the storefront and the apartment entrance.
4. If possible, a salvaged cornice from the Allentown Preservation League will be installed. City staff will be consulted on the installation of the cornice.
5. Any changes to the storefront other than repair or replacement in kind must have staff approval.

The proposal to recommend a COA was unanimously approved. (7-0; motion carried; Berner, Brobst, Huber, Jackson, Renault, Roberts, Sell)