

**CITY OF ALLENTOWN
HISTORICAL ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
AUGUST 1, 2016**

Case #HDC-2016-0012 – Proposal to install new siding in beige on front to match side

Property located at: 929 Pine Street

Agenda #1

Historic District: Old Allentown

Case #HDC-2016-00012

Meeting date: August 1, 2016

Property Owner: Noel O Rodriguez

Address: 78 Beaver St, #121, Brooklyn, NY
11206

Applicant: same

Applicant's Address: same

Building description, period, style, defining features: This structure is a 2 1/2 story stuccoed masonry semi-detached dwelling with a simple gable roof, vinyl siding on the side and rear, stucco front façade with lath strips from a previous vinyl siding installation, and 1 over 1 double hung windows. The house dates from the late 19th century and is Federal Revival in style. The house is in poor condition.

Proposed alterations: It is proposed to install new siding in beige on front to match side.



Staff Approvals: n/a

Background: HARB case #2011-3 - HARB approved 1/10/2011; City Council approved 2/9/2011

Proposed to demolish existing house. Certificate of Appropriateness issued to 1 Demolish the structure located at 929 Pine St. 2) Finish the newly exposed east elevation of 931-1/2 with smooth vinyl siding to match the existing siding as closely as possible. 3) Erect a wooden picket fence across the front of the newly created vacant lot.

HARB case #1993-31 – HARB denied Certificate of Appropriateness on 6/28/93;

Proposal: Place vinyl, dutch lap, wood grain siding on the structure. Applicant amendments: work began without permits. Brackets have been removed from the cornice line. Applicant appealed.

Tuesday, July 13, 1993 – Community Development Committee meeting voted to recommend overruling HARB's denial of case. It was also agreed that the resolution would be modified to reflect this change and the reasons for the denial. The last two paragraphs of the resolution:

WHEREAS, after reviewing the above mentioned HARB Report it is the opinion of City Council that special circumstances surround this application.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ALLENTOWN that a Certificate of Appropriateness is hereby granted to install 4" x 4" grained vinyl german siding and to replace three brackets at the cornice.

On July 21, 1993, City Council granted the installation of 4" x 4" grained vinyl German siding and to replace three (3) brackets at the cornice.

HARB case #1983-79 – HARB approved Certificate of Appropriateness 10/3/1983;

City Council approved 10/19/1983

Proposes: install aluminum siding on soffits on front façade, which is stucco. Applicant will also encase third floor side window with aluminum. Only flat work may be covered with aluminum.

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. **Allentown Guidelines for Historic Districts:** Chapter 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternate Materials; 4. Walls, Siding.

Evaluation, effect on historic district, recommendations: The most historically appropriate approach to the treatment of the front façade would be to remove the vertical lath strips on the stucco, patch nail holes and paint the façade. The added window trim should also be removed and the original or historic casing repaired and repainted. However, because of the condition of the house, the extensive work needed, the prior existence of vinyl siding on the house, and the vinyl siding seen on other homes on Pine St., the HARB might be able to justify a vinyl siding approval. In that case the siding should be smooth and not wood grained. The door transom should not be covered, and consideration for replacing the front door with a 6 panel wood door should be discussed.

Discussion: The discussion was brief and focused on details of the project. Based on the condition of the house, the condition of the stucco, the previous history of vinyl siding on the façade, the HARB decided the request to reinstall vinyl siding would be historically acceptable. The HARB asked that the siding be smooth, not wood grained, and that the color be a neutral beige color as requested by the applicant to match the siding on the side of the house. The suggestion to retain and repair the transom above the entry door was discussed with the applicant, and he agreed to the recommendation. The railing on the stoop was also discussed and the HARB asked that the wood railing be removed and a pipe railing that was similar to that seen in the 1993 photograph be installed.

The applicant agreed to all of the recommendations of the Board. He was very appreciative of the HARB's guidance for the work he proposed on the house.

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

1. The proposal to install new siding in beige on front to match side at 929 Pine Street was presented by Noel Rodriguez.
2. New vinyl siding may be re-installed on the front façade. The siding must be smooth and beige in color to match the color of the siding on the side of the house.
3. A new paneled door will be installed as proposed and the transom repaired.
4. A mail slot may be installed in the new front door.
5. The wood railing on the front stoop will be removed and a pipe railing (as shown in the 1993 picture) will be installed.
6. All the repairs will be undertaken to match the appearance of the 1993 conditions as close as possible (as seen in the 1993 photograph.)
7. The proposal to recommend a COA was unanimously approved. (6-0; motion carried; *Berner, Brobst, Fillman, Huber, Roberts, Sell*)