

**CITY OF ALLENTOWN
HISTORICAL ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
MAY 1, 2017**

Case #HDC-2017-00009 – Proposal to do façade repairs.

Property located at: 223 N 11th Street
Historic District: Old Allentown
Case #HDC-2017-00009
Meeting date: May 1, 2017

Property Owner: Tim F Driscoll
Owners Address: PO Box 54 Macungie,
PA 18062
Applicant: same
Applicant's Address: same

Building description, period, style, defining features: This structure is a 3 story, 3 bay, painted brick/stone attached end-of-row house that formerly had a storefront. The house has a Mansard roof with small dormer and corner tower, corbelled brick details at cornice and tower, segmentally arched window openings, aluminum siding in the former storefront, and deteriorated front stoop. The house dates from c. 1890 and is Eastlake/ Queen Anne in style.



current



1994

Proposed alterations: It is proposed to do façade repairs:

- Replace existing front entry door with historically appropriate wood door, possibly with a transom.

- Replace existing jalousie windows on front façade with aluminum clad wood units, increasing the opening to 30" x 70" to match other current openings. This will be a 1/1 style unit to match upper windows.
- Front concrete porch and sidewalk to be demolished and rebuild as existing with the elimination of the basement entry door. The new porch will then span the entire width of the façade, with appropriate wrought iron railings. Flat black paint, no turnings, traditional cap design.
- Remove existing white aluminum siding and replace with appropriate siding material. Looking for suggestions.

Staff Approvals: n/a

Background:

HARB Case #1994-44 – Heard/approved on November 7, 1994-Approved by Council November 15, 1994.

To improve first floor appearance by:

1. Removing aluminum siding at first floor front façade
2. Replacing brickote to match remainder of building at first floor front façade
3. Replacing existing first floor front façade windows with sash windows
4. Replacing existing front door with a six panel steel door

Applicant Amendments:

First floor windows will be made narrower. An arch will be made in the brickote above the windows. Will consider using a wood door.

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:** 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternate Materials, 4. Walls, Siding and Trim, 5. Windows, 6. Doors, 7. Porches and Stoops

Evaluation, effect on historic district, recommendations: The proposed alterations are historically appropriate, however scaled architectural drawings of the façade would help to confirm the windows, door, and porch design and how they all work together (particularly the porch and railing).

As for what siding or wall treatment to use instead of the aluminum siding, it may be more appropriate to consider using a brickote installation to match with the surrounding wall treatment on the building. If this path is followed it is recommended to align the new windows with the windows above, create segmentally arched headers, consider moving the entrance door to the right or left of the façade instead of center, and construct the new porch to work with the side entry. A transom above the entry door and 3/4 light door would be appropriate; it recommended that the header be segmentally arched. In this approach the storefront header could remain as a remnant of the former use of the building.

The new front porch materials and details need to be discussed. If concrete is used the traditional bullnose details should be required on the edge of the porch and on the steps. Brick with flagstone cap/treads could also be considered for the porch.

Discussion: The details of the proposed work were discussed with the applicant. He said he would be using Trimline aluminum clad wood windows to replace the existing jalousie windows on the first floor front. He said he planned to match the size, sill height, and would recreate the segmental arches. After some hesitation he agreed to relocate the door to the right of the former storefront and to use new brickote to match the existing to infill the former storefront. Ms. Jackson also expressed some hesitation about using brickote, but the Historic Consultant explained that the State Historic Preservation Office has approved its use in certain circumstances. In this case the brickote on the rest of the building is in good condition and not

proposed to be removed. It was concluded that this would be a good instance to use brickote to return the façade to its more original appearance.

The new door specification was reviewed, and it was agreed that a 2/3 or 3/4 light door would be appropriate. The HARB required a transom to be installed above the door and requested that a segmental arch be recreated in the brickote above the door. The material of the door was agreed to be appropriate in wood or smooth fiberglass.

The work on the front porch was discussed and the applicant said he planned to reconstruct the porch in concrete with an appropriate bull nose detail. The basement entry on the side would be removed and new steps constructed in front of the new door in its place. The applicant said he planned to use a railing on the porch to match the one on the attached house. It was agreed that it was appropriate.

Motion: The HARB upon motion by Mr. Huber 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 façade repairs at 223 N 11th Street was presented by Tim Driscoll.
2. The existing front entry door will be shifted to the right and replaced with a 2/3 or 3/4 light wood or smooth fiberglass door with a transom. (It is recommended to paint the wood or fiberglass door)
3. The existing first floor windows on front façade will be replaced with Trimline aluminum clad wood windows matching the size and sill height of the original windows. Segmental arches will be recreated above the new windows and door. The windows and door must align with the second floor windows.
4. The storefront cornice will remain as a remnant of the former storefront in the building.
5. The front concrete porch and sidewalk will be reconstructed as existing and the porch and steps will have a bullnose detail. The bulkhead door on the right side will be eliminated and new steps to the porch constructed in line with the new door. The new porch will span the entire width of the façade, have the same depth as existing, and have wrought iron railings to match those next door.
6. The new exterior light will operate dusk to dawn. A cut sheet on the proposed light will be submitted to staff for approval.
7. The existing white aluminum siding will be removed and replaced with brickote. The brickote should match the coursing and texture of the original as closely as possible and be painted to match new paint on the rest of the exterior.

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

After the meeting the applicant requested an amendment to the proposed work, item 5 above to instead read:

The front concrete porch will be removed and sidewalk will be reconstructed as existing. The bulkhead door to the basement on the right side will be eliminated and new steps constructed of concrete with brick cladding and bluestone treads will be constructed in line with the door. The steps to have wrought iron railings to match those next door.