

**CITY OF ALLENTOWN  
HISTORIC ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
May 7, 2018**

**Case #HDC-2018-00013** – Proposal to rehab/restore the facade

**Property located at:** 1036 W Turner St.

**Agenda #** 1

**Historic District:** Old Allentown

**Case #** HDC-2018-00013

**Meeting date:** May 7, 2018

**Property Owner:** Alfonso & Abigail  
Martinez

**Owners Address:** 1036 W Turner St,  
Allentown, PA 18102

**Applicant:** Peter Lewnes

**Applicant's Address:** CADCA 523-525 N  
7<sup>th</sup> St. Allentown, PA 18102

**Building description, period, style, defining features:** This structure is a 3-story masonry, Queen Anne style residence and dates from the late 19<sup>th</sup> c. It has a large bay window on the main façade (2<sup>nd</sup> and 3<sup>rd</sup> floors) terminating with an 8 sided pointed turret that is covered with asphalt shingles and topped with a finial. It shares a Mansard roof with its neighbor to the left, though has asphalt instead of slate shingles. Most of the windows have 1/1 double hung sashes, and most trim has been covered with aluminum capping. The first floor of the main façade is covered with stone cote and there is a large picture window with a leaded glass transom above. There is a  $\frac{3}{4}$  glass entrance door and a concrete stoop with an iron pipe railing. On the side of the building there is a porch, a picture window, and a  $\frac{3}{4}$  glass entrance door with a full view storm door.



**Proposed alterations:** It is proposed to rehab/restore the facade.

- Remove all aluminum capping and siding from front and side
- Remove ground floor stonecote, repair brick where necessary, bring brick back to natural and repoint
- Paint windows
- Address lettering over transom or on front door
- Install full view storm door
- All woodwork will be repaired, restored, replaced or scraped smooth
- Assess side porch posts for what is historically appropriate
- Paint all woodwork, entry door, water table (if not marble), downspouts, windows and ironwork
- Install dusk to dawn porch light
- Restore stained glass if funds allow
- Replace shingles with slate roof if budget allows

**Staff Approvals:** n/a

**Background:** 1982-63 – Applicant proposes to re-cement the chimney; replace wood strips, like for like; repair light fixtures; replace tin box gutter, like for like; complete painting; and remove slate roof and add black shingles. No documentation of approval by City Council.

Appears to have been resolved by letter of approval by HARB secretary March 19, 1985.

2004-44 – Applicant proposes to install a chain link gate at the side of the property and to install a new wood stairway and railing at the second floor rear porch. Recommended for approval by HARB and approved by City Council by resolution October 20, 2004.

2011-11 – Applicant proposes to continue installed vinyl windows and to replace wood windows with vinyl. Install full view storm door on side entrance door. Replace aluminum capping around windows. Recommended for approval by HARB and approved by City Council by resolution on March 16, 2011.

2011-18 – Applicant proposes to replace existing wood front door with a steel door. Application withdrawn. Applicant agreed to replace the steel door with the original wood entrance door.

Withdrawn on August 1, 2011

**Violations:** 8/18/2004 Installed a chain link gate at the side of the property. (Became a HARB case see 2004-44.

2/10/2011 Numerous windows and door on side porch replaced. Windows replaced with vinyl and wood door replaced with a steel door. (Became a HARB case see 2011-11)

2/11/2011 Replaced wood front entrance door with steel door. (Became a HARB case see 2011-18)

**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: 1. Cleaning Historic Structures 2. Historic Masonry 3. Roofing 4. Walls, Siding and Trim 6. Doors 7. Porches and Stoops 9. Color 12. Lighting

**Evaluation, effect on historic district, recommendations:** The proposed restoration work is historically appropriate with some notes on direction:

- Care should be taken when removing the stonecote- it could damage the brick underneath if not properly removed. The condition of the brick after removal should be assessed after removal. All brick repair and repointing must follow Preservation Brief #2.
- If a transom/space for transom above the door is revealed after removing the stonecote, it should receive the street numbers. If not, a spec for pin-mounted lettering along the side could be appropriate rather than numbers on the door.

- A full-view aluminum storm door is historically appropriate, if needed. If door fully weather stripped and caulked a storm door may not be necessary and the full beauty of the door more visible (see neighbor).
- Porch: The area seems to have several properties with turned posts and balustrades and the existing porch has turned posts, and thus a similar look would be appropriate. The side porch currently has iron pipe rails which aren't appropriate for the wood porch; they could be maintained at the front as a part of the 20<sup>th</sup> century concrete stoop. New turned balusters should be properly scaled and be in the range of 1 1/2" (min.) square at top and bottom.
- A spec should be provided for the new dusk to dawn light fixture
- Restoration of the stained glass and installing new slate shingles, if funding allows, are both appropriate.

**Discussion:** The discussion of this façade improvement project focused on the side porch railing, the Mansard roof, and the water table treatment. The existing pipe railing on the side porch and an appropriate replacement were addressed. Mr. Lewnes asked the HARB if replacing the asphalt shingles with new slate on the Mansard was more important than replacing the pipe railing on the side porch. The HARB said the Mansard roof replacement would be a higher priority and encouraged it if the budget allowed. Mr. Lewnes said if most of the trim was still existing under the aluminum capping on the bay window he expected to have enough money to install the slate roofing. If a lot of trim replacement on the bay was needed, he would not be able to do the slate, but would do the side railing instead if budget still allowed. It was conjectured that the water table was brick similar to the attached house, and if it was Peter said it would not be painted. The final item addressed was a specification on the proposed light fixture and the HARB said it could be reviewed and approved by staff.

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

1. The proposal to rehab/restore the facade at 1036 W Turner Street was presented by Peter Lewnes.
2. All aluminum capping and siding will be removed from the front and side of the building.
3. The ground floor stonecote will be removed, and the original red brick will be repaired and repointed as necessary. All brick repair and repointing must follow Preservation Brief #2. The water table will not be painted if found to be brick.
4. The existing windows, entry door, downspouts, and ironwork will be painted.
5. If a transom above the door is revealed after removing the stonecote, it will be restored and receive the street numbers. If not, pin-mounted numbers along the side may be installed with staff approval.
6. It is recommended to not install a storm door after the historic door is properly repaired, weather-stripped, and painted.
7. A new dusk to dawn porch light will be installed after approval by staff.
8. The asphalt shingles on the existing Mansard roof will be replaced with new slate roofing if funds allow
9. If the Mansard roof is not done the side porch pipe railing will be replaced with an appropriate wood handrail with heavy turned balusters if funds allow. The railing must be approved by staff before installation.

The proposal to recommend a COA was unanimously approved. (5-0; motion carried; Huber, Jackson, Renaut, Sell, Fillman)