

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

**ITEM #3 – Case #HDC-2018-00015 – Proposal to rehab/restore the façade**

**Property located at:** 429 N 8<sup>th</sup> Street

**Agenda #3**

**Historic District:** Old Allentown

**Case #HDC-2018-00015**

**Meeting date:** May 7, 2018

**Property Owner:** Jerome Williams

**Owners Address:** 429 N 8<sup>th</sup> 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 2 1/2 story semi-detached painted brick dwelling with a gable roof, single roof dormer, corbelled brick cornice, 1 over 1 windows, and side, double-story bay window. The façade has been altered and includes triple double hung groupings on the second and third floors with soldier brick lintels. There is a 20<sup>th</sup> century concrete stoop with inset panels and wrought iron railing. The house dates from the late 19<sup>th</sup> century and is an altered Federal Revival style with Queen Anne side bay.



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

- Remove paint, strip front and side brick back to natural brick, repair/replace where necessary and spot point; do full repointing if necessary
- Repair and repaint water table and steps
- All woodwork, including side to just past bay window and door, will be repaired, restored, replaced, scraped, primed and painted
- Rear of building will have no work
- Replace windows with HARB approved windows after brick work is completed
- Dormer will be restored
- Iron work repainted in flat black
- Replace/repaint downspout
- Address lettering on front door
- Replace porch light if needed

**Staff Approvals:** 2/7/2018 – Replace 3 first floor front wood replacement windows (not original) with wood composite windows to match the existing.

Background: 1988-20 – Applicant proposes to construct a shed dormer at the rear of the roof, to extend for 20 feet and to be sided with aluminum siding. Install a roof top deck. Deck to be constructed of pressure treated wood. The front light fixture to be replaced with modern round fixture. Recommended for approval by HARB and approved by Council resolution on July 20<sup>th</sup>, 1988.

1989-51 – Applicant proposes to build two car garage and carport in the rear yard. Garage will be frame construction with vinyl siding. Recommended for approval by HARB and approved by City Council resolution on September 20, 1989.

1997-58 – Applicant proposes to remove paint from the brick and repoint. Install wrought iron walkway gate and driveway gate. Application for OAPA façade grant. Recommended for approval by HARB and approved by City Council by resolution October 15, 1997.

1998-10 – Applicant proposes to install brick columns and attach wrought iron gate to driveway. Mount lighting fixtures on top of brick columns. Add finials to the top of the gates.

Recommended for approval by HARB and approved by City Council by resolution April 22, 1998, June 17, 1998, and November 18, 1998.

**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: 1. Cleaning Historic Structures 2. Historic Masonry 3. Roofing 4. Walls, Siding and Trim 5. Windows 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:

- Removing the existing paint is historically appropriate although the paint may be covering mismatched brick due to the extensive alteration seen on the façade. The area of most concern is around the front door. It appears that a door surround was removed and brick with a different texture is evident there. The reinstallation of an appropriate door surround should be evaluated after the paint is removed. Preservation Briefs should be consulted for removing the paint and repointing. Any grinding out of mortar joints must be carefully done so that the size of the mortar joints is not increased and brick not damaged.

- Replacing the existing non-original windows with appropriate new windows is historically appropriate. Wood, aluminum clad wood, fiberglass, or composite windows, maintaining the 1/1 lite pattern should be used where replacement is necessary. Storm windows could be considered if needed.
- If the downspout needs replacing, it should be round and either in an aged metal finish or painted to match the façade.
- Street numbers on the transom would be appropriate
- If replacing the light, a proposed spec should be submitted for staff approval.

**Discussion:** The applicant said he would consider installing a door surround if needed after the paint is removed. Mr. Fillman said the water table was probably brownstone. Upon closer inspection of the photo submitted it was concluded that it was stone of some sort. Mr. Lewnes said they would evaluate the removal of paint and do so if possible without damaging the stone. It was clarified that the existing roof was not to be replaced at this time. There was a brief discussion of the windows to be installed after the removal of paint from the brick. Mr. Kimmerly has already given staff approval for appropriate window replacements, but the new windows have not been installed yet.

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

1. The proposal to renovate the facade at 429 N 8th Street was presented by Peter Lewnes.
2. The existing paint will be removed from the brick on the front and side to just beyond the existing bay windows. Preservation Briefs must be consulted for removing the paint and repointing. Any grinding out of mortar joints must be carefully done so that the size of the mortar joints is not increased and brick not damaged.
3. Repair and repaint brownstone water table and concrete steps. If the brownstone is in good condition the paint will be removed to reveal the natural stone finish.
4. Reinstallation of an appropriate door surround should be evaluated after the paint is removed. Areas around the front door appear to have non-original brick infill.
5. All woodwork on the front and side to just past bay window will be repaired or replaced in kind, and painted.
6. The existing replacement windows will be replaced with HARB approved windows after brick work is completed
7. The historic roof dormer will be restored and painted.
8. Historic iron work will be repainted in flat black
9. Existing downspouts will be replaced if needed and painted to blend with the brick façade.
10. New street numbers will be installed in the transom over the front door.
11. A new dusk to dawn porch light (if needed) will be installed after approval by staff.

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