

**CITY OF ALLENTOWN
HISTORIC ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
June 4, 2018**

Case #HDC-2018-00022 – Proposal to make repairs to box gutter and front porch roof, recoat flat roofs and repair rear balcony.

Property located at: 26 N 11th St.
Agenda # 4
Historic District: Old Allentown
Case # HDC-2018-00022
Meeting date: June 4, 2018

Property Owner: Luis Andia
Owners Address: 26 N 11th St.,
Allentown, PA 18101
Applicant: Lehigh Valley Community Land
Trust
Applicant's Address: 1337 E 5th St,
Bethlehem, PA 18015

Building description, period, style, defining features: This structure is a 3 story attached brick row home with a Mansard roof with double story oriel window and tower roof, a hipped roof dormer windows, mostly 1 over 1 double hung windows or windows with larger, lower sashes with fixed transoms (in oriel windows), angled cornice with cut-out details, segmentally arched masonry openings, a full front porch with Doric columns, and historic wood door. The house dates from the late 1st century (c. 1888) and is Queen Anne in style. The second floor level of the oriel window has lost its paired Ionic column trim features still seen on the third floor.



Proposed alterations: It is proposed to make repairs to box gutter and front porch roof, recoat flat roofs and repair rear balcony.

1. Reline box gutter at second floor on the front of the home with new EPDM rubber roofing membrane. All carpentry detail at the cornice and brackets will be maintained as

is.

2. Front porch roof flashing will be inspected and repaired as necessary to prevent further water damage. Perform minor spot recoating of any damaged porch roof surfaces. Recoat surfaces to match existing roofing material in design, color, material and texture. Porch columns and brackets will be maintained as is. Roof maintenance will be performed in accordance with National Park Service Preservation Brief #4.
3. Existing windows will be chemically stripped of lead-based paint and repainted to match existing color. NPS preservation Brief #37 & #10 will be used.
4. The columns, brackets and trim of the second floor rear porch will be stripped and repainted same as above.
5. The existing metal second floor rear porch railing will be removed and replaced with a new wooden lock railing system with square or turned spindles and painted.

Staff Approvals: n/a

Background: 83-65 – 7/28/1983 Applicant proposes to remove the finial on top of the pointed turret roof due to leaking. Application withdrawn.

Violations: 11/3/2014 – Removed stained glass windows and replaced with vinyl windows on 2nd floor. Issue was resolved by 4/30/2015.

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: Allentown Guidelines for Historic Districts:** 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 3. Roofing 4. Walls, Siding and Trim 7. Porches and Stoops.

Evaluation, effect on historic district, recommendations: The proposed rehabilitation work is historically appropriate. As noted, great care should be taken to preserve the historic elements of this house, as it has many. The storm windows at the oriels should be addressed to better reflect the existing sash configuration which appears to be transoms above larger lower sashes. Past work indicates the transoms were, and hopefully still are, stained glass, but the lower sashes may have been replaced with vinyl. In either case it appears the historical transom configuration is still in place and thus storm windows should match this if possible.

Discussion: The discussion focused on details of the proposed work. The existing conditions of the oriel windows and storm windows were reviewed. Since new windows had been installed it was determined that the inappropriate storm windows could be removed. The design options for the rear railing balusters were defined and the HARB asked that details be submitted for Staff approval once determined. The applicants informed the HARB about the program funding the renovations and that the homes would remain owner occupied for at least 99 years under details of the grant. This was the first house in Allentown to be renovated under this program by CACLV.

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

1. The proposal to make repairs to box gutter and front porch roof, recoat flat roofs and repair rear balcony at 26 N 11th Street was presented by Mike Handzu and Lynne Holden.
2. The existing box gutters at second floor on the front of the home will be relined with new EPDM rubber roofing membrane. All carpentry detail at the cornice and brackets will be retained with no alteration.
3. Front porch roof flashing will be inspected and repaired as necessary to prevent further water damage as proposed. Areas of roof needing repair will be recoated to match existing roofing material in design, color, material and texture. Roof maintenance will be performed in accordance with National Park Service Preservation Brief #4.

4. Porch columns and brackets will be retained without alteration.
5. Existing windows will be chemically stripped of lead-based paint and repainted to match existing color. NPS Preservation Brief #37 & #10 will be followed.
6. The existing storm windows will be removed.
7. The columns, brackets and trim of the second floor rear porch will be stripped of lead-based paint and repainted following above National Park Service guidance.
8. The existing second floor rear porch metal railing will be removed and replaced with a new wood railing system with square or turned spindles and painted. The balusters will be appropriately scaled with historically appropriate top and bottom rails. The final design of the rail porch railing must be reviewed by Staff.

The proposal to recommend a COA was unanimously approved. (7-0; motion carried; Fillman, Huber, Jackson, Olson, Renaut, Sell)