

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

Case #HDC-2018-00021 – Proposal to rehab/restore the façade

Property located at: 726 Gordon St.

Agenda # 3

Historic District: Old Allentown

Case # HDC-2018-00021

Meeting date: June 4, 2018

Property Owner: Shelby and Kenneth Ek

Owners Address: 726 W Gordon Street,
Allentown, PA 18102

Applicant: Peter Lewnes

Applicant's Address: CADCA 523-525 N
7th St. Allentown, PA 18102

Building description, period, style, defining features: This 2½-story painted brick end-of-row house, ca 1870 is Federal in style. The gable roof has asphalt shingles and the cornice has brick dentils. The windows are 1/1 double hung with stone lintels and paneled shutters on 2nd floor windows only. The main entry is a six panel door with a transom and concrete stoop with pipe railing. The east façade wall was structurally unsound and was recently rebuilt with CMU with rough stucco finish. There is a two-story wood porch at the south end of the east façade with square posts and altered railings.



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

- Remove paint from brick and strip back to natural, repair/replace where necessary and spot point
- Stain stucco on side with a red brick stain that fully permeates the stucco to make a more historic color and unify the side with the front
- Fully re-point all brick if necessary
- Repair/repaint water table and paint per color plan
- Remove concrete front stairs and replace with something more historically appropriate for both stairs and railing
- Replace inappropriate spindles on rear porch with historically correct balustrade and porch railing

- Remove satellite dishes if not functioning
- All woodwork will be repaired, restored, (replaced in kind if necessary), scraped, primed and painted
- Front and side porch doors will be replaced with historically appropriate doors and painted
- Windows will be replaced with Harvey 1 over 1 wood aluminum clad windows in a historic color
- Shutters will be repaired/replaced and painted
- All iron work will be repainted in flat black
- Downspouts will be replaced if necessary and repainted
- Address lettering will be placed in transom above front door
- Install historically appropriate porch lights on front and rear porch with dusk to dawn hard wiring

Staff Approvals: 9/8/2017 – Replace existing asphalt fiberglass shingles with asphalt fiberglass shingles that look like slate.

Background: 1983-35, a Certificate of Appropriateness application to install shutters was withdrawn August 6, 1983.

2011-47 Applicant proposes to: Remove lead paint from exterior of building, clean brick and repoint where necessary. Replace existing downspouts with round galvanized downspout. Remove loose paint, power wash, spot point and apply lead block with 2 coats of masonry paint to seal. Move the paneled shutters from the 2nd floor façade, put one paneled shutter on the 1st floor window, install the other two paneled shutters on 728 W Gordon Street façade and louvered shutters can be installed on both houses. Upon a recommendation by HARB City Council approved a certificate of appropriateness by resolution on September 21, 2011.

HDC-2016-00018 Applicant proposes to demolish the building. Upon a recommendation by HARB City Council denied the application to demolish the building. Instead City Council, upon a recommendation by HARB and agreed to by the owner and applicant, passed a resolution to approve a Certificate of Appropriateness to rebuild the east wall with concrete masonry units and cover with smooth stucco; new vinyl windows to be installed the same opening size and sash configuration as the existing; and a wood rake board similar to the existing should be installed at the roof edge. October 5, 2016

HDC-2018-00016 Applicant proposes to enclose side porch. HARB at its meeting on May 7, 2018 voted to table the application pending the redesign of the porch enclosure. On May 11, 2018 the applicant decided to withdraw the application.

Violations: August 20, 2007 – Installed an inappropriate door on the side porch. Owner agreed to install an appropriate paneled door.

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**

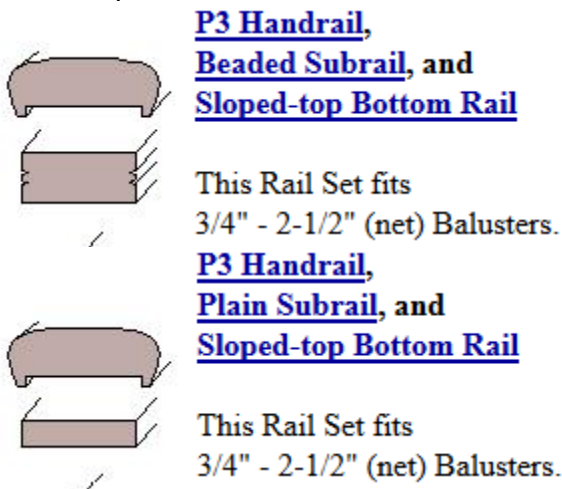
Guidelines for Historic Districts: 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials. 1. Cleaning Historic Structures 2. Historic Masonry 4. Walls, Siding and Trim 5. Windows 6. Doors 7. Porches and Stoops 9. Color 12. Lighting

Evaluation, effect on historic district, recommendations: The proposed work is historically appropriate although additional details or drawings may be needed for the front stoop and rear porch railing. This renovation, as proposed, is an outstanding outcome for this home that was threatened with demolition only two years ago. Some recommendations and clarifications:

- Front stoop: New brick steps with slate treads and wrought iron type railings/guards would be an appropriate alternate to the concrete stoop. Turning the steps to come

down straight to the sidewalk as seen in most of the homes on the street is recommended.

- Rear porch: Typically a heavier top rail with turned balusters would be expected, however given that the historic railing has long been gone, a more simplified version would be acceptable (see profiles following list). Balusters could be turned or straight, but in either case they should be at least 2" to 2 1/2" square/turned. New wood work should be primed and painted.
- Doors: 1/2 or 3/4 lite wood doors would be historically appropriate. Full lite storm doors should be used only if necessary.
- Aluminum clad wood windows are historically appropriate- paint color scheme should be discussed to be sure all new work coordinates- bright whites are not recommended for homes of this time period
- Trim for the windows in the new CMU/stucco wall should be addressed - appropriately detailing these windows would help in further improving the overall look of this new wall.
- If new gutters and downspouts are required, they should be half-round/round and either painted to match the exterior or have a patina metal finish.
- A spec for the exterior wall sconces should be provided for approval.



Discussion: Mr. Lewnes presented the renovations proposed for the building. He asked for some latitude on adding additional renovations if budget allowed. Those items included a new roof dormer and installation of slate roofing. The HARB was very pleased to see this home that was saved from demolition being renovated to improve its historic character. Details of the proposed work were reviewed one by one and all work found to be historically appropriate. Mr. Fillman pointed out that the existing lintels on the front were in fact metal covers added to simple flat wood lintels. He suggested moving the lintel covers to the side windows in the new stucco wall. Adding new trim to the windows was urged by the HARB and given higher priority than some other optional renovations.

Motion: The HARB upon motion by Mr. Huber 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 restore the facade at 726 Gordon Street was presented by Shelby Ek and Peter Lewnes.
2. The existing paint will be removed from the front façade and sections at the rear of the building if budget allows. The historic brick will be spot repointed with appropriate soft mortar and brick repaired where needed. If necessary, the brick will be fully re-pointed. Preservation Brief #2 should be followed for all brick repair and repointing.

3. The side of the building that was replaced with concrete block and finished with textured stucco will be stained or finished with silica paint that bonds with the masonry materials. The color of the paint finish will blend with the natural brick to unify the front and side facades. The applicants will attempt to smooth the rough stucco texture if possible.
4. The existing water table will be repaired and repainted per new color scheme.
5. The existing concrete front steps will be removed and replaced with new brick and flagstone steps reoriented towards the street instead of parallel to the street.
6. The inappropriate balusters on rear porch will be replaced with historically appropriate turned balusters with traditional top and bottom rails.
7. The existing satellite dishes will be removed.
8. All woodwork will be repaired, restored, replaced in kind, if necessary, and painted.
9. The front metal lintel covers will be moved from the front and installed on the side windows in the stucco wall if possible. The side windows will be trimmed to match with the historic front windows as closely as possible.
10. Front and side porch doors will be replaced with historically appropriate doors and painted.
11. Windows will be replaced with Harvey 1 over 1 wood aluminum clad windows in a historic color.
12. Shutters will be repaired or replaced in kind and painted. New shutters will be installed on the first floor front windows.
13. All iron work will be repainted in flat black
14. Downspouts will be replaced, if necessary, and repainted
15. Address lettering will be placed in transom above front door
16. Historically appropriate porch lights with dusk to dawn sensors will be installed on the front and rear porch. Specifications for the light must be approved by staff.
17. If budget allows the existing asphalt shingle roof may be replaced with authentic slate and/or a new roof dormer may be constructed to match the neighboring single dormer.

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