

**CITY OF ALLENTOWN
HISTORIC ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
January 10, 2018**

Case #HDC-2018-00041– Proposal to continue installation of vinyl siding

Property located at: 224 N 9th Street

Agenda #2

Historic District: Old Allentown

Case # HDC-2018-00041

Meeting date: January 7, 2019

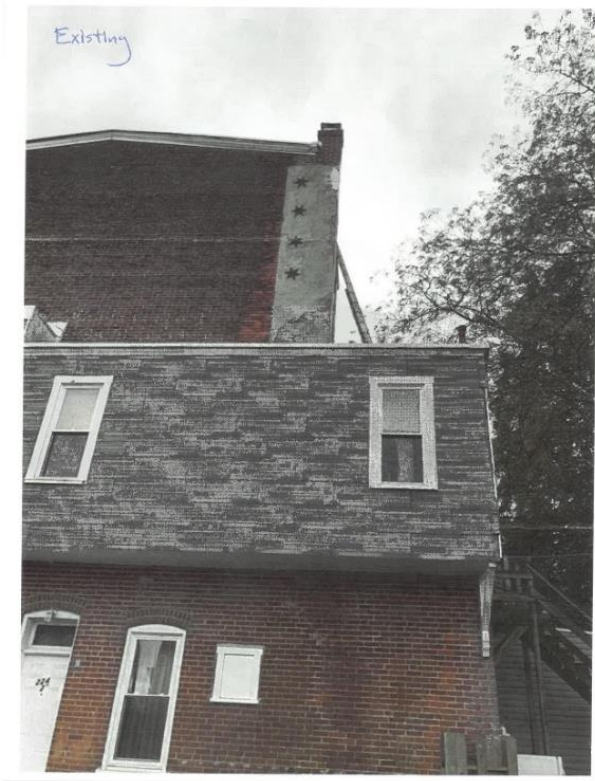
Property Owner: West Street Realty LLC

Owners Address: 1927 West St, Brooklyn,
NY 11223

Applicant: same

Address: same

Building description, period, style, defining features: This structure is a 3 bay, 3 story, tan brick, semi-detached mixed-use building with flat roof, corbelled roof cornice, 1 over 1 double hung windows and first floor storefront with wood and metal projecting cornice. The building is altered with a 3rd floor brick and stucco addition set back from the front façade in the range of 15'. The building was also likely attached to another building that was removed leaving the former grocer alley open and second floor side wall exposed. The building dates from c.1897-1911 and is Italianate in style. The second-floor side wall of the building has been covered with asphalt (Insul-Brick) siding above the recessed grocer alley wall of red brick. The rear cantilevered portion of the building, formerly covered with the same Insul-Brick siding has been covered with white vinyl siding without HARB review.





Proposed alterations: It is proposed to continue installation of vinyl siding over insulating siding, commonly known as Insul-Brick, on the side of the building and to install vinyl siding along the remainder of the side of the building currently covered with similar insulating siding.

Staff Approvals: N/A

Violations: 8/21/2013 Window sign was changed. Sign was removed. Violation resolved. 11/29/2018 - Installed white vinyl siding on the side near the back of the building.

Background: 2003-1 Application to install window sign in the storefront. Recommended for approval by HARB on January 6, 2003. Approved by City Council by resolution #27808 on January 15, 2003.

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

Evaluation, effect on historic district, recommendations: Vinyl is not an appropriate material for this highly visible side façade. Alternative historically appropriate options are smooth, fiber cement siding, such as HardiPlank or smooth cement-based stucco since the building is a masonry structure and there is stucco at the rooftop addition. Existing trim should not be covered with new siding as done with the vinyl siding installation.

Discussion: The applicant explained he was having problems with squirrels and drafts in the building and needed to close in the walls better. Mr. Huber countered that vinyl siding would not keep the squirrels out of the building. The HARB reviewed the options he had for replacing the vinyl siding and the need to keep the window trim visible. The applicant decided fiber cement siding would be the best for him to install and colors recommended by the HARB. The use of PVC composite casing material was suggested to the applicant.

The applicant requested additional items be added to his review. He said the stucco parging in the 3rd floor east and west facades needed repair. He proposed repairing areas of the stucco and then painting with an elastomeric coating. Painting stucco was briefly discussed and concluded to be appropriate. The sheen and color were reviewed. The applicant said he also needed to repaint the north and south facades of the 3rd floor. The HARB referred the

applicant to Preservation Brief #2 that would need to be followed and the importance of soft lime-based mortar. The final item he requested was lighting along the side of the building. The HARB agreed lighting would be appropriate and that a specification could be reviewed and approved by staff.

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

1. The proposal to continue installation of vinyl siding at 224 N 9th Street was presented by Gus Giapoutzis.
2. The white vinyl siding installed without approval will be removed.
3. Fiber cement siding in a tan or grayish color will be installed on both the side towards the front and the cantilevered section towards the rear.
4. Existing window trim will not be covered with siding.
5. Window trim and sills may be retained and repaired or replaced with white Azek or similar composite material matching existing trim and sills in size.
6. The brick on the north and south facades of the 3rd floor will be re-pointed. Preservation Brief #2 "Repointing Mortar Joints in Historic Masonry Buildings" guidance will be followed, and a soft lime-based mortar used.
7. The parging on the 3rd floor will be repaired in-kind and coated with elastomeric "paint" matching the new siding in color in a satin or matt finish.
8. Removal of the vinyl siding and installation of fiber cement siding with trim must be completed by May 15, 2019.
9. New lighting must be reviewed and approved by staff.

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