

**CITY OF ALLENTOWN
HISTORIC ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
February 13, 2018**

ITEM #1 – Case #HDC-2019-00002– Proposal to replace deteriorated original lintels and other wood trim with Fypon to match original as close as possible.

Property located at: 317 N 8th Street
Agenda #1
Historic District: Old Allentown
Case # HDC-2019-00002
Meeting date: February 4, 2019

Property Owner: Bruce Beers
Address: 122 E State St, Coopersburg, PA
18036
Applicant: same
Applicant's Address: same

Building description, period, style, defining features: This structure is a 2 ½ story, 3 bay attached brick dwelling with a gable roof with slate shingles, single roof dormer, 1 over 1 vinyl windows (originally 2 over 2), front door with arched Italianate surround, and original grocer alley door. The windows have character defining eyebrow lintels typical of the Italianate style. The house dates from c. 1874 and is Federal in style with Italianate details.



Proposed alterations: It is proposed to replace deteriorated original lintels and other wood trim with Fypon to match original as close as possible.

Staff Approvals: n/a

Background: n/a

Violations: June 15, 1993 – Window removed from 3rd floor dormer window – abated.

May 16, 2011 – Satellite dish installed near 3rd floor dormer window – abated.

September 25, 2018 – Lintels over windows are falling off.

Guideline Citation: **SIS 6** Deteriorated features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

Allentown Guidelines for Historic Districts: 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 4. Walls, Siding and Trim

Evaluation, effect on historic district, recommendations: The existing historic wood lintels and applied moldings are character defining features of the existing building. Most of the lintels and moldings are in repairable condition. It is also likely that the one lintel that has become detached from the façade is repairable. It is recommended that the lintels be retained, repaired, properly flashed and caulked at the joint between the flashing and brick, and painted. All wood features and trim should be scraped and painted to preserve them from further decay.

The proposed Fypon lintel and molding features are not historically accurate and may not fit the existing windows properly. Fypon is a rigid foam material and not an appropriate alternative to historic wood and moldings on primary facades.

Discussion: After hearing the Consultant's recommendations the applicant changed course and said he could repair the existing lintels. There was a brief discussion of the repainting of the wood work. The Consultant recommended painting the window trim, sills, and lintels all the same color. The applicant said he would do that. There was also a recommendation from the HARB to replace or remove the existing inappropriate style storm door. The Consultant recommended removing it for the most historically appropriate appearance.

Motion: The HARB upon motion by Mr. Huber 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 replace deteriorated original lintels and other wood trim with Fypon to match original as close as possible at 317 N 8th Street was represented by Bruce Beers.
2. The existing wood lintels and trim will be repaired in kind and not replaced with Fypon rigid foam materials.
3. When the building's woodwork is repainted it is recommended to paint the window trim, sills, and lintels all the same color.

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