

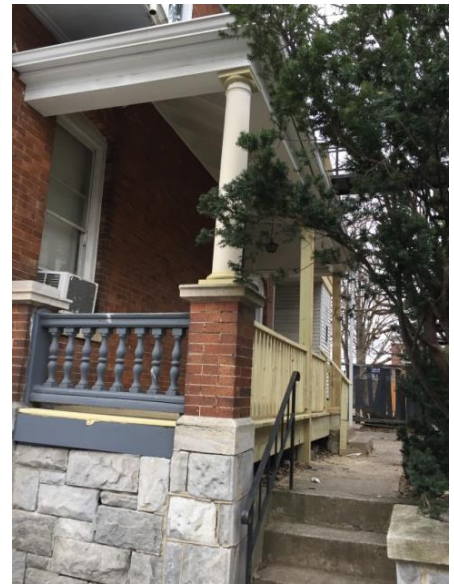
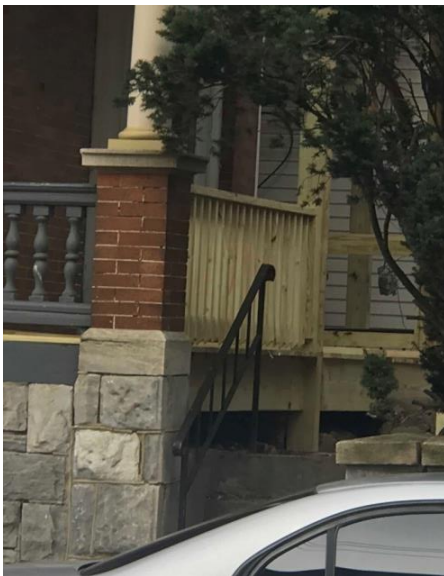
**HISTORIC ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
March 12, 2019**

ITEM #1 – Case #HDC-2019-00001– Proposal to retain the demolition and reconstruction of the side porch of the house.

Property located at: 809 W. Turner Street
Agenda #1
Historic District: Old Allentown
Case # HDC-2019-00001
Meeting date: March 4, 2019

Property Owner: Parkville Properties LLC
Address: 1927 W 8th St, Brooklyn NY
11223
Applicant: Tom Russotti
Applicant's Address: same

Building description, period, style, defining features: This structure is a 3 story demi detached brick dwelling with mansard roof, bracketed cornices, shared brick wall dormer, round corner turret with conical roof, arched and rectangular window and door openings with stone surrounds, stained glass transom(s), stone foundation wall and side porch with Tuscan columns on brick piers and heavy turned balustrades. The building is Queen Anne in style and dates from c. 1905. It is a high style building with historic integrity.



Proposed alterations: It is proposed to retain the demolition and reconstruction of the side porch of the house. Tuscan columns and brick piers were removed and replaced with 6 x 6 pressure treated square posts; heavy turned balustrades were removed and replaced with pressure treated guards with 1 ½" square balusters and inappropriate top rail and no bottom rail. The deteriorated porch floor was replaced with what appears to be 1x 6 PT deck boards.

Staff Approvals: 10/29/2015 – Replace existing slate shingles on peak of turret with slate look asphalt shingles such as GAF Slateline or similar. Color of shingle should match or blend with slate color or with the existing shingles on mansard roof. Finial at peak of turret must remain.

Background: 88-54A – Applicant proposes to install a fire escape on the east wall as required by the fire department. Based on a recommendation by HARB, City Council approved the proposal by resolution 26004, December 12, 1988.

2008-23 – Applicant proposes to maintain installation of a satellite dish on the front of the building. Based on a recommendation by HARB, City Council denied the satellite be allowed to continue to be installed on the front of the building. Council recommended that it be located on a less conspicuous location of the building. Resolution to deny, 28470, approved by Council on June 18, 2008.

Violations: 6/19/1988 – Satellite dish installed on front of the building. See background case 2008-23.

12/24/2018 - The side porch railing and floor boards were removed and replaced with square stock railing and deck floor boards. Two porch posts and their brick column have also been removed and replaced by 4 by 4 posts.

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, 7. Porches and stoops

Evaluation, effect on historic district, recommendations: The removal of the balustrade, brick piers, and Tuscan columns is not historically appropriate and has negatively impacted the building. The piers and columns did not appear to be in deteriorated condition, nor does it appear that their removal to replace the floor and floor structure was necessary. This side porch is a character defining feature that should be restored. The columns could be composite material instead of wood but the dimensions must match the remaining wood column. The brick should match the existing iron spot brick as closely as possible.

The replacement of the wood deck with wide deck boards is also not historically appropriate. The porch floor should be replaced with T&G 3" wide fir porch decking and painted or with historic looking composite decking such as Aeratis's Traditions T&G product.

Discussion: The applicant explained to the HARB that one of the tenants had been injured when he fell through the porch floor. They needed to make repairs as soon as possible due to the structural failure. He continued to explain that the posts and railings were temporary that he intended to return the porch to its original appearance. Brick from the piers had been saved, but the balustrades were not. He intended to find composite material columns to match the original. The HARB was relieved to hear the applicant intended to return the porch to original conditions but was disappointed to hear the balusters had not been salvaged. They explained that the top and bottom rails would have been easy to repair or replace, but that the balusters would need to be custom fabricated. The applicant asked to keep the porch floor decking but the HARB said the decking was too visible to be retained as installed. The HARB agreed that a composite decking could be used as recommended by the historic consultant.

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

1. The proposal to retain the demolition and reconstruction of the side porch of the house at 809 W Turner Street was represented by Tom Russotti.
2. The existing non-historic porch posts and decking will be removed and the porch reconstructed to match its original historic appearance. This work will include the reconstruction of brick piers with salvaged brick and stone elements, installation of composite material columns matching the historic in dimension and style, installation of 3" wood T&G porch decking or composite decking by Aeratis (or equivalent), and installation of new railings/guards replicated to match remaining historic railing/guard on the front.
3. The brick, balusters, columns and decking choices and details must be submitted to Mr. Kimmerly for approval.

4. Lime based mortar must be used to construct the porch piers. Information on appropriate mortar formulas and pointing is available in Preservation Brief #2 and must be followed.
5. The project must be completed by May 31, 2019.

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