

FINAL REVIEW
CITY OF ALLENTOWN, PENNSYLVANIA
HARB
July 12, 2019

Case # HDC-2019-00016– Proposal to do façade improvement, restoration and rehabilitation

Property located at: 209 N 10th Street

Agenda #2

Historic District: Old Fairgrounds

Case # HDC-2019-000016

Meeting date: July 1, 2019

Property Owner: Lusbelly Fernandex & Efrein Santiago

Owners Address: 209 N 10th St,
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 brick row house, ca 1884 is Italianate in style with some Romanesque features. It has a gable roof, wall dormer (with aluminum siding on the sides), slate shingles, bracketed cornice, 1/1 sash with segmental arched openings, front door with transom, concrete stoop with wrought iron railing, basement window grills, and a grocer alley with metal gate. Exterior walls are brick, but there are wood shingles in the back.







Proposed alterations: It is proposed to do façade improvement, restoration and rehabilitation as follows:

1. Brick - remove brick coat with HARB approved method. Repair/replace any damaged areas, spot point where necessary with an appropriate HARB approved mortar.
2. Roof – repair with slate if needed, or replacement needed Slateline shingles or real slate
3. Water table – discuss what is appropriate way to handle remove/don't remove
4. Door overhand – remove aluminum overhang, discuss the install of a liberty bell style door overhang over front steps
5. Windows – remove aluminum capping and replace vinyl windows with aluminum clad wood If windows are to stay paint with vinyl appropriate paint in historic color
6. Entry/storm door – replace door with approved door if needed and replace storm door with bronze full light storm door
7. Dormer and all woodwork – repair/restore/replace/scrape/prime/paint. Discuss headers and sill options
8. Iron work – repaint all flat black, replace missing finial on baker's alley door
9. Downspout – replace if necessary and paint
10. Address – add address to transom in gold leaf historic font
11. Porch light – install dusk to dawn porch light

Staff Approvals: n/a

Background: n/a

Violations: n/a

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, 2. Historic Masonry, 3. Roofing, 4. Walls, Siding and Trim, 5. Windows, 6. Doors, 12. Lighting

Evaluation, effect on historic district, recommendations: The proposed work is historically appropriate with the following clarifications or recommendations:

- Remove existing brickote with gentlest means possible to limit damage to historic brick. Follow Preservation Brief #2 for repointing using a high lime content mortar
- GAF Slateline shingles in Antique Slate color would be appropriate if natural slate financially not feasible
- Removal of the water table stucco is recommended if condition of brick under brickote and existing stucco water table is good
- Installation of a liberty bell style entry roof over the front door may be historically appropriate in this case especially if evidence is found indicating one existed historically. If an entry roof is installed it is recommended to match the roof found at 207 N. 10th.
- It is recommended to remove windowsill and trim capping. Replacing vinyl replacement windows with 1/1 Aluminum clad wood windows is highly recommended
- Replacement of entry door and storm door is historically appropriate. Multi-panel solid, 13 light Victorian styled glass door matching 207 N 10th, or ¾ /half-light with lower panel type doors would be historically appropriate.
- All other items are historically appropriate with staff approval of light fixture recommended

Discussion: The discussion focused on several of the proposed items. Mr. Lewnes said the vinyl windows were relatively new so he wasn't sure if the owners would want to replace them. He agreed that 1 over 1 aluminum clad wood windows would be desirable so the HARB included them as an option. The proposed new Liberty Bell roof over the entry was debated. It was concluded that a new roof matching the attached home would be appropriate. Mr. Lewnes said they hoped to repair the slate, but if not would install new slate or GAF Slateline shingles.

Motion: The HARB upon motion by Mr. Fillman 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 do façade improvement, restoration and rehabilitation at 209 N 10th Street was represented by Ellen Larmer and Peter Lewnes.
2. The proposed work will be undertaken as defined in the application submitted and summarized below
 - a. Brickote and stucco water table will be removed, and historic brick repointed with high lime content mortar as needed. Preservation Brief #2 is to be followed
 - b. The existing roofing will be repaired or replaced with natural slate or new GAF Slateline fiberglass shingles (or equivalent)
 - c. Vinyl windows will be replaced, if possible, with aluminum clad wood windows to fit the historic openings. All aluminum capping will be removed.
 - d. The existing front door will be replaced with an historically appropriate solid multi-panel door, a 13 light Victorian styled glass door matching (or similar to) 207 N 10th, or ¾ /half-light with lower panel type door. The existing storm door will be replaced with a bronze aluminum full light storm door.
 - e. The existing aluminum door awning will be removed, and a Liberty Bell style entry roof installed over the front door and steps. The Liberty Bell roof will match the shape and design of the neighboring roof.
 - f. All woodwork will be repaired in kind and repainted.
 - g. The missing finial on the grocer alley gate will be replaced in kind and all iron work will be painted flat black.
 - h. Existing downspout will be replaced with new round downspout, if needed

- i. A new porch light will be installed; specifications to be submitted for staff review
- j. Street address will be installed on new door transom in gold leaf historic font or on front door frame.

The proposal to recommend a COA was unanimously approved. (4-0; motion carried; Fillman, Huber, Roberts, Sell)