

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

Case # HDC-2019-00015 – Proposal to do façade improvement, restoration and rehabilitation

Property located at: 222 N 10th Street
Agenda #1

Historic District: Old Allentown

Case # HDC-2019-000015

Meeting date: July 1, 2019

Property Owner: Doris Roundtree

Owners Address: 222 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 1865, is Federal/Victorian in style. The gable roof has a dormer, single chimney, brick dentil cornice and asphalt shingles. The windows on the 1st floor are 2/2 sash, 2nd floor and dormer are 6/6 sash, all windows have flat wooden lintels. The main entry has a brick stoop with a single, glazed door with a transom and a basement window grille is visible and a shared grocer's alley without a door or gate





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

1. Brick - spot point where necessary with HARB approved mortar.
2. Roof – repair/replacement if needed with real slate or Slateline shingles
3. Water table – remove or not, need appropriate way to handle
4. Door overhang – install a liberty bell style door overhang over front steps if HARB approved
5. Steps – repair treads with new bluestone or brownstone steps.
6. Coal Grates – repair and reinstall coal grate from porch area into water table, install window behind if it doesn't currently exist
7. All Woodwork and dormers – repair/restore/replace/scrape/prime/paint.
8. Shutters – shutter hinges exist – louvered wood shutters upper floor/ paneled on ground level
9. Iron work – repaint all flat black

10. Downspout – replace if necessary and paint
11. Address – lettering for address on front door
12. Porch light – install dusk to dawn porch light

Staff Approvals: 10/21/2011 – Replace 3rd floor shingles like-for-like.

Background: 1983-53 Proposal to replace front windows and looking for suggestions from the board. Also proposing to brick up a rear window already partially bricked up. Withdrawn 8/2/1983.

1983-69 Applicant proposes to demolish shed addition on back of the house per Raze or Repair order. HARB recommended for approval and City Council approved a certificate of appropriateness for the demolition September 21, 1983 by Resolution 25230.

1997-45 Install shutters, replace front door, install stained or leaded glass in transom, install brass light fixture and brass house numbers, install iron grocer's alley gate. HARB recommended for approval and City Council approved a certificate of appropriateness for the project July 16, 1997 by Resolution 27343.

2000-26 Replace front windows with ones that have thinner muntins and different sash configurations. Replace grocer's alley gate with paneled door.

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, 6. Doors, 7. Porches and stoops, 12. Lighting

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

- 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
- Recommend keeping stuccoed water table in line with last month's approval on 220 N. 10th
- Installation of a liberty bell style entry roof over the front door is not recommended unless evidence is found indicating one existed historically. However, if an entry roof is desired for protection at the door it is recommended to use a shed style roof detailed to match the roof found at 220 N. 10th.
- Either bluestone or brownstone treads would be historically appropriate – suggest matching what gets used on 220
- All other items are historically appropriate with staff approval of light fixture recommended

Discussion: The discussion focused on several details of the proposal. Mr. Lewnes said he planned to use large single pieces of stone on the landing and treads and that he would match the stone choice to that on 220 N. 10th St. The entry roof was also discussed. It was agreed that a new roof matching the design and slight curve of the historic roof at 220 N. 10th St. would be historically appropriate.

Motion: The HARB upon motion by Ms. Roberts and seconded by Mr. Sell 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 222 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. The existing brick will be spot pointed where necessary following Preservation Brief #2 guidelines.
- b. The roof will be repaired or replaced, if needed, with real natural slate or GAF Slateline shingles in the Antique Slate color
- c. The existing stucco water table will be retained
- d. A new slightly curved shed style entry roof will be installed over front steps and will match the entry roof at 220 N 10th St.
- e. The front steps will be repaired with new treads and landing; single pieces of stone will be used, and the type of stone will match 220 N 10th St.
- f. Coal grates will be repaired, and new windows will be installed behind if they don't currently exist
- g. All woodwork and dormer will be repaired as needed and painted.
- h. New louvered wood shutters will be installed on the upper floor and paneled on ground level using existing hardware
- i. Iron work will be repainted flat black
- j. Downspout will be replaced, if necessary, and painted
- k. A new porch light will be installed; specifications to be submitted for staff review
- l. Street address will be installed on the door frame or transom

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