

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

Case # HDC-2019-00018 – Proposal to do façade improvement, restoration and rehabilitation

Property located at: 244 N 10th Street
Agenda #4

Historic District: Old Allentown

Case # HDC-2019-000018

Meeting date: July 1, 2019

Property Owner: Luis Felipe & Yanira De Roche

Owners Address: 244 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 3-story brick row house, ca 1876 is Queen Anne in style. The house has a mansard roof with wide dormer, projecting eaves, asphalt shingles, 1/1 replacement windows, glazed entry door with a transom, paneled grocer's alley door, concrete porch with a wrought iron railing, cast iron grates, and curved liberty bell porch roof.









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

1. Brick –remove brickote with HARB approved method, repair/replace any damaged areas, spot or fully re-point where necessary with approved mortar.
2. Coal Grates – repair/recast and reinstall the coal grate in porch – put a window in behind if not there.
3. Windows – are vinyl replaced and appear new – repaint with a vinyl paint
4. Storm door – remove aluminum storm door frame and replace with a bronze full light
5. All woodwork – repair/restore/replace/scrape/prime/paint with 3 color plan- discuss window headers and sills since covered
6. Iron work – repaint all flat black
7. Downspout – replace if necessary and paint
8. Address – add address to front transom door

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 brickwork with gentlest means possible to limit damage to historic brick. Follow Preservation Brief #2 for repointing using a high lime content mortar
- It is recommended to remove all windowsill and trim capping. Replacing vinyl replacement windows with 1/1 Aluminum clad wood windows is highly recommended if financially feasible
- Installation of specified storm door is historically appropriate.
- All other items are historically appropriate with staff approval where necessary

Discussion: Mr. Lewnes explained that in this project the vinyl windows would not be removed. Similar to the other project the vinyl windows were relatively new and in good condition. The HARB said they would approve aluminum clad wood window replacements just in case there was a change in thinking and scope. The other items discussed were the removal of the aluminum awning on the third floor and the installation of shutters on the second floors windows. There were existing pintles on the windows proving the historic presence of shutters. Mr. Lewnes told the HARB that he could replicate the broken coal grate. He had a source for casting new grates in aluminum.

Motion: The HARB upon motion by Mr. Brobst and seconded by Ms. Jackson 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 244 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. Brickwork 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. The existing vinyl windows may be retained or replaced with 1 over 1 aluminum clad wood windows.
 - d. The existing storm door frame will be removed and a new a bronze full light storm door and frame installed.
 - e. It is recommended to remove the existing window casing and sill capping and to repair and repaint original wood casing and sills if possible.
 - f. The aluminum awning on the 3rd floor dormer will be removed.
 - g. Louvered wood shutters will be installed on the second floor windows utilizing existing hardware.
 - h. Repair or recast and reinstall the coal grate in porch. Install a new window behind coal grates if needed.
 - i. All woodwork and dormer will be repaired in-kind and painted.
 - j. Existing downspout will be painted or replaced with new painted round downspout, if needed
 - k. All iron work will be painted flat black.
 - l. Street address will be added to the door frame or transom

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