

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

Case # HDC-2019-00017 – Proposal to do façade improvement, restoration and rehabilitation

Property located at: 219 N 10th Street

Agenda #3

Historic District: Old Fairgrounds

Case # HDC-2019-000017

Meeting date: July 1, 2019

Property Owner: Haydee & Jose Cruz

Owners Address: 219 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 1870, is Federal Revival in style. The house has asphalt shingle gable roof, a single dormer, cornice with brick dentils, 1/1 replacement vinyl windows on 2nd and 3rd floors, 1st floor large fixed window with transom, single entry door with a (covered?) transom, an Allentown liberty bell style entry roof, concrete stoop with wrought iron railings, a shared grocer's alley, and aluminum siding at the rear of the building.







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

1. Brick –remove paint with HARB approved method, repair/replace any damaged areas, spot point where necessary with approved mortar.
2. Roof – repair with slate if needed, or replacement needed Slateline shingles or real slate
3. 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
4. Entry door/storm door – replace door with HARB approved entry door, owners would like a wood door with glass insert if historically appropriate, replace storm door with bronze full light storm door
5. Bakers Alley Door – replace rotten door with historically appropriate one
6. All woodwork and downspout – repair/restore/replace/scrape/prime/paint. Discuss headers and sill options
7. Iron work – repaint all flat black, replace missing finial on baker's alley door
8. Address – add address to transom in gold leaf historic font
9. Lighting – install gooseneck lights on dusk to dawn hard wired front and side.

Staff Approvals: n/a

Background: 1989-20 – Applicant proposes to put an air conditioner through the front wall. Withdrawn 4/27/1989.

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:

- Follow Preservation Brief #1 and 2 for paint removal and repointing using a high lime content mortar
- GAF Slateline shingles in Antique Slate color would be appropriate if natural slate financially not feasible
- It is recommended to remove all 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. A ¾-light wood door with lower panel matching the door at 221 N. 10th is suggested.
- Replacement of deteriorated grocer alley door with similar or more historic paneled door is recommended.
- All other items are historically appropriate with staff approval of light fixture recommended

Discussion: Mr. Lewnes explained that the existing door transom was covered, and a light fixture installed under the Liberty Bell roof. He said he proposed to keep the existing conditions. In addition to the proposed work Mr. Lewnes asked if louvered wood shutters could be added to the list. He found existing pintle hardware proving that shutters were on the building historically. He also added that the existing first floor window transom had inappropriate plastic material in it, and he would like to install new regular glass.

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 do façade improvement, restoration and rehabilitation at 219 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. Existing paint will be removed from brick and brick repaired and repointed as needed. Preservation Briefs #1 and #2 were to be followed.
 - b. The existing roofing will be repaired as needed or replaced with natural slate or 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 inappropriate material in the first floor window transom may be replaced with new clear glass.
 - e. Louvered wood shutters will be installed on the second floor windows utilizing existing hardware.
 - f. The existing front door will be replaced with an historically appropriate ¾ or ½ -light door with lower panels. The existing storm door will be replaced with a bronze aluminum full light storm door
 - g. The grocer's alley door will be replaced with a historically appropriate paneled door
 - h. All woodwork and dormer will be repaired in-kind and painted.
 - a. Existing downspout will be painted or replaced with new painted round downspout, if needed

- i. All iron work will be painted flat black.
 - j. Street address will be added to the door frame or transom
 - k. The existing mailbox will be removed, and a mail slot installed in the door.
- The proposal to recommend a COA was unanimously approved. (4-0; motion carried; Fillman, Huber, Roberts, Sell)