

**HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ALLENTOWN, PENNSYLVANIA  
July 6, 2020**

**FINAL REVIEW**

**Address:** 235-237 N 11th Street

<b>Property Owner:</b>	<b>SICAM Group, LLC Nick Spade</b>	<b>Owner Address:</b>	<b>1022 S Hall St, Rear office, Allentown, PA 18103</b>
<b>Applicant:</b>	<b>Peter Lewnes</b>	<b>Applicant's Address:</b>	<b>CADCA 523-525 N 7th St, Allentown, PA 18102</b>
<b>Historic District:</b>	<b>Old Allentown</b>	<b>Case #</b>	<b>HDC-2020-00007</b>
<b>HARB Meeting date:</b>	<b>July 6, 2020 (Agenda Item #3)</b>		

**Proposed alterations:** It is proposed to do façade renovations to include:

<b>Proposed Project list 235-237 N 11<sup>th</sup> Street – front and side</b>	
<b>Brick front</b>	Brick coat – remove with as little damage as possible – clean/repair/replace where necessary. Spot or full repoint with historically appropriate mortar – get estimates for both approaches
<b>Brick side</b>	Brick Coat – either remove or stain/paint brick color – depends on budget
<b>Bay Window</b>	Ensure all wood is in good condition – repair/replace anything that is not. Shingles – remove rotted shingles and replace with something that is historically approved and appropriate in a maintenance free material (HARB to advise)
<b>Windows – front (10)</b>	Replace with wood/aluminum clad 1 over 1 Harvey windows HARB approved
<b>Windows – Side (17+)</b>	Replace with beige vinyl 1 over 1 windows HARB approved brand
<b>Front steps</b>	HARB to recommend what to replace with if this fits into budget – we will reuse iron rails
<b>Front Door/Entry</b>	For future replacement – HARB to advise what type of door is appropriate and how side lights should be configured (HARB to advise as to type)
<b>Address</b>	Lettering for address in transom
<b>Garage door</b>	Replace with historically appropriate new door
<b>Side porch</b>	Replace planks with historically appropriate plants
<b>Woodwork</b>	ALL WOODWORK, including sills, cornice - everywhere repair/restore/replace/scrape smooth
<b>Iron work</b>	Fire escape and all other iron work – repair/scrape/prime/repaint Coal Windows – paint black
<b>Painting</b>	ALL WOODWORK – including entry door – if getting painted, concrete porch, downspout, windows and IRONWORK – repair/restore/replace /scrape/prime/paint
<b>Architectural lighting</b>	Porch light – install larger-scale – dusk to dawn CADCA supplied light – hard-wired no switch warm white

**Building description, period, style defining features:** 235 N 11<sup>th</sup> Street is a parking lot/driveway with small brick garage set back to the rear of the site. 237 is 3-story brickoted row house with flat roof, projecting cornice, 2-story oriel window with panel detail at top and wood singles below second and third floor windows, 1 over 1 windows, and altered front door (previously double doors) with transom. The house dates from the late 19<sup>th</sup> century and is Queen Anne Eastlake in style. The side of the building is also brickoted and includes a fire escape and windows.

**Staff Approvals:** N/A

**Violations:** N/A

**Background:**

**Guideline Citation: SIS 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment



Garage door existing



**Allentown Guidelines for Historic Districts:** 5.1. 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. Door 7. Porches and Stoops 10. Streetscapes and Outdoor Features 12. Lighting

**Evaluation, effect on historic district, recommendations:** The proposed renovations are historically appropriate and meet the design guidelines. Areas to discuss or for which the applicant has requested HARB recommendations include:

- The front steps – it is recommended to replace the existing concrete steps with new concrete steps with bull nose detail to match existing or to replace with brick steps with bluestone treads.
- Front door and sidelight – this entry was originally a pair of doors. The existing door is a 36" +/- modern door with narrow sidelight and original transom overhead. It is recommended to eliminate the narrow sidelight, widen the side trim at the door to create small pilasters, and install an historically appropriate door, possibly with half or ¾ light.
- Garage door of garage on 235 lot – the garage door faces towards 11<sup>th</sup> street but is set back significantly. The proposal is to replace the deteriorated 8 panel and glass door with a solid flush door may be historically appropriate since it is set so far back from the street. Another option to consider would be a steel 16-panel door.
- Light fixture at entry – specification should be submitted and approved by staff.

**Discussion:** The discussion focused on items the applicant needed input on and on the details of the proposed work. The HARB had few questions and supported the façade renovations.

**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 do façade renovations at 235-237 N 11th Street was represented by Peter Lewnes.
2. Brickote on the front will be carefully removed from the brick to limit damage as much as possible
3. The brick will be cleaned, repaired, and replaced where necessary using historically appropriate mortar
4. The brickote on the side of the building will be either removed or stain or painted.
5. The rotted wood shingles on the bay window will be replaced in kind or repaired as necessary. When shingles removed a site visit should be scheduled with the City to see if historic materials remain that might be restored.
6. Existing front vinyl windows (10) will be replaced with aluminum clad wood 1 over 1 Harvey windows
7. Existing vinyl windows on the side of the building (17) will be replaced with new beige vinyl 1 over 1 windows (Note: fire rated windows may be required within 10' of the existing fire escape)
8. The front steps will be replaced with concrete steps with bullnose edges. The iron railings will be reused.
9. The house numbers will be in gold leaf in the transom above the front door.
10. The new light fixture specifications (including lighting along the side of the building) will be submitted to the City for staff approval
11. The existing garage door will be replaced with a new flush garage door in a dark color.
12. The side porch floor decking will be replaced in-kind with tongue and groove decking.
13. All woodwork will be repaired or replaced in kind and scraped and painted
14. The fire escape and all other iron work will be repaired, prepped, and painted
15. If the front door and entry modified in the future, drawings will be submitted for review. It is recommended to eliminate the narrow side light and enlarge the trim on either side and detail as traditional pilasters with simple base and capital.
16. The existing satellite dish will be removed.

**HARB Action:** The proposal to issue a COA was unanimously approved. (6-0; motion carried: Brobst, Fillman, Huber, Olson, Sell, Roberts)