

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

FINAL REVIEW

Address: 242 N 11th Street

Property Owner:	Paul B Hartman	Owner Address:	257 Congdon Rd, Voluntown, CT 06384
Applicant:	Peter Lewnes	Applicant's Address:	CADCA 523-525 N 7th St, Allentown, PA 18102
Historic District:	Old Allentown	Case #	HDC-2020-00011
HARB Meeting date:	July 6, 2020 (Agenda Item #5)		

Proposed alterations: Façade renovations to include:

Project list – front and side of building	
Brick front	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
Brick side	Brick Coat – either remove or stain/paint brick color – depends on budget
Windows – front (7)	Replace with wood/aluminum clad 1 over 1 Harvey windows HARB approved
Shutters	Install louvered shutters on 2 nd floor 3 windows
Front steps	HARB to recommend what to replace with if this fits into budget – we can reuse iron rails
Address	Lettering for address in transom
Woodwork	ALL WOODWORK, including sills, cornice - everywhere repair/restore/replace/scrape smooth
Iron work	all iron work – repair/scrape/prime/repaint Coal Windows – paint black
Painting	ALL WOODWORK – including entry door – if getting painted, concrete porch, downspout, windows and IRONWORK – repair/restore/replace /scrape/prime/paint
Architectural lighting	Porch light – install larger-scale – dusk to dawn CADCA supplied light – hard-wired no switch warm white

Building description, period, style defining features: This structure is a 2 ½ story brickoted semi-detached dwelling with Mansard roof, wall dormer, ornamental brackets, corbeled brick details (covered with brickote) and Eastlake detailing. The house dates from c. 1895 and is Eastlake Queen Anne in style.

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 **Allentown Guidelines for Historic Districts:** 5.1. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 2. Historic Masonry 4. Walls, Siding and Trim 5. Windows 7. Porches and Stoops 12. Lighting

Evaluation, effect on historic district, recommendations: The proposed work is mostly historically appropriate. The window replacement should be discussed. The existing windows are wood with old storm windows. The preferred strategy is to repair existing historic windows, weather-strip, and paint. The existing storm windows would be replaced with new energy efficient storm windows with this strategy. If the HARB determines replacement acceptable, the new windows should fit the size of the existing openings without reducing the size of the opening at all. If the weights and weight pockets are removed, the new window could fit behind the exterior trim and match the size of the existing sashes and glass more closely.

The proposed light fixture should be submitted for staff approval.

Discussion: The discussion of the project focused on the condition of the existing wood windows and the replacement of the concrete stoop. The applicant said the existing wood windows were very deteriorated and agreed that new windows would fit the size of the existing openings. He also said that the front stoop was oversized and that he would like the option to reorient and resize the stoop. Mr. Brobst cautioned that the materials behind the existing stoop might be damaged. It was agreed that either concrete with bull nose treatment or brick and blue stone treads would be historically appropriate.

Motion: The HARB upon motion by Mr. Brobst 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 for façade renovations at 242 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. Existing front windows (7) will be replaced with (Harvey Majesty) aluminum clad wood windows to match the size of the window openings.
6. New historically appropriate louvered shutters will be installed on 2nd floor windows
7. The front stoop will be replaced in-kind with concrete with reused iron rails or modified to be smaller in size with steps perpendicular to the street.
8. The house numbers will be in gold leaf in the transom above the front door.
9. All woodwork will be repaired or replaced in kind and scraped and painted
10. All iron work will be repaired, prepped, and painted
11. The new light fixture specification will be submitted to the City for staff approval

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