



CITY OF ALLENTOWN

30025

RESOLUTION

R92 – 2020

Introduced by the Administration on August 5, 2020

Certificates of Appropriateness for work in the Historic Districts:

- 229.5 N 11th Street;
- 235-237 N 11th Street;
- 240 N 10th Street;
- 242 N 11th Street;
- 236 N 10th Street;
- 217 N 11th Street

Resolved by the Council of the City of Allentown, That

WHEREAS, Certificates of Appropriateness are required under the provisions of the Act of the General Assembly of the Commonwealth of Pennsylvania No. 167, June 13, 1961 (P.L. 282) and City of Allentown Ordinance No. 12314; and

WHEREAS, the following properties whose respective owners applied for and were granted approval by the Allentown Historic Architectural Review Board (HARB) to undertake specific exterior alterations on said property as indicated in the attached Final Review Reports, which form part of this resolution:

- | | |
|--|---|
| • 229.5 N 11th Street
Sharon Smith (Owner) | • 242 N 11th Street
Paul B Hartman (Owner) |
| • 235-237 N 11th Street
SICAM Group, LLC (Owner) | • 236 N 10th Street
Mingke Yang (Owner) |
| • 240 N 10 th Street
Latasha Daniels (Owner) | • 217 N 11th Street
Ramona Suriel (Owner) |

WHEREAS, on July 6, 2020, the Allentown HARB recommended approval of the above application, or offered modifications which were subsequently accepted by the property owner, to City Council; and

WHEREAS, after reviewing the attached final review report, it is the opinion of City Council that the proposed work is appropriate.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Allentown that Certificates of Appropriateness are hereby granted for the above referenced work.

	Yea	Nay
Candida Affa	X	
Julio A. Guridy, VP	X	
Ce-Ce Gerlach	X	
Cynthia Mota	X	
Joshua Siegel	X	
Ed Zucal	X	
Daryl Hendricks, Pres.	X	
TOTAL	7	0

THIS IS TO CERTIFY, That the above copy of Resolution No. 30025 was adopted by the City Council of Allentown on the 5th day of August, 2020, and is on file in the City Clerk's Office.


 City Clerk

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

FINAL REVIEW

Address: 240 N 10th Street.

Proposed alterations: It is proposed to:

- Install louvered shutters – 3 windows upper level
- Install solid raised panel shutters – 2 ground level windows
- Replace 5 windows with (Harvey Majesty) aluminum clad wood windows
- Install historically appropriate light fixture (with dusk to dawn sensor)
- Add wrought iron coal bin ironwork (grating)
- Add wrought iron railing on front steps

Property Owner:	Latasha Daniels	Owner Address:	240 N 10th St, Allentown, PA 18102
Applicant:	Peter Lewnes	Applicant's Address:	CADCA 523-525 N 7th St, Allentown, PA 18102
Historic District:	Old Allentown	Case #	HDC-2020-00007
HARB Meeting date:	July 6, 2020 (Agenda Item #4)		

Building description, period, style defining features: This structure is a 3 bay, 2 ½ story attached red brick dwelling with gable roof, roof dormer, narrow 1 over 1 double-hung windows with Italianate eyebrow lintels, and heavy arched entry door surround with keystone detail. There are two simple 3-light basement windows. The house dates from c. 1880 and is Italianate 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, 5. Windows 7. Porches and Stoops 10. Streetscapes and Outdoor Features 12. Lighting

Evaluation, effect on historic district, recommendations: The proposed work is historically appropriate, but a discussion of the window replacement warranted to be sure the windows need to be replaced. 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 applicant explained there had been a fire in the building and the windows were in deteriorated condition. The applicant agreed the windows would match the size of the existing windows. It was noticed that one of the basement windows still had a grate. The applicant said any existing historic window grates that exist would be retained.

Motion: The HARB upon motion by Mr. Fillman and seconded by Ms. Roberts adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

1. The proposal for façade renovations at 240 N 10th Street was represented by Peter Lewnes.
2. Five historically correct shutters will be installed on the 1st and 2nd floors. Panel shutters will be installed on the 1st floor and louvered on the 2nd floor.
3. Existing front windows (5) will be replaced with (Harvey Majesty) aluminum clad wood windows to match the size of the window openings.
4. The new light fixture specification will be submitted to the City for staff approval
5. A new wrought iron window grate will be installed where missing, matching the remaining grate or the submitted image as closely as possible.
6. A new historically appropriate wrought-iron type railing will be added to the front steps

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

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

FINAL REVIEW

Address: 217 N 11th Street

Proposed alterations: Replace existing wooden fence in the backyard of the property with vinyl fencing. Wood fence has been replaced two times and continues to become deteriorated.

Property Owner:	Ramona Suriel	Owner Address:	217 N 11 th St, Allentown, PA 18102
Applicant:	Joanna Suriel	Applicant's Address:	217 N 11 th St, Allentown, PA 18102
Historic District:	Old Allentown	Case #	HDC-2020-00013
HARB Meeting date:	July 6, 2020 (Agenda Item #7)		

Building description, period, style defining features: This structure is a 2 ½ story semi-detached dwelling with gable roof, single dormer, mostly 1 over 1 windows, a modern large picture window on the first floor, a round arch front door surround with historic door, and aluminum siding over historic brick. The house dates from c 1887 and is Italianate in style.

There is a brick garage at the rear, along with a wood stockade type fence at rear and side of the property.



Staff Approvals: N/A

Violations: N/A

Background: 1984 – Approved COA for to replace windows in rear façade

1993 – Approved COA for the following

PROPOSAL: To rebuild second floor side porch. The structure of the existing porch is failing. A sketch has been submitted.

APPLICANT AMENDMENTS: Decorative spindles, brackets and finials above and behind the porch roof will remain.

HARB AMENDMENTS: Original porch elements should remain.

ARCHITECTURAL DESCRIPTION AND BACKGROUND: This two and a half story rowhouse was built circa 1887. A gabled dormer projects from the gable roof. Siding clads the structure. Windows are 1/1 with a very large picture window on the first floor. The second floor side porch has an asphalt single shed roof and is constructed of straight, lumber. The porch is a later modification to the house. It overlooks an open side yard.

1998 – Approved COA for the following:

Approved Alterations: Replacement of red asphalt shingle with smooth texture, double 4" vinyl siding on the third story dormer of the front gable of the home.

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: 5.1.11 Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 10. Streetscapes and Outdoor Features**

Evaluation, effect on historic district, recommendations: Vinyl fencing is not supported in the design guidelines. Wood fences are recommended. The rear street is fronted by a row of housing with some historic integrity. There is what appears to be white vinyl siding on properties to the north. In this case perhaps a non-shiny vinyl fence might be permitted. Timber Tech is one company that supplies non-shiny vinyl fencing

Discussion: The applicant appealed to the HARB to be allowed to install a non-wood fence. She had replaced the wood fence with wood before and it did not last. She needs a more durable fence. A quick search during the meeting found a company that made composite type fences with vertical boards. The HARB thought they could approve a composite material fence since they had a precedent of approving composite materials for porch floors and windows. The applicant agreed to this recommendation. The fence would be 6' tall.

Submitted fence specification to HARB for staff approval before purchasing.

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 to replace existing wooden fence in the backyard of the property with vinyl fencing at 217 N 11th Street was represented by Joanna Suriel.
2. The new fence will be 6' high made with a composite material (Timber Tech or similar) with vertical boards.
3. The specification information must be submitted to HARB for staff approval before purchasing.

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

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

FINAL REVIEW

Address: 229.5 N 11th St.

Proposed alterations: To seal/coat brick face and repoint bricks, install shutters, add a light fixture and relocate house numbers. 5 historically correct shutters will be installed on the 1st and 2nd floors.

Property Owner:	Sharon Smith	Owner Address:	229.5 N 11 th St, Allentown
Applicant:	Peter Lewnes	Applicant's Address:	CADCA 523-525 N 7 th St, Allentown, PA 18102
Historic District:	Old Allentown	Case #	HDC-2020-00007
HARB Meeting date:	July 6, 2020 (Agenda Item #2)		

Building description, period, style defining features: This structure is a 3 bay, 2 ½ story red brick attached row home with gable roof with single roof dormer, 2 over 2 double hung windows with Italianate eyebrow lintels, half light front door with transom and grocer alley door. The house dates from c. 1886 and is Federal style with Italianate details. The house has historic integrity.



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:** 5.1.11 Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 2. Historic Masonry, 5. Windows, 12. Lighting

Evaluation, effect on historic district, recommendations: Although seal coating of natural brick is generally not recommended, this house is a case where it may be warranted. The existing brick was damaged when brickwork was removed. Repointing will also help with water infiltration.

Repointing should be done with soft high lime content mortar to preserve the brick. Preservation Brief #2 should be consulted for brick repair and repointing. Other work proposed is historically appropriate. Specifications for the new light fixture should be submitted and approved by staff. New location for the house numbers should be discussed; relocating to the left side of the door would be appropriate.

Discussion: The discussion focused on the condition of the existing brick and types of sealers. Mr. Brobst educated everyone on the need to reapply sealers in approximately 7 years. The applicant wondered if there were any longer lasting sealers available. Mr. Brobst said unfortunately not. The applicant said the address plaque could fit on the left side of the door if trimmed down slightly. The HARB agreed to give the applicant also the option to place gold leaf house numbers in the transom.

The new light fixture specification will be submitted to the City for staff approval.

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 seal/coat brick face and repoint bricks, install shutters, add a light fixture, and relocate house numbers at 229.5 N 11th Street was represented by Sharon Smith.
2. The soft deteriorated red brick will be sealed with an appropriate breathable sealer.
3. Five historically correct shutters will be installed on the 1st and 2nd floors. Panel shutters will be installed on the 1st floor and louvered on the 2nd floor.
4. The house numbers will be in gold leaf in the transom or on a smaller plaque on the left side of the door.
5. 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, Sell Huber, Olson, Roberts)

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

FINAL REVIEW

Address: 235-237 N 11th Street

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

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

Proposed Project list 235-237 N 11th Street – front and side	
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
Bay Window	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)
Windows – front (10)	Replace with wood/aluminum clad 1 over 1 Harvey windows HARB approved
Windows – Side (17+)	Replace with beige vinyl 1 over 1 windows HARB approved brand
Front steps	HARB to recommend what to replace with if this fits into budget – we will reuse iron rails
Front Door/Entry	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)
Address	Lettering for address in transom
Garage door	Replace with historically appropriate new door
Side porch	Replace planks with historically appropriate plants
Woodwork	ALL WOODWORK, including sills, cornice - everywhere repair/restore/replace/scrape smooth
Iron work	Fire escape and all other 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: 235 N 11th 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 19th 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 11th 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)

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

FINAL REVIEW

Address: 236 N 10th Street

Property Owner:	Mingke Yang	Owner Address:	236 N 10th St, Allentown, PA 18102
Applicant:	Peter Lewnes	Applicant's Address:	CADCA 523-525 N 7th St, Allentown, PA 18102
Historic District:	Old Allentown	Case #	HDC-2020-00012
HARB Meeting date:	July 6, 2020 (Agenda Item #6)		

Proposed alterations: To add a liberty bell-style awning over the entry doorway to replace the aluminum overhang that was removed in 2019.

Building description, period, style defining features: This 2½-story Allentown brick row house, ca 1881 is a restored Federal style home. The roof is gabled and covered with slates arranged in a diamond pattern. It has a decorative dormer window, dentilated cornice that goes across the bay window, a single chimney and snow catchers. The first floor picture window has segmentally arched brick lintel and an oriel window on the 2nd floor with a single 1/1 sash window to the right with a flat wood lintel. The main entry is a single door with a storm door and concrete stoop. An aluminum awning over the door was removed in 2019. There is a concrete stoop, two basement window grilles visible and a grocer's alley door.



*236 N 10th
left & right
properties
w Bell patches*



Staff Approvals:

Background: Aug 2018 STAFF APPROVAL - Remove existing non-historic, not permitted deck on the 2nd floor, rear, side of the house. Not visible from the public street or alley. Fill in existing door and re-side with siding to match the existing.

Violations: N/A

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:** 5.1.11 Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 7. Porches and Stoops

Evaluation, effect on historic district, recommendations: Because of the alterations in the brick above the front entry covering the area with an “Allentown” roof would be historically appropriate and an excellent idea. It is recommended to match the shape and detailing of the neighboring property since the roofs will be so close.

Discussion: The discussion focused on the shape and details of the proposed new entry roof. All agreed the bell shape would be the most appropriate especially because of the proximity to the neighboring bell shape roof. It was also agreed that the bell shapes should match as closely as possible. Of the three options submitted, the support details of the #3 option were thought to be the most historically appropriate for this context.

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 add a liberty bell-style awning over the entry doorway to replace the aluminum overhang at 236 N 10th Street was represented by Peter Lewnes.
2. The shape of the new entry awning will match the bell shape of the neighbors’ roof.
3. The support structure will match the #3 option submitted and will be open to facilitate easier maintenance and painting.

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

**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)