

**HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN, PENNSYLVANIA
October 5, 2020**

FINAL REVIEW

631 W Allen Street (Case # HDC-2020-000033)

Property Owner: Bryce Bouton

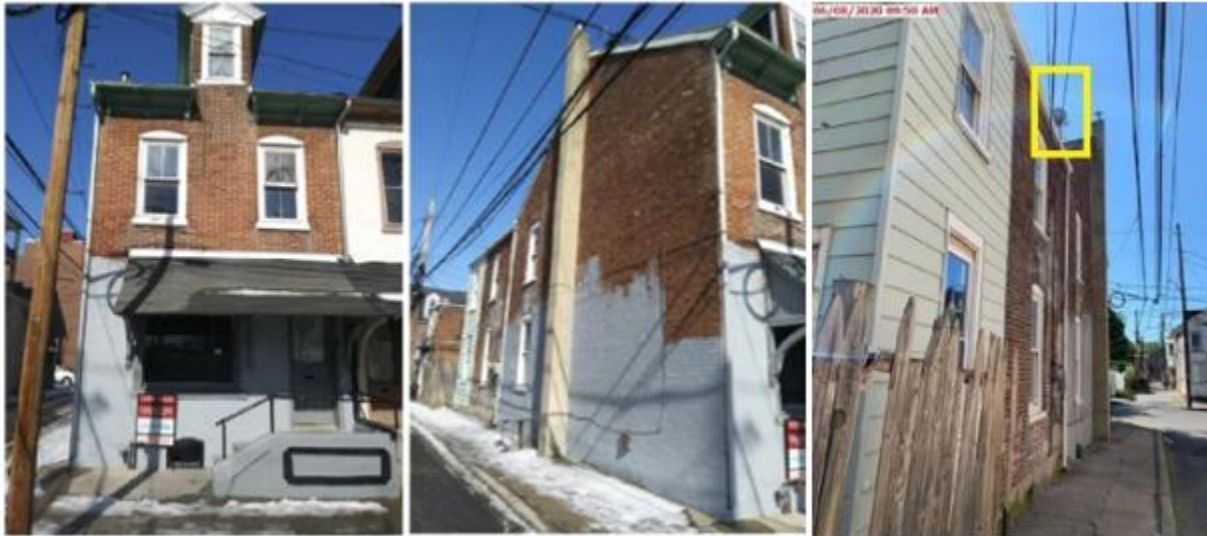
Address: 1775 W Union Blvd, Bethlehem PA 18018

Historic District: Fairgrounds

Applicant : Charles Poling, Cyprexx Services LLC

Applicant's Address: 525 Grand Regency Blvd, Brandon FL 33510

Building description, period, style defining features: This structure is a 2 bay, 2 ½ story, semi-detached dwelling with a gable roof, narrow wall dormer, 2 over 2 double-hung windows, a large front living room windows, a half glass 3-panel front door, a curved Allentown porch roof and concrete stoop and a rear 2 story ell. The house dates from c. 1890 and is Queen Anne with Richardsonian influences.



Proposed alterations: It is proposed to renovate property as follows:

- Exterior Walls
 - Remove exterior paint (gray in color) from brick exterior walls by stripping/scraping paint to original brick face.
 - Exterior Walls - Repoint brick by tuck pointing missing/damaged mortar at exterior brick walls. Wire brush joints between brick and installing new mortar at joints with HARB approved mortar options.
- Roof - Remove old satellite dish upon roof top.
- Exterior Door
 - Paint side exterior door and jamb to include caulking seams with approved HARB color.
 - Exterior Door - Install wooden stoop (12 inches tall and width of door) at side exterior door and paint with approved HARB color

- Sidewalks - Remove cracked and broken sidewalk, side yard, and fill with soil or HARB approved options.
- Steps - Scrape loose paint and repaint front concrete porch with approved HARB cement bonding paint color.
- Handrails - Scrape loose paint and repaint front porch railing with approved HARB color.
- Foundation - Repair exterior foundation walls by removing loose/Packing mortar and applying a skim coat of new mortar at exterior foundation with HARB approved mortar options.
- Fence - Replace rotted/damaged fence panels and gate at side yard with HARB approved options.
- Downspouts - Replace damaged/missing downspouts elbows and extended downspouts to sidewalk with HARB approved options.
- Window - Replace 1 vinyl trimmed window with an HARB approved option.

Staff Approvals:

Violations:

- 06/12/18 BLIGHTED PROPERTY EW/AH
- 06/15/18 VIOLATION LETTER SENT CERTIFIED AND REGULAR MAIL - EW/JA
- 7/26/18 Reviewed file gave to B.H. for blight letter B.S.
- 09/14/18 - BLIGHT LETTER MAILED - JA

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. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 1. Cleaning Historic Structures 2. Historic Masonry 3. Roofing 4. Walls, Siding and Trim 5. Windows 6. Doors 7. Porches and Stoops

Evaluation, effect on historic district, recommendations: The proposed renovations are historically appropriate with the following clarifications and modifications:

- Exterior – Removal of the paint and repointed the existing brick must follow approved historic standards as defined in Preservation Briefs #1 and #2. Power grinders or wire brushes should not be used to remove mortar. All new pointing mortar must have a high-lime content and be soft to protect the historic brick. Paint removal should use strippers meant for historic paint removal and the brick should be neutralized after. No sand blasting or other abrasive methods may be utilized.
- Doors – The existing rear door is a pre-hung 6 panel door. Painting and re-caulking the door does not need HARB approval. The proposed stoop at the door is not defined other than by height and width. The materials and overall size of the stoop should be discussed. At 12" high a steep would also need to be added to the stoop.
- Window – It is not clear which window needs to be replaced and if all the windows are vinyl. If the window is currently vinyl it could be replaced with vinyl to match or a more historic aluminum clad wood or fiberglass windows.

- Front stoop – If the concrete is currently painted, painting may be an appropriate option. However, scraping loose paint and not repainting should be discussed. Paint is a maintenance headache on wearing surfaces and should be avoided if possible. Repainting the pipe railings does not need HARB approval
- Downspouts – Replacing or extending the existing round corrugated down spout is historically appropriate.
- Landscape items.
 - The removal of the cracked concrete walk is historic appropriate. Reseeding with grass may be the best option after the sidewalk removal.
 - A new wood fence would be historically appropriate. A vertical board fence with dog ears or shadow box style would meet the Design Guidelines. The fence cannot exceed 6' in height and should be stained to protect and prolong its life. Any gate must swing inward.

Discussion: The door that needed the added step was identified as the door at the rear, not side, and the need for a step if 12" high noted. Mr. Brobst took a moment to impress upon the applicant the importance of following the Preservation Briefs identified in the Historic Consultant's recommendations. He explained the damage that can occur to brick buildings with incorrect pointing mortars and incorrect stripping methods. In the discussion of the replacement of the vinyl window, it was pointed out that the window was relatively new and likely installed without HARB approval. Because of this the HARB agreed that the new window must be an aluminum clad wood window or fiberglass/composite window to meet the Design Guidelines. They need to increase the size of the new windows to fit the existing opening without blocking. The deteriorated fence was also discussed. The HARB noted that stockade fencing no longer met the Design Guidelines. The applicant said he would likely use a dog-eared wood fence.

The HARB recommended to the applicant that he paint or stain the existing concrete block chimney on the side of the house to blend with the red brick. This would reduce the impact of the inappropriate material. There was also a recommendation to remove all the extraneous exterior wiring, noting the non-code compliant nature of the wiring.

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

1. The proposal to renovate property at 631 W Allen Street was represented by Charles Poling.
2. The renovations to the existing building will be as follows:
 - a. The exterior gray paint will be removed from the lower sections of the exterior walls as proposed and upper walls cleaned as needed to blend with the lower brick after stripping and cleaning. The work must follow Preservation Brief #1 on stripping and cleaning historic brick.
 - b. The historic brick will be repointed as needed. Repointing work must use soft lime-based mortar as further described in Preservation Brief #2.
 - c. The existing satellite dish will be removed from the roof.
 - d. The rear door will be repaired, caulked, and painted. A new painted wood or concrete stoop will be installed to meet code.
 - e. The existing vinyl window on the side rear of the building will be replaced with a new aluminum clad wood window or fiberglass/composite window sized to fit the existing opening without blocking.
 - f. The cracked concrete walkways will be removed at the rear as proposed and grass planted or new similar concrete path installed
 - g. The front concrete stoop and pipe railings will be scraped and repainted. It is

recommended to use historically appropriate paint colors but not required (HARB does not regulate paint color).

- h. The deteriorated wood fence will be replaced with a new wood fence of dog-eared vertical boards in the same location and no higher than the existing fence.
- i. The deteriorated portions of the existing parged foundation wall will be repaired in kind and parging patched. The color should match or blend in with the existing foundation color.
- j. The existing damaged downspouts will be replaced with new round downspouts and fittings and extended to the sidewalk. Aluminum is an appropriate replacement material for existing downspouts.
- k. Miscellaneous wiring on the exterior of the building, as seen on the photos, will be removed.
- l.

HARB ACTION -- The proposal to issue a COA was unanimously approved. (4-0; motion carried: Brobst, Fillman, Huber, Robert)

**HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN, PENNSYLVANIA
October 5, 2020**

FINAL REVIEW

Address: 416 N 8th Street (Case # HDA-2020-00058) - Proposal to install a video doorbell

Historic District: Old Allentown

Property Owner: Anthony Durante and Tara Eames

Address: 416 N 8th St, Allentown, PA 18102

Applicant: same

Applicant's Address: same

Building description, period, style defining features: This structure is a 3 bay, 2 ½ story attached rowhouse with single roof dormer, bracketed cornice, 2 over 2 double hung windows with eye brow lintels, shutters and blinds, an ornate arched door surround, and solid front door with heavy bolection moldings and marble stoop. The house dates from c. 1875 and is Italianate in style. The house is in excellent historic condition.



Proposed alterations: It is proposed to install a video doorbell. The doorbell is black and measures

Staff Approvals:

Violations: n/a

Background: 1980

- removal of front porch roof and concrete stoop
- place paneled shutters on the first floor; louvered on the second floor
- modifications to the rear; plans will be provided

Applicant proposes to side existing second floor in the rear of the building, rebuild one story addition,

- final plans for modifications to the rear. Drawings will be provided.
- install contemporary globe-type light fixture - Lightcraft #618-20-99
- install new wooden garage doors

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. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 15. Mechanical, Electrical and Communications

Evaluation, effect on historic district, recommendations: The proposed video doorbell is roughly 1 3/4" x 5" in size and black in color. The Design Guidelines do not specifically address video doorbells and they do not specifically recommend against them. The proposed video doorbell is small and discreet. The installation will not negatively impact the historic appearance of the house or neighborhood.

Discussion: There was a brief discussion of the proposed video doorbell installation. It was agreed that the size of the doorbell was important and that this proposed doorbell was appropriate in size. The HARB suggested the white option would be the best to help make the doorbell less noticeable. The applicants explained that the white option still had a black face.



Motion: The HARB upon motion by Mr. Brobst 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 to install a video doorbell at 416 N 8th Street was represented by Anthony Durante and Tara Eames
2. The video doorbell measures approximately 1 3/4" x 5" in size.
3. The housing for the doorbell will be white. There are no options for the color of the face and will be black.
4. Due to the size of the video doorbell the HARB decided the installation would not negatively impact the historic appearance of the house or neighborhood.

HARB ACTION -- The proposal to issue a COA was unanimously approved. (4-0; motion carried: Brobst, Fillman, Huber, Roberts)

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October 5, 2020**

FINAL REVIEW

Address: 1130 W Chew Street (HDC-2020-00040) – Proposes to do various façade repairs and improvements

Historic District: Old Allentown

Property Owner: Dashawn Amador Armstead

Address: 1130 W Chew St, Allentown, PA 18102

Applicant: Heidi Westerman

Applicant's Address: 435 Hamilton St. Allentown, PA 18103

Building description, period, style defining features: This structure is a 2 bay, 2 ½ story bricktoted end of row house with a wide wall dormer with double windows, Mansard roof, built-in gutters, segmentally arched window openings, replacement windows and replacement door and an altered full-front porch with concrete steps. The rear of the building has a 2 story ell with brickote wall material. full width porch, and replacement posts. The house dates from c.1890 and is Queen Anne with Richardsonian influence. The house recently suffered a fire.



Proposed alterations: It is proposed to do repairs to front wall and porch. The front porch roof, supports and floors will be completely removed and replaced with like material with the exception of the porch guardrails and porch ceiling. The guardrails will be replaced with wood top and bottom rail with turned balusters. The porch ceiling will be replaced with vinyl bead board. The front concrete stairs will also be demolished and repoured. A new steel handrail will be installed to meet code. Two existing vinyl windows will be replaced with the same.

Staff Approvals:

Violations:

- 2020 – Inspected for exterior brick wall failures.
- 2019 - Counter complaint of front porch deterioration and bricks from chimney falling onto the sidewalk.
- 2012 -- Telephone complaint for exterior violations on property

Background:

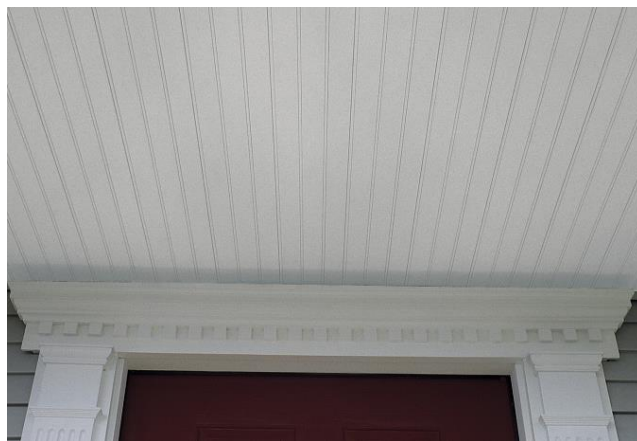
Guideline Citation: SIS 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect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

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Evaluation, effect on historic district, recommendations: The proposed work is historically appropriate with some modifications and clarifications.

- The front porch roof should be the same slope as existing when reconstructed.
- The porch posts and railings should reference the neighboring properties. One way to do that might be a rectilinear version of them. The posts could be 6 x 6 with chamfered corners above the railing. The railing could be a square version of the neighbor's with a lower section of 2 x 2 balusters, intermediate horizontal, upper section of 2 x 2 balusters offset from the lower and top and bottom rails.
- The beaded ceiling material in vinyl might be an acceptable option if a larger panel. The attached specification is a small panel size and would have many joints. CertainTeed has a beaded soffit material (Beaded Triple 2") that would be historically appropriate and avoid the joints. It is available also with invisible vents if ventilation needed.
- Replacing vinyl windows with vinyl windows is acceptable by Ordinance.
- Replacing the concrete stoop to match is historically appropriate. Bull nose treads should be recreated. The proposed steep handrail should have a shaped top rail and lamb's tongue terminations.

Discussion: The applicant gave some history on the project and answered questions. She said there was not a fire at the house as the Historic Consultant thought. The blackened area was from water infiltration and mold. In the discussion of the details of the reconstruction of the porch the applicant said they would match the turned posts and railing details of the neighboring porch. The HARB was pleased. The applicant responded to other questions on details. Concerning the existing vinyl window replacement, she pointed out the window on the left would be increased in size to fit full opening. One of the final items reviewed was the porch ceiling material. The applicant said the beaded board material proposed was approved on one of the others she



renovated and that it was available in larger sheet sizes and number of joints would be minimized.

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 repairs to the front wall and porch at 1130 W Chew Street was represented by Heidi Westerman.
2. The front porch roof, supports, and floors will be completely removed and replaced with like material with the exception of the porch guardrails (pipe railings) and porch ceiling.
3. The floor will have 1 x 3 wood decking, painted.
4. The porch posts will be replaced with new turned wood posts that match the porch posts of the neighboring porch.
5. The handrails will be replaced with wood top and bottom rails with turned balusters to match the neighboring porch railing.
6. A wood end gable matching the historic will be installed.
7. The porch ceiling will be replaced with vinyl bead board.
8. The deteriorated front concrete stairs will be demolished and reconstructed with bull nose treads. A new, traditional, steel handrail with lamb's tongue terminations will be installed on the new steps to meet code.
9. Two existing vinyl windows will be replaced with new vinyl windows. The size of the window on the left will be increased to fit the historic opening.
10. Half-round gutters and round downspouts will be installed.

HARB ACTION -- The proposal to issue a COA was unanimously approved. (4-0; motion carried: Brobst, Fillman, Huber, Roberts)