

**HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN, PENNSYLVANIA
April 5, 2021**

FINAL REVIEW

Case # HDC-2021-00012

Property Address: 1012 W Turner St.

Proposal: Porch Reconstruction

Historic District: Old Allentown

Property Owner/Applicant: Nigel Street

Owner Address: 2905 W. Tilghman St. Allentown, PA 18104

Building description, period, style defining features:

This three-story brick end of the row Porch House, ca 1885, has a Mansard roof with a large dormer, fishscale slate, and a chimney. The former has a bracketed gable roof, fishscale shingles in the gable peak and three windows - the center window having a Queen Anne style upper pane. The second-floor roof edge has brick corbelling, panels on both edges of the house, both edges of the former as well as across the width of the house. Louvered shutters (removed) flank the second-floor windows which are 1/2 double hung sash. The windows are set in curved top frames which are topped with segmental arched lintels. There is a row of decorative tiles across the front façade. The first floor has two windows set into a large curved top frame and a glazed double door entry. There is a wooden porch with turned columns, fan brackets and a wooden balustrade.



Proposed Alterations: Reconstruction of front porch (reconstructed circa 1989) using three of the existing porch posts with corner post milled to match. All decorative trim to be reincorporated. Architectural shingles are proposed for the roof, wood beadboard for the porch

roof and tongue and groove wood decking.

Staff Approvals: None

Violations: None

Prior COA(s):

1. 1988: Vinyl siding on second floor rear of the building and covering the second-floor windowsills.
2. 1989: Paneled shutters on the first story, alley windows and first window on the alley side, second story window. Replace front porch which will duplicate the design at 1016 Turner Street with light fixture next to the entry.

Design Guideline Section 7: Porches, Stoops and Steps- If features of porches and stoops require replacement, the component used for replacement should replicate the historic material, configuration, dimension, detail and design. Deteriorated tongue and groove or bead board decking should be replaced in-kind. New construction of porches and stoops should be of an appropriate style and configuration consistent with the building's character and designated historic district.

- ❌ Use of vinyl railing systems and unpainted pressure treated lumber is typically not appropriate.
- ❌ Covering wood porch floor decking with ceramic tile is not historically appropriate.
- ❌ Covering wood porch floor decking with carpet is not historically appropriate and will lead to further damage and rotting wood.
- ❌ Installing ceiling fans on porch ceiling is inappropriate and not recommended.

Evaluation of Proposed Project:

The proposed reconstruction of the porch is appropriate with salvage and reinstallation of existing materials and replacement of components only where structurally necessary and where repair is not possible. The proposed project will not negatively impact the historic character of the building.

The porch structure and corner post has suffered significant repeated damage from car traffic due to its location on a narrow alley. Reconstruction of the corner post and replacement of the rotted header and structural components to address life safety concerns and comply with current building code is reasonable and appropriate. The proposed new materials are in-kind replacements and all new elements will match existing. Wood beadboard and wood tongue and groove decking are historically appropriate materials and are consistent with the Design Guidelines. The porch roof is currently clad with asphalt architectural shingles and will be replaced in-kind. Asphalt architectural shingles to resemble natural slate roofing are an acceptable alternate roofing material per the Guidelines.

The salvage and reinstallation of the existing decorative porch features is appropriate and a highly recommended treatment. Even though the porch is a reconstruction completed in 1989, this proposed approach is sensitive to the existing fabric and use of historically appropriate materials.

Historic District Impact: The proposed porch reconstruction will not have a negative impact on the surrounding historic district. The overall appearance will remain the same and the

decorative details will remain intact. The porch is part of a continuous row along the 1000 block of W. Turner Street. The proposed work will have a net positive impact on the streetscape by addressing deterioration concerns.

HARB Discussion

Board unanimously agreed that the existing replacement as proposed with the inclusion of the recommendations would be appropriate with the suggestion that the applicant consider a slate line shingle instead of the proposed architectural shingle, although not a requirement.

Recommendation(s):

- Replace rotted and damaged wood when repair is not possible with new wood members including one corner column, header beam, alley-side handrail, 2x8 ledger board, bead board ceiling, 1x4 tongue and groove wood floor. All new components to match existing in dimensions, size, profile, appearance, and material. If structurally sound, salvage and reuse the upper and middle sections of the corner column, replace the base portion in kind to match the existing.
- Replace existing porch roof rafter with 2x6 rafters (with dove tails) to meet building code requirements.
- Provide new asphalt, architectural shingles and flashing at porch roof.
- Provide new round gutter with acceptable profile per Guidelines.
- Salvage and reuse all existing decorative materials including but not limited to posts, ball and dowel spandrels, brackets, balustrades and handrails.

Action

Motion to approve application with the inclusion of the recommendations proposed within the preliminary review. Motion passed unanimously.