

**FINAL REVIEW**  
**CITY OF ALLENTOWN, PENNSYLVANIA**  
**HARB**  
**June 12, 2019**

**Case # HDC-2019-00012–** Proposal to do façade improvement, restoration and rehabilitation

**Property located at:** 535 Park Street

**Agenda #3**

**Historic District:** Old Fairgrounds

**Case #** HDC-2019-000012

**Meeting date:** June 3, 2019

**Property Owner:** Alberto and Luz Manzo

**Owners Address:** 535 W Park St,  
Allentown, PA 18102

**Applicant:** Peter Lewnes

**Applicant's Address:** CADCA 523-525 N  
7<sup>th</sup> St, Allentown, PA 18102

**Building description, period, style, defining features:** Build c.1875 the building is a brick rowhouse that is Federal in style with East Lake incised lintels. Added to the front of the building are a bell shaped Allentown porch roof and a concrete porch with pipe railing. Roofing is asphalt shingles. Walls are brick that has been painted. Windows are one over one on the second floor and in the dormer on the roof. First floor window is a modern casement type replacement. There is a modified basement grate and a shared flat (flush) grocers alley door. The front entrance has an inappropriate aluminum storm door.





**Proposed alterations:** It is proposed to do façade improvement, restoration and rehabilitation as follows:

1. Brick - remove paint with HARB approved method, repair/replace damaged areas, spot or fully re-point when necessary with appropriate mortar.
2. Front Porch – repair concrete porch
3. Railing – install new taller railing, HARB to advise
4. Liberty Bell Porch – repair anything that need repair, remove shingles and replace with scalloped shingles
5. Roof – repair with shingles if needed, or replacement needed Slateline shingles or real slate
6. Windows – remove aluminum capping and replace vinyl windows with aluminum clad wood resized to original openings; replace 3 small windows on ground floor with 2 windows with wooden divide vertically like picture included.
7. Entry/storm door – replace door with approved door if needed and replace storm door with bronze full light storm door
8. Dormer and all woodwork – repair/restore/replace/scrape/prime/paint. Discuss headers and sill options
9. Iron work – repaint all flat black
10. Downspout – replace if necessary and paint
11. Address – add address to transom in gold leaf historic font
12. Porch light – install dusk to dawn porch light

**Staff Approvals:** 12/10/1998 Replace porch roof shingles in-kind.

**Background:** n/a

**Violations:** n/a

**Guideline Citation: SIS 6** Deteriorated features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

**Allentown Guidelines for Historic Districts:** 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternative Materials, 2. Historic Masonry, 3. Roofing, 5. Windows, 6. Doors, 7. Porches and stoops, 8. Storefronts, 11, Signs 12. Lighting

**Evaluation, effect on historic district, recommendations:**

1. Brick - remove paint with HARB approved method, repair/replace damaged areas, spot or fully re-point when necessary with appropriate mortar - ***use gentlest means possible to limit damage to brick. Use soft lime based mortar for repointing – Preservation Brief #1 and #2.***
2. Front Porch – repair concrete porch – ***Historically appropriate***
3. Railing – install new taller railing, HARB to advise – ***pipe railing is the most historically appropriate option for concrete porches. If the height must be increased (may not be needed by Code), it should be done with pipe railing and fittings to match and two horizontals instead of one.***
4. Liberty Bell Porch – repair anything that need repair, remove shingles and replace with scalloped shingles – ***Scallop shape is historically appropriate; charcoal gray color recommended.***
5. Roof – repair with shingles if needed, or replacement needed Slateline shingles or real slate – ***Historically appropriate***
6. Windows – remove aluminum capping and replace vinyl windows with aluminum clad wood resized to original openings; replace 3 small windows on ground floor with 2 windows with wooden divide vertically like picture included – ***Historically appropriate with double hung windows as shown in photo (417). Recommend replacing basement window in concrete porch***
7. Entry/storm door – replace door with approved door if needed and replace storm door with bronze full light storm door – ***Historically appropriate***
8. Dormer and all woodwork – repair/restore/replace/scrape/prime/paint. Discuss headers and sill options – ***Historically appropriate; headers and sills appear to be wood and should be painted.***
9. Iron work – repaint all flat black – ***Historically appropriate***
10. Downspout – replace if necessary and paint – ***Historically appropriate***
11. Address – add address to transom in gold leaf historic font – ***Historically appropriate***
12. Porch light – install dusk to dawn porch light - ***staff approval recommended***

**Discussion:** The discussion of this historically appropriate façade renovation focused on the treatment of the railing on the concrete porch, the treatment of the sides of the roof dormer, and location of the street address. The owner desired to install a taller wood railing in place of the traditional low pipe railing. There were no code issues forcing the change. The HARB explained to the owner that the wood railing was not historically appropriate for the historic Allentown concrete porch. The existing pipe railing was the most historic option. It was suggested that, after painting to blend with the new color scheme of the building, he might be happier. There was a brief discussion of the appropriate roof shingles for the curved Allentown roof. There was some concern that scalloped shingles not appropriate but, in the end, the HARB decided they would not be an adverse effect.

The sides of the roof dormers were reviewed. They have been shingled in asphalt roofing shingles for some time. The Historic Consultant cautioned the applicant that Building Code might not allow asphalt/fiberglass roofing shingles to be used now. Other options were offered in case the roofing shingles not permitted.

**Motion:** The HARB upon motion by Ms. Roberts 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 improvement, restoration and rehabilitation at 535 Park Street was represented by Alberto Rendon, Carlos Rendon and Peter Lewnes.
2. The proposed work will be undertaken as defined in the application submitted and summarized below
  - a. Existing paint will be removed from brick and brick repointed as needed. Preservation Briefs #1 and #2 will be followed
  - b. The front concrete porch and pipe railing will remain and be painted. The existing curved Allentown porch roof will be repaired as needed and reroofed with either straight or scalloped shingles in slate gray color.
  - c. The existing main house roofing will be repaired as needed or replaced with natural slate or GAF Slateline fiberglass shingles (or equivalent)
  - d. Vinyl windows will be replaced with aluminum clad wood windows to fit the historic openings. All aluminum capping will be removed. The three inappropriate first floor casements will be replaced with two full-size double hung windows with wide wood mullion between similar to photo submitted.
  - e. The existing front door will be replaced if not historic. The new door, if needed, will be a historically appropriate solid wood door with half-light and two lower panels. The existing storm door will be replaced with a bronze aluminum full light storm door.
  - f. The existing grocer alley door will be replaced with a historically appropriate paneled door to fit the existing opening.
  - g. All woodwork will be repaired in kind and repainted. The basement window lintel will be painted to match the concrete porch color to minimize its appearance.
  - h. The sides of the existing roof dormer will be re-shingled with fiberglass roof shingles (if permitted by code), natural slate, or painted smooth fiber cement bevel siding.
  - i. Existing gutter and downspout will be painted or replaced, if needed, with new half round gutter and new round downspout and painted
  - j. A new porch light will be installed; specifications to be submitted for staff review
  - k. Street address will be installed on new door transom in gold leaf historic font and/or on the door casing or above the mailbox.

The proposal to recommend a COA was unanimously approved. (6-0; motion carried; Brobst, Fillman, Huber, Jackson, Roberts, Sell)