

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

Item #2 - Case # HDC-2019-00011 – Proposal to do façade improvement, restoration and rehabilitation

Property located at: 242 N 10th Street

Agenda #2

Historic District: Old Allentown

Case # HDC-2019-000011

Meeting date: June 3, 2019

Property Owner: M&T Real Estate Ventures LLC

Owners Address: 3029 College Heights Blvd, Allentown, PA 18104

Applicant: Peter Lewnes

Applicant's Address: CADCA 523-525 N 7th St, Allentown, PA 18102

Building description, period, style, defining features: This 2½-story brick row house, ca 1880 is Federal Revival in style with Italianate details. The gable roof has a unique, triangular vent/dormer, projecting eaves, 1/1 vinyl window with Italianate lintels, a large display window with transom on the first floor, inappropriate door, storm door, and louver over the transom, and grocer alley door. There is a concrete porch with a simple iron pipe railing. Aluminum awnings were previously located over the door and 1st floor window. There is an inappropriate railing at the steps.







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

1. Brick - remove brick coat with HARB approved method, repair/replace damaged areas, spot or fully re-point when necessary with appropriate mortar.
2. Front Porch – remove concrete porch, replace with brick risers and bluestone steps
3. Stair railing – install new iron railing
4. Coal Grates – repair and reinstall coal grate from porch area into water table, install window behind if it doesn't currently exist
5. Concrete – repour all concrete to fill in porch area as well as fix heaving concrete slab
6. Roof – repair with shingles if needed, or replacement needed Slateline shingles or real slate
7. Water table – remove or not, need appropriate way to handle
8. Windows – remove aluminum capping and replace vinyl windows with aluminum clad wood resized to original openings
9. Entry/storm door – replace door with raised solid wood panel door and replace storm door with bronze full light storm door
10. Transom – reopen transom above entry door and first floor window and install glass
11. Dormer and all woodwork – repair/restore/replace/scrape/prime/paint. Discuss headers and sill options
12. Roof soffit – remove aluminum and recreate what should be there much like 205 N 10th St
13. Iron work – repaint all flat black and replace missing finial on baker's alley door
14. Downspout – replace if necessary and paint

15. Address – add address to transom in gold leaf historic font

16. Porch light – install dusk to dawn porch light

Staff Approvals: 11/4/2013 – Install new roll roofing on garage

Background: 1984-31 Proposal to install 3 vinyl windows on the second floor. HARB recommended approval of the project. City Council approved the project by Resolution 25365, June 20, 1984.

1987-24 Proposal to “aluminize” a 6 by 12 inch area of fascia board under the downspout.

HARB recommended approval of the proposal, which was approved by City Council by resolution 25809, August 19, 1987.

Violations: October 25, 2013 – Changed opening size of all façade windows and installed new windows. (The first floor window has been further altered by the installation of a picture window that is not to original size. Second floor windows remain a violation.)

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, 12. Lighting

Evaluation, effect on historic district, recommendations:

1. Brick – removal of brickote is appropriate – ***use gentlest means possible to limit damage to brick. Use soft lime based mortar for repointing – Preservation Brief #2.***
2. Front Porch – removal of concrete porch and replacement with brick risers and bluestone steps – ***historically appropriate***
3. Stair railing – install new iron railing – ***railing to be level at landing and sloped at steps; lambs tongue termination***
4. Coal Grates – repair and reinstall coal grate from porch area into water table, install window behind if it doesn't currently exist – ***historically appropriate***
5. Concrete – repour all concrete to fill in porch area as well as fix heaving concrete slab – ***historically appropriate***
6. Roof – repair with shingles if needed, or replacement needed Slateline shingles or real slate – ***historically appropriate***
7. Water table – remove or not, need appropriate way to handle – parging at base of wall was part of brickote installation – ***recommend removal and repair of existing stone/brick***
8. Windows – remove aluminum capping and replace vinyl windows with aluminum clad wood resized to original openings – ***historically appropriate***
9. Entry/storm door – replace door with raised solid wood panel door and replace storm door with bronze full light storm door – ***historically appropriate***
10. Transom – reopen transom above entry door and first floor window and install glass – ***historically appropriate***
11. Dormer and all woodwork – repair/restore/replace/scrape/prime/paint. Discuss headers and sill options – *aluminum trim at headers is likely remnants from aluminum awnings and should be removed.*
12. Roof soffit – remove aluminum and recreate what should be there much like 205 N 10th St – ***could not see from photos; guidance from staff recommended.***
13. Iron work – repaint all flat black and replace missing finial on baker's alley door – ***not sure what the missing finial is, otherwise, historic appropriate***
14. Downspout – replace if necessary and paint – ***historically appropriate***
15. Address – add address to transom in gold leaf historic font – ***historically appropriate***
16. Porch light – install dusk to dawn porch light – ***staff approval recommended.***

Discussion: The discussion of this historically appropriate façade renovation focused on the most appropriate new steps for the house and the treatment of the building cornice. In the end it was decided that either concrete steps with bullnose treads or brick steps with bluestone treads would be historically appropriate. Because the historic cornice has been altered and covered with aluminum, it was recommended that city staff be contacted for design guidance once the conditions of the existing soffit and fascia after coverings removed.

Motion: The HARB upon motion by Mr. Sell and seconded by Ms. Jackson 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 242 N 10th Street was represented by Peter Lewnes.
2. The proposed work will be undertaken as defined in the application submitted and summarized below
 - a. Brickote will be removed and historic brick repointed as needed. Preservation Brief #2 will be followed
 - b. The front concrete porch will be removed, and new steps constructed in concrete with bullnosed treads or in brick with bluestone treads. New concrete sidewalk will be installed in place of porch and deteriorated sidewalk sections will be repaired/replaced. New “wrought iron” railings will be installed on the steps; the railing will be level at the landing, sloped at the steps, and will have a lamb’s tongue termination. The existing coal grate will be relocated from the concrete porch to the foundation wall and window installed behind it if needed.
 - c. The existing roofing will be repaired 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 transom above the first floor window will be renovated and have new glass installed.
 - e. The existing front door will be replaced with an historically appropriate solid wood, raised panel door and the historic transom will be reopened and glass installed. The existing storm door will be replaced with a bronze aluminum full light storm door.
 - f. All woodwork will be repaired in kind and repainted. Aluminum wrapping roof soffit and fascia will be removed, and the historic soffit and eaves restored. City staff will provide guidance on the restoration of the soffit and fascia based on revealed conditions
 - g. Existing downspout will be replaced with new round downspout if needed
 - h. A new porch light will be installed; specifications to be submitted for staff review
 - i. Street address will be installed on new door transom in gold leaf historic font

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