

**CITY OF ALLENTOWN
HISTORIC ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
February 5, 2018**

Case #HDC-2017-00016 Proposal to rehab entire structure.

Property located at: 531 W. Liberty Street

Agenda #3

Historic District: Fairgrounds

Case #HDC-2017-00016

Meeting date: February 5, 2018

Property Owner: Housing Association & Development Corp

Owners Address: 513-515 Chew Street,
Allentown, PA 18102

Applicant: same

Applicant's Address: same

Building description, period, style, defining features: This structure is a 3 story attached brick dwelling with a Mansard roof, front wall dormer, corbelled brick cornice, and full front porch with original porch posts. The original decorative wood balustrade has been lost. The house dates from c. 1893 and is Queen Anne in style. Windows on the front façade are 1 over 1, and original porch posts still exist on the front.



Proposed alterations: Rehab entire structure:

1. replace all front windows with 1/1 aluminum-clad wood windows with SDLs (?); all other windows (?) sizes and configurations to match originals. Trim and casings to be repaired/repainted and/or replaced in kind where necessary
2. façade brick to be cleaned/paint removed; repoint brick; replace in-kind damaged brick
3. all wood and metal trim work to be repaired and repainted
4. restore existing front door
5. all pitched roofs to be replaced with GAF Slateline shingles; front porch roof and flat roofs(?) will receive red Duro-Last membrane
6. replace all gutters and downspouts with aluminum half and full rounds; rebuild and re-line box gutters
7. front porch to be restored; railings and columns to match 533 Liberty St; remove remains of underground alley entrance
8. front concrete steps to be repaired or replaced in kind
9. At rear, remove non-original one store frame addition (already done)
10. At rear, replace windows with 1/1 vinyl windows to match existing size/location

11. At rear, replace door with ½ lite over 2 panel, fiber glass Therma-Tru door or similar to match existing size/location
12. At rear, install new shadow-box fence; install macadam parking pad; install new concrete patio
13. Replace front and rear light fixtures with 10-12" high lantern style bronze wall sconces

STAFF APPROVALS: 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 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 Alternate Materials

Evaluation, effect on historic district, recommendations: The proposed rehabilitation is mostly historically appropriate with some clarification/revisions. Additional drawings should be provided for clarity, including a site plan that shows the new parking and patio work, as well as elevations that clearly call out all proposed changes.

1. Replacement of windows with aluminum clad wood windows is appropriate. SDLs should not be needed as all windows should maintain existing 1/1 configurations (unless a multi-lite window is somewhere not shown in photos). Any replacement of woodwork should be done in-kind.
2. Cleaning and repointing of brick should be done according to the Secretary of the Interior's Standards, Preservation Brief # 2. Power washing should not exceed 400 PSI, and repointing should be done by a professional; the new mortar must match the historic mortar in color, texture and tooling and be as vapor permeable and as soft or softer (measured in compressive strength) than the historic mortar. All brick details should be restored and maintained (i.e. carved pieces, segmental arches, etc...)
3. Repair of existing wood and metal trim is appropriate.
4. Restoration of existing front door is appropriate
5. GAF Slateline shingles are historically appropriate; the red color of the Duro-Last has been approved in the past and recalls the early Tinner's Red paint used to paint terne roofs.
6. Gutter work is historically appropriate as proposed.
7. Details of the porch at 533 Liberty St should be supplied in order to confirm appropriateness. In provided photos, that porch has been entirely removed.
8. Repair or replacement of the front concrete steps is historically appropriate. It is important to maintain the bullnose tread detail.
9. Removal of the addition should have been done after HARB approval, however it is historically acceptable.
10. Vinyl windows are acceptable at the rear façade (per historic guidelines) and because of limited visibility. Alternative option would be Anderson 200 series windows. All windows must match existing sizes/locations
11. The proposed ½ lite over 2 panel, fiber glass door is appropriate.
12. Parking pad and patio at rear are appropriate in concept. Sizes and relationship should be discussed; shadow-box fencing is historically appropriate.
13. Spec sheet for lighting fixtures should be provided

Discussion: The discussion of the proposed work was brief. The applicants responded to the consultants questions about the size of the parking pad and patio. They said the patio would be about the size of the former addition that was removed, and the parking pad would be just large enough for 2 cars to park. A photograph of the historic porch balustrade at 533 Liberty St was provided. The applicants said they would be matching it. The HARB agreed that the proposed work was appropriate as submitted.

Motion: The HARB upon motion by Mr. Berner 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 rehab the building at 531 W Liberty Street was presented by Dan Brudnak, Dave Evans and Eric Weiss.
2. All front windows will be replaced with 1/1 aluminum-clad wood windows. All other window sizes and configurations will match originals. Vinyl windows will be installed on the rear. Trim and casings will be repaired and repainted or replaced in-kind where necessary and painted.
3. Cleaning and repointing of brick will be done according to the Secretary of the Interior's Standards and Preservation Brief # 2. Power washing should not exceed 400 PSI. New mortar must match the historic mortar in color, texture and tooling and be as vapor permeable and as soft or softer (measured in compressive strength) than the historic mortar. All brick details will be restored and maintained (i.e. carved pieces, segmental arches, etc...)
4. All wood and metal trim work will be repaired and repainted
5. The existing front door will be restored.
6. All pitched roofs to be replaced with GAF Slateline shingles in the Antique Slate color. The front porch roof and flat roofed areas will receive red Duro-Last membrane roofing.
7. All gutters and downspouts will be replaced with aluminum half round gutters and full round down spouts. The box gutters will be rebuilt and re-lined.
8. The front porch will be restored. The railings and columns will match 533 Liberty St. The remains of the underground alley entrance will be removed.
9. The front concrete steps will be repaired or replaced in kind with bull nose.
10. The rear, non-original, one-story frame addition will be removed (already done)
11. The rear door will be replaced with ½ lite over 2 panel, fiber glass Therma-Tru door or similar to match existing size and location
12. A new shadow-box fence and macadam parking pad will be installed at the rear. A new concrete patio will be constructed in place of the demolished one-story addition.
13. Front and rear light fixtures will be replaced with 10-12" high lantern style bronze wall sconces. Staff approval is required for the new light fixtures.

The proposal to recommend a COA was unanimously approved. (7-0; motion carried; Berner, Brobst, Huber, Jackson, Renaut, Roberts, Sell)