

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

Case # HDC-2019-00013 – Proposal to do façade improvement, restoration and rehabilitation

Property located at: 645 N 6th Street

Agenda #4

Historic District: Old Fairgrounds

Case # HDC-2019-000013

Meeting date: June 3, 2019

Property Owner: Elias Aoun

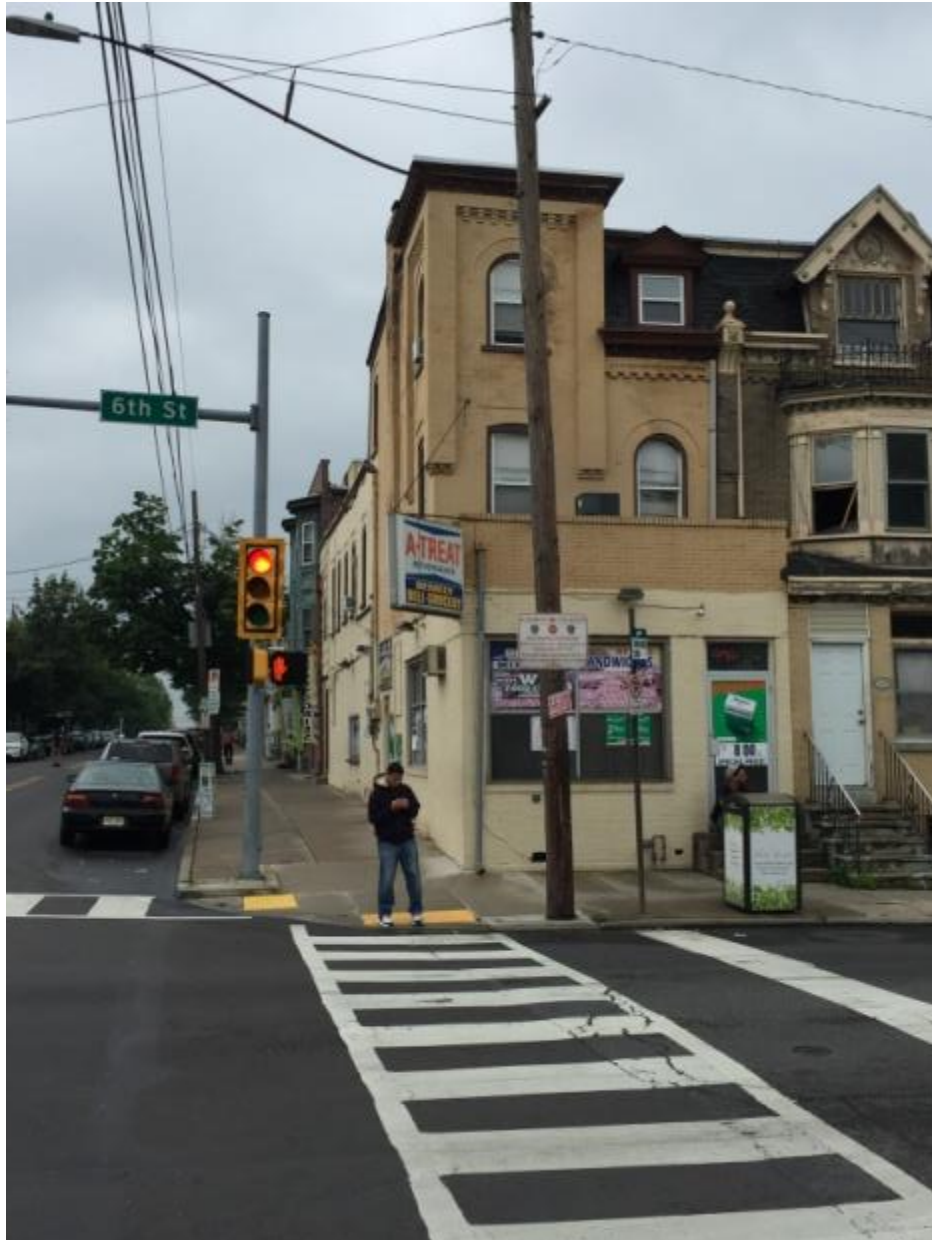
Owners Address: 4982 abbey Road,
Coplay, PA 18037

Applicant: Peter Lewnes

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

Building description, period, style, defining features: This is a 3-story brick end of row house, dating from ca 1910. The 3rd floor has a mansard roof with shingles, a smaller dormer with gable roof and brick cornice. The corner of the building has a square tower, the top is missing. The arched 1/1 windows are inappropriate replacements that don't fit the arch; there are brick lintels above the 2nd and 3rd floor windows. The 1st floor has a commercial front addition with brick parapet, aluminum windows and door.





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

1. Brick – original front part of property and side above entry door, remove paint with HARB approved method, repair/replace any damaged areas, spot point where necessary with approved mortar, any other painted side areas, scrape, prime, repaint a historic red brick color.
2. Signs – remove all inappropriate signs on property, come up with a historic merchandise type of sign that can be applied to the windows, vinyl old time type store look.
3. Windows – paint with vinyl appropriate paint historic color, any windows that will be replaced will be aluminum clad wood windows.
4. Entry door – replace door with wood door with glass insert if historically appropriate
5. Storefront façade – clad entire façade up to entry doors on 6th St and Tilghman St to provide a more detailed historic look, it will include a sign area, a space for roll down awning and some architectural elements (see photos) The cladding will most likely be

sheets of never rot with limited seams.

6. All woodwork – repair/restore/replace/scrape/prime/paint. Discuss headers and sill options
7. Downspout – replace if necessary and paint
8. Address – add address to transom in gold leaf historic font
9. Lighting – install gooseneck lights on dusk to dawn hard wired front and side.

Staff Approvals: n/a

Background: 83-26-OF – Proposal to close up transom windows and replace large windows in front, replace with small aluminum windows. Replace front door with aluminum door. Work proposed is an alteration of a previously inappropriate alteration.

Violations: April 26, 2018 – Satellite dish in front of building, lights and signs installed. Flashing “Open” sign. Satellite dish resolved.

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 – original front part of property and side above entry door, remove paint with HARB approved method, repair/replace any damaged areas, spot point where necessary with approved mortar, any other painted side areas, scrape, prime, repaint a historic red brick color – ***Historically appropriate; use gentlest means possible to remove paint and limit damage to brick. Use soft lime based mortar for repointing – Preservation Brief #1 and #2.***
2. Signs – remove all inappropriate signs on property, come up with a historic merchandise type of sign that can be applied to the windows, vinyl old time type store look – ***Historically appropriate, HARB review recommended***
3. Windows – paint with vinyl appropriate paint historic color; any windows that will be replaced will be aluminum clad wood windows – ***Historically appropriate***
4. Entry door – replace door with wood door with glass insert if historically appropriate – ***based on proposed storefront renovations, this would be historically appropriate (assume this is for the front aluminum storefront door?)***
5. Storefront façade – clad entire façade up to entry doors on 6th St and Tilghman St to provide a more detailed historic look, it will include a sign area, a space for roll down awning and some architectural elements (see photos) The cladding will most likely be sheets of never rot with limited seams – ***storefronts historically change with the times. Based on this, the covering of this utilitarian storefront would be historically appropriate. Drawings showing actual intent are recommended. A projecting cornice could be located below the parapet and wrap the corner; paneled cladding of the brick below is appropriate in concept.***
6. 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***
7. Downspout – replace if necessary and paint – ***Historically appropriate***
8. Address – add address to transom in gold leaf historic font – ***Historically appropriate***
9. Lighting – install gooseneck lights on dusk to dawn hard wired front and side – ***Historically appropriate***

Discussion: There was a lengthy discussion of two major items of this mostly historically appropriate façade renovation. The treatment of the 1950s storefront addition evolved from a cladding and transformation to make it blend with the older historic main building to letting the

addition stay as a modern addition. Mr. Kimmerly suggested this option which does follow Secretary of the Interior Standards better and resolved detail issues of cladding the brick. It was concluded that the existing brick would be repaired and repointed as needed and painted a contrasting color to the older building. At the meeting a dark charcoal gray was discussed, but it was clarified that the HARB was not regulating the color.

The other major item discussed was the signage. The HARB was informed that changing the main signs on the building would need Zoning approval. It was decided that based on the approach of maintaining the 1950s character of the storefront addition that the existing signs should be maintained and modified or refaced as needed.

Other items discussed were appropriate style lighting for the 1950s storefront areas and minimal LED light fixtures to illuminate the older early 20th century building. The other complicated item discussed was the treatment of the front facing door on 6th Street that was no longer in use. After discussing many options it was decided that keeping the door but replacing the glass with a metal panel was the best solution.

Motion: The HARB upon motion by Mr. Huber 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 645 N 6th Street was represented by Elias Aoun 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 the original historic section of the building and the brick will be repaired and repointed as needed. Preservation Briefs #1 and #2 will be followed. Other painted areas of the early 20th century building will be repainted in a color to blend with the stripped natural brick color of the oldest section of the building. The 1950s storefront brick will be repaired and painted in a contrasting color (warm charcoal gray paint color recommended)
 - b. All inappropriate signs will be removed. The existing A-Treat sign will be retained and the sign on the side above the entry will be refaced. The design of the sign will need HARB review and approval
 - c. The AC unit on the side of the building will be removed.
 - d. Vinyl windows will be replaced, if financially possible, with aluminum clad wood windows to fit the historic openings. The replacement of the inappropriate windows in the round arched openings is a top priority. Aluminum capping will be removed wherever possible.
 - e. The existing front door (on the side) will be replaced with a new full light clear anodized aluminum storefront door. The existing door on the 6th Street façade will be retained but may be modified to have a smooth dark (black or dark charcoal color recommended) metal panel insert instead of clear glass.
 - f. All woodwork will be repaired in kind and repainted.
 - g. Existing downspout will be replaced with new round downspout if needed
 - h. New lighting will be installed; specifications must be submitted for staff review. On the 1950s storefront linear lighting with gooseneck arms is recommended. On the side of the main building small LED up and down lights will be installed.
 - i. Street address numbers in modern font will be pin mounted on the side facade

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