



CITY OF ALLENTOWN

RESOLUTION

R119 – 2025

31111

Introduced by the Administration on September 3, 2025

Certificate of Appropriateness for work in the Historic Districts:

- 428 N 6th St.

Resolved by the Council of the City of Allentown, That

WHEREAS, Certificates of Appropriateness are required under the provisions of the Act of the General Assembly of the Commonwealth of Pennsylvania No. 167, June 13, 1961 (P.L. 282) and City of Allentown Ordinance No. 12314; and

WHEREAS, the following properties whose respective owners applied for and were granted approval by the Allentown Historic Architectural Review Board (HARB) to undertake specific exterior alterations on said properties as indicated in the attached Final Review Reports, which form part of this resolution:

- 428 n 6th St. (Allentown Housing Authority, Owner) – New Apartment Building

WHEREAS, on July 7, 2025, the Allentown HARB recommended approval of the above applications, or offered modifications which were subsequently accepted by the property owners, to City Council; and

WHEREAS, after reviewing the attached final review reports, it is the opinion of City Council that the proposed work is appropriate.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Allentown that Certificates of Appropriateness are hereby granted for the above referenced work.

	Yea	Nay
Candida Affa	X	
Ce-Ce Gerlach	X	
Cynthia Y. Mota	X	
Santo Napoli	X	
Natalie Santos	X	
Ed Zucal	X	
Daryl Hendricks, President	X	
TOTAL	7	0

THIS IS TO CERTIFY, That the above copy of Resolution No. 31111 was adopted by the City Council of Allentown on the 3RD day of September, 2025, and is on file in the City Clerk's Office.



City Clerk

Historical Architectural Review Board COA Preliminary Review Sheet

HDC-2025-00064

Address: 428-436 N. 6th Street

District: Old Fairgrounds Historic District

Owner: Allentown Housing Authority

Applicant: SCF Architecture

Proposal: Proposed new apartment building.

Building Description: This parcel is an existing lot; the previous 11-unit 3-story twin house, ca 1890 Victorian porch house, was previously demolished.

Project Description:

The proposed project is to construct a new 2-story, 8-unit apartment building.

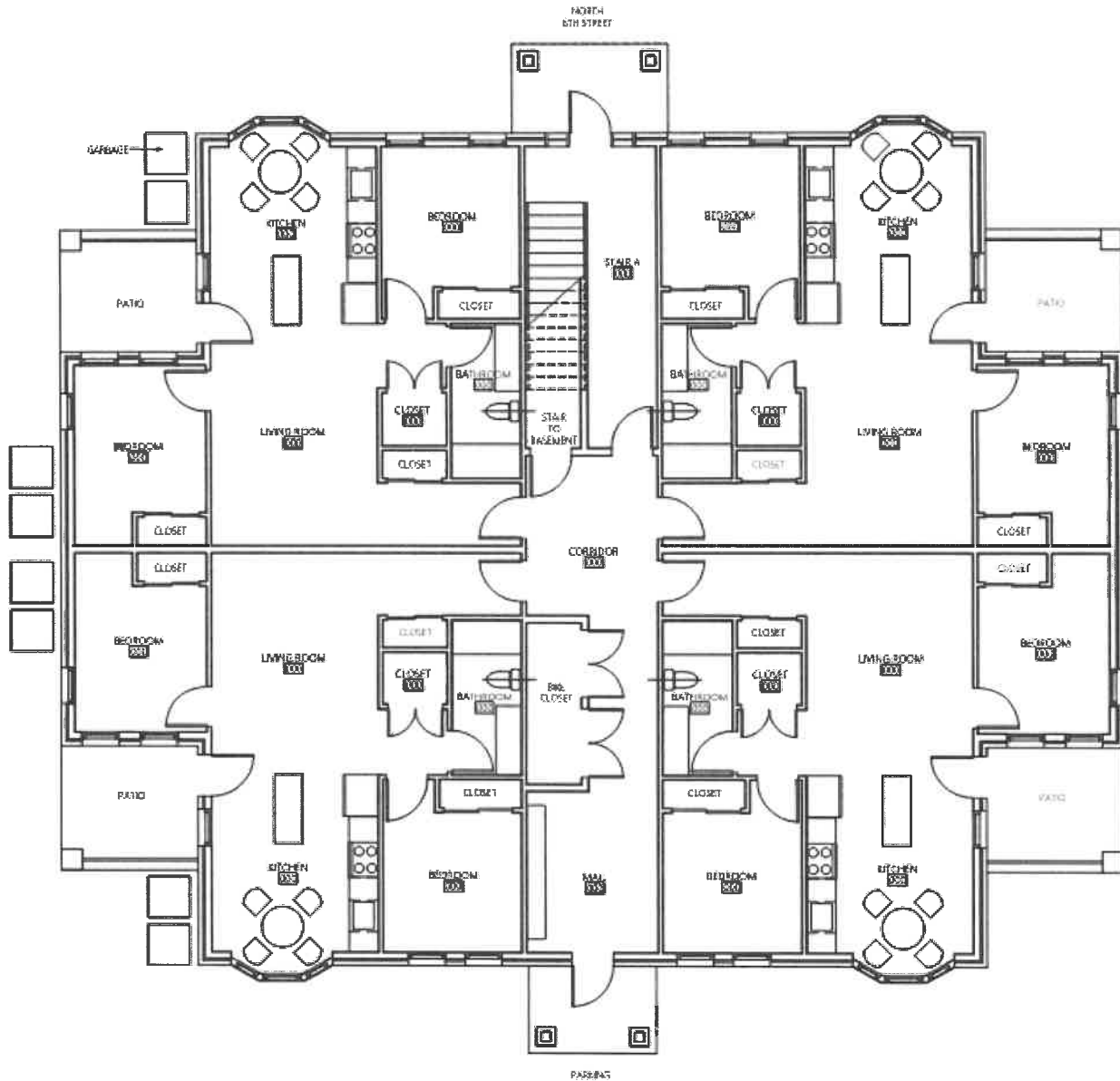


Current Condition (Google Imagery)



Proposed Building Rendering (Applicant)

**Historical Architectural Review Board
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Proposed First Floor Plan, Second Floor Similar (Applicant)



Proposed Elevation – 6th Street (Applicant)

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2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

Proposed Side Elevation, Opposite Side Similar (Applicant)



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"

Rear Elevation (Applicant)

Dear Members of the Board:

We propose the following materials and color scheme for the building located at the above address for the purposes of context and materials for your review. Final selections will be selected during the bid phase from these or similar materials:

FACE BRICK/THIN BRICK – Glen Gery 55-DD 1776 (available in both thicknesses)

ACCENT BRICK – Glen Gery – Elyria (sills, headers, soldier courses)

Our intention is to utilize full face brick veneer if the budget allows. If necessary, we may substitute thin brick if cost cuts are necessary, starting with the rear of the building first. Project will be bid with alternates to propose cost saving measures.

WINDOWS – Pella Lifestyles aluminum-clad (Enduraclad) wood double-hung window units – Brown exterior, primed white interiors. No grilles.

SIDING – James Hardie – Cedarmill finish – Timber Bark finish

Our intention is to utilize cementitious board siding at the sides and rear of the building only. If budget becomes an issue, we may consider an insulated composite siding product called "Align" by Gentek. A sample will be brought to the meeting.

BAY FLAT PANELS/TRIM WORK – James Hardie Board + Trim (flat finish)

ROOFING SHINGLES – GAF Timberline – Architectural Shingles – Pewter Gray, Charcoal, or Slate

CORBEL DETAILS – White Fiberglass or Cellular PVC

FASCIA/SOFFITS/GUTTERS/DOWNSPOUTS – White Aluminum/Aluminum Wrapped

POSTS – White – Cellular PVC Wrap or Fiberglass Columns (wrap or structural)

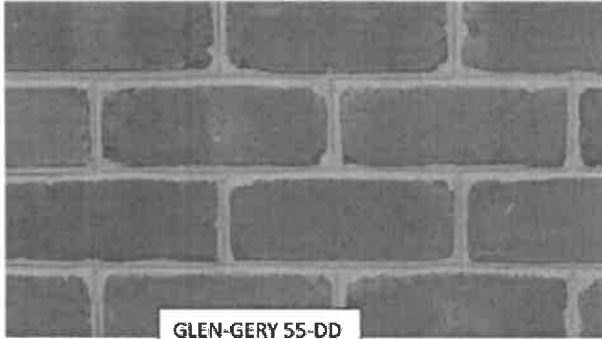
GUARDRAILS/HANDRAILS – White Powder-Coated Aluminum

DECKING – Composite – (Color to be determined)

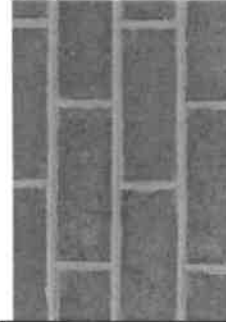
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GAF TIMBERLINE SHINGLES – CHARCOAL, PEWTER GRAY, SLATE



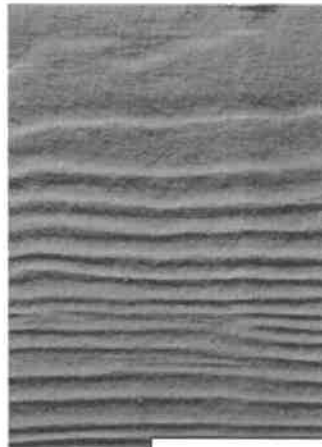
GLEN-GERY 55-DD



GLEN-GERY FIYRIA - ACCENT



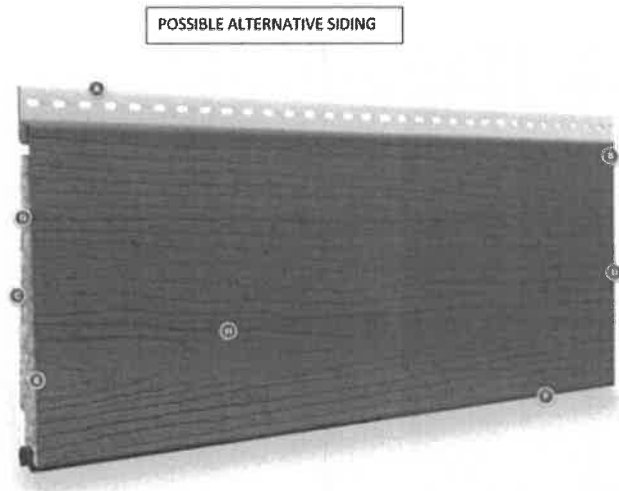
PELLA – LIFESTYLES - BROWN



SIDING – JAMES HARDIE – TIMBER BARK



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A. REINFORCED NAIL HEM

for increased windload resistance (up to 180mph)

D. 7" FLAT FACE AND CEDAR GRAIN MILL

creates the organic beauty of natural wood

G. FORGIVING HANG

conceals minor wall imperfections

B. SELF-ALIGNING STACK LOCK

for quick and efficient installation

E. COMPATIBLE 3/4" PROJECTION

works beautifully with both standard and architectural trim accents

H. ON-TREND COLOUR PALETTE

features 20 fade resistance, low gloss colours for extensive design

C. (GP)* TECHNOLOGY

ensures lower expansion greater structural integrity

F. DEFINED BUTT EDGE

replicates the look of wood, with added dimension and a crisp shadow line

Applicable Guidelines:

Section 5.1 – New Buildings

5.1.1 Match the overall height of the new building to the surrounding buildings. The height of the roofline(s) should be consistent with the height of the nearby buildings. Most blocks in the historic district are made up of rowhouses with a consistent height.

5.1.2 For blocks with buildings of different heights, identify the overall pattern and average height to blend the new building into the rhythm of the block.

5.1.3 Design the height of the primary façade(s) and the height of interior floors to be consistent with the surrounding buildings.

5.1.4 Match the height of new building features with the features of surrounding buildings. For example, the height of front porches and front doors should be consistent.

5.1.5 Consider simple rectangular volumes rather than elaborate building forms to be consistent with the historic district's massing and character.

5.1.6 If a building is taller than the predominant two-, three- and four-story height in historic districts, step back any floors that are taller than the average height of historic buildings, so that upper floors are partially concealed when viewed from the street. Taller buildings are not recommended within the districts but may be allowed "as of right" by zoning

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regulations. Balance building elements to produce an appropriately-scaled building. Divide a large building mass by using setbacks and smaller façade modules to reduce perceived mass and height.

5.1.7 Honor the scale of surrounding buildings. Avoid scaling new construction to be larger than the neighboring buildings and immediate block context.

5.1.8 Consider how the new building relates to the adjacent buildings and the buildings across the street. Maintain the overall size and scale of the block, especially when viewed as a pedestrian.

5.1.9 Arrange main entrances to face the street to respect the general historic rhythm of the historic district. Additional entrances may be located on the secondary or rear facades.

5.1.10 For corner lots or buildings with high visibility from multiple public rights-of-way, treat all facades with equal consideration of design, rhythm, and relationship to the streetscape. Generally, the primary façade should face the main (largest) street and orient the entrance to match the dominant pattern of the block. A corner entrance may also be appropriate.

5.1.11 Respect established setbacks and spacing between the buildings already in the historic district. Locate new buildings in-plane with the existing streetwall.

5.1.12 Respect the overall proportions of surrounding historic buildings in the design of the new façade. Examine the surrounding buildings for horizontal and vertical patterns – such as consistent cornice lines, windows, entrances, roofs, or façades rhythm.

5.1.13 Match the proportion of building features, such as windows or cornices, to surrounding buildings and use consistent proportions across the new building's facades.

5.1.14 Reference the materials appropriate for the surrounding neighborhood's historic character to maintain compatibility. Colors that are part of the material (inherent), such as the color of the brick, and textures of nearby historic materials can inform the choice of materials for the new building.

5.1.15 Incorporate local materials and materials that are dominant in the surrounding neighborhood to enhance the overall quality of the streetscape. It is highly encouraged to use sustainable material options.

5.1.16 Avoid vinyl materials, plastics, non-durable materials and materials that are not considered appropriate alternatives for historic materials within these Guidelines.

5.1.17 Respect historic architectural influences already found in historic districts in the design of new buildings. Employ design strategies that differentiate new development from historic buildings to avoid creating a false sense of history. Simplified details or interpretations of historic features are appropriate design approaches. Avoid directly copying details from an existing building.

5.1.18 Include sustainable construction features such as solar collectors in the design of any new construction to integrate them as seamlessly as possible with the building. Thoughtful planning at the early stages of a design project can help ensure that a historically sensitive design and energy efficiency goals are achieved.

5.1.19 Design new construction to take advantage of energy saving and generating opportunities. This can be accomplished by designing windows to maximize daylighting and using shading that is appropriate in scale, design, and materials, while maintaining compatibility with surrounding properties.

5.1.20 Conceal mechanical and utility equipment from view from the public street(s). If full concealment is not possible, set back equipment and adjust heights to be minimally visible.

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5.1.21 Resect the solid-to-void ratio of surrounding historic buildings in the new building. This ratio refers to the amount of exterior wall surface (solid) compared to the size of window and door openings (voids).

5.1.22 Avoid oversized windows and doors that are out of character with the building and the openings in neighboring buildings. Scale windows and doors to be consistent with historic sizes and the pedestrian-oriented scale of the historic districts.

5.1.23 Respect the window and door details of the surrounding buildings and be consistent with their style and their surrounding context. Use the nearby buildings as references for sills, lintels, and trim.

Observations & Comments: New buildings are evaluated for compatibility with the historic district according to eight design factors: height, massing, size and scale, setback, proportion, materials, detailing, and fenestration. The proposed design draws inspiration from historic elements and styles without creating a false history and is of an appropriate height and massing relative to the surrounding context. The proportions and façade rhythms are also consistent with neighboring buildings.

The submitted rendering indicates that the existing (perhaps original) stone wall at the 6th Street sidewalk will remain, which would be appropriate.

The materiality of the exterior is in keeping with the Guidelines, and the façade composition follows cues from other historic structures.

Staff Recommendation: Staff recommend approval.

Presenters:

- Amy Baade presented the application.
- Samantha Falcone represented the application.

Discussion:

Ms. Falcone noted that this proposal is a revision to a previous proposal from the Allentown Housing Authority. The composition of the houses reflects the rhythm of the neighborhood. There were several design conversations about the porches; it was agreed that they should remain as they are an identifying feature of the neighbor. Additionally the bay windows were inspired by other neighborhood buildings. The exterior wall assembly is a brick cavity wall with red and brown bricks.

The applicant is seeking guidance for color on dormer and trims. The current proposal is buff, but white is a common trim color in the area.

The proposed structure is a wood framed, sprinklered building. Porches will be wood framed with composite decking for durability. The front façade along 6th Street would be primarily brick, with Hardi board at two areas of bay windows. Given the visibility of the sides of the building, brick wainscoting will wrap the first floor of building, or as a budget alternative, the brick would be lowered to the first floor windowsills. Hardi board siding would be above this brick, in a dark taupe color.

At the eaves, limited brackets on elevation provide some articulation, located under gable, and a brick soldier course is under roofline. A goal in the design was to use the building materials as the details. The applicant presented an insulated vinyl siding as an alternate material for the rear, only for consideration if there are budget issues. It is more durable than a typical vinyl siding. Cellular PVC column wraps around wood posts – can be painted. And panel form at vertical faces of dormer.

The building's front entrance faces 6th Street, and there is also entrance at the rear, where there are 11 off-street parking spaces. The eight 2-bedroom unit are all accessed from the center of the building. All utilities will be in the basement. There is no attic access except for sprinklers/detectors. The detail inside the gables is still being developed

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but would be a siding material or something with detail.

Mr. Jordan noted that this proposal is a major improvement to the last proposal. He stated that color matching surrounding neighborhoods is not required and that the proposed buff color is appropriate.

Mr. Huber noted that the Hardi siding should be smooth rather than textured siding. Mr. Jordan asked about the orientation of the siding – vertical or horizontal. Ms. Falcone noted that this is still an open design item, but the current preference is to orient the siding horizontally. Mr. Hammond stated he had no preference, but it should be one consistent direction wherever the siding is installed.

Ms. Falcone noted that an asphalt shingle roofing would be installed. Mr. Hart asked the Board if a shake would be acceptable. The Board agreed that any roofing besides a shake would be appropriate.

The Board discussed the windows, and that the double-hung, vertical orientation should be consistent at all windows.

Ms. Falcone noted that at the rear of the building, there is not a window above the entry door.

Mr. Hart noted that the design was really nice overall and that it is seamlessly complementary.

Mr. Huber asked about the detailing at the porches. Ms. Falcone explained that at the second floor there would be a skirt board at the perimeter of the porches, and that the first floor porches are slab on grade concrete. Mr. Encelewski asked if there would be any lighting on the exterior. Ms. Falcone noted that there will be safety lighting at the entry. No ramp provided yet from 6th Street to the front entry.

Mr. Jordan summarized the discussed conditions: that any cement board siding will be smooth, the roof will be any shape except a shake, and all windows will be double hung in a vertical orientation.

Action:

Mr. Hammond moved to approve the application presented on July 7, 2025, for the proposed new construction of an apartment building at 428-436 N. 6th Street with the following conditions agreed to by the applicant, following the Guidelines for Historic Districts: Chapter 5 New Buildings, and found no circumstances unique to the property:

1. All windows will be vertically oriented on the façade (height greater than width)
2. Hardi Board will have a smooth finish on visible facades
3. No shake shingles for the roof

Mr. Huber seconded the motion, which passed unanimously with no abstentions.